

Introduction

Philip Ridley - Head of Planning and
Coastal Management
and
David Ritchie – Cabinet Member for
Planning and Coastal Management



Agenda

- 1. Introduction
- 2. New Pre App Service and Performance
- 3. CIL Advice Service and Charging Schedule
- 4. Sustainable Construction Policies/SPD
- 5. Housing Delivery and the Housing Action Plan
- 6. Self Build
- 7. Q & A

Development Management Team

Liz Beighton – Planning Manager (Development Management)
Katherine Scott – Principal Planner
Joe Blackmore – Principal Planner



Topics to cover

1. Team structure – welcome to the new starters!
2. Performance
3. Fees and Charges document



Planning (Development Management)

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(Development Management)
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Development Management North Team

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Senior Planner
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Development Management South Team

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Assistant Enforcement Officer
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Design and Conservation Officer
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Ecologist
James Meyer
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Terri Caylor
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Planning Application and Appeal - performance

Planning Application Performance Q1, Q2 and Q3 – 2020-2021 year



	Q1 – Q4 Percentage	Q1 – Q4 Total	Targets
Major Development	82%	37/45	60% national 65% stretched
Minor Development	80%	460/574	65% national 75% stretched
Other Development	90%	1624/1806	80% national 90% stretched

Q4 breakdown

	Total Apps	Approval Rate	EOTs
Major	16	88%	7
Minor	130	78%	47
Other	507	95%	109





Appeals Performance – Q1, Q2 and Q3 – 2020-2021 year

National average is 36% of all appeals are successful (64% dismissed)


At East Suffolk - 29% of appeals are successful with the balance of 71% of all appeals have been

Of the nine appeals against enforcement notices served, the council has defended seven of those notices.

All the performance statistics are presented to the Strategic Planning Committee (meet every quarter) and the reports are publicly available and include a synopsis of all the appeal decisions received.

Fees and Charges Schedule

Pre-application advice service » East Suffolk Council

- New advice service to cover pre-application charges schedule and other services that the planning department as a whole can provide to assist all customers, including permitted development checks, conditions checks, CIL calculations, enforcement notice compliance confirmation and assistance with resolving conveyancing queries.
 - The document brings all the Planning Departments 'offers' into one document
 - Document (and a shortened one designed specifically for householders) also includes details of statutory application fees in one user friendly guide. It will remain a 'live' document and updated as and when required.
 - Provides options for meetings, and site visits, if required by the applicant and tailors response times so that those of a simple nature can be released to the customer as quickly as possible.
 - Picks up on the imbalance of fees in the previous schedule and reduces the categories of charges to make it easier for the customer to understand the cost of the service.
 - New online form to save downloading and printing of a word document. This ensures an automatic acknowledgement of receipt and reduces delays in the process.
 - The system aligns (albeit slight changes in fees) with other Suffolk authorities. We are currently looking at embedding the County Council into the service.
 - One important factor to note is the retention of 10% of application fees for invalid applications that are returned if the required information has not been provided following the usual requests if processing has commenced.
- 

Any Questions?



East Suffolk Community Infrastructure Levy (CIL) and Section 106 Advice Service and Charging Schedule Preparation

Nicola Parrish - Infrastructure Delivery Manager and
Adam Nicholls – Principal Planner (Policy and Delivery)



Nicola Parrish - NEW CIL and s106 advice service

- Launched new advice service – CIL and s106
- £74 +VAT – hourly rate (minimum fee)
- Not through planning pre-application service
- Quick turnaround – response within 7-14 days depending on complexity of enquiry
- Types of Advice covered:
 - Assessing if development could be liable for CIL
 - Non-Phased and Mixed Development – CIL implications
 - Phasing – CIL implications
 - How to Benefit from CIL Instalments or Exemptions
 - How does CIL Self Build Exemption operate
 - Calculating CIL/CIL Estimates
 - Completion of CIL forms
 - Other – anything not covered above in relation to CIL
 - Confirmation of compliance with a S106 agreement
- Quote provided for agreement of service
- Response following receipt of required information (plans etc) and fee payment
- Will still provide bespoke advice to customers where this can be quickly achieved within 15 mins.
-

