Planning and Building Control

December Update during Covid –19

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" Welcome to the latest Planning and Building Control newsletter. I hope you again find it informative and as always we welcome any feedback. The teams have, as always, been working incredibly hard in the last few months as we all acknowledge this is key to helping the local economy and the recovery from the pandemic. I hope that you are all safe and making the best of the difficult situation but please be reassured that the teams are here to support you where we can. It leaves me to say finally I wish you all a Merry Christmas and look forward to seeing you all in the New Year. Lets make 2021 a great year".

Cllr David Ritchie

Cabinet Member for Planning and Coastal Management for East Suffolk

" Cllr Ritchie's introduction says it all. Our teams have been doing fantastic work in delivering the services we offer. At a national level the Planning White Paper and the Building Safety Bill will have fundamental impacts on the work we all may be doing. It is interesting to note though that there are concerns being raised about the proposed planning changes regarding housing numbers and that it may be amended. We will just have to wait and see. Whatever changes do emerge through legislation we will provide sessions for everyone to hear what is being introduced and how this may impact upon the process. Please find the link for the Nov 3rd Cabinet papers/response. ES-0545 Appendix A - Response to Planning White Paper (Final) (cmis.uk.com). Thanks for reading the newsletter."

Philip Ridley BSc(Hons) MRTPI

Head of Planning and Coastal Management

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Planning Policy

Three consultations end today 7th December at 5pm

The Council is currently consulting on three draft documents, as referred to in the September Newsletter. In response to requests for an extension of time to respond to the consultation, the deadline was extended by a week and closes today 7th December at 5pm.

These are:

Statement of Community Involvement - How can we better engage with the community as we create planning documents and determine planning applications? Click here.

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (RAMS SPD) - Give your views on a draft guide to implementing the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy. Click here.

Cycling and Walking Strategy - Help identify cycling and walking infrastructure matters which you think could be improved or addressed. Click here.

Next Steps:

Following the close of the consultation, officers will be reviewing and analysing the responses received. For the Statement of Community Involvement and the RAMS SPD the comments received will (where appropriate) inform the final versions of the two documents with the aim of adopting them in early Spring 2021.

Officers have been, and will continue, analysing consultation responses to the Cycling and Walking Strategy consultation to determine deliverable solutions to the identified matters. When prepared, East Suffolk Council will consult on the draft Cycling and Walking Strategy in Spring/Summer 2021. To make a consultation response before the consultation closes at 5pm today (7 December 2020) please click here. For more information, please visit the East Suffolk Cycling and Walking Strategy webpage here.

Other Consultations

Draft Historic Environment Supplementary Planning Document (SPD)

The Draft Historic Environment Supplementary Planning Document (SPD) is published for an eight-week public consultation between 7th December 2020 and 1st February 2021. The purpose of the SPD is to provide guidance that will help to implement policies related to the historic environment contained in the Suffolk Coastal and Waveney Local Plans. It will explain how new development can be undertaken so as to preserve and enhance the historic environment and accord with policies contained in the Local Plans.

The Historic Environment SPD is comprehensive and covers a wide range of topics, including renewable energy and Improving energy efficiency, alterations to historic buildings, extensions, protecting the setting of historic buildings, repairs to historic buildings and historic parks and gardens.

To view the draft SPD, supporting documents and to find out more about the consultation and how to respond, visit www.eastsuffolk.gov.uk/planning-policy-consultations

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Affordable Housing Supplementary Planning Document (SPD)

As an initial and early consultation stage, we are currently inviting views on the scope and content of a new Affordable Housing Supplementary Planning Document. The Affordable Housing Supplementary Planning Document will provide guidance on the implementation of planning policies related to affordable housing. At this initial stage, we have prepared a questionnaire and a consultation document; the questionnaire seeks your views on what guidance you consider should be included to support the implementation of the relevant policies on affordable housing contained in the Council's Local Plans. The consultation documents and information on how to comment can be viewed here. The consultation closes at 5pm on Monday 21 December 2020.

