

# Planning and Building Control

October Update during Covid –19



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*“ Welcome to the latest edition of East Suffolk Council’s Planning and Coastal Management newsletter. We received good feedback to previous issues and are pleased to present our latest updates which I hope you will find informative. As we approach Autumn the work of the Planning and Coastal Management teams doesn’t cease, not least the Coastal Team who have faced some challenges over the last weekend with the stormy weather. The recent weeks have been busy and I am delighted that the Suffolk Coastal Local Plan has now been adopted giving the East Suffolk Council area full Local Plan coverage. Having an adopted Local Plan complemented by Neighbourhood Plans and Supplementary Planning Guidance provides a clear steer to the right development that we want to encourage, as well as to provide robust reasons for stopping inappropriate development. As always I am indebted to the team who have been truly outstanding ,the more so given all the challenges of working from home. “*

*Cllr David Ritchie*

*Cabinet Member for Planning and Coastal Management for East Suffolk Council*

***“ Following on from Councillor Ritchie’s introduction I am delighted at the adoption of the new Suffolk Coastal Local Plan. This follows several years of dedicated work by officers and councillors as well as from all members of our communities who are rightly interested in informing future planning policy for their area. That collaboration is key. As we all know the government is consulting on the Planning White Paper and proposed changes to the planning system. The team are working on a response on behalf of the council to share with Councillors. My take is that there is a need for an overhaul of the planning system but for an area like East Suffolk the indicative ideas of zoning do cause some potential concerns especially given the constraints of our fantastic habitat, landscape and heritage. We all await with interest the next steps in the new year. The last few months have seen me working mostly with the team on inputting in to responses on the off shore wind energy projects and the new nuclear proposal at Sizewell C. These are huge challenges for the council and have understandably created diverse opinions as to their merits. We are not the decision maker on these schemes and the key outcomes are to ensure we make it clear to the Examining Authorities what our position is and to ensure that if the schemes are consented we achieve the best outcomes possible to mitigate and compensate for identified impacts. This is a challenge East Suffolk will embrace.”***

*Philip Ridley BSc (Hons) MRTPI*

*Head of Planning and Coastal Management*

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### Planning Policy

#### Suffolk Coastal Local Plan

Following receipt of the Inspector's Report on 8<sup>th</sup> September, the Suffolk Coastal Local Plan was adopted by full Council on 23<sup>rd</sup> September 2020.

The Suffolk Coastal Local Plan covers the former Suffolk Coastal district. The Local Plan sets out the level of growth which needs to be planned in the area and identifies where that growth should be located and how it should be delivered. The Local Plan sets out the planning policies which the Council will use to determine planning applications in the Suffolk Coastal Local Plan area. The Suffolk Coastal Local Plan covers the period 2018-2036.

The Suffolk Coastal Local Plan wholly supersedes the following documents which are no longer part of the development plan: -

- Suffolk Coastal Local Plan (incorporating first and second alterations) (2001 and 2006)
- Core Strategy and Development Management Policies (2013)
- Site Allocations and Area Specific Policies (2017)
- Felixstowe Peninsula Area Action Plan (2017)

The Local Plan and supporting documents, including the adoption statement, can be viewed at : [www.eastsuffolk.gov.uk/localplan](http://www.eastsuffolk.gov.uk/localplan).

#### Neighbourhood Plans

Neighbourhood Plans for Bredfield, Kesgrave, and Reydon have recently been through examination successfully and the 'Decision Statements' have been issued recommending that these plans proceed to a referendum (when referendums are possible). This means that policies in these plans will now attract 'significant weight' in determining planning applications.

#### Consultations

The Council is currently consulting on the Coastal Adaptation SPD, which runs from 4<sup>th</sup> September to 16<sup>th</sup> October. The Council will also be consulting on three draft documents between the 19<sup>th</sup> October and the 30<sup>th</sup> November. These are the Statement of Community Involvement, the Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (RAMS SPD), and the Cycling and Walking Strategy.