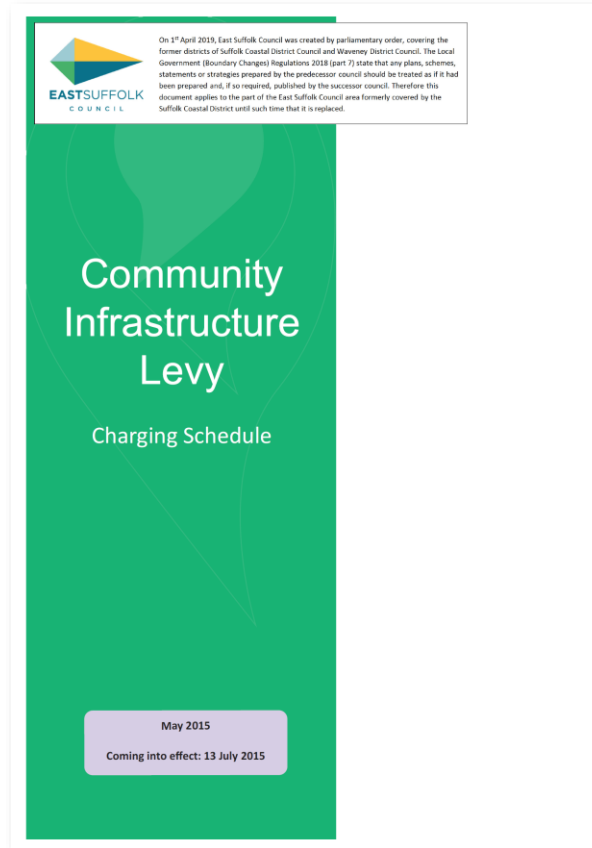
Nicola Parrish

NEW CIL and s106 advice service

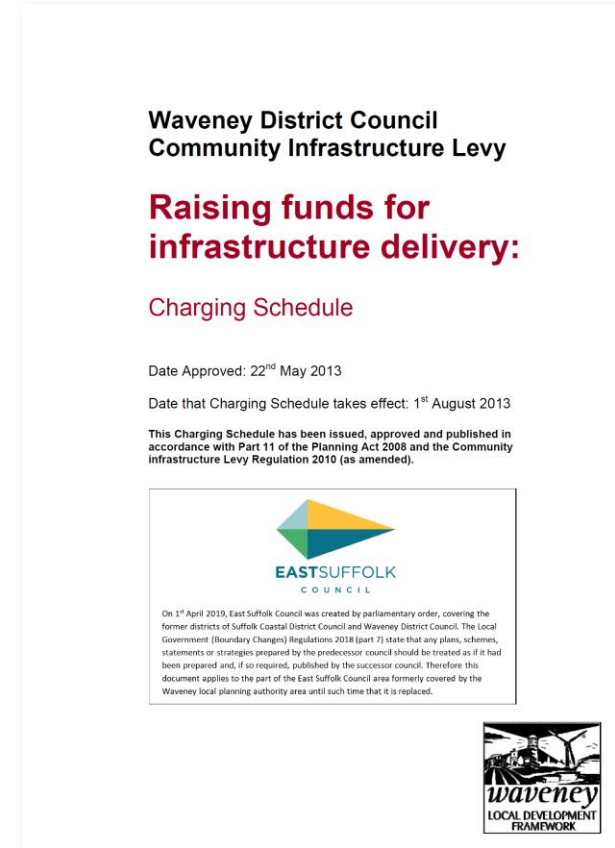
- <https://www.eastsuffolk.gov.uk/planning/developer-contributions/cil-and-s106-advice-service/>
- Advice Request Form will eventually be an online form
- Dedicated electronic payment route via website using the CIL/S106 advice reference number

1a) Two existing CIL Charging Schedules

Suffolk Coastal (2015)



Waveney (2013)

