

Cabinet 2 September 2014

Recommendation from the Sustainable Development Working Party: 27 August 2014: Kedington Development Brief (Sep14/11)

1. Summary and reasons for recommendation

- 1.1 On 27 August 2014 the Sustainable Development Working Party (SDWP) considered as a substantive item, the Kedington Development Brief.

2. Recommendation

- 2.1 It is **RECOMMENDED** that, subject to the approval of full Council, the Development Brief for development of the site at Land at The Orchard, Land off Mill Road, Kedington, as set out in Appendix A of Report F91, be adopted as non-statutory planning guidance.

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3. Strategic priorities

- 3.1 The recommendations meet the following, as contained within the West Suffolk Strategic Plan:
- (a) Priority 1: Increased opportunities for economic growth
 - (b) Priority 2: Resilient families and communities that are healthy and active
 - (c) Priority 3: Homes for our communities

4. Key issues

- 4.1 Policy CS4 of the adopted Core Strategy identifies Kedington as a key service centre.
- 4.2 The site is allocated for approximately 40 dwellings in the emerging Rural Vision 2031 document under Policy RV13a. The policy requires prior preparation and adoption of a Development Brief for the site before planning permission can be granted by the Council. A draft Development Brief was subsequently prepared by KLH Architects and Tim Harbord Associates on behalf of Milton Investments Ltd. Local residents, statutory consultees and other interested parties were consulted on the draft Development Brief and their views are reported. The draft Development Brief seeks to deliver a sustainable urban extension to Kedington.
- 4.3 Officers are satisfied that the draft Development Brief and proposals within it, have been prepared in accordance with adopted Statement of Community Involvement and Protocol for the preparation of Development Briefs and it should, therefore, be adopted as informal planning guidance.
- 4.4 The site is referred to as 'Land at The Limes Cottage and adjoining land' in the emerging Rural Vision 2031 document. The owner of the site would, however, like it to be referred to as 'The Orchard, Land off Mill Road, Kedington'.
- 4.5 The draft Development Brief was the subject of public consultation undertaken by Tim Harbord Associates and KLH Architects on behalf of Milton Investments Ltd from 9 June to 7 July 2014 including a public exhibition at the Royal British Legion Hall in Kedington on 24 June 2014. A copy of the Statement of Community Involvement is attached at Appendix B of Report F91. This document summarises the consultation process and the responses received.
- 4.6 The following significant changes, which are annotated in the Draft Development Brief document, attached as Appendix A to Report F91, were made following public consultation:
- (a) a reptile survey has been completed and the findings are now incorporated into the document. Additionally the scheme seeks to accommodate a reptile habitat on the site. (pages 5, 9 and 12);
 - (b) following concern from residents relating to pedestrian safety a statement that further dialogue will be undertaken with the Highway Authority to see if other development related improvements can be made. (page 12);
 - (c) the addition of a Lifetime Neighbourhood principles incorporated into a future development (page 14) ;
 - (d) statement added relating to Health and wellbeing (page 14);and
 - (e) further text added which relates to open space proposed on the eastern part of the site and that the developer will be making a contribution towards the future maintenance of this open space and the off-site provision of play space elsewhere in the parish to be calculated in accordance with the Borough Council's Supplementary Guidance for Open Space, Sport and Recreation Facilities. (page 14)

5. Other options considered

5.1 See Report F91to Sustainable Development Working Party.

6. Community impact

6.1 **Crime and disorder impact** *(including Section 17 of the Crime and Disorder Act 1998)*

6.1.1 See Report F91to Sustainable Development Working Party.

6.2 **Diversity and equality impact** *(including the findings of the Equality Impact Assessment)*

6.2.1 See Report F91to Sustainable Development Working Party.

6.3 **Sustainability impact** *(including completing a Sustainability Impact Assessment)*

6.3.1 See Report F91to Sustainable Development Working Party.

7. Consultation *(what consultation has been undertaken, and what were the outcomes?)*

7.1 See Report F91to Sustainable Development Working Party.

8. Financial and resource implications *(including asset management implications)*

8.1 See Report F91to Sustainable Development Working Party.

9. Risk/opportunity assessment *(potential hazards or opportunities affecting corporate, service or project objectives)*

9.1 See Report F91to Sustainable Development Working Party, however, please note that the table in this section of Report F91 states:

'Failure to adopt the draft Masterplan could inhibit the Council's ability to deliver homes and achieve a high quality development of the North East Bury St Edmunds area'.

It should have said:

'Failure to adopt the draft Development Brief could inhibit the Council's ability to deliver homes and achieve a high quality development at The Orchard, Land off Mill Road, Kedington site'

10. Legal and policy implications

10.1 See Report F91 to Sustainable Development Working Party.

11. Wards affected

11.1 The site is in the Kedington Ward and the Ward Member was consulted.

12. Background papers

12.1 None

13. Documents attached to Report F91

- 13.1 Appendix A – Draft Development Brief document for The Orchard, Land off Mill Road, Kedington (incorporating post public consultation amendments and technical assessments)

Appendix B – Development Brief Statement of Community Involvement Report (October 2013) prepared by Tim Harbord Associates.

Due to the size of the above two appendices, these have not been circulated with the agenda papers but can be accessed on the council's website using the following link.

http://www.stedmundsbury.gov.uk/council_and_democracy/your_council/cabinetandcommittees/meetingdocuments.cfm?committee=130&themeeting=2067

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