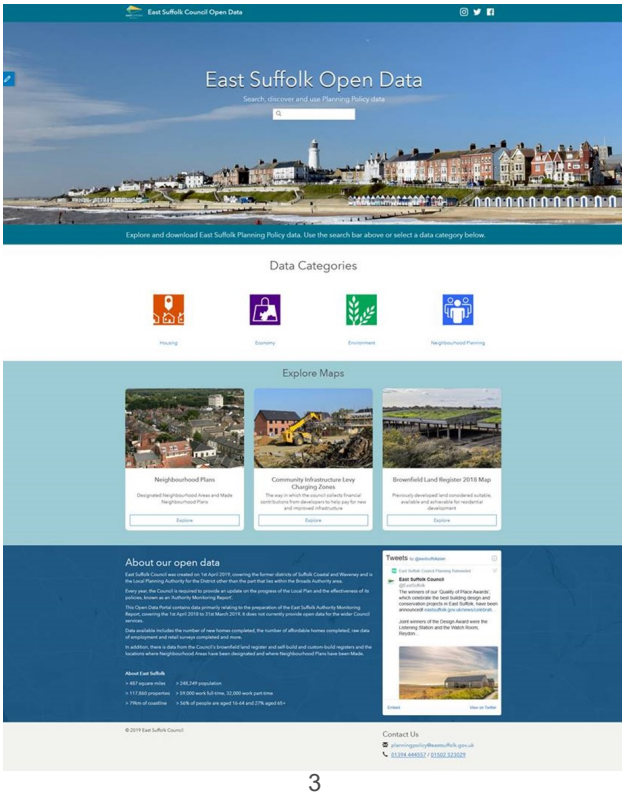
Coastal Adaptation Supplementary Planning Document (SPD)

A partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council and the Broads Authority (Local Planning Authorities and the Coastal Partnership East Team) sought views on the content of the proposed Coastal Adaptation Supplementary Planning Document through an initial consultation (4 September – 16 October 2020). The document will provide planning guidance relating to the implementation of the relevant Local Plan policies for the coast from Holkham in Norfolk, to Felixstowe in Suffolk. Since the initial consultation the partnership has been analysing consultation responses and deciding upon the content of the document. When prepared, the partnership will consult on the draft document in Spring/ Summer 2021.

Authority Monitoring Report

The Council is required to prepare and publish an annual report on the preparation of Local Plans and the effectiveness of the policies and the delivery of allocations in the Local Plans. The 2019/20 AMR contains a range of useful information on elements such as: housing delivery (including affordable housing) and housing land supply; the development of employment land; retail and leisure (such as town centre shop vacancy rates); climate change; the natural and historic environments; health; and major infrastructure projects. The AMR will be considered by the Strategic Planning Committee on 16th December:
East Suffolk Authority Monitoring Report 2019_20 (cmis.uk.com)

The Council will, in early 2021, update the Open Data Portal website with 2020/21 monitoring data. The Open Data Portal contains a wealth of data and information about East Suffolk, which is very easily searchable through maps and tables.



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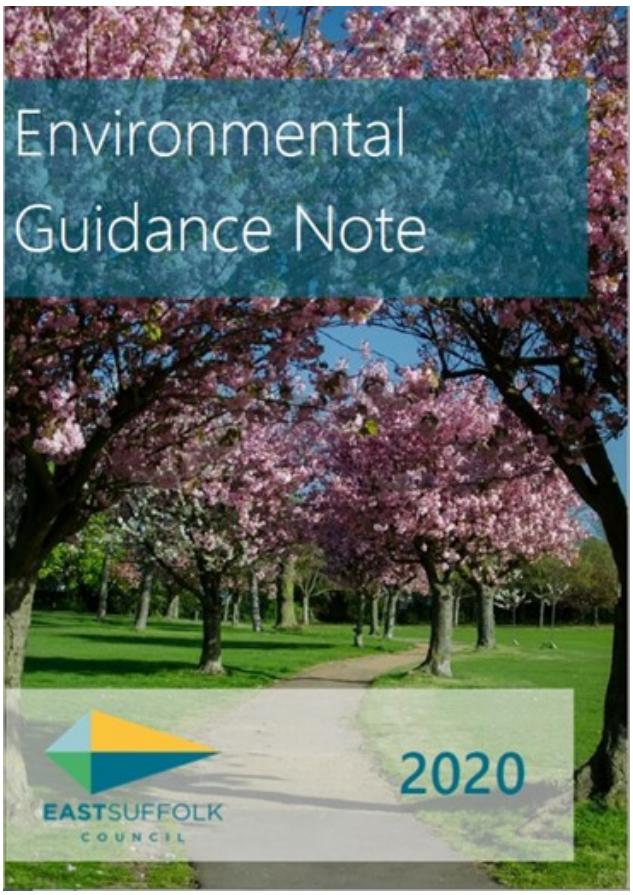
Environmental Guidance Note



The Environmental Guidance was endorsed by the Council at the Full Council Meeting on the 25th November 2020.

The Environmental Guidance Note has been produced to support the environmental vison of this council and in response to the climate emergency as declared by the Council in July 2019. The Guidance Note supports the Council's vision of building the right environment for East Suffolk and the Council's commitment to be carbon neutral by 2030. 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.