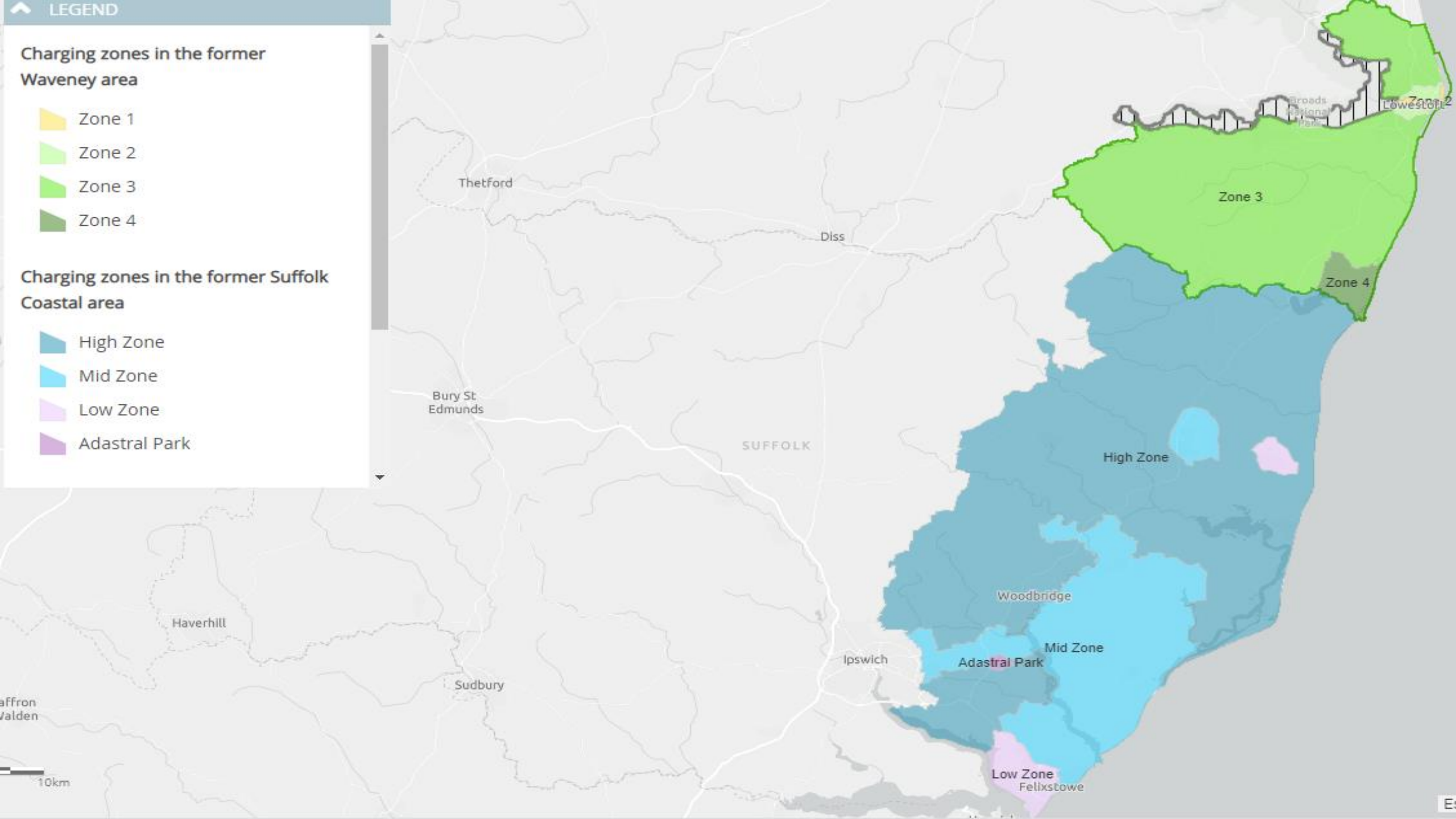


Charging zones in the former Waveney area

- Zone 1
- Zone 2
- Zone 3
- Zone 4

Charging zones in the former Suffolk Coastal area

- High Zone
- Mid Zone
- Low Zone
- Adastral Park



List of current CIL charges

Suffolk Coastal

Residential (C3/C4) Charging Zone	CIL Charging Schedule Rate 2015 Ic rate originally 244 ((nearest firm) then 259 from Annual Rate in 2017)	2020 Indexed CIL rate per sqm Ic rate: 259 ly rate: 334	2021 Indexed CIL rate per sqm Ic rate: 259 ly rate: 333
Adastral Park	£0	£0	£0
Low Zone	£50	£64.48	£64.29
Mid Zone	£90	£116.06	£115.71
High Zone	£150	£193.44	£192.86
Other types of development (applicable throughout the District)	CIL Charging Schedule Rate 2015 Ic rate originally 244 ((nearest firm) then 259 from Annual Rate in 2017)	2020 Indexed CIL rate per sqm Ic rate: 259 ly rate: 334	2021 Indexed CIL rate per sqm Ic rate: 259 ly rate: 333
Convenience Retail	£100	£128.96	£128.57
All other development	£0	£0	£0

Waveney

Zone	Residential Charging Zone	CIL Charging Schedule Rate 2013 Ic rate originally 222 ((nearest firm) then 224 from Annual Rate in 2014)	2020 Indexed CIL rate per sqm Ic rate: 224 Ip rate: 334	2021 Indexed CIL rate per sqm Ic rate: 224 Ip rate: 333
1	Lake Lothing flood zone and the Sustainable Urban Neighbourhood and Kirkley Waterfront site	£0	£0	£0
2	Inner Lowestoft	£45	£67.10	£66.90
3	Oulton, Lowestoft, Beccles, Bungay, Halesworth and surrounding rural areas	£60	£89.46	£89.20
4	Reydon and Southwold and surrounding rural areas	£150	£223.66	£222.99

Other types of development (applicable throughout the District)	CIL Charging Schedule Rate 2013 Ic rate originally 222 ((nearest firm) then 224 from Annual Rate in 2014)	2020 Indexed CIL rate per sqm Ic rate: 224 Ip rate: 334	2021 Indexed CIL rate per sqm Ic rate: 224 Ip rate: 333
Holiday lets	£ 40	£59.64	£59.46
Supermarkets, superstores and retail warehouses	£130	£193.84	£193.26
All other development	£0	£0	£0

Preparation of East Suffolk CIL Charging Schedule

- Both CIL Charging Schedules are now quite dated
- Local Plans adopted in 2019 (Waveney) and 2020 (Suffolk Coastal) plus creation of East Suffolk Council on 1st April 2019
- Time right to review, update and simplify CIL charges for the district as a whole
- Consultancy Aspinall Verdi has been appointed to help prepare viability information (development costs, land value, likely house sales prices etc)

Consultation elements i

- The key development cost components are the same as used for the Plan-Wide Viability Studies (in 2018 and 2019)
- Many assumptions have not changed and are industry standard, such as sale legal costs of 0.5% of GDV
- Others have been updated – build costs change regularly and the latest (2021) index is used
- ‘Conservative’ approach taken to values and assumptions, so will build in a margin

Consultation elements ii

- i) Housing 'typologies' – various different housing sites of different sizes in different parts of the district, including greenfield and brownfield sites
- ii) Build and development costs for
 - Residential development
 - Specialist resi (retirement homes etc)
 - Tourism accommodation
 - Retail, office and industrial
- iii) Draft Instalment policy

Consultation elements iii

- Consultation does not include land values and sales values – these will be updated in spring 2021
- Individual engagement has been/is taking place with promoters of ‘strategic’ sites and as a work in progress, this is not subject to current consultation either
- East Suffolk Council will be having individual discussions with parish councils with ‘strategic’ sites in their area over the next couple of months

Next steps and timetable (*dates subject to change*)

Stage	Time
Consultation on CIL viability 'basics'	15 th March – 26 th April 2021
Special 'virtual' meetings with interested parish councils and the Developers' Forum	13 th and 15 th April 2021
Formal agreement of draft CIL Charging Schedule by Cabinet	Summer 2021
Public consultation	Summer 2021
Submission for examination	Late summer/autumn 2021
Examination hearing(s)	Autumn/winter 2021
Examiner's report	Early 2022
Adoption (Council)	Early 2022
CIL Charging Schedule comes into effect	1 st April 2022

Sustainable Construction

Ruth Bishop – Senior Planner (Policy and Delivery)



Sustainable Construction SPD Consultation

Sustainable Construction
Supplementary Planning Document
Initial Consultation Document

