

Item: 7
Strategic Planning Committee
Major Sites Update

Ben Woolnough
Planning Manager (Development Management, Major Sites and Infrastructure)



Major Sites Team



BEN WOOLNOUGH

Planning Manager
(Development Management)



RACHEL LAMBERT

Principal Planner
(Major Sites)



PHILIP PERKIN

Principal Planner
(Major Sites)

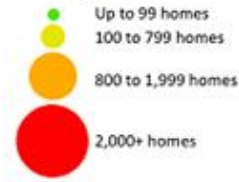


ANDREW MARTIN

Principal Planner
(Major Sites)



Housing Allocations

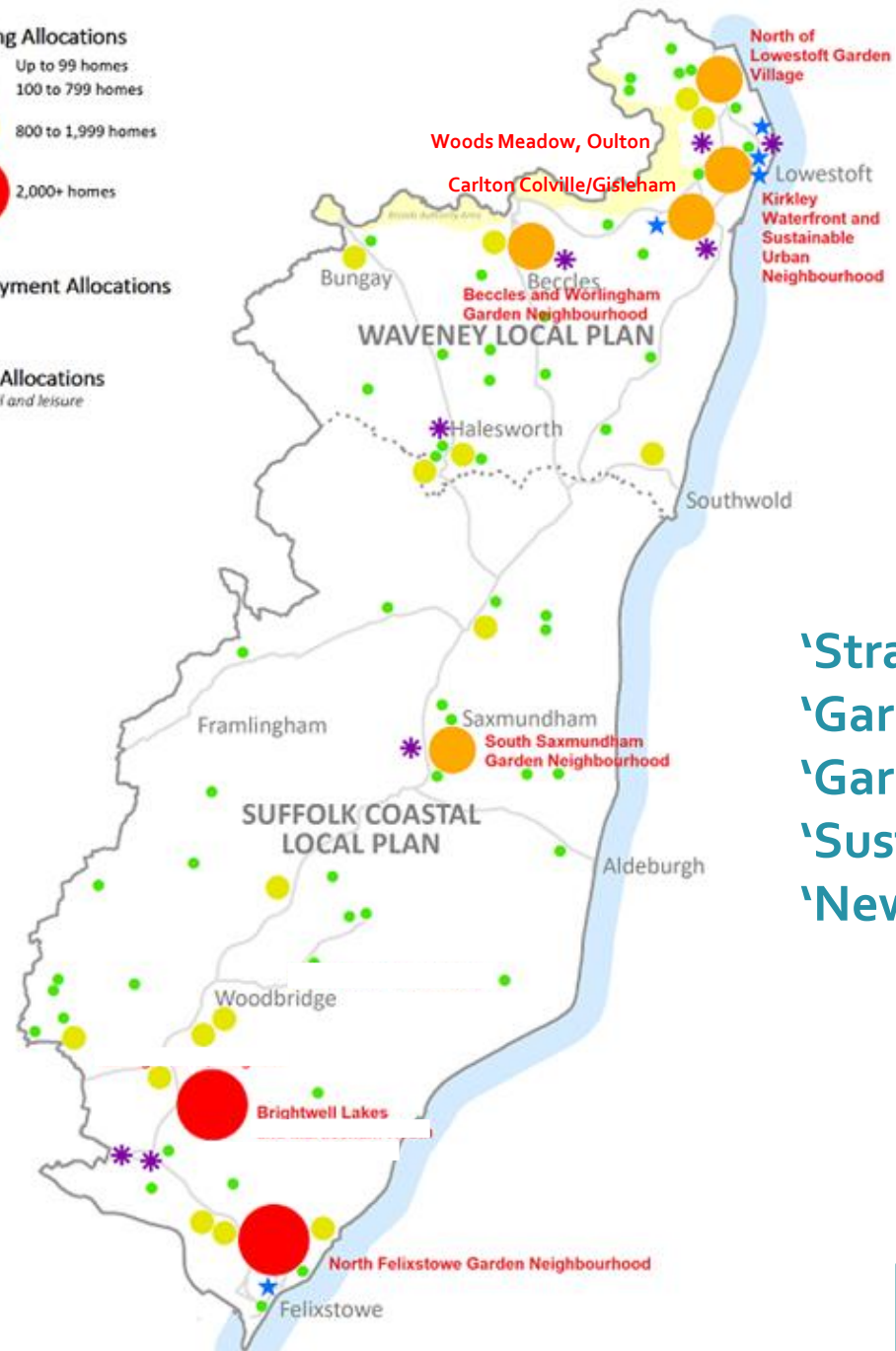


Employment Allocations



Other Allocations

e.g. retail and leisure

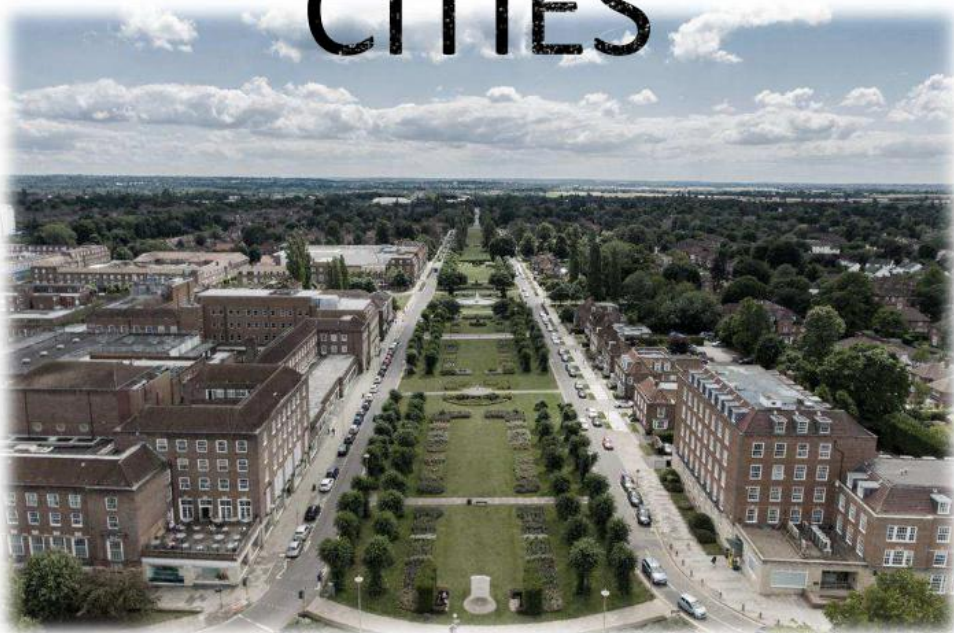


'Strategic Sites'
 'Garden Villages'
 'Garden Neighbourhoods'
 'Sustainable Urban Neighbourhoods'
 'New Communities'



Garden Cities were underpinned by a strong vision developed by **Ebenezer Howard**, who in his seminal book of 1898, *To-morrow: A Peaceful Path to Real Reform*, described how 'the advantages of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination'.

