

Major Home Builders Forum

East Suffolk Council



Welcome to East Suffolk Council Major Home Builders Forum

Ask our panel a question



WiFi:
UFFORDGUESTWIFI
Password:
uffordpark



Welcome and Thank You...

Ben Woolnough MRTPI – Head of Planning, Building Control and Coastal Management



Agenda

09:30

Arrival Tea's & Coffee's

10:00

Introduction from Ben Woolnough

10:10

**Guest speaker
Josef Cannon KC**

10.25

Showcase sessions

Energy Update, CIL Spending
RAMS/Wildlife Wise. Local Plan
Design Audit Feedback & Land
Budget

Showcase Q&A

11.35

Coffee break

11.50

Building Control

12.20

Developers Charter

12.50

Lunch

13.40

**Roundtable sessions:
Affordable Housing S106
Pre-Application
Design Code**

14.30

Coffee break

14.45

BNG Session

15.15

Self-Build

15.45 – 16.15

Panel Q&A session

Why are we here today?

- Collaboration
- Recognition
- Learning and Improvement
- An ongoing relationship



Planning, Building Control & Coastal Management Newsletters

An update on the work of the Planning, Building Control and Coastal Management Team at East Suffolk Council.



1 August 2024



2 March 2024



3 December 2023



4 September 2023



5 June 2023



6 January 2022

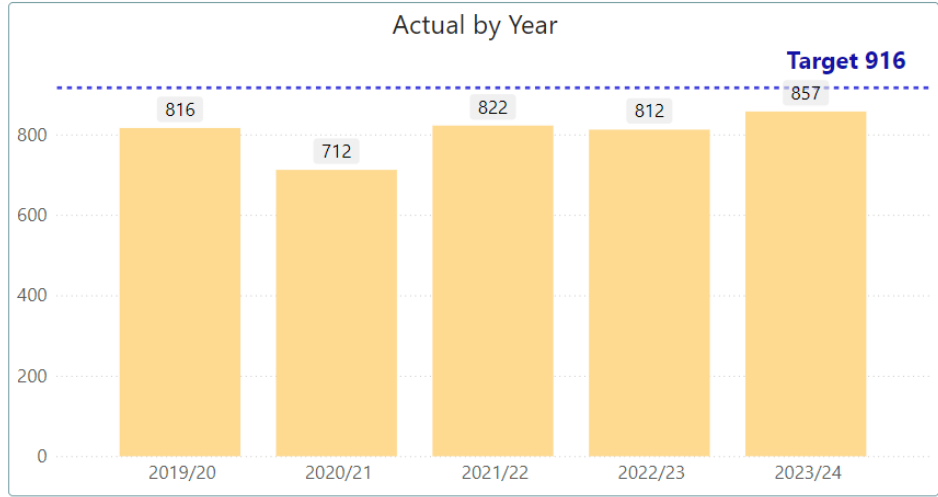




Net number of new dwellings delivered

- Overview
- New Houses built by parish
- Data table and commentary

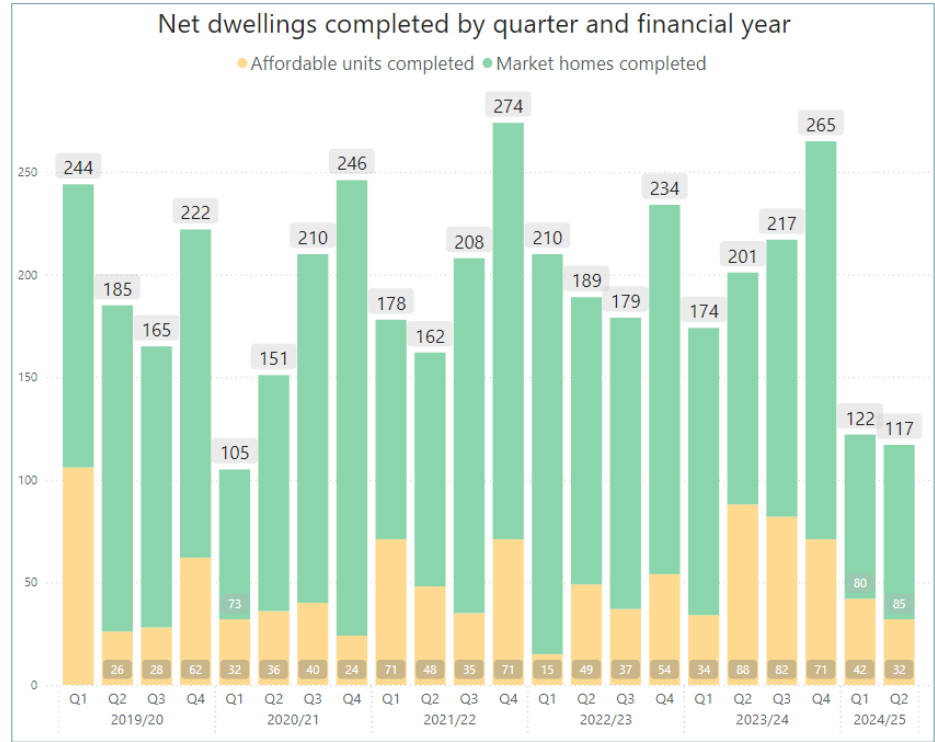
Year
All



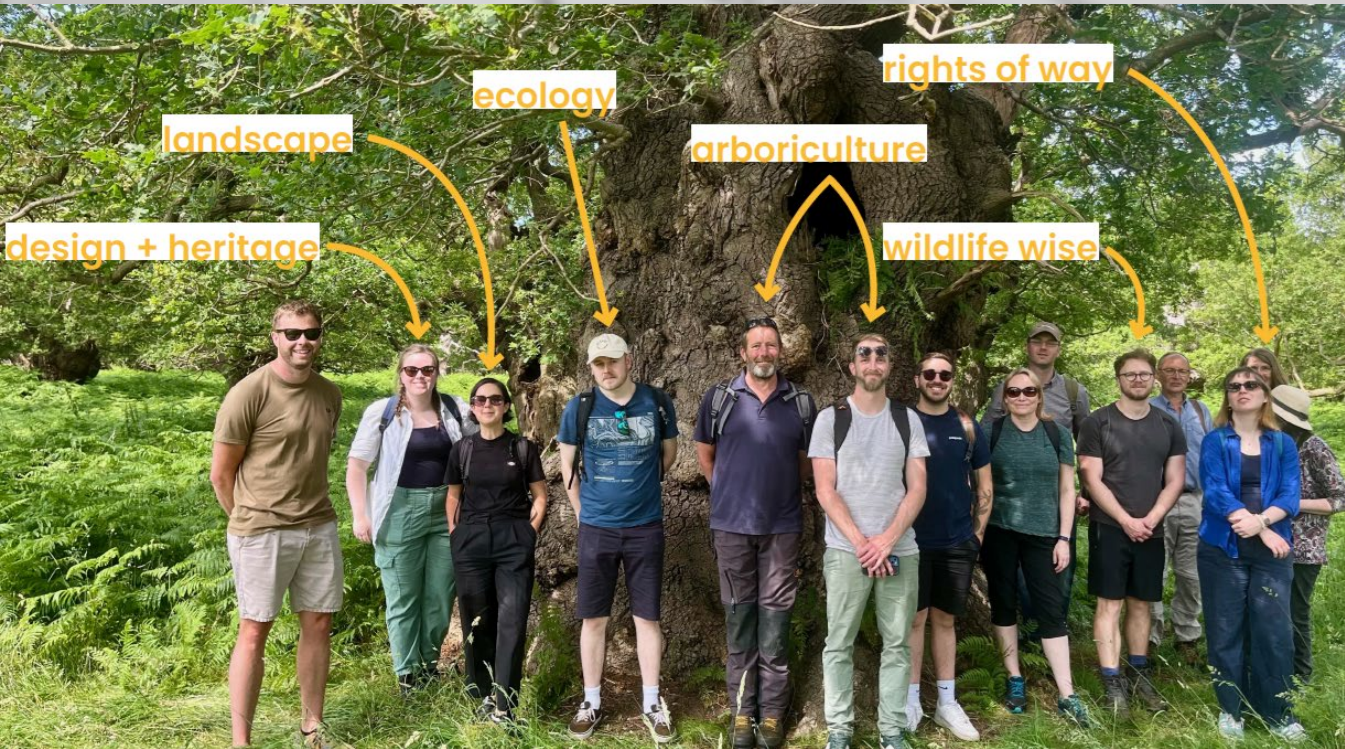
The annual target of **916** is based on the addition of the adopted Local Plan housing requirement (374) for the former Waveney area and the adopted Local Plan housing requirement (542) for the former Suffolk Coastal area.