Consultation Dates Monday 15th March – 5pm Monday 26th
April 2021



Consultation Dates Monday 15th
March – 5pm Monday 26th April
2021

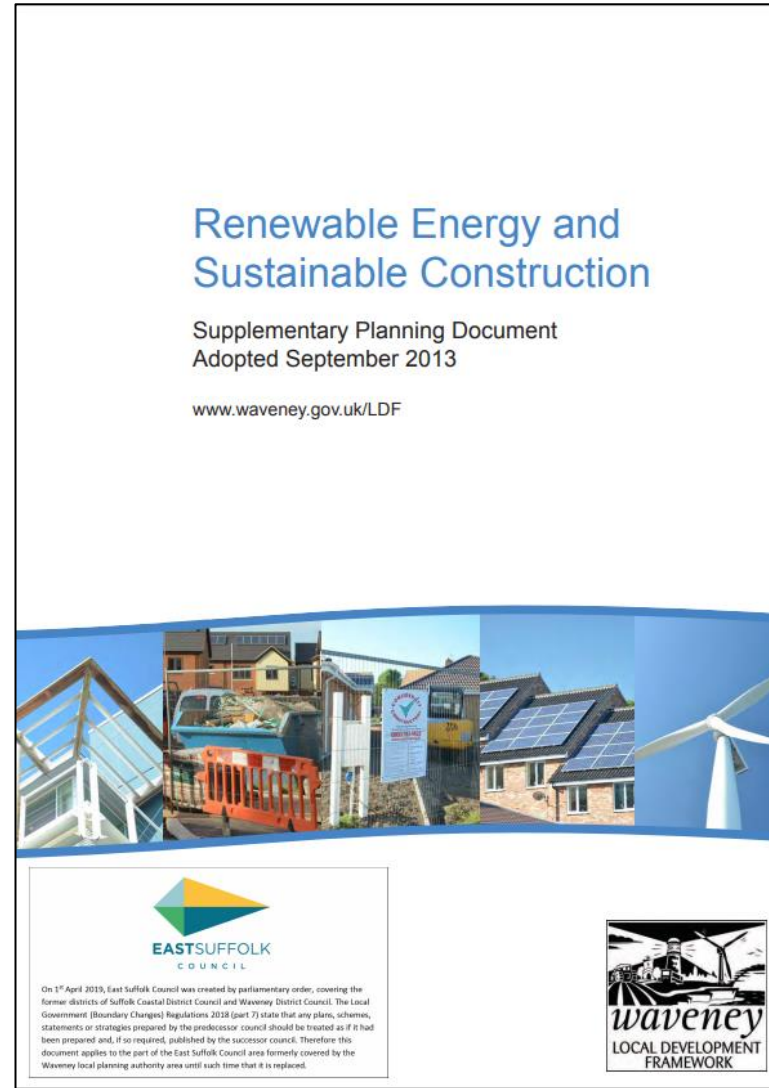
Available online at –
[www.eastsuffolk.gov.uk/planning
-policy-consultations](http://www.eastsuffolk.gov.uk/planning-policy-consultations)

Sustainable Construction Policies

The Sustainable Construction SPD will provide guidance in relation to the following policies contained in the Council's adopted Local Plans:

Suffolk Coastal Local Plan	Waveney Local Plan
SCLP9.1 Low Carbon & Renewable Energy	WLP8.27 Renewable and Low Carbon Energy
SCLP9.2 Sustainable Construction	WLP8.28 Sustainable Construction
SCLP9.6 Sustainable Drainage Systems	
SCLP9.7 Holistic Water Management	

Sustainable Construction SPD



Once adopted, the Sustainable Construction Supplementary Planning Document will replace the Renewable Energy and Sustainable Construction Supplementary Planning Document (September 2013).

Available here:

www.eastsuffolk.gov.uk/supplementary-planning-documents

This relates to the former Waveney area.

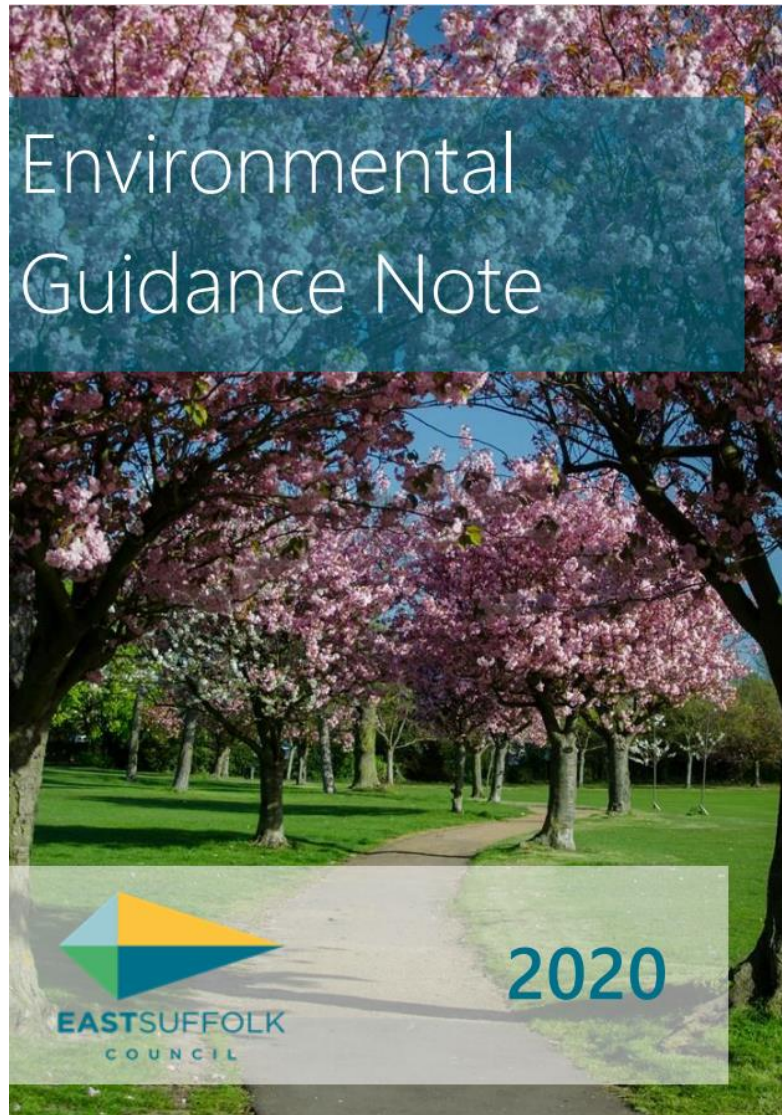
There is no SPD for the former Suffolk Coastal area.