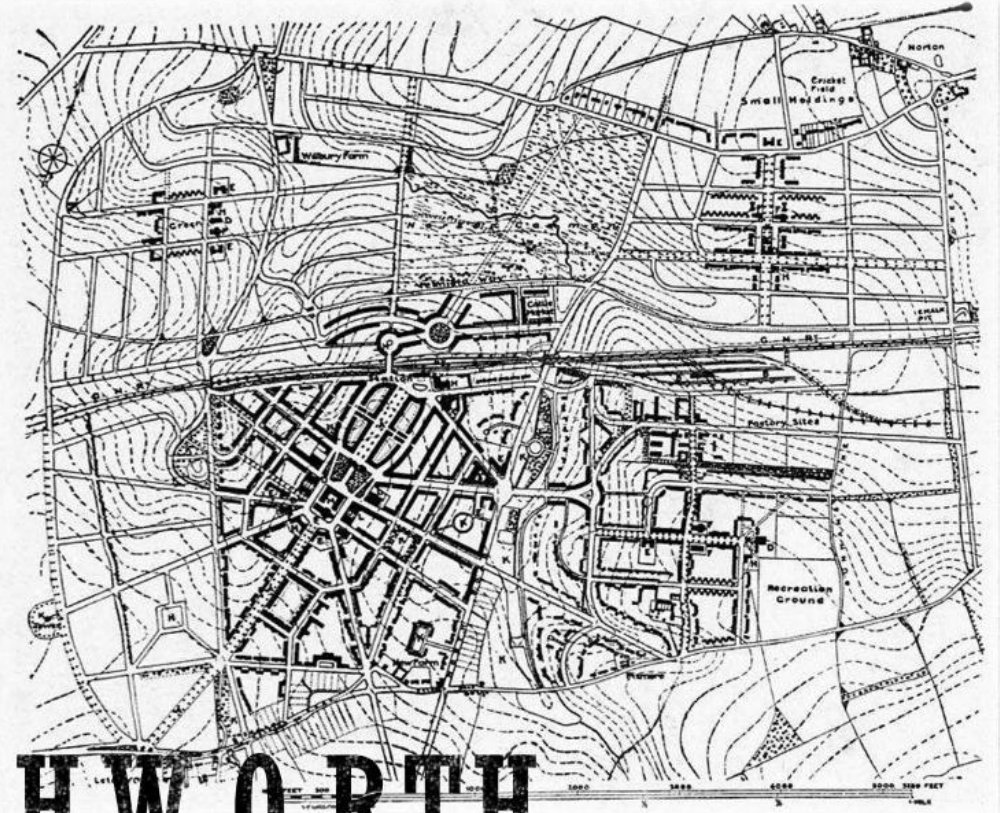
GARDEN CITIES



PARKER & UNWIN'S
ORIGINAL PLAN OF
LETCWORTH
GARDEN CITY,
AS FIRST PUBLISHED
(APRIL 1904)

Key to Plan

- A. Main Avenue
- B. Goods Yard and Sidings
- C. Central Square
- D. Sites for Public Hall, Museum, etc.
- E. Sites for Schools
- F. Sites for Places of Worship
- H. Sites for Hotels
- K. Open Spaces, Greens, or Parks
- L. Site for Post Office
- M. Site for Municipal Buildings

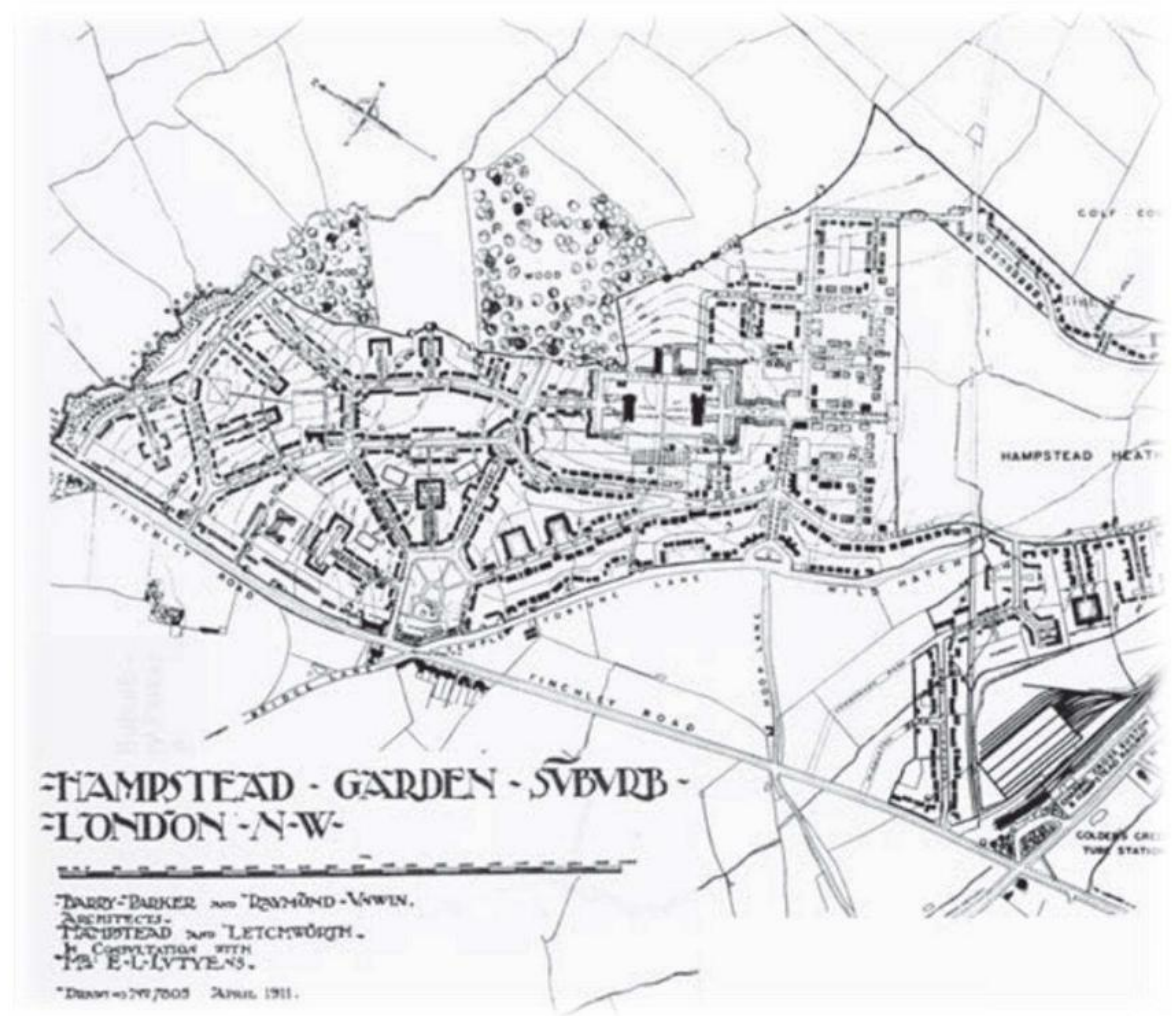


LETCWORTH

1904

GARDEN SUBURBS

The concept of garden cities is to produce relatively economically independent cities with short commute times and the preservation of the countryside. Garden suburbs arguably do the opposite. Garden suburbs are built on the outskirts of large cities with no sections of industry. They are therefore dependent on reliable transport allowing workers to commute into the city.

