



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/17/049

Development Control Committee 7 December 2017

Planning Application DC/15/2151/OUT – Great Wilsey Park, Little Wrattling

Date: 22.10.2015 **Expiry Date:**

Registered:

Case Officer: Chris Rand **Recommendation:** Approve

Parish: Little Wrattling **Ward:** Withersfield
Kedington
Haverhill

Proposal: Outline Application (Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure

Site: Great Wilsey Park, Wilsey Road, Little Wrattling, Suffolk

Applicant: Mrs H J Pelly and Hallam Land Management Limited

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee consider the amendment to the conditions previously determined.

CONTACT CASE OFFICER:

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Background:

1. Planning application DC/15/2151/OUT was considered by Committee at its meeting on 2 March 2017 (Report No: DEV/SE/17/011) where it was resolved to grant planning permission subject to the applicant first entering into a Section 106 agreement to secure essential infrastructure. Progress in these negotiations is proceeding well and a draft decision notice has been prepared.
2. During the ongoing discussions, the applicant has asked whether the implementation periods for the permission could be adjusted from that reported. Members may recall that the Officer's report requested the standard time limit of 3 years for commencement of development and a non-standard period of 10 years for the submission of details.

Proposed Amendment:

3. The applicant is seeking an amendment to the time period from 3 years to 5 years for commencement and from 10 years to 15 years for the submission of details.

Officer Comment:

4. Given the scale the proposed development, it will take many years to develop the entire site in a series of phases. It is for this reason that officers originally suggested an extended period for the submission of details to 10 years, in line with some of the smaller strategic sites previously considered around Bury St Edmunds and North West Haverhill. However, on reflection and following discussion with the applicant, it is likely that not all details will have been submitted by the time the 10 year limit is reached, as this site is significantly larger than any of the others previously considered. Accordingly, the extended time period for the submission of details is considered both appropriate and reasonable.
5. The application site is currently owned by a private individual rather than a development company. Experience elsewhere has demonstrated that the standard three year time limit for commencement can be difficult to achieve where land first has to be marketed. In this instance, an increase of this time period from 3 years to 5 years is considered appropriate and reasonable.

Recommendation:

6. It is recommended that the amendment being sought to vary the time limit for implementation of development from 3 years to 5 years and the period for the submission of details being extended from 10 years to 15 years be **APPROVED**.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://democracy.westsuffolk.gov.uk/documents/s18124/15%202151%20OUT%20Haverhill.pdf>

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NWKD8MPDL0000>

Alternatively, hard copies are also available to view at Planning and Regulatory Services, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk, IP33 3YU