

# Cabinet



*St Edmundsbury*  
BOROUGH COUNCIL

<b>Title of Report:</b>	<b>Recommendations of the Sustainable Development Working Party: 18 November 2015</b>	
<b>Report No:</b>	<b>CAB/SE/15/082</b>	
<b>Report to and dates:</b>	<b>Cabinet</b>	8 December 2015
	<b>Council</b>	15 December 2015
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<b>Purpose of report:</b>	On 18 November 2015, the Sustainable Development Working Party considered the following substantive items of business:  (1) Land East of Barrow Hill, Barrow: Development Brief;  (2) Development Brief for the allocated housing site at Erskine Lodge, Great Whelnetnam; and  (3) The Meadows, Wickhambrook: Development Brief.	

<b>Recommendations:</b>	<p>It is <b>RECOMMENDED</b> that, subject to the approval of full Council:</p> <p>(1) <b><u>Land East of Barrow Hill, Barrow: Development Brief</u></b></p> <p>the Development Brief for Land East of Barrow Hill, Barrow, as contained in Appendix A to Report No: SDW/SE/15/014, be adopted as non-statutory planning guidance;</p> <p>(2) <b><u>Development Brief for the Allocated Housing Site at Erskine Lodge, Great Whelnetham</u></b></p> <p>the Development Brief for the allocated housing site at Erskine Lodge, Great Whelnetham, as contained in Appendix A to Report No: SDW/SE/15/015, be adopted as non-statutory planning guidance subject to an amendment whereby an indication is given to the developers that there will be a requirement to investigate road safety aspect and improvements to the junction of the A143 with Stanningfield Road as part of the Transport Assessment to be submitted in support of a planning application; and</p> <p>(3) <b><u>The Meadows, Wickhambrook: Development Brief</u></b></p> <p>the Development Brief for The Meadows, Wickhambrook, as contained in Appendix A to Report No: SDW/SE/15/016, be adopted as non-statutory planning guidance.</p>
<b>Key Decision:</b>  <i>(Check the appropriate box and delete all those that <b>do not</b> apply.)</i>	<p><i>Is this a Key Decision and, if so, under which definition?</i></p> <p>Yes, it is a Key Decision - <input type="checkbox"/></p> <p>No, it is not a Key Decision - <input checked="" type="checkbox"/></p> <p>As they are full Council decisions.</p>
<b>Consultation:</b>	<ul style="list-style-type: none"> <li>• See Reports: SDW/SE/15/014 to 016</li> </ul>
<b>Alternative option(s):</b>	<ul style="list-style-type: none"> <li>• See Reports: SDW/SE/15/014 to 016</li> </ul>
<b>Implications:</b>	
<p><i>Are there any <b>financial</b> implications? If yes, please give details</i></p>	<p>See Reports: SDW/SE/15/014 to 016</p>
<p><i>Are there any <b>staffing</b> implications? If yes, please give details</i></p>	<p>See Reports: SDW/SE/15/014 to 016</p>

<i>Are there any <b>ICT</b> implications? If yes, please give details</i>		See Reports: SDW/SE/15/014 to 016	
<i>Are there any <b>legal and/or policy</b> implications? If yes, please give details</i>		See Reports: SDW/SE/15/014 to 016	
<i>Are there any <b>equality</b> implications? If yes, please give details</i>		See Reports: SDW/SE/15/014 to 016	
<b>Risk/opportunity assessment:</b>		<i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>	
<b>Risk area</b>	<b>Inherent level of risk</b> (before controls)	<b>Controls</b>	<b>Residual risk</b> (after controls)
See Reports: SDW/SE/15/014 to 016			
<b>Ward(s) affected:</b>		(1) Barrow (2) Horringer & Whelnetham (3) Wickhambrook	
<b>Background papers:</b> <i>(all background papers are to be published on the website and a link included)</i>		<a href="#">Sustainable Development Working Party: 18 November 2015</a> Reports: <a href="#">SDW/SE/15/014</a> <a href="#">SDW/SE/15/015</a> <a href="#">SDW/SE/15/016</a>	
<b>Documents attached:</b>		None	