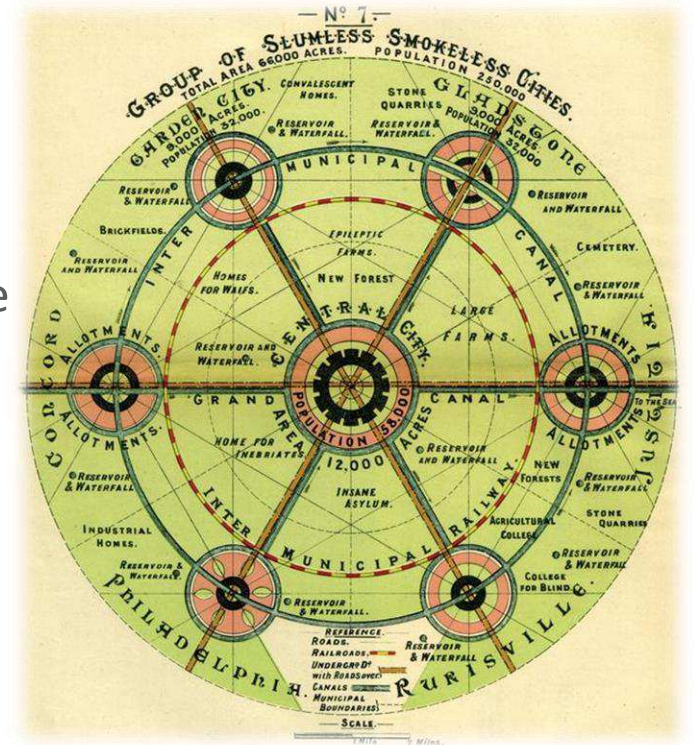


HAMPSTEAD GARDEN SUBURB 1911



WHAT IS A GARDEN CITY?

- Strong vision, leadership and community engagement
- Land value capture for the benefit of the community
- Community ownership of land and long-term stewardship of assets
- Mixed-tenure homes and housing types that are affordable for ordinary people
- Beautifully and imaginatively designed homes with gardens in healthy communities
- A strong local jobs offer in the Garden City itself and within easy commuting distance
- Opportunities for residents to grow their own food, including allotments
- Generous green space, including: surrounding belt of countryside to prevent unplanned sprawl; well-connected and biodiversity-rich public parks; high quality gardens; tree-lined streets; and open spaces
- Strong cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems



Statement of Community Involvement

How to get involved in local planning

7.13 Masterplans set out the vision and implementation strategy for the developments they cover and can be created at various scales and levels of detail. These masterplans will cover aspects of the relevant scheme such as the phasing of development, land-use distribution and infrastructure delivery, and will cover the entire development site if practicable. The development of these masterplans will benefit from a collaborative approach and include ongoing engagement with Planning Officers, consultees and the wider community through public events on consultation as outlined above. Effective collaboration through this process can be facilitated through a Planning Performance Agreement, alternatively the process may lead to the production of a Supplementary Planning Document or the integration of a masterplan into a Neighbourhood Plan.



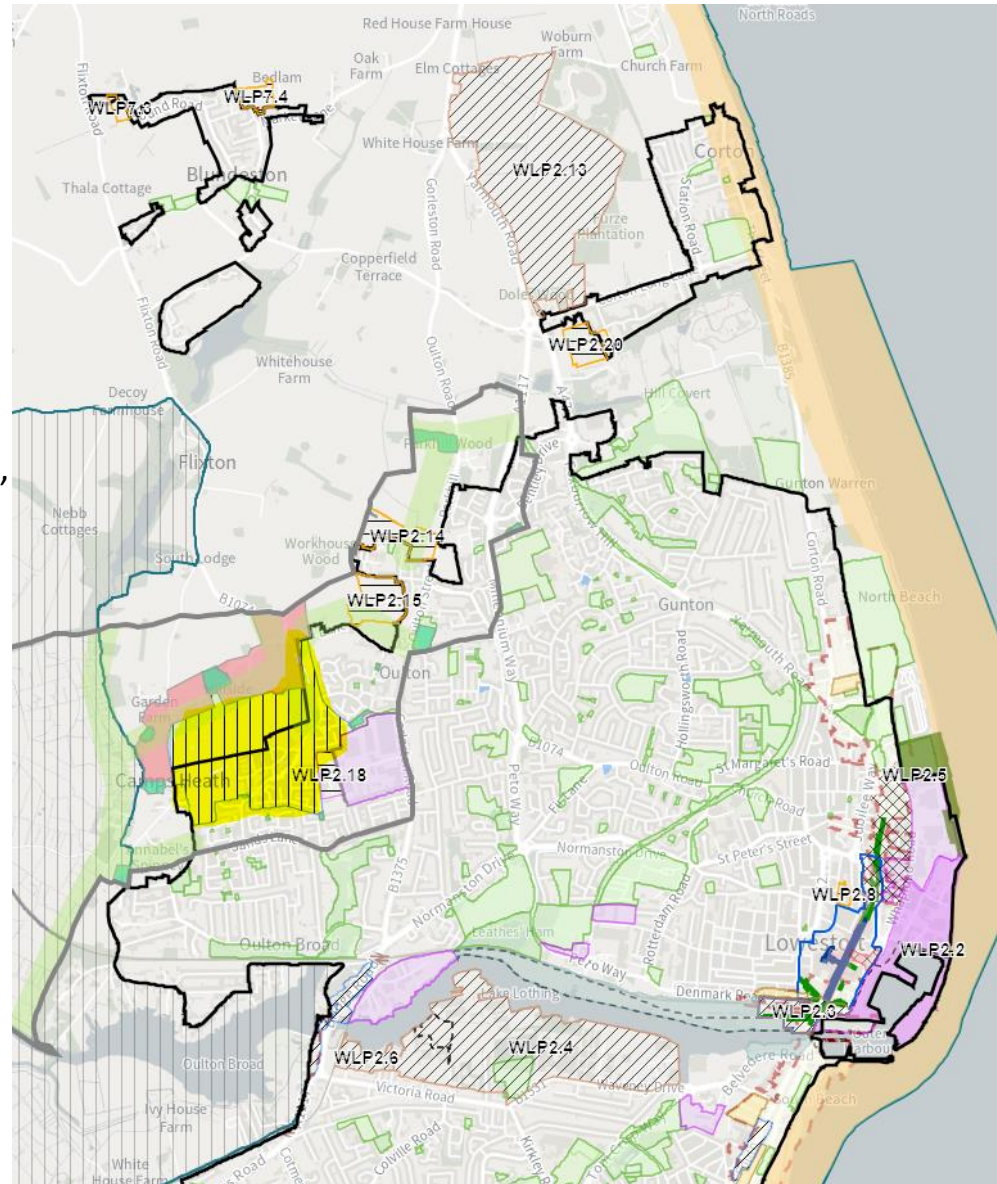
Woods Meadow, Oulton

A mixed-use development comprising of approximately 800 houses, neighbourhood shopping centre, community hall, primary school, play areas and country park

Persimmon Homes is the main developer. Oldman Homes developing a smaller parcel in the eastern part (OH Phase 5 recently approved, 24 houses).

Phase 1 (246 dwellings) was completed in 2018. Phase 2 (220 dwellings) is under construction.

