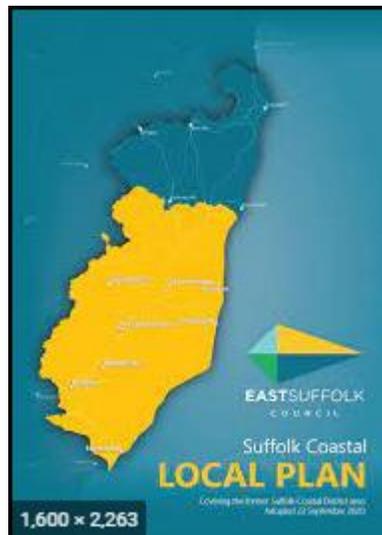
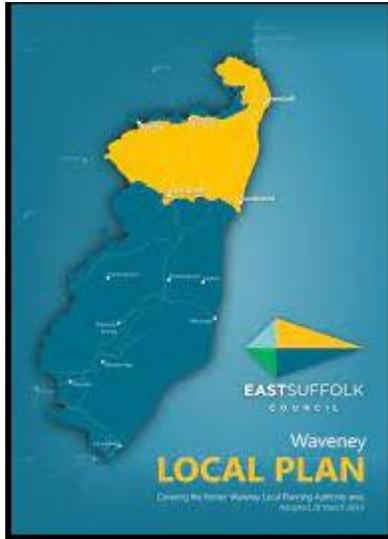


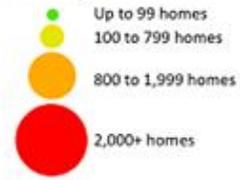
Item: 12
Strategic Planning Committee
Major Sites Update