Sustainable Construction Questions

Waveney Renewable Energy and Sustainable Construction Supplementary Planning Document - Adopted September 2013	
Contents	
	Page Number
1. Introduction	1
1.1 What is the purpose of the Renewable Energy and Sustainable Construction SPD?	1
1.2 How to use this document	1
1.3 Delivering Sustainable Development in Waveney	2
1.4 National Planning Policy Context	3
1.5 Local Planning Policy Context	4
1.6 Core Strategy	4
1.7 Development Management Policies	5
1.8 Evidence Base	6
1.9 The Waveney Energy Opportunities Plan	6
2. Delivering Low Carbon and Renewable Energy	9
2.1 Policy DM03 – Low Carbon and Renewable Energy	9
2.2 What Constraints Need to Be Considered?	11
2.3 What Types of Stand-Alone and Large-Scale Renewable Energy Technologies Can Contribute Towards Waveney's Energy Needs?	16
2.4 What Types of Micro-Generation Energy Technologies Are Appropriate for Households and Commercial Buildings?	30
2.5 What Should be Considered if a Low Carbon or Renewable Energy Technology is Proposed on a Historic Building or in a Conservation Area?	38
3. Sustainable Construction	42
3.1 Policy DM04 Sustainable Construction	42
3.2 How can buildings be made more energy efficient?	49
3.3 How can water efficiency be improved?	57
3.4 How do building materials contribute towards sustainable construction?	58
3.5 How can new development reduce the potential for flooding?	59
3.6 How can new development reduce construction related waste?	61
3.7 How can pollution and noise disturbance be reduced?	63
3.8 How can new buildings improve health and well-being?	64
3.9 How can new development create and enhance local ecology and biodiversity?	66
3.10 How can the design of a building improve security?	68
3.11 How can new homeowners be informed about operating their property efficiently?	68
3.12 What additional information sources are available locally?	69

A number of topics and issues addressed in the existing SPD will be covered in the proposed new SPD.

Sustainable Construction Questions



There is existing guidance within the Environmental Guidance.

The guidance note offers clear, concise information on a range of key environmental issues relating to the building industry. The guidance will assist those seeking to mitigate the impact of construction on climate change by offering support and advice on a range of key environmental issues.

Available here:

www.eastsuffolk.gov.uk/environment/environment-guidance-note

Sustainable Construction SPD Proposed Content

Section 1: Introduction

Provides background information on the purpose of the document, the Council's commitment to fighting climate change, and what sustainable construction is.

Section 2: Planning Policy Guidance

Provides background information on the planning policy context and evidence base underpinning the Council's policies.

1. National Planning Policy Context
2. National Planning Policy
3. Suffolk Coastal Local Plan Policy
4. Waveney Local Plan Policy
5. Evidence Base
6. Role of Neighbourhood Plans

Section 3: Guidance for submitting planning applications

This section should be read in conjunction with all other parts of the document by those who intend to submit a planning application.

1. Summary of climate change requirements for applications in the former Suffolk Coastal area
2. Summary of climate change requirements for applications in the former Waveney area
3. Viability and feasibility
4. Energy Statement – Demonstrating a 20% reduction in CO² emissions below the Target CO₂ Emission Rate
5. Sustainability Statement requirements
6. Water efficiency confirmation / requirement
7. Sustainable Drainage Strategy requirements

Sustainable Construction SPD Proposed Content

Section 4: Guidance for developers

This section will clarify how new building can achieve higher environmental standards and comply with policies on Sustainable Construction. Much of the information in this section is equally applicable to both new and existing buildings. The topics are:

1. Renewable and Low Carbon Energy schemes
 1. Types of stand-alone and large-scale renewable energy technologies
 2. Community-led renewable and low carbon energy scheme
 3. Identify suitable areas for renewable and low carbon energy development.
2. Energy efficiency and carbon reduction
 1. Building Regulations
 2. Energy hierarchy
 3. Listed Buildings and historic environment.
3. Small Scale Renewable Energy for residential and commercial properties.
 1. Solar PV
 2. Solar Thermal
 3. Air source heat pump
 4. Ground and water source heat pumps
 5. Small scale wind turbines
 6. Biomass burners
 7. Micro combined heat and power system
 8. Renewable energy technology and historic buildings
 9. Listed Building Consent
 10. Article 4 directions
 11. Market based incentives for energy
4. Construction standards (BREEAM)
5. Water Conservation.
6. Sustainable drainage systems.

Sustainable Construction SPD Proposed Content

7. Sustainable Travel.
8. Materials and Construction Waste.
9. Siting and Orientation.
10. Natural Ventilation
11. Pollution and noise
12. Sustainable design
 1. Benefits of designing for current and future needs reducing the requirement for retro fitting, future adaptation and demolition.
 1. Meeting the needs of an aging population.
 2. Healthy Homes.

Section 5: Monitoring

This section will discuss how the Council will monitor policies related to sustainable design and construction. This will enable the Council to identify the effectiveness of the policies and if they need to be reviewed to assist with

delivering the objectives set out in the Local Plans.

Section 6: Case Studies in Suffolk

This section will provide examples of how new and old buildings can achieve high environment standards.

Appendix

This section will include the Council's Environmental Guidance Note. The guidance note offers clear, concise information on a range of key environmental issues relating to the building industry, however does not have the statutory weight of a Supplementary Planning Document. The guidance will assist those seeking to mitigate the impact of construction on climate change by offering support and advice on a range of key environmental issues. The environmental guidance was endorsed by the Council at the Full Council meeting on 25 November 2020.

Sustainable Construction Policies

Policy differences:

- The Local Plans were developed and adopted at different times and informed by different evidence bases.
- Planning Practice Guidance permits planning policy to set energy performance standards higher than building regulations, up to equivalent of now withdrawn Level 4 of the Code for Sustainable Homes.
- Suffolk Coastal Local Plan Policy SCLP9.2 – BREEAM certificate for all non-residential development of 1,000sqm+. Waveney Local Plan WLP8.28 – BREEAM certificate for new office and school developments of 1,000sqm+.

Policy similarities:

- All new residential developments to achieve water efficiency of 110 litres/person/day unless it can be demonstrated that it is not viable or feasible to do so. (Building Regulation is 125 litres/person/day.)