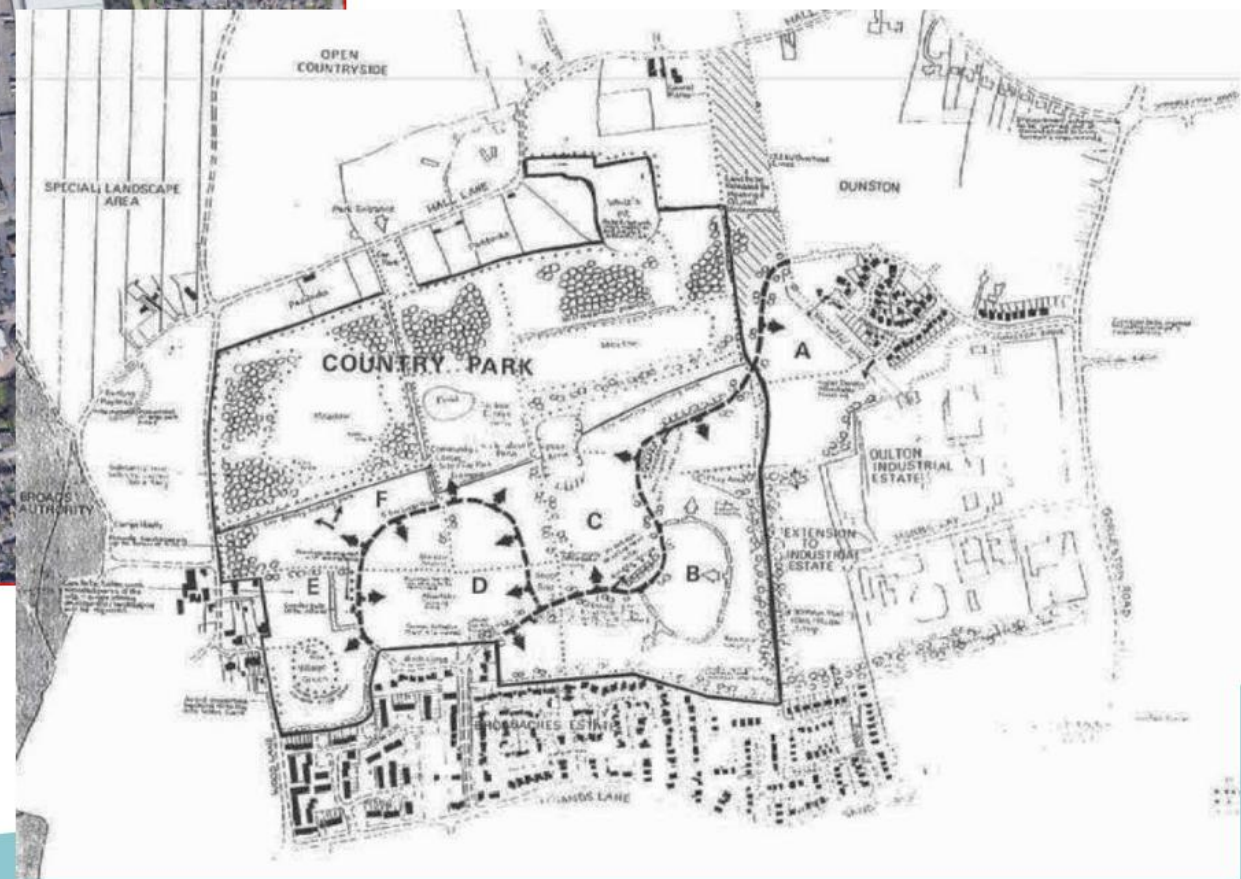
The Primary School opened in 2018.

