



St Edmundsbury
BOROUGH COUNCIL

C132

Cabinet 14 September 2011

Recommendations from Sustainable Development Working Party: 30 August 2011 (Sep11/03)

Cabinet Member:
Cllr Terry Clements

Chairman of the Working Party:
Cllr Richard Rout

**1. 7th Annual Corporate Environmental Performance Report – 2010
(Report C106)**

RECOMMENDED:- That

- (1) the contents of Report C106 and Annexes be noted; and***
- (2) the proposed changes to the Corporate Environmental Targets, set out in Annex 2 of Report C106, be adopted.***

Report C106 and supporting Annex contains the 7th Annual Environmental Performance Report covering the Council's progress in 2010 to meet its seven Corporate Environmental Targets. The report also summarises the Council's performance against National Indicators contained in the Sustainable Environment section of UK Government's performance framework. The Annual Environmental Performance Report is contained in the Council's Annual Statement of Accounts.

**2. St Edmundsbury Local Development Framework Supplementary
Planning Document: Development Design and Impact (Report C107)**

RECOMMENDED:-

***That, subject to full Council approval, the amended draft
Supplementary Planning Document on Development Design and
Impact, as contained in Appendix A of Report C107, be adopted.***

The adoption of the Local Development Framework Core Strategy resulted in some policies in the Replacement Local Plan being superseded. Elements of these are either included in the Core Strategy or will be included in the emerging Development Management Policies document. Policy DS3 of the Replacement Local Plan (Development Design and Impact) was superseded by policies in the Core Strategy but, due its strategic nature, much of the detail required to determine planning applications would be included in the emerging Development Management Policies document. As an interim measure, it will be possible to adopt Policy DS3 as a Supplementary Planning Document in support of Policy CS3 of the Core Strategy until the Development Management Policies are adopted. A

draft document was approved for consultation by the Working Party on 12 April 2011 (minute 68 refers). The consultation period has now been completed and a summary of comments was considered by the Working Party.

3. Replacement St Edmundsbury Borough Local Plan 2016: Development Brief for Land East of the Granary, Clare (Report C108)

RECOMMENDED:-

That, subject to full Council approval, the Development Brief for the development of land east of The Granary, Clare, attached as Appendix A to Report C108, be adopted as non-statutory planning guidance for the determination of future planning applications.

The adopted Replacement Borough Local Plan contains a requirement for a development brief or site-specific design guidance to be prepared for all major development sites before planning permission can be granted. Land east of The Granary, Clare is allocated in Policy RA2(d) of the Replacement Local Plan for residential development. 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. Following a period of consultation with stakeholders and neighbouring residents, they are now seeking the Council's approval of the Development Brief as planning guidance.

4. National Planning Policy Framework and Proposed Changes to Local Planning Regulations: Consultation Documents (agenda item 11)

RECOMMENDED:-

That, the comments of the Sustainable Development Working Party, in respect of the two consultation documents be included in the submission of the Council's response to the Government.

The Government published two draft documents for consultation that could have an impact on the preparation of planning policy in the Borough. The first, and most significant, is the Draft National Planning Policy Framework. Consultation on the draft document closes on 17 October 2011. The second consultation is on the draft Local Planning Regulations. Comments on the draft regulations, which govern the process by which local councils prepare Development Plan Documents, have to be submitted to the Government by 7 October 2011.

A copy of the "easier to read summary" of the National Planning Policy Framework was tabled at the meeting. The Working Party received a presentation on both consultation documents which summarised the main points and invited Members to comment.

5. Consultation on Major Planning Application by Breckland District Council (Report C111)

RECOMMENDED:- That

(1) the Interim Joint Head of Planning, in consultation with the Chairman of the Sustainable Development Working Party and the Portfolio Holder for Transport and Planning, be

given delegated authority to submit comments to Breckland District Council on the planning application and the Thetford Area Action Plan; and

(2) any appropriate comments of the Sustainable Development Working Party be included into that response.

The Council has been consulted by Breckland District Council on a major planning application it has received at Thetford. The proposal is for a mixed use urban extension comprising 5,000 dwellings, 22.5 hectares of employment land, schools, amenity, play areas and access. The Working Party received a presentation on the proposal. Breckland District Council had initially requested comments by 14 September 2011, however officers had negotiated an extension of time.

The Borough Council had previously raised concerns over the potential impact of the planned major growth of Thetford on the Borough including the services and infrastructure in Bury St Edmunds, the A134 and the environment of the villages along the A134 between Bury St Edmunds and Thetford a number of times. These concerns were raised most recently in the consideration of the draft Thetford Area Action Plan, which were endorsed by the Cabinet on 16 March 2011 (Minute 137 (2) refers).

Officers advised that a letter from Breckland District Council had been received on 30 August 2011 regarding the latest draft of the Thetford Area Action Plan which sought the Borough Council's views. Consultation on the document would end on 11 October 2011 which would be before the next meeting of the Working Party. In light of the tight timescale relating to both applications the Working Party agreed that delegated authority should be extended to cover both the planning application and the Thetford Area Action Plan.