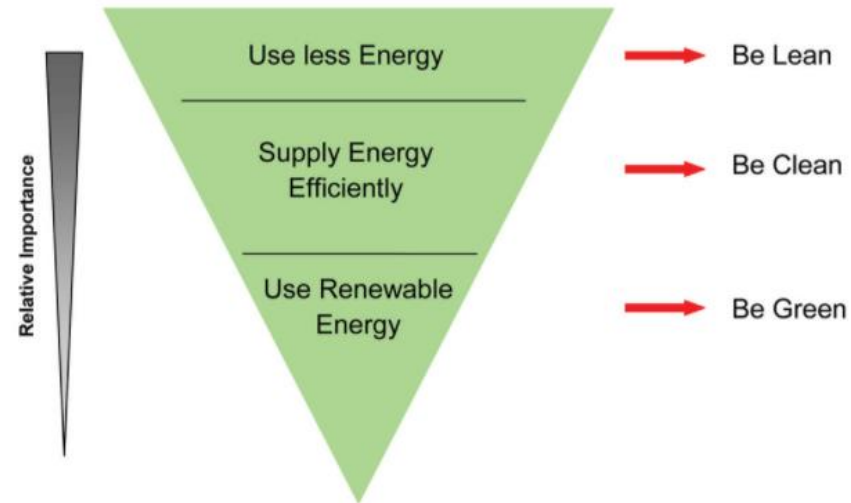
Sustainable Construction Policies

Suffolk Coastal Local Plan – SCLP9.2 Sustainable Construction

- Policy SCLP9.2 – “developments of more than 10 dwellings should achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations.”
- The Target CO2 Emission Rate (TER) is defined in Building Regulation Part LA Conservation of fuel and power in new dwellings as the “minimum energy performance requirements for a new dwelling”.
- TER is based on CO2 emissions from the provision of space heating and hot water, use of pumps and fans, and use of internal lighting.
- Building Regulation energy efficiency requirements look at the overall dwelling fabric energy efficiency, individual fabric elements, fixed building services, passive control measure etc.
- The reduction in CO2 emissions/ energy efficiency measures should be per individual dwelling, not development, unless it is a building with multiple dwellings. Should avoid varying energy efficiency standards in dwellings across a development.

Sustainable Construction Policies

- Assessment confirming 20% reduction in CO2 below TER should be carried out by a Energy Compliance Specialist/ third party consultant.
- Generally achieved by energy hierarchy:
 - Reducing energy demand and associated CO2 emissions through fabric performance and energy efficiency measures.
 - Use energy more efficiently in the building(underfloor heating and passive design to reduce need for mechanical ventilation).
 - Supply energy from new, renewable sources
- The energy hierarchy is often referred to as “Be Lean. Be Clean and Be Green”.



Sustainable Construction Policies

Waveney Local Plan – WLP8.28 Sustainable Construction

Sustainability Statement should cover:

- Improved efficiency of heating, cooling, and lighting of buildings by maximising daylight and passive solar gain through the orientation and design of buildings.
- Sustainable water management measures such as the use of sustainable drainage systems, green roofs and/or rainwater harvesting systems.
- Locally sourced and recycled materials.
- Renewable and low carbon energy generation into the design of new developments. Larger schemes should explore the scope for District heating.
- Minimising construction waste, including designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
- Accessible and unobtrusive sustainable waste management facilities such as adequate provision of refuse/recycling/composting bin storage.
- A show home demonstrating environmentally sustainable options which can be purchased and installed in homes bought off-plan

Sustainable Construction

The Government's Future Homes Standard

- The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings plans to require new homes to have low carbon heating and increased energy efficiency.
- Part 1 Consultation ended Feb 2020. Part 2 consultation ended April 2021.
- Proposed increase to energy efficiency requirements for new homes in 2020 – delayed.
- Changes requiring new build homes to be future-proofed with low carbon heating and higher energy efficiency levels to be introduced by 2025.
- Proposed changes could render the requirement for a “20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations” in Policy SCLP9.2 obsolete.
- Should any changes be introduced during the production of the SPD these will be taken on board, as necessary and appropriate.

Sustainable Construction Questions



Do you consider that the proposed content is appropriate?

What specific sustainable design and construction measures do you consider could be incorporated in developments of 10 or more new dwellings?

What specific sustainable design and construction measures do you consider could be incorporated in new commercial properties of 1,000sqm gross floorspace or more?

Do you have any views on sustainable design and construction that you consider should be addressed in the document?

Sustainable Construction Questions



Are you aware of any good practice from elsewhere that could be applied in East Suffolk?

Are you aware of any examples of good sustainable design and construction in East Anglia that could be used as a case study within the Sustainable Construction SPD?

Housing Delivery and the Housing Action Plan

Ruth Bishop – Senior Planner (Policy and Delivery)

Andrea McMillan – Principal Planner (Policy and Delivery)



Housing Delivery and the Housing Action Plan

- Housing requirements and strategies of the Local Plans
- The role of the Housing Action Plan
- Discussion – input from the development sector



Local Plans

Local Plans set out strategies to deliver the housing requirements:

Suffolk Coastal Local Plan
(September 2020)

- Housing requirement 542 dwellings per year

Waveney Local Plan (March 2019)

- Housing requirement 374 dwellings per year

Focus isn't only on numbers, but on the right location, type, size and tenure.



