



St Edmundsbury
BOROUGH COUNCIL

A572

Cabinet 17 March 2010

Recommendations from Sustainable Development Panel: 9 March 2010 (Mar10/05)

Cabinet Member: Cllr Terry Clements Panel Chairman: Cllr Richard Rout

1. Local Development Framework: North East Haverhill Transport Impact Assessment (Paper A546)

RECOMMENDED:- That

- (1) subject to (2) below, Paper A546 is published as part of the evidence base for preparing the Local Development Framework; and***
- (2) that the Head of Planning and Economic Development in consultation with the Portfolio Holder for Transport and Planning and Chairman of the Sustainable Development Panel be authorised to make minor typographic, grammatical and/or factual changes.***

The Local Development Framework Submission Core Strategy identifies a strategic direction of growth in north-east Haverhill. In order to ensure that the growth proposed in this location will not have any insurmountable impacts on the transport infrastructure of the town, Suffolk County Council (as highway authority) and the Borough Council has employed consultants to assess the potential impact of this proposal on the local highway network.

The consultants' final report has now been published and will form important background evidence in demonstrating that the Core Strategy is sound when examined by the Planning Inspector.

The Assessment concludes that:-

- (a) the strategic direction of growth at north-east Haverhill is feasible in transport terms, with relatively modest transport infrastructure and facilities requirements;
- (b) the A11/A1307 junction in Cambridgeshire is likely to need some minor changes to respond to the additional flows;

- (c) the proposed development can be managed in a sustainable way, with manageable impacts on the town and the trunk road. The town as a whole needs to be involved in the shift to lower car use; and
- (d) the north east relief road will be provided as part of the development, linking the A143 Wrattling Road to Coupals Road running round the north of the golf course. Safety and environmental improvements are considered feasible, and will be needed on the existing roads linking to the A1017 Sturmer Road / Rowley Hill. This local route will provide some limited diversion from the town centre. A more detailed traffic impact study will be required to design the required improvements at the eastern connection between the north east relief road and the local road network.

2. St Edmundsbury Local Development Framework: Development Management Development Plan Submission Document (Paper A547)

RECOMMENDED:- That, subject to the approval of full Council,

- (1) the Development Management Development Plan Submission Document (Appendix B to Report A547 as amended) and Sustainability Appraisal (Appendix C) and Habitat Regulations Assessment Screening (Appendix E) documents be approved as emerging Council policy and for public consultation;***
- (2) any minor typographic, factual and/or grammatical changes to the final document (Appendix B to Report A547) be agreed by the Head of Planning and Economic Development in consultation with the Portfolio Holder for Transport and Planning and Chairman of the Sustainable Development Panel.***

The Development Management document of the Local Development Framework will, when adopted, form an important tool for the day to day determination of planning applications submitted to the Borough Council. The policies will eventually supersede many of the policies in the adopted Replacement Local Plan and complement rather than repeat national and regional planning policies.

On 22 July 2009 the Panel considered the draft Development Management Preferred Options document and this was approved for consultation. The outcome of that consultation was reported to the Panel at its meeting on 12 January 2010 and all comments received have been made available to the public for inspection. Details of the officer responses to those comments and the resulting changes to the document are attached as Appendix A to the report.

Having taken into account the responses from the previous consultations it is now appropriate to consult on the Submission Document, which is the third and final stage in the preparation of this part of the Local Development Framework, prior to submitting it to the Government for examination. This document is attached as Appendix B to Report A547 and contains a final set of 59 policies to replace most of those in the Replacement Local Plan. A Proposals Map Book, which includes details of the flood zones referred to in the document, is attached as Appendix D to the report. Appendix C is the Non-Technical Summary of the Sustainability

Appraisal for the consultation document. The Habitat Regulation screening is attached as Appendix E.

As a result of discussion at the Panel meeting the following amendments were made to the Development Management Development Plan Submission Document (Appendix B):-

- (1) Page 20 paragraph 2.35
The first sentence to be amended '*..... a development from renewable resources largely falls on the developer with occupiers **potentially** subsequently reaping the benefits*'
- (2) Page 36, Policy HH4 to be re-titled '*Housing Development in the **Countryside***';
- (3) Page 37, Policy HH4 to be re-titled '*Housing Development in the **Countryside***'; and
- (4) Page 41, Policy HH9: Sites for Gypsies, Travellers and Travelling Show People

To commence '*Proposals for sites for homes for Gypsies and Travellers, including travelling show people, will be **permitted** provided that.....*'