Quarterly targets are not set as they can be volatile and almost impossible to influence over such a short period. Quarterly figures reported 'in-year' are provisional.

For further information: [Housing Action Plan » East Suffolk Council](#) and [Open data, monitoring and housing supply » East Suffolk Council](#)



East Suffolk
Strategic
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What can we do better?

- Pre-application service and PPA's
- Diversity in the homes we deliver
- Greater support for SME developers
- Pro-active development monitoring
- Speed of decisions and availability of officers
- Preparation for the un-planned

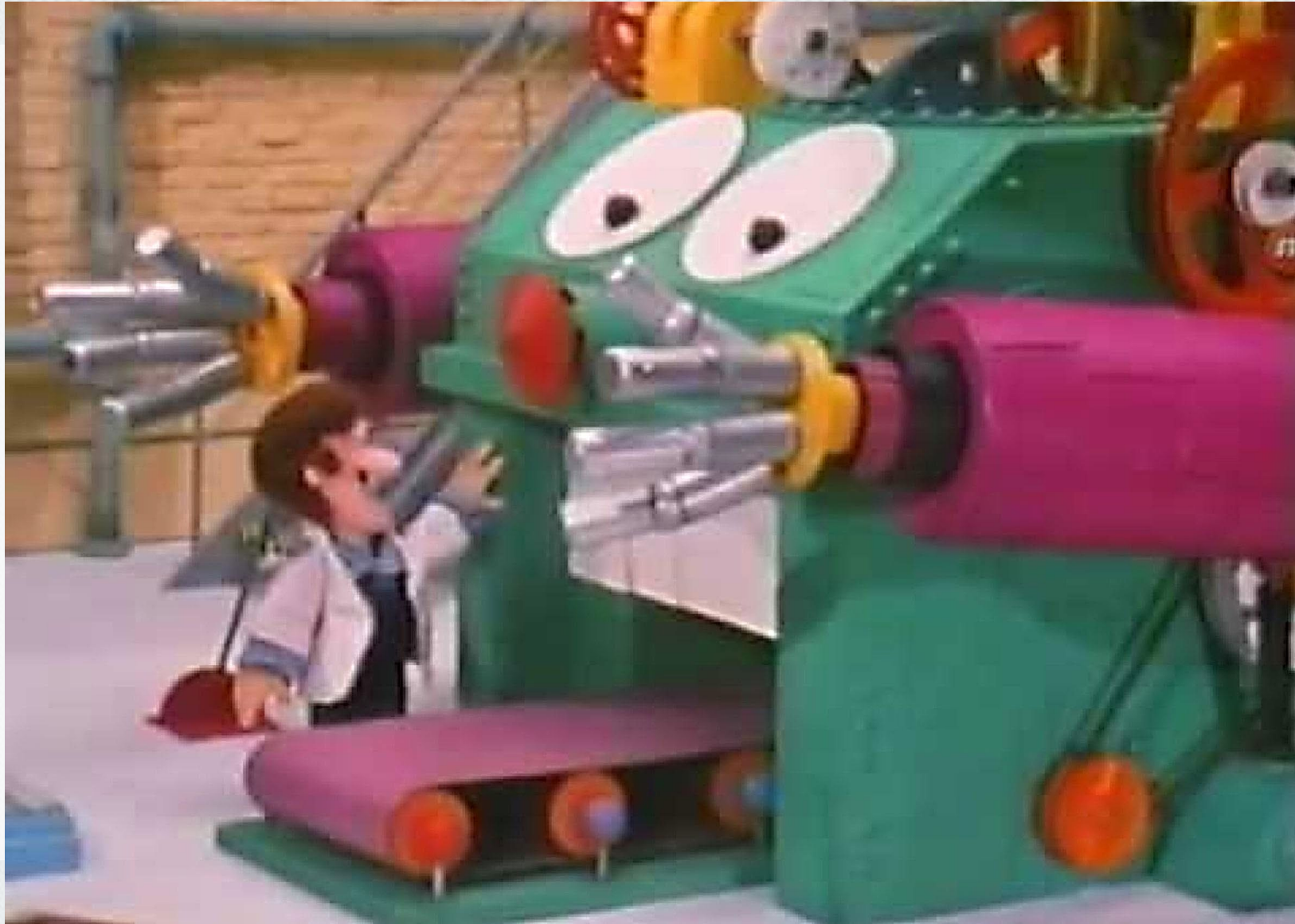
● ● ●
● ● ● cornerstone
● ● ● barristers