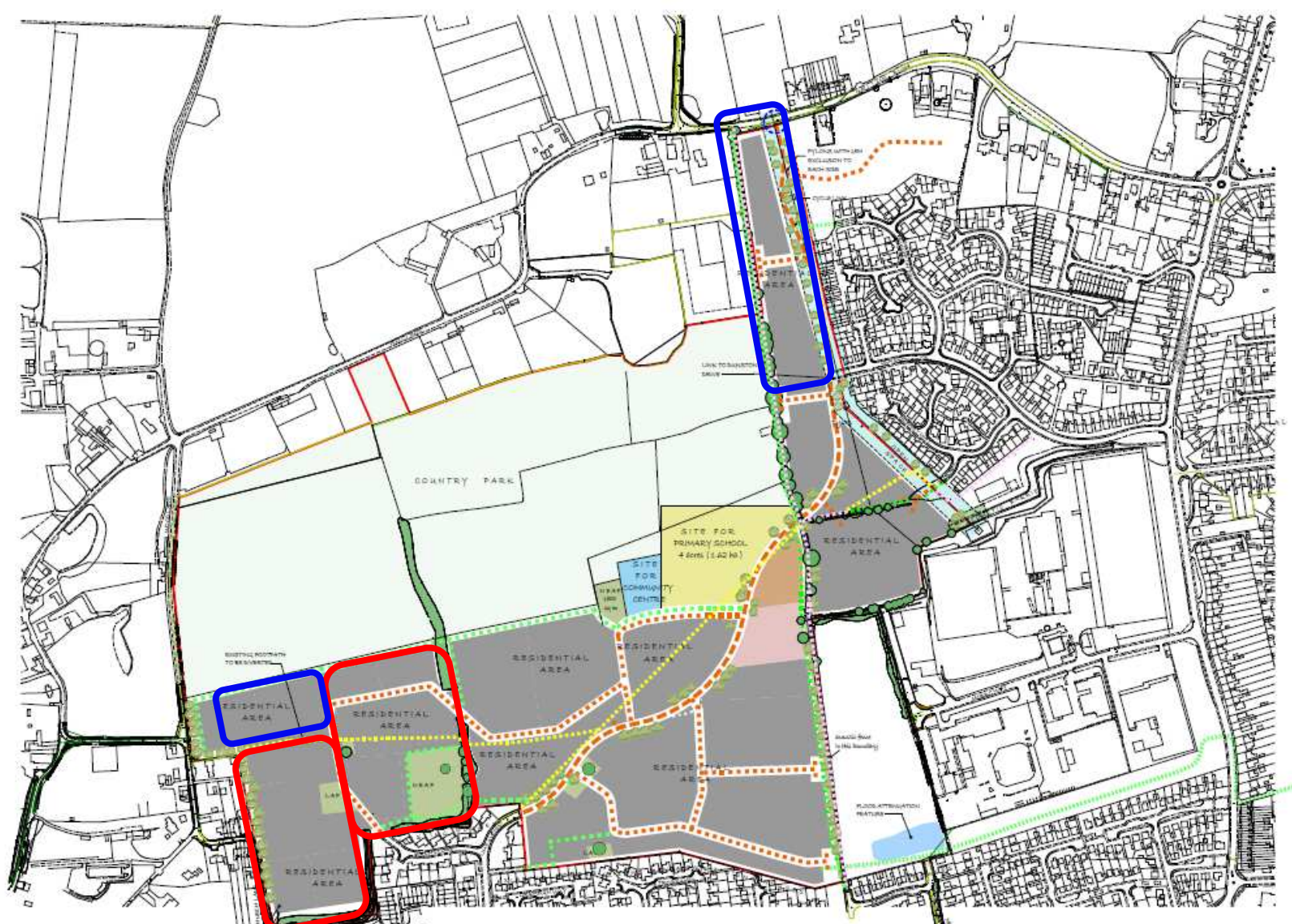


'Woods Meadow' Draft Development Brief



July '93





Phase 3

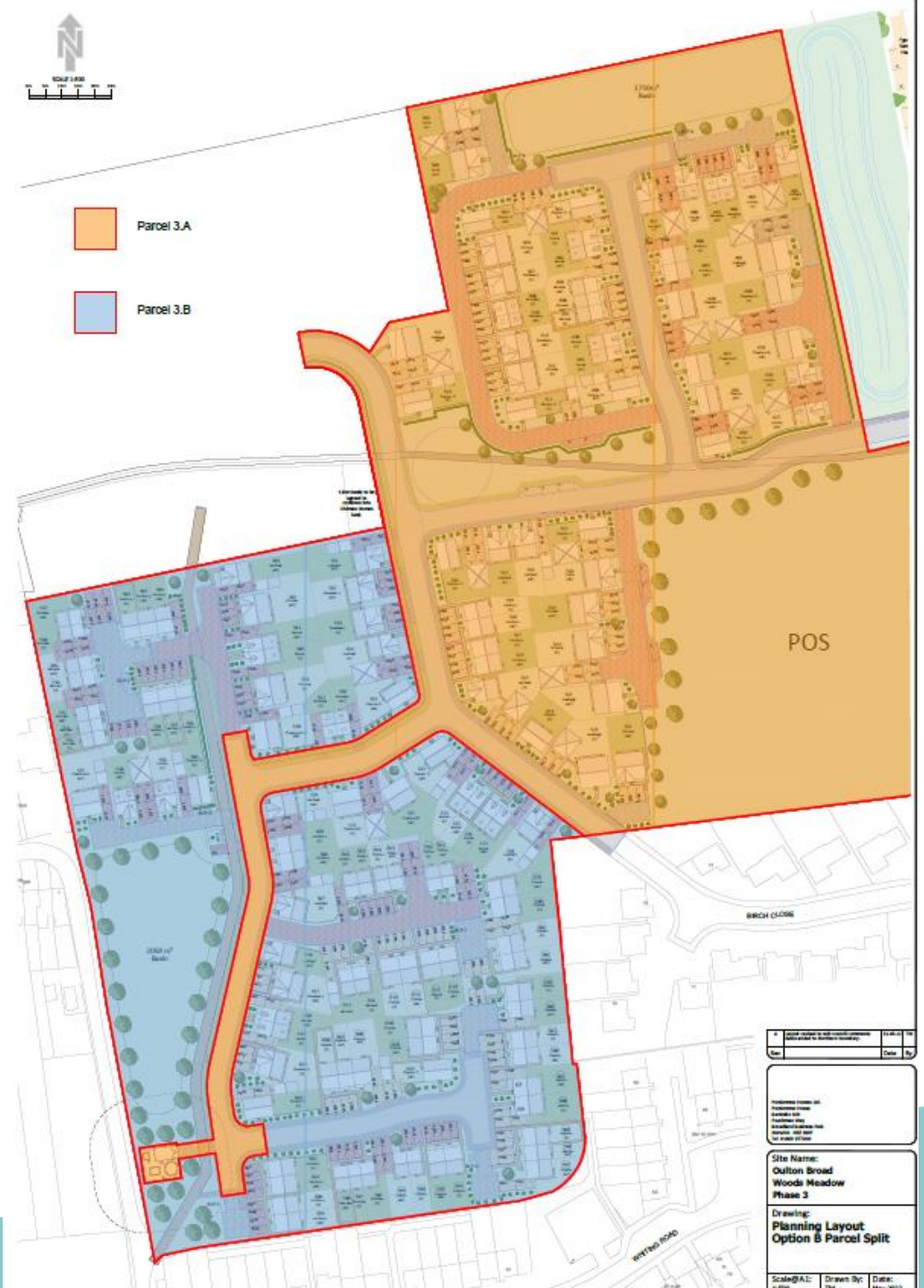
Reserved Matters applications for Phase 3A and 3B have been submitted (total 140 Houses) and currently under consideration.

There is a holding objection from the LLFA. In seeking to develop an acceptable surface water drainage strategy Persimmon are proposing an attenuation basin within the Country Park (now owned by ESC). There is no objection in principle to this provided it is designed in a way which enhances the Country Park in terms of biodiversity, landscape etc.

Phase 3 A includes the Neighbourhood Equipped Area of Play (NEAP) on the site of the former Fat and Bone site which has known contamination issues and the principle of this is under consideration.

There is a current DRC application to discharge the CL condition on the outline consent. Many surveys/reports have been conducted over the years but the most recent RMS is with Environmental Protection for consideration. The EA's response is that it contains insufficient detail.

Whatever transpires in respect of the F&B site Persimmon are of the view that this is a separate issue to the determination of the Phase 3 RM application.





Woods Meadow Country Park



The Limes Primary School



The Limes is a brand new, contemporary primary academy, with an initial capacity of 420 children to serve the Oulton and the local area. In addition to the main primary provision, they also have a 52-place pre-school.

Funded by Section 106 and land provided as part of the site.



North of Lowestoft Garden Village

1300 homes

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

North Of Lowestoft Garden Village

Home Exhibition Information Draft Masterplan FAQs Next Steps Feedback Archive

North Of Lowestoft Garden Village

Welcome to this public exhibition being held by Suffolk County Council.

Welcome To Our Public Exhibition

Seeking Local Views

Welcome to this public exhibition being held by Suffolk County Council. Suffolk County Council is proposing to build a new community on some of its land known as North of Lowestoft Garden Village.

The new community would include houses, parks, a new school, a new local centre and an area for jobs.

We first asked people about the plan in early 2021.

This consultation seeks comment on our proposed Masterplan for the land.

Frequently Asked Questions (FAQs) are located [here](#) and our comments page is [here](#).

This consultation closed at 4pm on Friday 17th June 2022.

Exhibition Material Can Be Accessed In Three Formats:

- [Click here to download a PDF of the Draft Masterplan](#)
- [Click here to download an 'Easy Read' PDF of the exhibition](#)
- Use the website's navigation menu to access the various content of the exhibition

Public Exhibition

A public exhibition was held on 24 May 2022

Suffolk County Council Concertus bluepencil DESIGNS Phase 2 DAVID JARVIS ASSOCIATES AECOM