#### Coastal Adaptation Supplementary Planning Document (SPD)

A partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, and the Coastal Partnership East Team is seeking views on the content of the draft Coastal Adaptation Supplementary Planning Document. The purpose of this joint document is to provide guidance on how to interpret and implement planning policy in relation to coastal matters. See the Coastal Adaptation SPD initial consultation document and make comments here: <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/supplementary-planning/>

#### Statement of Community Involvement

The draft updated Statement of Community Involvement sets out how East Suffolk Council will engage and consult with the local community during the production of planning policy documents and the determination of planning applications, as well as the Council's responsibilities in the determination of planning appeals.

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### Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (RAMS SPD)

The RAMS SPD provides further detail on the requirements of the Suffolk Coast Recreational Disturbance and Mitigation Strategy which is a partnership between East Suffolk Council, Ipswich Borough Council and Babergh and Mid Suffolk District Councils. The aim of RAMS is to reduce the impact of increased levels of recreational use on Habitat Sites due to new residential development, and to provide a simple, coordinated way for developers to deliver mitigation. The Supplementary Planning Document, summarises the requirements of Suffolk Coast RAMS, including the per-dwelling tariff, and provides a framework for implementing those provisions. The Supplementary Planning Document also includes information for developers and applicants to assist them in meeting the other requirements under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).

### Cycling and Walking Strategy

The purpose of the Cycling and Walking Strategy is to make cycling and walking in East Suffolk whether for work or leisure convenient, safe and desirable for all ages and abilities. This first map-based consultation for the Strategy will enable residents to identify cycling and walking infrastructure issues across East Suffolk, as well as routes through which residents either walk and/or cycle or would like to walk and/or cycle.

## Community Infrastructure Levy (CIL)

### 2020 deferred bid round for District CIL funded infrastructure projects:

The deferred 2020 District CIL bid round is open from 30 September 2020 to 30 November 2020. Recommendations for 2020 bid approvals will be reported in the 2020/21 Infrastructure Funding Statement. Bids are only being considered for Essential Infrastructure in line with the adopted CIL Spending Strategy approved 7 January 2020.

In 2021, the bid round will open and close as planned, from 1 April 2021 to 31 May 2021.

District CIL application forms and further guidance, including the CIL Spending Strategy, can be found at: <http://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-spending/>

### Annual CIL Reporting by town and parish councils:

This is a gentle reminder that all town and parish councils that have received Neighbourhood CIL must report on this annually by the 31 December of each year, must publish the CIL report on their website and also provide a copy of this report to the infrastructure Team (via email preferably). There is CIL Guidance for town and parish councils on receiving and spending CIL based on the CIL Regulations (including legislative changes that came in 1 September 2019). There are also useful downloadable templates for the Annual Report and for planning which infrastructure may need to be improved (Parish Infrastructure Investment Plans).

Neighbourhood CIL must be spent within 5 years from the date of receipt. The next Neighbourhood CIL payments will be made on or just before 28 October 2020. Whilst we are moving to new electronic systems, and due to the impact of Covid 19, CIL Deferral Regulations and the delivery of housing, it is not currently possible to provide forward forecasting of potential Neighbourhood CIL funds. <http://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/parish-support/>

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### CIL Deferral Regs and Covid-19 Actions

All developers wishing to defer payment of CIL must now apply for a deferral, no more than 14 days before the due date of the instalment, using the CIL Deferral Application Form. Forms and guidance can be found via the Coronavirus: Actions for CIL webpage:

<http://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/coronavirus-actions-for-cil/>

Please can all Agents ensure that we have both phone and email contact information for CIL Liable developers. This will speed up issuing of statutory CIL Notices and correspondence.

The Infrastructure Team continue to work from home during this period and we ask that enquiries be directed to us via our CIL@eastsuffolk.gov.uk email address.