The topics addressed in the Guidance Note are:

- Energy Efficiency
- Renewable Energy
- Nature and Wildlife
- Siting and Orientation
- Sustainable Travel
- Surface water run-off
- Water Conservation
- Materials and Waste

Each of the key environmental topics includes a summary of the issues, what East Suffolk Council is doing in relation to the issue, what to aim for in new development, and key sources for further information. All Planning Policies, Building Regulations and websites listed under sources for further information are interactive hyperlinks to assist the document user.

The Guidance Note can be used to inform the design of new developments, renovation of existing buildings, design and access statements, Neighbourhood Plans, comments made on planning applications, general household maintenance and much more.

The Environmental Guidance Note is available to view here: https://www.eastsuffolk.gov.uk/environment/

Cllr James Mallinder, Cabinet Member for the Environment remarked "I am so very pleased after full consultation through interested departments at East Suffolk we truly have a full document that gives strong direction to developers and communities alike. We are the first generation to understand our environmental problems and we will be the last to act. This document clearly illustrates what we can achieve, even the smallest of changes can make a big difference over time."

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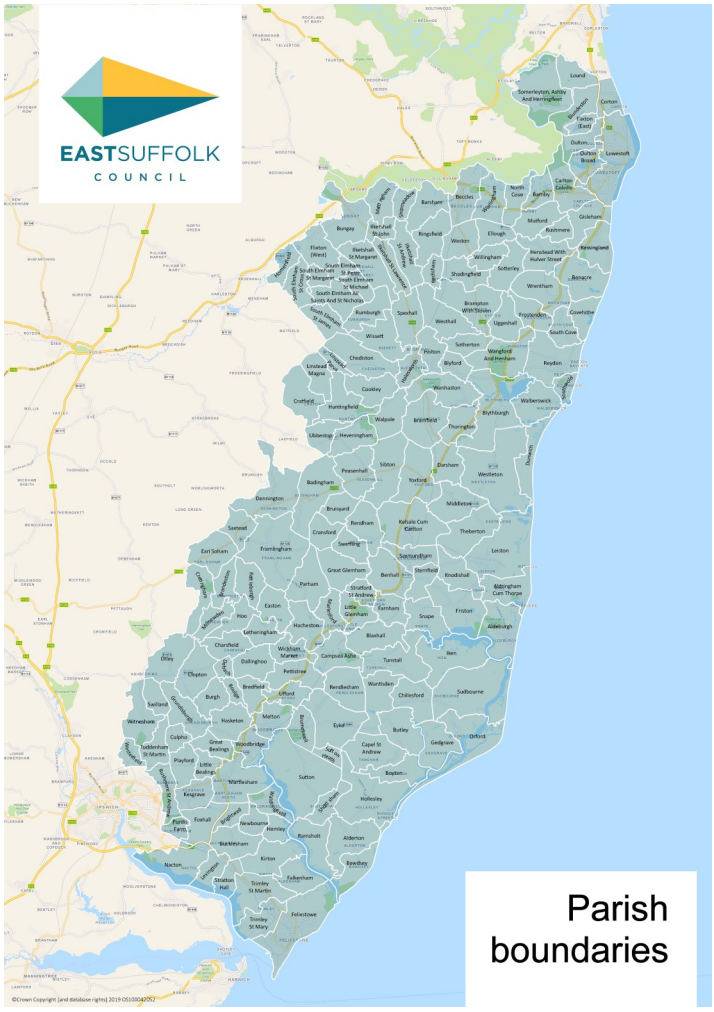
CIL Spending and Reporting:

In October Neighbourhood CIL payments totalling £667,344.14 were made to town and parish councils. These payments relate to the CIL received between 1 April 2020 and 30 September 2020. A full list of the allocations of Neighbourhood CIL can be downloaded from the CIL Reporting webpage. Please note this list also includes details of the Neighbourhood CIL portion collected in Parish Meeting areas, which is retained by East Suffolk to be spent in the area, once priorities for spending in that area are established.

Between 30 September 2020 and 30 November 2020 the District CIL (deferred) bid round was open. The CIL Spending Strategy details the types of bids that will be considered in this period. CIL spending » East Suffolk Council East Suffolk have received four bids from statutory partners in relation to 'essential infrastructure' and two other bids. These bids will shortly be reviewed and once they are determined as "valid bids" or "invalid bids" under the validation and prioritisation criteria of the CIL Spending Strategy, they will be assessed and considered by the CIL Spending Working Group.