3. St Edmundsbury Local Development Framework: Rural Site Allocation Preferred Options Document (Paper A548)

RECOMMENDED that the following be approved for consultation:-

- (a) ***the Rural Site Allocations Preferred Options consultation document attached as Appendix A to Report A548 as amended;***
- (b) ***the Rural Allocations Sustainability Appraisal and a Habitat Regulations Screening documents attached at Appendices B (as amended) and C to Report A548;***
- (c) ***the Proposed changes to the Proposals Map Inset Maps attached in the Proposals Map book at Appendix D of the Development Management Report, (Report A547) as amended);***
- (d) ***the reasons for the rejection of previously submitted sites as set out in Appendix E of Report A548; and***
- (e) ***the schedule of Additional Rural Sites submitted by landowners and developers as set out in Appendix F of Report A548.***

The Council is required to prepare a Rural Site Allocations Development Plan document as part of the Local Development Framework. The purpose of this report is to consider the draft Rural Site Allocations Preferred Options document, attached as Appendix A to the report and approve it for public consultation. The preferred options represent the first indication of detailed planning policies and proposals for the area of the Borough outside Bury St Edmunds and Haverhill. It is a draft document that needs to be subject to public consultation prior to the Borough Council agreeing the final version which it would like to take forward for examination.

As well as including development sites the document sets out a review of current housing settlement boundaries, the proposed amendment to the 'amenity area' and an 'area subject to planning restrictions' designations and two draft policies on rural employment areas and protection of special uses. The document also, in Section 5, issues a call for potential gypsy and traveller sites in rural areas and asks whether any of the proposed sites in the rural areas would be appropriate locations for gypsy and traveller pitches. Site allocation documents will be required to identify potential sites in order to contribute to the requirement for the Borough.

In proposing sites in the document for allocation, officers have given careful consideration to:-

- (a) comments received during public consultation;
- (b) potential conformity with the Core Strategy;
- (c) potential environmental capacity and impact;
- (d) potential infrastructure capacity and deficits; and
- (e) other constraints and impacts that may make potential sites undeliverable.

Maps in the draft document identify potential opportunity areas in each settlement where there would be a minimum environmental impact.

The sites identified in the document have also been subject to a full Sustainability Appraisal and Habitat Regulations Screening, which are contained in Appendices B and C. Proposed changes to the Inset Maps are attached in the Proposals Map Book at Appendix D of the Development Management Report (Report A547).

There are many sites which were proposed by landowners and developers to the Council which have not been included within the document due to their lack of conformity with national, regional and local planning policy. The reasons for the rejection of each site are set out in Appendix E of the report.

In addition, during the previous round of consultations, further sites were submitted to the Council for consideration. Some of these have been considered as being suitable for development but the remaining rural sites submitted are being recommended by officers to be dismissed. It is, however, proposed to publish these sites as identified in Appendix F of the report.

The Panel was extremely concerned that the maps in the Proposals Map Book (Appendix D) incorporated '*reference to Amenity Open Space – proposed for deletion*' and '*Area subject to Planning Restrictions – proposed for deletion*'. The Panel was of the conviction that the 'public' would not understand the intended implications of these statements and there was a risk of confusion. The Panel

recognised that these areas and statements were being deleted based on experience of previous appeals to the Planning Inspectors whereby because a particular parcel of land had not been specifically designated as 'Amenity Open Space' or 'Area Subject to Planning Restrictions' they had allowed a planning application to be granted. Officers were advising that the approach set out in the Local Plan had not worked and the appeals that had been allowed evidenced this. Going forward in the Local Development Framework it was being recommended that a blanket protective policy be relied upon rather than notation on the plans as had been relied upon in the Local Plan, unsuccessfully in some cases. The officers were requested to amend the statements on the maps and clearly state the implications for the deletions in the policy text of the Development Management Document that went out for consultation.

The following amendments to the appendices were agreed:-

- (1) Appendix A: Rural Sites Allocations Preferred Options Document
 - (a) Page 53: Section 6.5. Stanton. 6.5.2 Summary.

Delete *'however, these only form fundamental constraints to growth along the river.'*
 - (b) Appendix E to Appendix A (Page 43) Bardwell Built Form

Delete *'nuclear in form'* and replace by *'self contained'*.
- (2) Appendix B: Sustainability Appraisal Non Technical Summary
 - (a) Page 8: Economic

Amend 2.0 to *'To revitalise **rural areas**'*.
- (3) Appendix D: Proposals Map Book
 - (a) Index: Key to Inset Maps

Add: dotted red line to denote Housing Settlement Boundary.
 - (b) Inset Map 37: Shepherds Grove, Stanton, Employment Area

If possible, the boundary to the static caravan park to be illustrated on Inset Map 40, Stanton, and not on Inset Map 37.