### Planning Support

#### CPS Certificates

Please be advised that the Local Authority do not hold any documentation relating to FENSA or NICEIC installations. Certificates can be purchased direct from them at:

**FENSA** - <https://forms.fensa.org.uk/fensa-certificate>

**FENSA covers the replacement of external windows, doors, roof windows and roof lights in your home, against the relevant Building Regulations. Note that the property must be cited on its original footprint, and the use and size of rooms mustn't be altered.**

**NICEIC** - <https://www.checkmynotification.com/>

**All electrical installation work, including notifiable work by electrical contractors should be checked and certified as part of the job to ensure that the work carried out complies with the Building Regulations.**

Felixstowe Beach



Southwold Beach



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## Energy Projects Update:

### East Anglia One North and East Anglia Two offshore windfarms Development Consent Order updates:



Part 1 of the Preliminary Meeting was held on 16 September 2020 and Part 2 will be held on 6 October 2020, after the close of the second part of the meeting the examinations into the offshore windfarm projects will officially have begun. The Preliminary Meeting is utilised to discuss any procedural matters in relation to the examinations, the Examining Authority will then have a strict six month period in which to conduct the examination. A series of Open Floor Hearings are scheduled to be held virtually between 7 and 9 October 2020. All meetings and hearings are livestreamed and also a recording of the event is made available, this can be accessed following links provided on the Planning Inspectorate website at: <https://infrastructure.planninginspectorate.gov.uk/projects/eastern/east-anglia-one-north-offshore-windfarm/> or <https://infrastructure.planninginspectorate.gov.uk/projects/eastern/east-anglia-two-offshore-windfarm/>.

### Sizewell C Nuclear Power Station Development Consent Order update:

The process is ongoing, East Suffolk Council Cabinet considered our draft Relevant Representation on the 21 September, following a detailed discussion on the draft at Full Council on 3 September, and unanimously approved its submission to the Planning Inspectorate by the 30 September deadline.

Councillors and technical staff are continuing to review and assess the submitted documentation in order to inform the next stages of the process.



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### Building Control

#### LABC Building Excellence Awards 2020

On Friday 3<sup>rd</sup> September the Building Control team sat looking at their laptops as LABC announced the winners of it's 2020 Regional Building Excellence Awards live on YouTube.

This was a far cry from the glitz and glam of last year's Regional awards held at the magnificent St Andrews Church in Norwich. The event couldn't have gone ahead this year like it had in previous years, but it didn't mean that it wasn't just as an important.

After much anticipation East Suffolk Council Building Control and **Studio 35 Architectural Services were named ' Best Partnership with a Local Authority Building Control Team' within East Anglia.**

Studio 35 are a local architectural design company, set up by two Directors only a few years ago. They soon became a partner with the East Suffolk Building Control Team, in fact their first ever project was delivered in partnership.

This award represents a real milestone for the company in such a short space of time, recognising their impact within the industry and communities in which they work.

Both East Suffolk Building Control and Studio 35 will now go on to the LABC National Awards representing East Anglia in this category.

***"To be honest, we are a relatively small company and we had written off our chances. When we saw our name we were over the moon! It just goes to show no matter how small or big the company is with regards to this specific award! If you are a solid team and have a good performing relationship you can get acknowledgement for your achievements"* Jason Barber Studio 35 Planning & Design Director.**

The partnership between Studio 35 and Danny Clarke (Area Surveyor) has flourished over the years with all involved demonstrating unrivalled professional competence and excellence in their respective fields of expertise.

As a start-up company, initially out of their spare rooms at home, Studio 35 were able to reliably look to the East Suffolk Building Control team for a wide variety information and advice with speed and consistency of service taking precedence. As Studio 35 grew, so did the partnership with East Suffolk Building Control, from a single storey extension in 2017 to a 15 plot dwelling residential development in 2020.



Studio 35 have submitted over 70 applications with East Suffolk Building Control where the building work is taking place outside East Suffolk.