The first East Suffolk Infrastructure Funding Statement was also approved by Cabinet on 1 December and a link to this document will be published on the CIL Reporting webpages. The Infrastructure Funding Statement 2019/20 includes the Infrastructure List, The CIL Report and The S106 Report. For now it can be found within the Cabinet report Agenda Document Pack - Cabinet - 12/1/2020 6:30:00 PM (cmis.uk.com)

This report also included an early bid from the Ipswich & East Suffolk Clinical Commissioning Group (CCG) for an extension and improvements to the Little St John's Street Health Centre in Woodbridge was approved by Cabinet on 1 December 2020. This urgent bid will address the effects of housing growth in the area along with improvements required to deal with Covid 19. Members also approved minor amendments to the CIL Spending Strategy at this meeting. The updated Strategy will be published on the CIL Spending webpage.

Photographs of previous District CIL funded projects can viewed via the Infrastructure delivered 2017-20 (eastsuffolk.gov.uk) link on the CIL Spending Webpage.

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Planning Applications and Support

The Development Management and Support team are continuing to work from home but remain open for business assist with proposals and projects and providing professional assistance to all our customers.

Changes to the Local Validation List

To assist in the swift validation of planning applications and provide applicants with a clear understanding of what information will be required to support an application submission, the Council has a new Local Validation List, which can be viewed via the following link: East Suffolk Local Validation Requirements

Fees and Charges

The Team is currently reviewing its fees and charges for non statutory services following detailed discussions and feedback from a number of our agents. We hope to have a more user-friendly, comprehensive document in place early 2021 which will enable the team to offer more bespoke and focused services to our customers. We will circulate the information when it is publicly accessible, providing the necessary links to the website.

Extended Retail Opening Hours

On the 2 December 2020, MHCLG issued a letter to all Local Authority Chief Executives announcing a temporary relaxation of Monday to Saturday opening hours in the run up to Christmas and during January 2021, encouraging all to take a proactive approach to support shops to reopen safely. The government has not provided any limits to the opening hours, but seek to ensure that planning controls are not a barrier to the temporary extension of retail opening hours. For further queries please contact dutyplanner@eastsuffolk.gov.uk

If there are any issues that you would like to discuss please do not hesitate to contact Liz Beighton, Planning Manager on 07775 406370

Suffolk County Council (Lead Local Flood Authority)

Suffolk County Council, as Lead Local Flood Authority (LLFA), comment on all major planning applications. Their aim is to ensure new developments do not increase surface water flood risk whilst seeking to maximise the multi-functional benefits of Sustainable Drainage Systems (SuDS). For more information on what SuDS are, the benefits they have and what SCC LLFA do, please visit their website; https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/.

SCC LLFA also facilitated a presentation to East Suffolk Planning Officers earlier this year. This session was recorded and covered some key topics on SuDS, it only lasts 35 minutes and can be viewed here; https://vimeo.com/433659244

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Energy Projects

Since the last newsletter update, the Energy Projects team have been focusing their energies on preparing for and appearing at hearings in relation to the ScottishPower Renewables development consent order proposals: East Anglia One North and East Anglia Two. The Examination into both projects is ongoing, full details can be found here:

https://infrastructure.planninginspectorate.gov.uk/projects/eastern/east-anglia-one-north-offshore-windfarm/ and https://infrastructure.planninginspectorate.gov.uk/projects/eastern/east-anglia-two-offshore-windfarm/ .

SZC Co. the company behind the DCO application for Sizewell C new nuclear power station, is currently running a consultation (https://www.edfenergy.com/energy/nuclear-new-build-projects/sizewell-c) which closes on the 18 December 2020, all interested parties are encouraged to take part. East Suffolk Council will be submitting a representation before the deadline.

In addition, the team continue to be involved in discussions with Government in relation to Offshore Transmission Network Review and continue to seek clarification and require the Review to strive to achieve an ambitious model for connecting energy infrastructure.

Full details available on our web pages: Offshore windfarms » East Suffolk Council
To contact the team please use: energyprojects@eastsuffolk.gov.uk or sizewellc@eastsuffolk.gov.uk

Building Control

The East Suffolk Building Control team once again celebrated success this year in the LABC awards.

We ensured our award winning partners Wellington Construction and Studio 35 were in receipt of their awards without the usual ceremony. It was great to receive these excellent pictures of our much valued and respected partners with their awards, it really was a shame we couldn't be with them in celebration but it is clear to us it meant as much to them as it did us.

The East Suffolk Building Control team has now been successful in collaboration for 9 years running receiving Regional and National awards for multiple projects, team work and service delivery. Please therefore watch this space as to make it a magic 10 years of excellence we will approach 2021 full of ambition and positivity to once again commend the delivery of our projects, clients and partners on a Regional and National stage.

May the entire Building Control team Wish you all the best possible Christmas and New Year with those who are dear to us.

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