Housing Delivery Test

Government measurement of delivery over the past three years

Calculated using the Housing Delivery Test Rule Book

Housing Delivery Test results:

Year	Suffolk Coastal	Waveney	East Suffolk
2018 (Feb 2019)	128%	72%	-
2019 (Feb 2020)	127%	89%	-
2020 (Jan 2021)	-	-	109%

Housing Action Plan

- Produced as a result of 2019 Housing Delivery Test
- Housing Action Plan first published in August 2019
- Housing Action Plan updated in August 2020
- Updating again this year
- Council has also published a Housing Enabling Strategy (2020)
- Council also publishes a Housing Land Supply Statement annually



Housing Action Plan

Content of 2020 Housing Action Plan:

- Role of Local Plans / Neighbourhood Plans
- Impact of the pandemic
- East Suffolk Housing Delivery Analysis
- Actions to support delivery



www.eastsuffolk.gov.uk/housing-action-plan

Housing Action Plan

What we reported last year, in response to feedback on the pandemic:

- Temporary closure of construction sites
- Issues with materials supply (e.g. gypsum)
- Construction staff (social distancing)
- Longer term market uncertainties

Action:

“Ongoing monitoring of the impact of Covid-19 on the construction and future housing delivery”



For discussion

- Are any of the issues we reported last year still ongoing?
- Are there any new issues that affect delivery?
- What could the Council's Housing Action Plan do to address any issues?

Self-Build and Custom Housebuilding at East Suffolk Council

Dickon Povey, Principal Planner, Planning Policy and Delivery Team



Self-Build and Custom Housebuilding – Background

- What is Self Build and Custom Housebuilding?
 - **Self Build** is where someone directly organizes the design and construction of their new home. Some will do construction work themselves – most don't.
 - **Custom Housebuilding** is where a specialist developer or 'enabler' is involved to deliver the home. More of a hands-off approach for the future occupier.

Both can deliver individual homes or come forward as groups of homes.



Customisable homes by Urban Splash, Manchester

Self-Build and Custom Housebuilding – Background

- Self or custom build housing can come in many different forms. Different routes to available to get to the finished home. Some examples:
 - Open market or Affordable Housing
 - Self-finish
 - Major sites or individual plots
 - Detached, semi-detached, terraced housing or even apartment buildings
 - Community Land Trusts or co-housing



'Shell' apartments underway by Goldcrest Custom Homes in London

Self-Build and Custom Housebuilding – Background

- Why do we need to give this special consideration?
 - The Government want to strengthen and diversify housing delivery. As part of this they want to grow the custom/self build sector in the UK.
 - The idea is to make it a much more mainstream and accessible housing option.
 - The UK has a much lower rate of self/custom building than other European Countries
- As a result, the Government introduced some legislation. Key parts are:
 - Self-build and Custom Housebuilding Act 2015
 - Housing and Planning Act 2016



Long Four Acres
Mulbarton, Norfolk

Self-Build and Custom Housebuilding – Background

What do these Acts do?

- Self-build and Custom Housebuilding Act 2015
 - Councils must hold a register of people wanting to self/custom build in their area
 - Councils must have regard to this register when exercising planning, housing, land disposal and regeneration functions
- Housing and Planning Act 2016
 - Places a duty on Councils to meet demand on the register by granting sufficient development permissions
 - The Council has three years to meet the need arising from a 'base period' (October to October)

Self-Build and Custom Housebuilding – Background

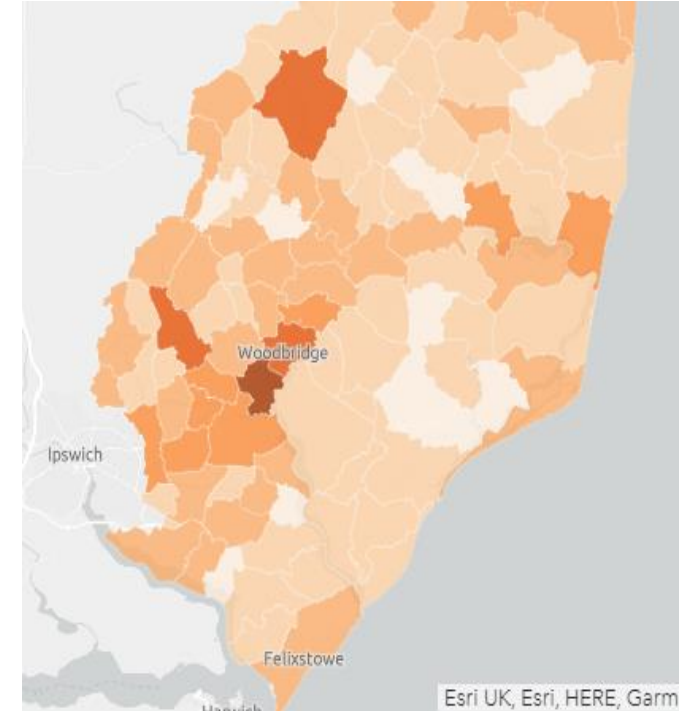
- There is evidence to suggest significant demand for self/custom build in the UK
- Significant reasons for wanting to self build include incorporating high levels of sustainability and building to your own specifications.
- Evidence suggests there are two main categories of people seeking to self/custom build:
 - Those in their 50s and 60s (dream home)
 - Those seeking to build their first home (affordability)

East Suffolk Council's Position - Policies and Strategies

- Specific Custom/Self Build Policies in both adopted Local Plans
 - **WLP8.3** in the Waveney Local Plan
 - **SCLP5.9** in the Suffolk Coastal Local Plan
 - These policies are supportive of custom/self build proposals where they comply with other relevant planning policies
 - Sites of 100+ dwellings must provide 5% (or more) of plots for custom/self build.
 - Proposals for 5 or more plots should share some common design principles
 - Other policies in the plans will also facilitate small developments suitable for self-builders.
- The Council's Housing Enabling Strategy includes specific actions for custom/self build.
 - www.eastsuffolk.gov.uk/assets/Housing/Housing-Enabling-Strategy.pdf