## **Key issues and reasons for recommendation(s)**

### **1. Land East of Barrow Hill, Barrow Development Brief (Report No: SDW/SE/15/014)**

- 1.1 Policy RV10b of the Rural Vision document allocated a site, known as Land East of Barrow Hill, Barrow, of 5.2 hectares for development to consist of 4.2 hectares for approximately 75 dwellings and 1 hectare for B1 Business Uses. The policy states that planning applications for the site should only be determined once a Development Brief has been adopted by the Local Planning Authority (LPA). It also states the following: (a) enhanced footpath and cycleway access to the village and public space must be provided; (b) opportunities for the provision of a new dental surgery and improved access/parking for the existing doctor's surgery should be investigated; and (c) B1 Business Uses should be determined by the Development Brief.
- 1.2 The draft Development Brief, incorporating post-public consultation amendments, attached as [Appendix A to Report No: SDW/SE/15/014](#), has been prepared by consultants acting on behalf of the owner, but has not been prepared in strict accordance with the Council's Protocol for Preparing Development Briefs. In this instance the consultants had several positive meetings with officers and statutory stake holders prior to approval from the Council being obtained to carry out public consultation on the draft brief. The consultants contacted the Portfolio Holder for Planning and Growth who agreed that consultation could proceed without this approval but that it would be at their own risk. Consultation took place between 14 September and 11 October 2015. A request was made subsequently for the Council to adopt the draft brief as non-statutory planning guidance.
- 1.3 The Statement of Community Involvement prepared by the Consultants was attached as [Appendix B](#) to the report. The following changes, which are annotated in the document, were made after public consultation: (i) amendment to the configuration of the layout to create a more meaningful area of open space; (ii) the highlighting of sensitive boundaries where loss of amenity could occur; (iii) creation of clearer linkages to Public Rights of Way to enable better access to the countryside; and (iv) provision of further explanatory text surrounding Sustainable Urban Drainage (SUD) and the viable options available.
- 1.4 The report further advised that currently there was an undetermined planning application, reference DC/15/1653/FUL, before the Council which was for (i) the erection of a single storey rear and side extension, and (ii) the re-design of the parking layout at the Barrow Doctor's Surgery. The proposed extension incorporated two more consulting rooms and a large room for a dentist. The details contained within the draft Development brief accord with those of the planning application.
- 1.5 Sustainable Urban Drainage was important for this site because of a perched water table. The draft brief sets out that an outfall strategy to the local watercourse network would be employed and this would involve the

creation of culverts and swales. The Working Party along with the Ward Member, Councillor Ian Houlder, expressed concerns about flooding issues in the village and officers advised that precise details of the outfall system to be utilised would be assessed at the planning application stage.

- 1.6 Officers also responded to other matters raised by the Working Party as follows: (a) education (it was acknowledged that the village's Primary School was at capacity); (b) waste management; (c) sustainable travel; and (d) archaeology; and advised that the draft Development Brief would require all these issues to be addressed in connection with the submission of a planning application. These issues had been the subject of initial discussion in correspondence with statutory stake holders, copies of which had been included in the Statement of Community involvement.