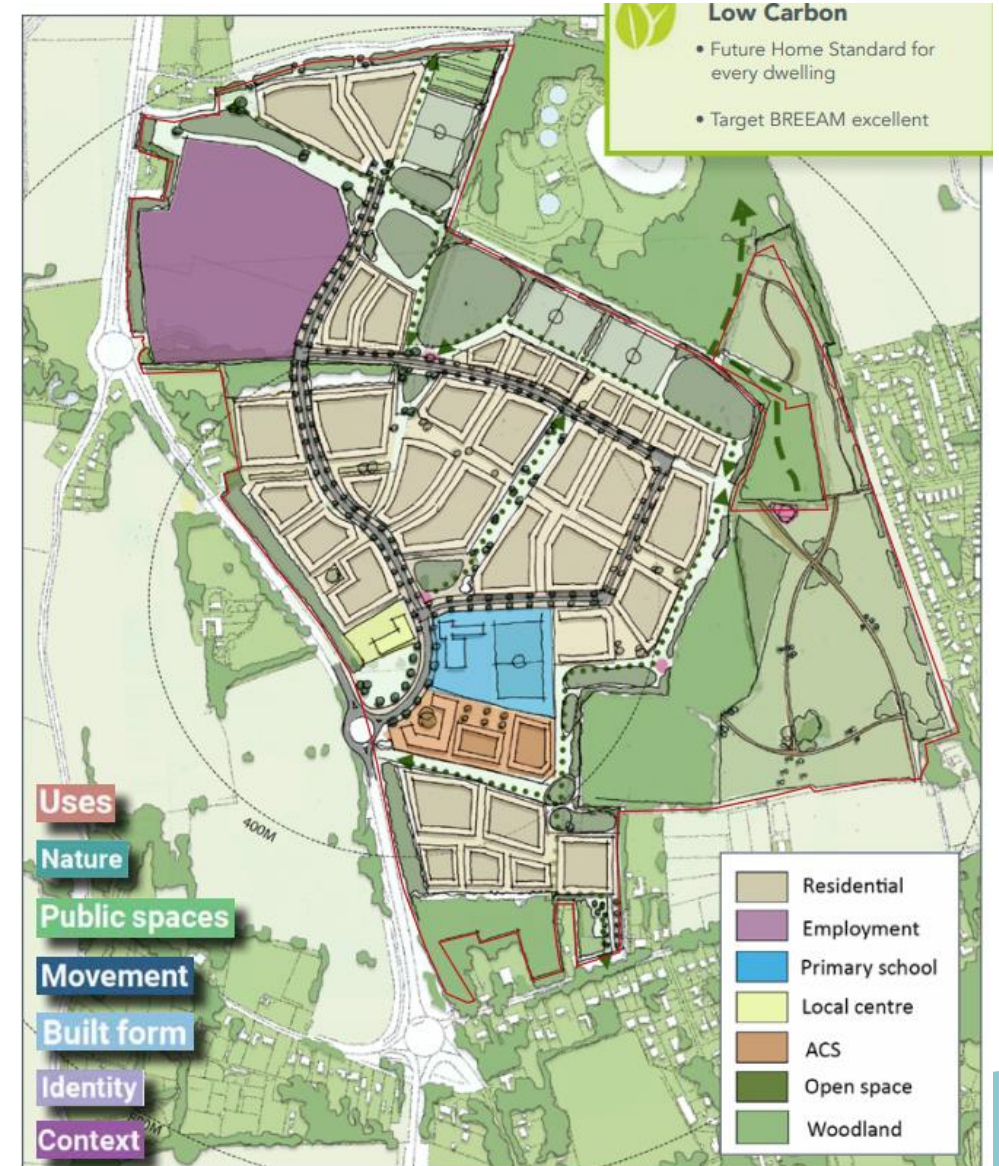


Fig. 13- Land Use Plan

Kirkley Waterfront and Sustainable Urban Neighbourhood

1380 homes



Figure 8 - Kirkley Waterfront and Sustainable Urban Neighbourhood site



A guide to developing Kirkley waterfront and a new sustainable urban neighbourhood in Lowestoft

Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief
Supplementary Planning Document (SPD): Adopted May 2013



On 1st April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Therefore this document applies to the part of the East Suffolk Council area formerly covered by the Waveney local planning authority area until such time that it is replaced.



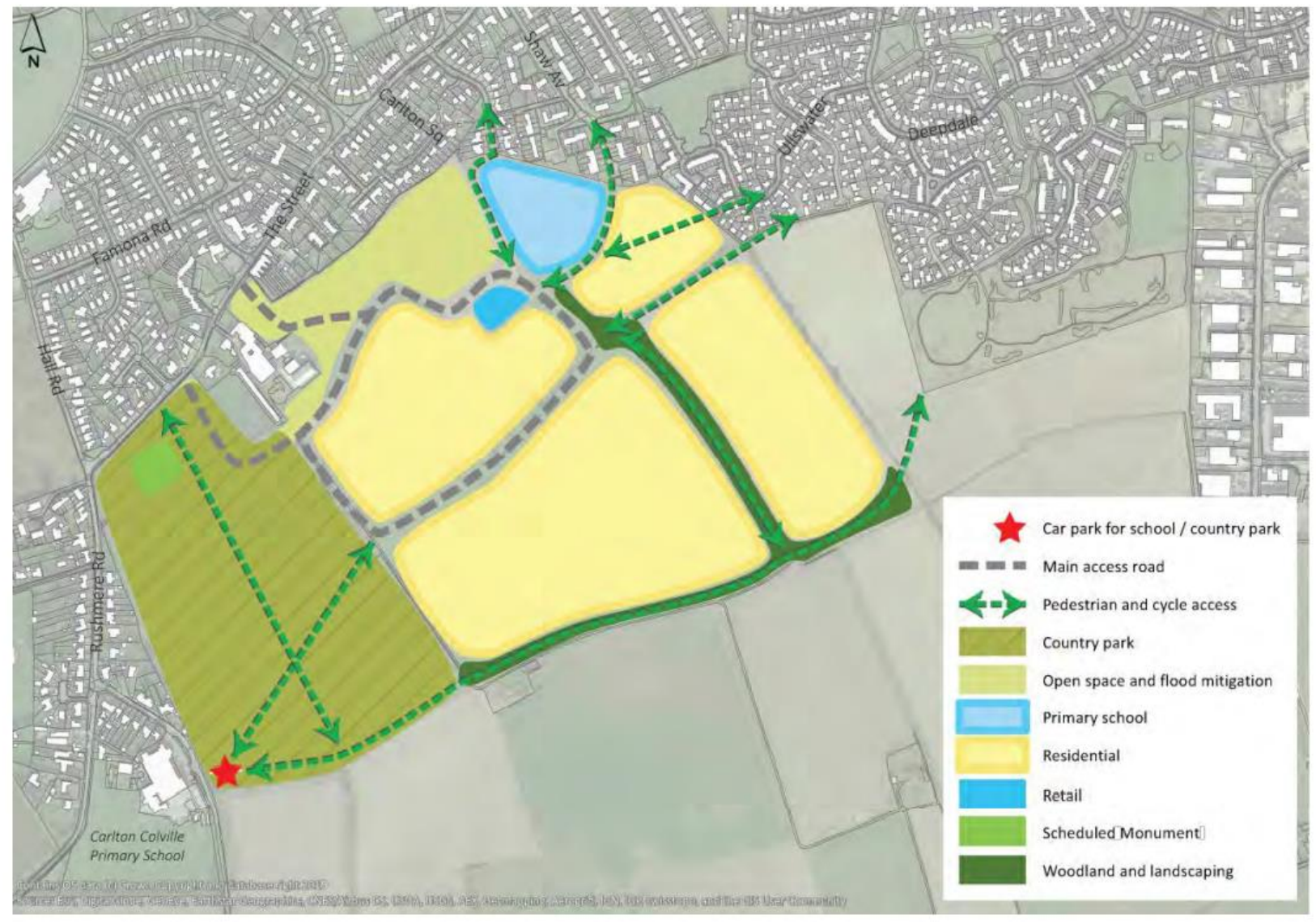
[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)



