



*St Edmundsbury*  
BOROUGH COUNCIL

# B415

## Cabinet 19 January 2011

### Recommendations from Rural Area Working Party: 13 January 2011 (Feb11/08)

*Cabinet Member: Cllr John Griffiths    Chairman of the Working Party:  
Cllr Jim Thorndyke*

**1. Replacement St Edmundsbury Borough Local Plan 2016: Development Brief for Land at The Green, Barrow (Report B406)**

***RECOMMENDED:-***

***That, subject to the approval of full Council, the Design Brief for the development of land at The Green, Barrow, as contained in Appendix A of Report B406, be adopted as non-statutory planning guidance for the determination of future planning applications***

The adopted Replacement St Edmundsbury Borough Local Plan 2016 contains a requirement for a development brief or site-specific design guidance to be prepared for all major developments before planning permission can be granted (Policy DS5). Despite the adoption of the Local Development Framework Core Strategy in December 2010, Policies RA2 and DS5 of the Local Plan remain in force.

A protocol for the preparation of development briefs has been produced in order to clarify the process for site owners and developers. The protocol was approved by the then Sustainable Development Panel on 15 April 2008, Paper Y687 refers, and adopted in May 2008.

Agents acting on behalf of the owners of the site have prepared a Development Brief for the site in accordance with the Council's Protocol for the preparation of such documents. The Development Brief is attached as Appendix A to the Report. Following a period of consultation with stakeholders and neighbouring residents approval of the Design Brief as planning guidance is now being sought. A report on the consultation is attached as Appendix B. There was general support for the principle of development. The Development Brief was amended to take account of concerns relating to disturbance during construction and potential overlooking and the need to pay regard to these issues.

As with all such developments of this size within the Borough, any application for the development of the site will be considered using the Commission for Architecture and the Built Environment (CABE) Building For Life standard.

## **2. Rural Area Masterplan (Agenda Item 7)**

*(The recommendations emanating from the narrative item contained under Agenda Item 7 and the presentation at the meeting, in connection with the development of a detailed Rural Area Masterplan, are included in a separate composite report from the Sustainable Development Working Party for consideration by the Cabinet, together with the recommendations emanating from the Bury St Edmunds and Haverhill Working Parties.)*

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