The partnership has been built on trust and professional confidence, as with many of our valued clients it is well known that choosing East Suffolk Building control is not just the right choice, but the only choice. Communication is at the heart of every relationship we develop here at

East Suffolk Building Control, never taking for granted the importance of being able to speak to each other by picking up the phone, sending an email or meeting face to face (at a distance of course) in order to work through a project. From this solid foundation and our core professional beliefs alongside the highest level of competence, East Suffolk Building Control has become a formidable partnership that has the potential for even greater things in the future.

***" There are many variables within the construction process. The benefit of our partnership scheme with East Suffolk Council is that it allows us to assess these variables at an early stage and ensure a fluid approach once we are at the construction stage of a project"* Jason Barber Studio 35 Planning & Design Director'.**

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Studio 35  
Harvey Lane  
Thorpe St Andrew



Front Elevation



Rear Elevation



First Floor Plan



Ground Floor Plan



Side Elevation



Side Elevation



<p><b>SCALE BARS</b></p>	<p><b>DISCLAIMER:</b> The drawings are the copyright of Studio 35 Architecture Ltd. The drawings must not be copied, reproduced or further disseminated without the written consent of Studio 35 Architecture Ltd. All dimensions shown are to the building unless otherwise stated.</p> <p><b>NOTES:</b> All works are to be carried out with the relevant current British Standard Codes of Practice and Building Regulations (Bregs) unless stated to the contrary. The drawings are for information only and do not constitute a contract. The client is responsible for obtaining all necessary permissions and consents for the proposed works. The drawings are to be used for the purpose of the proposed works only and are not to be used for any other purpose without the written consent of Studio 35 Architecture Ltd.</p> <p><b>IN THE EVENT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SPECIFICATION, THE SPECIFICATION SHALL TAKE PRECEDENCE.</b></p>	<p><b>PROJECT:</b> NEW DWELLING (PHASE 2) LAND OFF HARVEY LANE, NORWICH</p> <p><b>CLIENT:</b> MR &amp; MRS MCKAY</p> <p><b>DRAWING TITLE:</b> THE PROPOSALS</p>	<p><b>REVISION:</b></p> <p><b>Studio 35</b> ARCHITECTURE LTD</p> <p><b>PLANNING SUBMISSION</b></p>		
			<p><b>DATE:</b> 11/10/19</p> <p><b>SCALE:</b> 1:100 1:500</p>	<p><b>DATE:</b> 11/10/19</p> <p><b>SCALE:</b> 1:100 1:500</p>	<p><b>DATE:</b> 11/10/19</p> <p><b>SCALE:</b> 1:100 1:500</p>

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**Another of our winners were Wellington Construction for Best Social or Affordable New Housing.**

*' Wellington are very pleased and proud together with Orbit to win the LABC Best Social or Affordable New Housing Development award for the Bluebells development in Reydon. The development was delivered through the collaborative working of the landowner, Orbit, Wellington and East Suffolk Council's Planning and Building Control teams'.*

The scheme was designed to adopt a fabric first approach to Part L requirements, exceeding the current Building Regulations whilst adopting a number of traditional and modern methods of construction, resulting in reduced operating costs and on-going maintenance considerations for the residents.

The high quality scheme has delivered a number of dwellings of mixed tenure to assist in achieving the local housing needs requirement.

Wellington's Site Manager Jaimie Tennant was also a finalist in the LABC Construction Professional of the Year for his role both, at Bluebells and other developments across the region.



Wellington continue to work in partnership with East Suffolk's Planning & Building Control Departments and have recently completed 16 Nr affordable homes at Fairview Road, Halesworth alongside the continued renovation & re-build of Southwold Hospital and construction of 6 Nr Shared Ownership dwellings at Woodside Brampton'.



**The winner for The Best High Volume Housing Development went to :**

**The Winerack , Ipswich.**

**Well done to everyone who entered and we look forward to celebrating with you when possible. We are already looking forward to next year.**

**For more information on our Building Control Team please visit: <https://www.eastsuffolk.gov.uk/assets/Planning/Building-Control/Building-Control-Surveyor-area-map.pdf>**