Impending reform: some thoughts

Josef Cannon KC

A New Standard Method



A New Standard Method



The king is dead

- 2014-based PPs, 10-year average
- Uplift based on AR for last year
- Cap at 40% increase
- Extra 35% for big cities

Result:

- **c306,000 homes**

Long live the king

- 0.8% of existing housing stock
- Uplift based on AR over 3 years, with extra adjustment for worst areas
- No cap
- Nothing extra for cities

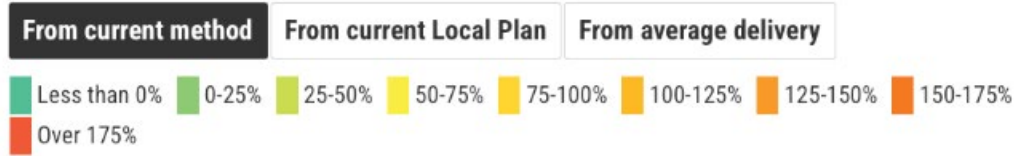
Result:

- **c.372,000 homes**

Where?

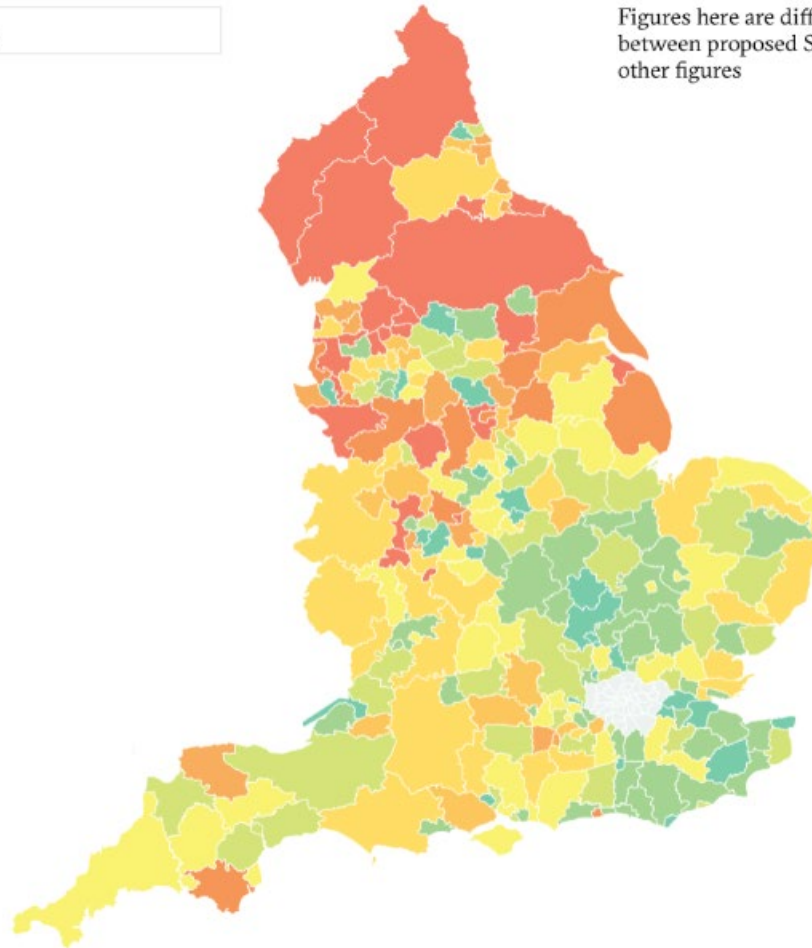


Change %



Q Search..

Figures here are difference between proposed SM and other figures



East Suffolk



From current method	75-100%
Proposed standard method figure	1,696
Current standard method figure	905
Current Local Plan figure	916
Net additional dwellings 3y average	814
Change from current method (%)	87
Change from current Local Plan (%)	85
Change from average delivery (%)	108
Notes	

How?



**More
applications**

**More
allocations:
review of
plans?**

**More
permissions
by LPA and
on appeal**

BUT:



- Constraints: National Landscape, heritage, biodiversity etc
- Viability? Land values?
- Capacity – at LPA, at consultees, and on sites
- More appeals?

And...people live in *homes*, not permissions...

The 'tilted balance'



Source: lichfields.uk



Enjoy the day!