## **2. Erskine Lodge, Great Whelnetham Development Brief (Report No: SDW/SE/15/015)**

- 2.1 Policy RV20 of the Rural Vision 2031 document allocates 1.53 hectares of land at Erskine Lodge, Great Whelnetham for residential development. The policy requires that the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a development brief. It also confirmed that planning applications will only be determined once the development brief has been adopted by the LPA.
- 2.2 The Council first received a request to adopt a development brief for this site in 2014. At the meeting of the Working Party on 28 November 2014, it was recommended that this development brief be not adopted. This recommendation was accepted by Cabinet on 10 February 2015 and by Council on 24 February 2015. Concerns about the first version of the brief were as follows: (i) amount of development (density and potential number of dwellings too high); (ii) potential increased risk of surface water flooding; (iii) landscape/countryside impact; (iv) impact on sewage treatment plant; and (v) no indication of siting of electricity sub-station.
- 2.3 The site promoters have since amended the draft brief and carried out further public consultation between September and October 2015. The draft brief incorporating post-public consultation amendments is attached as [Appendix A to Report SDW/SE/15/015](#), the Statement of Community Consultation is attached as [Appendix B](#) and the list of Statutory consultee feedback is attached as [Appendix C](#). A request has been received for the draft Development Brief to be adopted as planning guidance.
- 2.4 Councillor Terry Clements, as the Ward Member, reiterated his previously expressed reservations about the flooding potential of the site and that if the brief was approved in the form submitted it would result in a proposal coming forward for around 60 dwellings (based on the average density of 30 dwellings per hectare) which was a figure in excess of the 20 identified as being required to meet the village's housing need at the time when the Rural Vision 2031 document was being formulated. The developers had addressed this concern by illustrating how the site could be developed in two separate phases. Officers drew attention to paragraphs 4.6 to 4.11 of the report which dealt with the issue of the amount of development and

which explained that the constraints identified in the brief that would be imposed upon any development of the site, i.e. the Conservation Area, the setting of Listed Buildings, flood plain, protection of existing dwellings, impact on the countryside/landscape and the 'cordon sanitaire' around the sewage treatment works, may render parts of the site undevelopable or only appropriate for 'low density' development e.g. single storey. These constraints may lead to planning applications that, in total, involve less than the 60 or so dwellings envisaged. Officers also advised that there would be a full assessment of flooding potential at the planning application stage.

- 2.5 The Working Party in discussing the draft brief referred to the proximity of the site to the junction of the A143 with Stanningfield Road, a location in respect of which there were existing road safety concerns. It was agreed therefore that the potential for this situation to be aggravated by the development and the scope for carrying out highway improvements should be recommended to be a requirement of the brief.

**3. The Meadows, Wickhambook Development Brief (Report No: SDW/SE/15/016)**

- 3.1 The site of 1.5 hectares is allocated within the Rural Vision 2031 document under Policy RV25a for development of approximately 22 dwellings. The site is referred to in Rural Vision 2031 as Land at Nunnery Green and Cemetery Hill but was now being referred to in the brief as 'The Meadows'. Policy RV25a states that planning applications for the site should only be determined once a Development Brief has been adopted by the Local Planning Authority.
- 3.2 The Development Brief has been prepared by agents in accordance with the Council's adopted protocol. Public consultation took place between 1 and 30 September 2015. A copy of the Statement of Community involvement is attached as [Appendix B](#) to the report. A request has been received to adopt the Draft Development Brief as planning guidance.
- 3.3 The policy requires that the impact of development on health care capacity should be assessed and mitigation measures determined through liaison with NHS England. Furthermore it stipulates that proposals should incorporate protection of the hedgerow separating parts of the site and measures to ensure the continued management of parts of the site which contain notable botanical species.
- 3.4 Changes made post-public consultation are annotated in the document, attached as [Appendix A to Report No: SDW/SE/15/016](#). The changes related to: (a) the tenure mix of affordable housing; (b) Highways – a greater length of footway to link to existing footway south of the Community Centre; (c) additional work on Drainage and Flood Risk Assessment; (d) updating requirement for Botanical Mitigation Plan; and (e) new section setting out Section 106 contributions.
- 3.5 Councillor Clive Pollington, as Ward Member, referred to an existing proposal to extend the doctor's surgery in the village and expressed a concern that he understood that this may have been withdrawn. He also

asked how the costs of the maintenance of the conserved areas within the development would be maintained. Officers advised that NHS England had objected to the allocation of a site for a new surgery within the area the subject of the Development Brief and this allocation was subsequently removed. The situation remained that NHS England would be required to assess health care provision in the light of development of The Meadows site. Further advice was given that a revised Botanical Mitigation Plan would be submitted with a planning application and that future maintenance of the areas involved would be by way of a capital payment to the Council by the developers.

*Note: In the case of public consultation on each of the Development Briefs referred to above Officers were satisfied that this had been carried out in accordance with Vision 2031 document, Core Strategy Development Plan and the Council's Protocol for Preparing Development Briefs.*