Land South of the Street, Carlton Colville/Gisleham 900 homes

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Figure 11 - Land south of The Street, Carlton Colville/Gisleham illustrative masterplan



Beccles and Worlingham Garden Neighbourhood

1250 homes

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

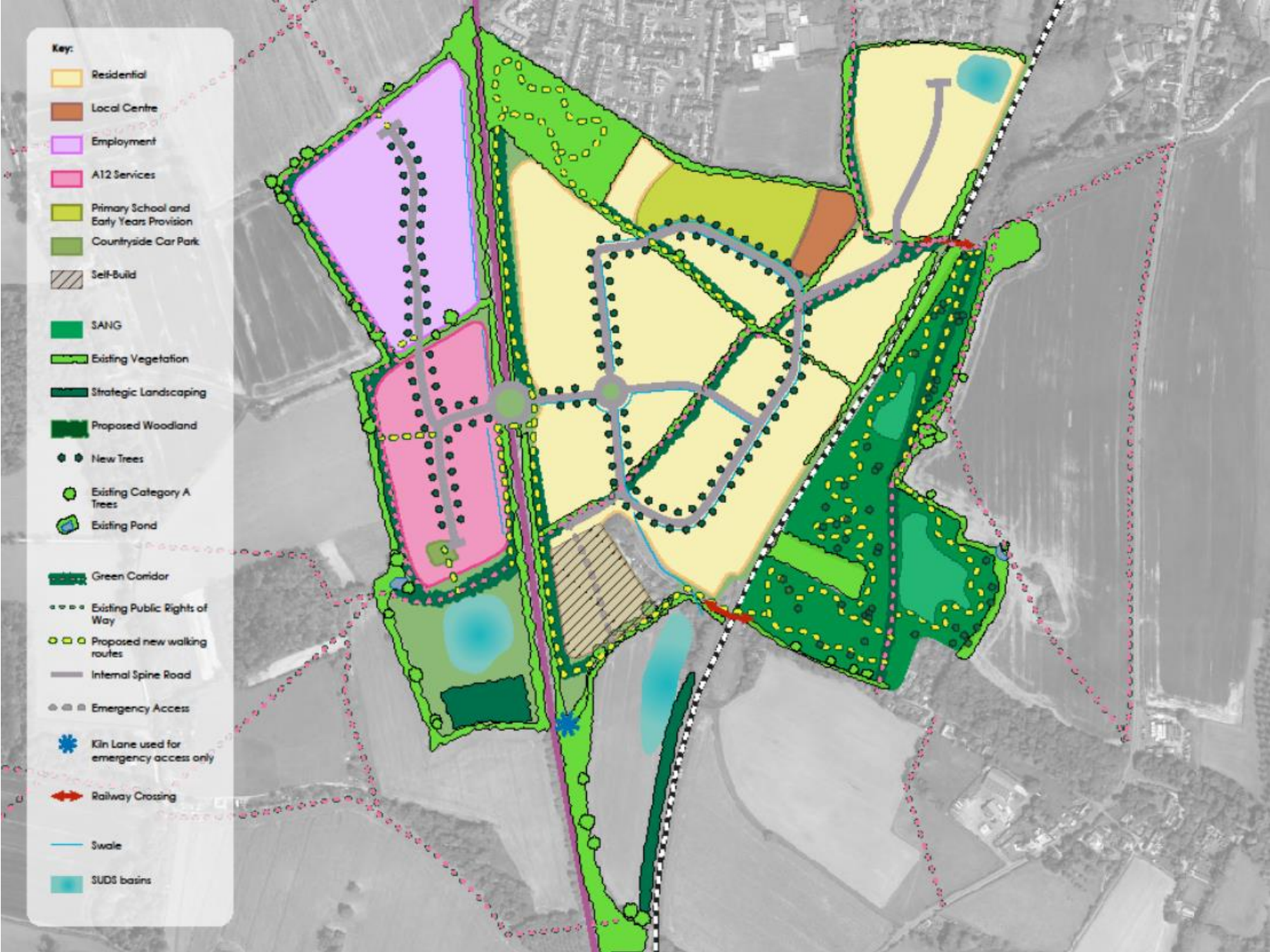
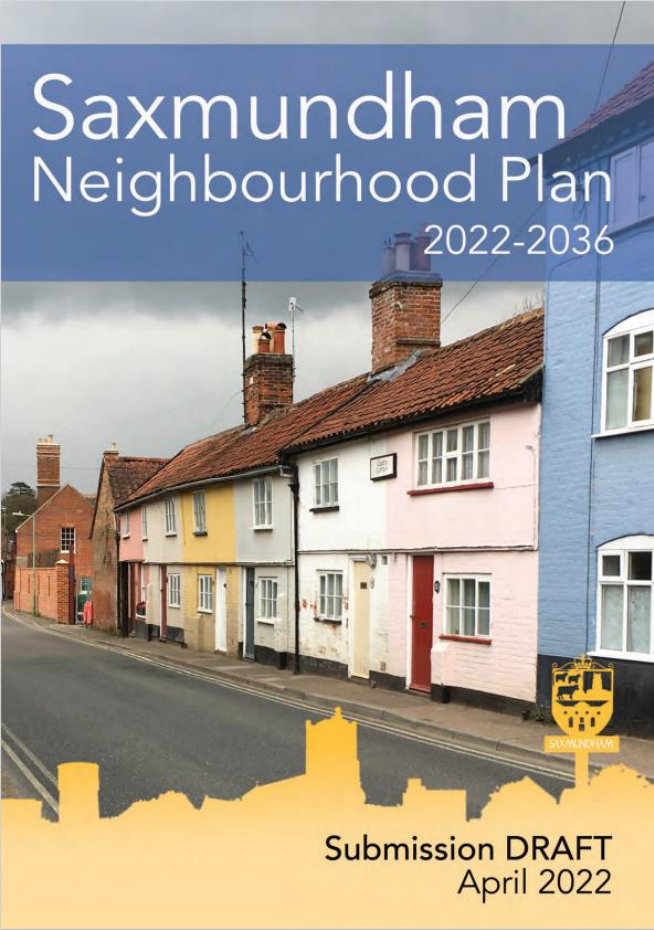
Figure 13 - Beccles and Worlingham Garden Neighbourhood outline masterplan





South Saxmundham Garden Neighbourhood

800 homes



Brightwell Lakes

2000 homes

[Local Plan - East Suffolk Council - Suffolk Coastal Local Plan \(Adopted September 2020\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

