

Cabinet



St Edmundsbury
BOROUGH COUNCIL

Title of Report:	Recommendation of the Sustainable Development Working Party: 14 July 2016 Land at Cavendish Road, Clare: Development Brief	
Report No:	CAB/SE/16/043	
Report to and dates:	Cabinet	6 September 2016
	Council	27 September 2016
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Lead officer:	Peter White Principal Planning Officer (Major Projects) Tel: 01284 757357 Email: peter.white@westsuffolk.gov.uk	
Purpose of report:	<p>On 14 July 2016 the Sustainable Development Working Party considered the following substantive items of business:</p> <ul style="list-style-type: none"> (1) Revised Local Development Scheme – June 2016; (2) Introduction of Article 4 Direction in Clare; and (3) Land at Cavendish Road, Clare: Development Brief. <p>A recommendation for Cabinet consideration emanated from Item (3) above.</p>	
Recommendation:	It is <u>RECOMMENDED</u> that subject to the approval of full Council, the Development Brief for Land at Cavendish Road, Clare, as contained in Appendix A to Report No: SDW/SE/16/007, be adopted as non-statutory planning guidance.	

<p>Key Decision:</p> <p><i>(Check the appropriate box and delete all those that do not apply.)</i></p>	<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><i>The decisions made as a result of this report will usually be published within 48 hours and cannot be actioned until five clear working days of the publication of the decision have elapsed. This item is included on the Decisions Plan.</i></p>	
<p>Consultation:</p>	<p>The draft Development Brief has been prepared in accordance with the Council's adopted protocol. It has been the subject of public consultation undertaken by Carter Jonas from 9 May to 5 June 2016, including a public exhibition at Clare Town Hall on 18 May 2016. The Development Brief includes a section entitled Statement of Community Involvement which sets out how the Development Brief was consulted on, what comments were received and how the draft Development Brief has been altered following comments made. These changes are annotated in the document attached at Appendix A to Report No: SDW/SE/16/007. Adoption of the draft Development Brief would not prejudice the ability of the public and others to comment freely and openly on any future planning application(s) submitted for development on the site.</p>
<p>Alternative option(s):</p>	<p>Should the Council resolve to adopt the draft Development Brief that decision would not prejudice future alternative development options from being considered.</p>
<p>Implications:</p>	
<p><i>Are there any financial implications?</i> <i>If yes, please give details</i></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>No potential adverse financial or resource impacts resulting from the adoption of the Development Brief. Associated minor costs can be sourced from existing budgets.</p>
<p><i>Are there any staffing implications?</i> <i>If yes, please give details</i></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><i>Are there any ICT implications? If yes, please give details</i></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

<i>Are there any legal and/or policy implications? If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The preparation of the Development Brief is a requirement of planning policy ahead of development proposals on the site. An adopted Development Brief would allow the Local Planning Authority to proceed in determining a detailed planning application for the site. If approved, the Development Brief would have the status of informal planning guidance and would be a material consideration in determining any subsequent planning application.	
<i>Are there any equality implications? If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Risk/opportunity assessment:		<i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>	
Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
Failure to adopt the Development Brief could inhibit the Council's ability to deliver homes and achieve a high quality development of this Rural Allocation	Medium	Adopt the draft Development Brief as planning guidance	Low
Ward affected:		Clare Ward	
Background papers: <i>(all background papers are to be published on the website and a link included)</i>		1. Rural Vision 2031 Development Plan document adopted in 2014 and the associated maps http://www.westsuffolk.gov.uk/planning/Planning Policies/local plans/upload/Rural-vision-2015-hi-res-compressed.pdf http://www.westsuffolk.gov.uk/planning/Planning Policies/local plans/Policies-map-book-Feb-2015-No-inset-maps-or-borough-policies-map.pdf Sustainable Development Working Party Report No: SDW/SE/16/007 and Appendix A - 14 July 2016	
Documents attached:		None	

1. Key issues and reasons for recommendation

Land at Cavendish Road, Clare: Development Brief (Report No: SDW/SE/16/007)

- 1.1 The site, referred to as Land at Cavendish Road, Clare, is one of two allocated sites within the Rural Vision 2031 document and is referred to in Policy RV11b. The site is 2.2 hectares in size, surrounded by hedges on all four sides and is located to the east of Clare on the A1092 and next to the Stour Valley Community School.
- 1.2 Policy RV11b sets out that the site is allocated for approximately 64 dwellings and states that planning applications for the site should only be determined once the Development Brief has been adopted by the local Planning authority.
- 1.3 The draft Development Brief has been prepared by consultants acting on behalf of Land Charter Homes. Public consultation was carried out between 9 May and 5 June 2016. Officers are satisfied that the draft Development Brief has been prepared in accordance with the Vision 2031 Development Plan, Core Strategy and the Council's Protocol for Preparing Development Briefs. A request has been made for the Council to adopt the Development Brief as informal planning guidance.
- 1.4 The main cause for concern in allocating this site centred on pedestrian and cycle access from the site to the town centre. This issue was debated extensively during the Examination in Public of Rural Vision 2031. The Inspector in his report accepted that Policy RV11b made it clear that development of the site must include enhancements to pedestrian and cycle access to the town centre (the Inspector's conclusions on this issue are quoted verbatim in paragraph 1.2 of Report SDW/SE/16/007). The principal reason for the Development Brief therefore was to seek these enhancements.
- 1.5 From the beginning the developer has worked extensively with various parties, including the highway authority, the Town Council and the Clare Society, to understand what options existed to improve cycle and pedestrian access and for the delivery of these. Options put forward included new foot/cycle ways to the Clare Castle Country Park, which abuts the town centre, and alterations to the highway between the site and Bells Corner on the A1092. Following public consultation on the draft Development Brief the developer and agents met various parties to discuss the options to enable the pros and cons of these to be fully appreciated. It was agreed in respect of two possible foot/cycle routes to Clare Castle Country Park that the more direct route of these (shown in blue) would be included in the final draft Development Brief. Discussions with the owner over whose land the route would cross have been commenced but the delivery of this route cannot be secured at the Development Brief stage although it could be at the planning application stage.
- 1.6 A further new possible route was brought to the developer's attention after consultation had closed but they have undertaken to continue to investigate other opportunities ahead of and in addition to those shown in the Development Brief.

- 1.7 Following discussions between the developer and Highway Officers a number of detailed proposals have been identified to improve pedestrian access along Cavendish Road (A1092) which include widening the existing footways and providing a crossing point. These are illustrated in Appendix 4 of the draft Development Brief.
- 1.8 The draft Development Brief sets out a strategy for Sustainable Urban Drainage and a Landscape Strategy and provides guidance on other matters relating to ecology and parking options.
- 1.9 The Working Party welcomed the proposals contained in the draft Development Brief and commended the early initiative taken by the developers to satisfy the requirement that there needed to be enhancements to pedestrian and cyclist access to and from the site. The expeditious response and assistance given by Highways Officers towards meeting this need and providing a solution was similarly felt to be exemplary. Members made detailed comments in relation to the draft Development Brief as follows:
- (i) the document did not acknowledge the proximity of the site to the Stour Valley or the Clare Castle Country Park which were both highly attractive locations to live near; and
 - (ii) it was suggested that as Black Poplar trees were native to the locality there could be an opportunity to include this species in a future landscaping scheme.