



*St Edmundsbury*  
BOROUGH COUNCIL

# C420

## Cabinet 28 March 2012

### Recommendations from the Sustainable Development Working Party: 13 March 2012 (Apr12/05)

***Cabinet Members:***

*Cllrs Terry Clements and  
Peter Stevens*

***Chairman of the Working Party:***

*Cllr Richard Rout*

**1. Achieving Energy Improvements in St Edmundsbury (Report C390)**

***RECOMMENDED:- That the Council:-***

- (1) continues to work with its local authority partners to run an enhanced time-limited domestic insulation campaign across Suffolk making use of all channels of media, both mass and targeted, and working with selected insulation installers which can access funding; and***
- (2) investigates the various options to deliver the Green Deal utilising the experience of existing energy and climate-related programmes in Suffolk and beyond to deliver best value for the Council, its residents and local businesses.***

Report C390 was submitted which set out proposals for dealing with domestic and small business energy efficiency in the light of significant changes to the statutory framework for funding energy efficiency.

The changes, included replacement of the current funding managed by utility companies, the Carbon Emissions Reduction Target (CERT), and its proposed replacement by the Green Deal, which would have an impact on the Borough's residents, as well as the Council, both in the short and longer term.

The Energy Act 2011 included two specific developments:-

- (a)** new powers allowing local authorities to trade in the energy market; and
- (b)** the Green Deal, whereby the cost of energy efficiency improvements could be funded by a loan, which would be repaid through a charge on the consumer's electricity bill on the basis that the cost did not exceed the energy savings. There would also be additional subsidies direct from energy suppliers for more expensive measures to assist vulnerable households, this was to be known as the Energy Company Obligation (ECO).

## **2. Design Brief for Redevelopment of Stourmead Close, Kedington (Report C391)**

### ***RECOMMENDED:-***

***That Council be recommended to adopt the Design Brief for the development of the land at Stourmead Close, Kedington, as contained in Appendix A to Report C391, as non-statutory guidance for the determination of future planning applications.***

Report C391 was submitted which advised that as part of the ongoing delivery of mental health care provision, the site at Stourmead Close, Kedington, consisting of 13 bungalows, 4 semi-detached houses and a resource centre, had become surplus to requirements and was now vacant.

The adopted Replacement Borough Local Plan contained a requirement for a development brief or site-specific design guidance to be prepared for all major development sites before planning permission could be granted.

Consultants working on behalf of the Norfolk and Suffolk NHS Foundation Trust, the landowners, had prepared a draft design brief for the site to assist potential developers to bring forward redevelopment schemes that were consistent with adopted, and emerging, development plan policies. The draft had been the subject of local consultation in accordance with the Council's Statement of Community Involvement, and planning officers had been involved in discussions as part of its preparation.

Officers were satisfied that the Design Brief, and the proposals within it, had been prepared broadly in accordance with the adopted development plan policies and should, therefore, be adopted as non-statutory planning guidance.

A copy of the Draft Design Brief was attached as Appendix A to the report and a copy of the Consultation Report was attached as Appendix B. The Design Brief illustrated how development of up to 65 dwellings could be accommodated by utilising the whole of the 2.2 ha site as option A. Additionally, it gave consideration to alternative options, B1 and B2, which involved the retention of the 13 existing bungalows. These alternatives would not require a design brief approach.

The Working Party noted that the alternative Options B1 and B2 had received support from residents living near the site who had concerns about increased traffic movements that would be generated along Risbridge Drive. The Working Party was also cognisant that in the context of the whole village there would be gains via a Section 106 Agreement in respect of affordable housing provision and financial contributions towards education and the Police.

### **3. Design Brief for Redevelopment of Westfield Primary School, Haverhill (Report C392)**

#### ***RECOMMENDED:-***

***That Council be recommended to adopt the Design Brief for the development of the land at Westfield Primary School, Manor Road, Haverhill, as contained in Appendix A to Report C392, as non-statutory planning guidance for the determination of future planning applications.***

Report C392 was submitted which advised that as part of the Schools Organisation Review, Westfield Primary School in Haverhill was being relocated to a new site, and would open in Spring Term 2012. The existing site was no longer required for educational purposes, and it had not been possible to find viable alternative uses for the premises.

The adopted Replacement Borough Local Plan contained a requirement for a development brief or site-specific design guidance to be prepared for all major development sites before planning permission could be granted.

The County Council had prepared a draft Design Brief for the site of 1.19 ha to assist potential developers to bring forward schemes that are consistent with adopted, and emerging, development plan policies. The draft had been the subject of local consultation in accordance with the Borough Council's Statement of Community Involvement, and planning officers had been involved in discussions as part of its preparation. The draft Design Brief sought retention of tree belts on the boundaries of the site, particularly those on the road frontage and adjoining Railway Walk.

Officers were satisfied that the Design Brief, and the proposals within it, had been prepared in accordance with the adopted development plan policies and should, therefore, be adopted as non- statutory planning guidance.

The draft Design Brief was attached as Appendix A to the Report, and a copy of the consultation report was attached as Appendix B.