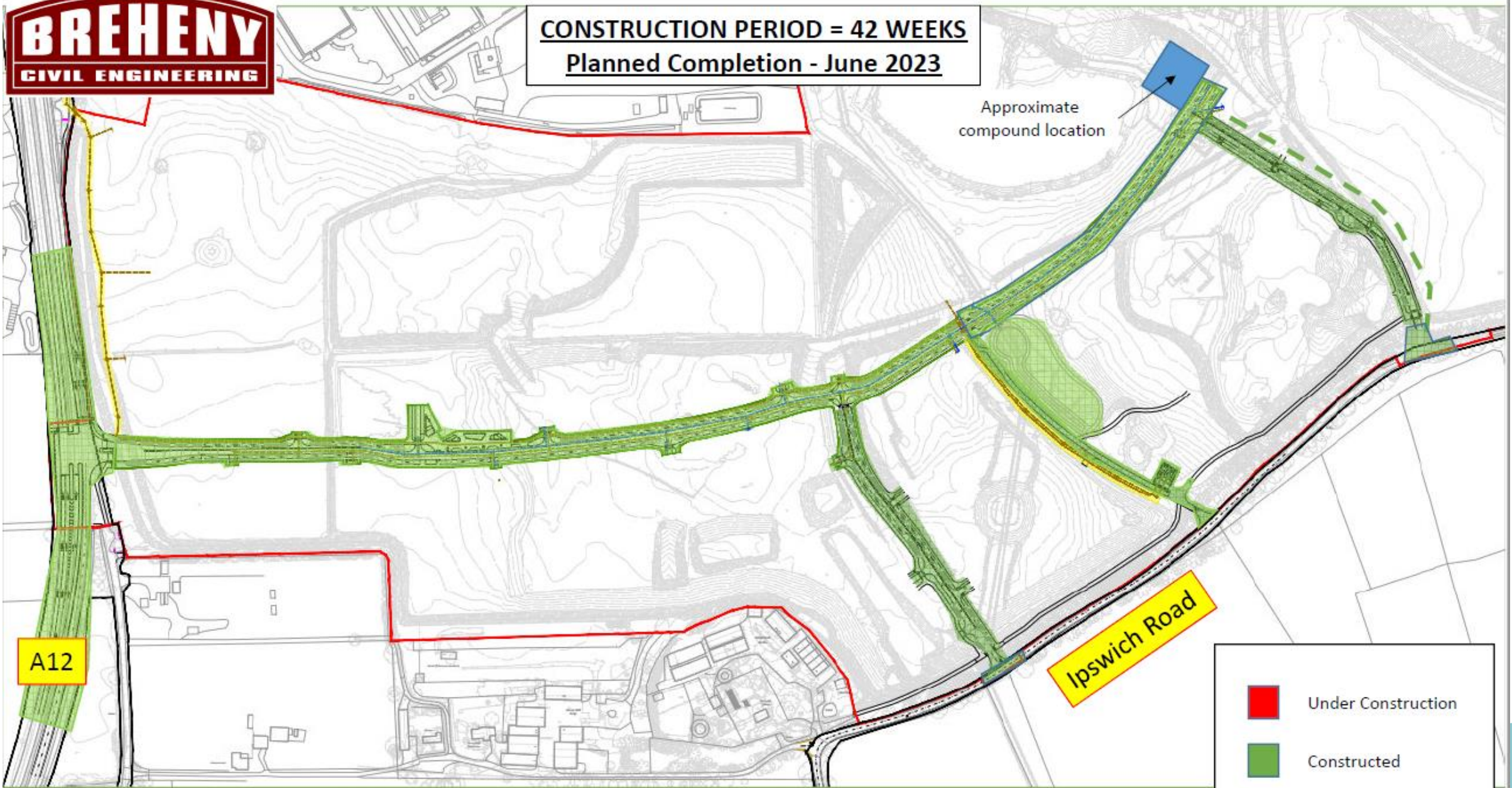








CONSTRUCTION PERIOD = 42 WEEKS
Planned Completion - June 2023

Approximate
compound location

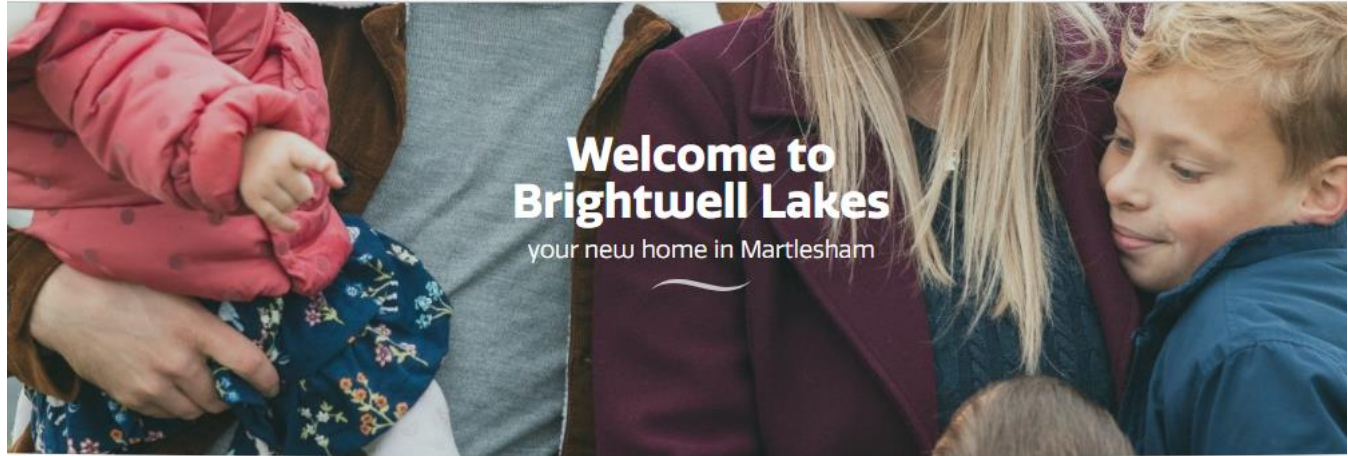


A12

Ipswich Road

	Under Construction
	Constructed





The Vision

A new place to live & work

Find out more [👉](#)

The Development

Building a new community

Find out more [👉](#)



Location

Local area & connections

Find out more [👉](#)

www.brightwelllakes.co.uk



North Felixstowe Garden Neighbourhood

2000 homes









Local Plan - East Suffolk Council - Suffolk Coastal Local Plan (Adopted September 2020) - East Suffolk Council, Strategic Planning Consultations (inconsult.uk)



North Felixstowe Garden Neighbourhood

Land Ownership



-  Masterplan study area
-  Trinity College land (31.5ha)
-  Adams Family land (17.4ha)
-  Suffolk Coastal District Council (82.6ha)
-  Consented/Allocated sites
-  Area of Outstanding Natural Beauty
-  Town Council Allotments
-  Woodland Trust land

Persimmon site



Infrastructure Delivery Plan/Infrastructure Funding Statement

Education

Early Years

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Early years setting/s at South Saxmundham Garden Neighbourhood (Policies SCLP12.29, SCLP12.30, SCLP12.43, SCLP12.52 & SCLP12.1)	Essential	Suffolk County Council	£1,575,000	Developers	£1,519,875	£1,519,875	S106	£55,125	Unknown	Short - Medium term
Early years settings at North Felixstowe Garden Neighbourhood (Policies SCLP12.3, SCLP12.4)	Essential	Suffolk County Council	£3,675,000	Developers	£2,535,750	£2,535,750	S106	£1,139,250	Extant s106/CIL	Short - Medium term
Early years settings in Felixstowe – including at Walton High Street North, existing school sites and/or at	Essential	Suffolk County Council	£1,575,000	Developers	£187,425	£187,425	S106	£1,387,575	Extant s106/CIL	Short - Medium term