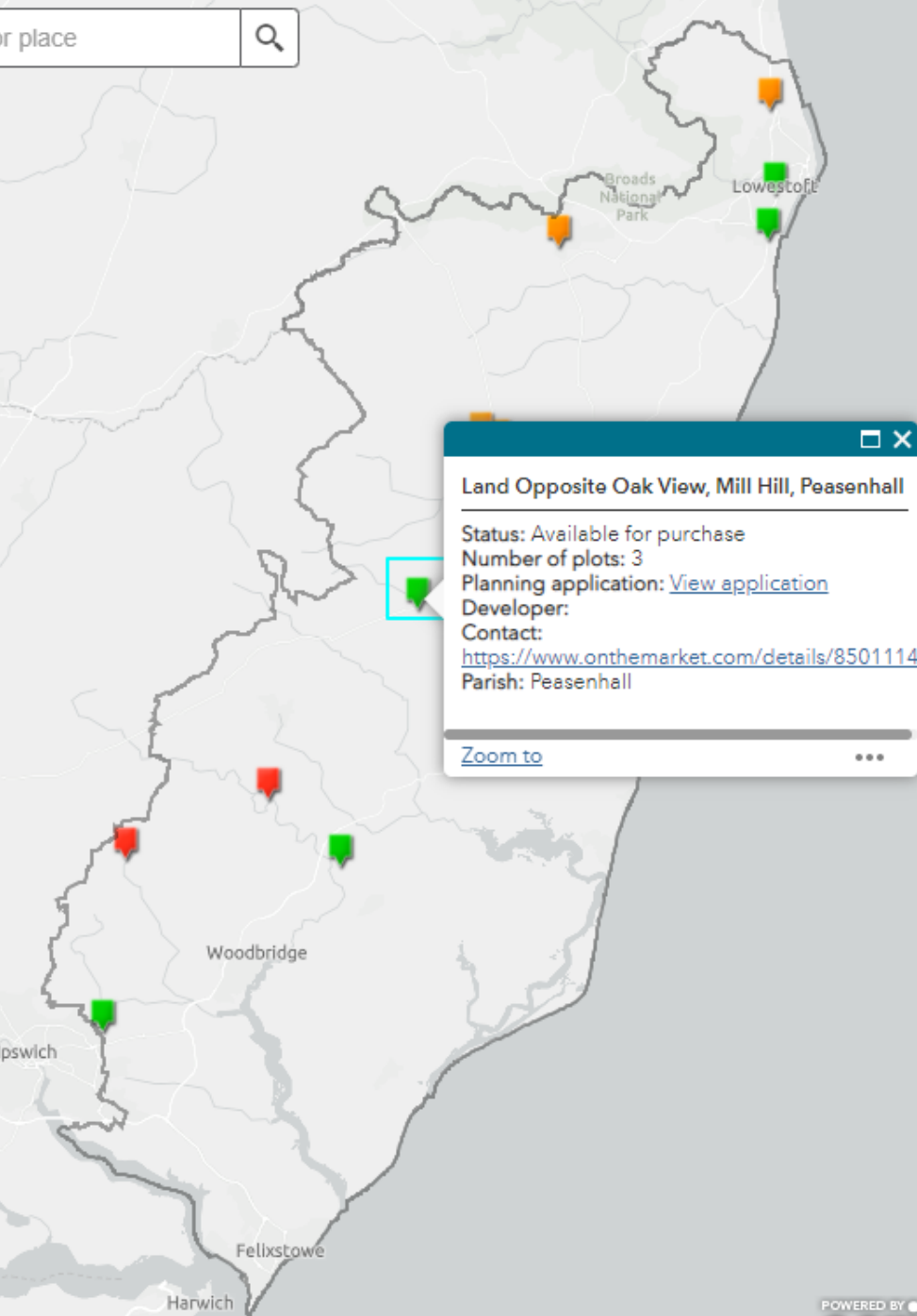
East Suffolk Council's Position – The Register

- We currently have about 500 entries on the register (since 2015)
- We have used this data to present some key statistics on our Self Build and Custom Build webpage:
- <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/self-build-and-custom-build/>
- Includes:
 - interactive heat map of interest
 - Numbers of entries in 'base periods'
 - What type of property people would like to build
 - How many bedrooms people would like
 - What are the main reasons to build their own home






East Suffolk Council's Position – The Register

- Redacted data from the register can be downloaded from the East Suffolk Open Data Portal:
- <https://data-eastsuffolk.opendata.arcgis.com/>
 - (some questions have been added more recently than others!)



Self Build/Custom Build Plots

This map shows self build and custom build plots that are known to the Council.

-  Plots available for purchase
-  Plots with planning permission
-  Plots that have been sold or completed

Find out more about [self build and custom build in East Suffolk](#) and download these plots as a spreadsheet on the [open data portal](#).

The plots shown as having planning permission are permissions that specifically reference self build/custom build plots. Self build/custom build plots may also become available on sites which are not included on this map. The plots marked as available for purchase are not exhaustive as it relies upon landowners/developers notifying the Council.

Whilst we endeavour to keep the information as up to date as possible this is not an exhaustive list and is intended only as an aid to those seeking self/custom build plots. Some hyperlinks go to external pages. The Council does not formally support or endorse any organisation delivering self or custom build housing.

Self/custom build plots publicity service

- We have been plotting self/custom build planning permissions and suitable plots for sale on an interactive map on our website
- Includes basic details such as contact details/web link

Self/custom build plots publicity service

- Our aim is to help people on the register find opportunities to acquire a plot to build their home
- As part of this we will assist developers, landowners, estate agents etc. to get their message about their self/custom build site out to the approx. 500 people on our register.
- In other words: free, targeted publicity to approximately 500 people.
- If you have a suitable plot for self/custom build that has been granted planning permission or is for sale, contact us and we can add this to our map and also notify those people on our register

Self Build and Custom Housebuilding - some useful websites

- Right to Build Task Force <https://righttobuild.org.uk/>
- Right to Build Toolkit <https://righttobuildtoolkit.org.uk/#>
- National Custom and Self Build Association <https://nacsba.org.uk/>

Self Build and Custom Housebuilding

Thank you for listening!
Any comments or questions?

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Questions and Answers ?