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





Housing Allocations

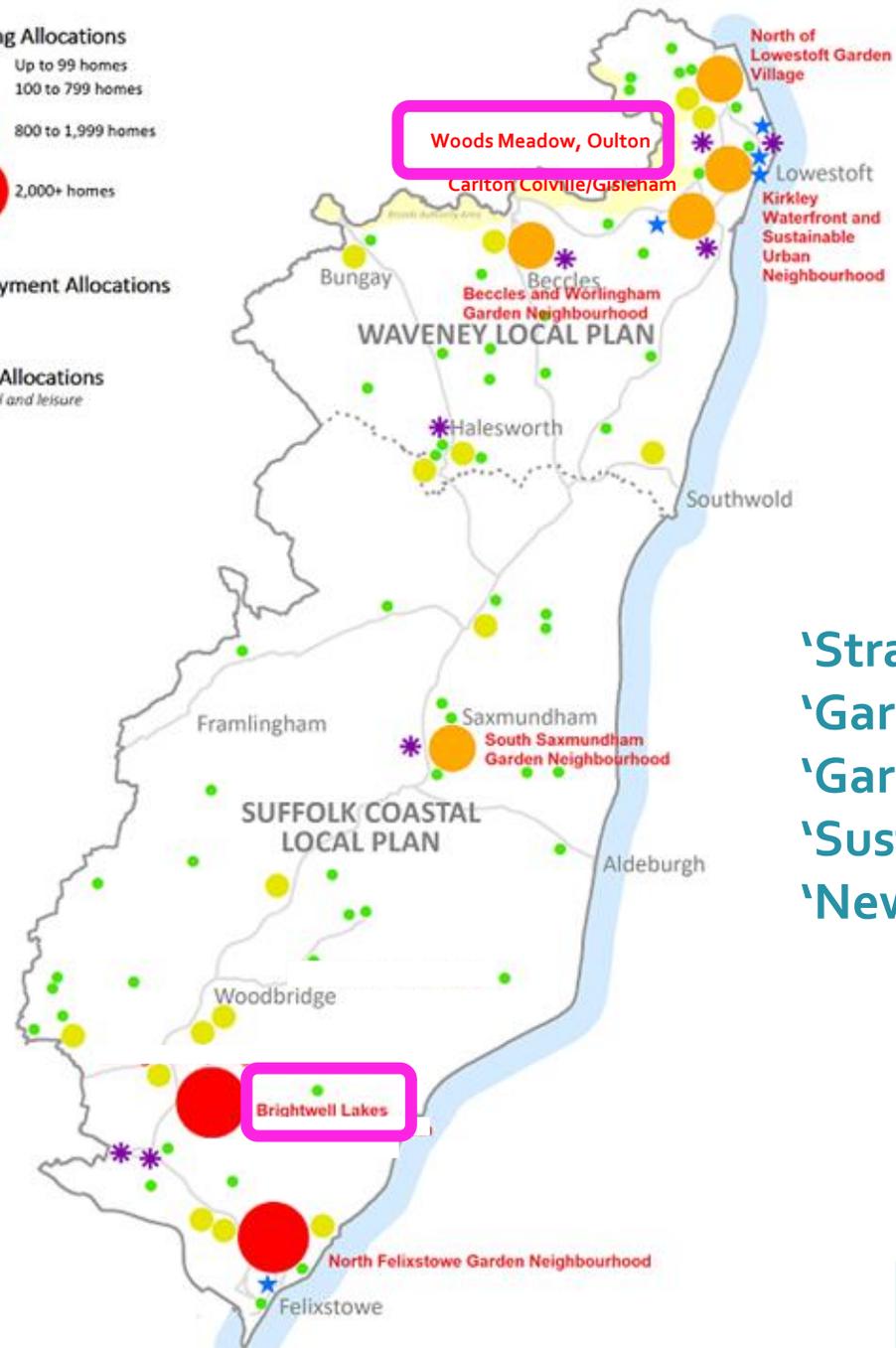


Employment Allocations



Other Allocations

e.g. retail and leisure



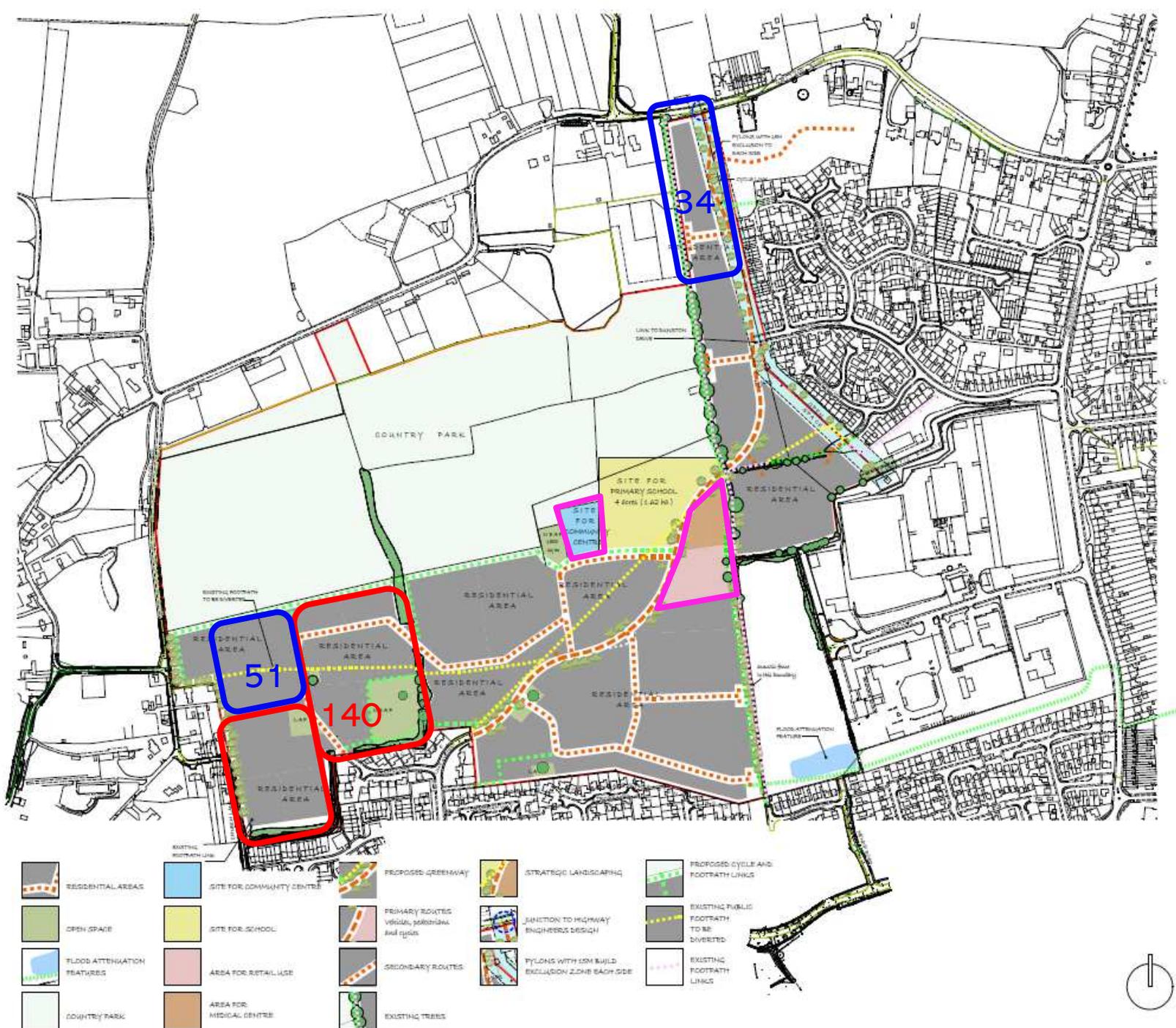
'Strategic Sites'
 'Garden Villages'
 'Garden Neighbourhoods'
 'Sustainable Urban Neighbourhoods'
 'New Communities'

Woods Meadow, Oulton

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



The site is at 556 completions and over 500 occupations.



DC/23/2826/ARM | Approval of Reserved Matters of Access, Appearance, Landscaping, Layout and Scale of development for Phase 6 comprising 34 dwellings



23. Before the 335th dwelling on the development is first occupied or the 375th dwelling is completed, the spine roads linking Lime Avenue, Dunston Drive and Hall Lane shall be completed and available for use; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a properly planned development.

25. Before the 200th dwelling is first occupied the following off-site highway works shall be completed in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency and made available for use:

- i) A footway 1.8 metre wide over a length of approximately 400 metres to the south side of Hall Lane, to connect the northern access to the development with the western end of the existing footway.
- ii) A cycleway/footway link to Pound Farm Drive Cycle Route as generally shown on the submitted Drawing No. 98229/01 and as amended by letter and plan dated 5th October 2006.
- iii) A cycleway/footway with Toucan crossing of Gorleston Road to Higher Drive as generally shown on the submitted Drawing No. 98229/02.
- iv) A cycleway/footway link from the development to Mendip Drive.

Reason: To secure a properly planned development.

“SCHEDULE VI
PROVISION OF COMMUNITY CENTRE
AND MEDICAL CENTRE

[...]

6. Within the Reserved Matters the Developers shall agree the location of the Medical Centre Site with the District Council and before occupation of any Dwelling may occur on the Reserved Matters Phase that includes the Medical Centre Site or on completion of the 350th dwelling, whichever is the earlier it shall be made available for a period of five years from the completion of Development and in the event that at the end of this period the Developers have demonstrated to the satisfaction of the District Council that no demand exists for the Medical Centre on all or any part of the area to be set aside then the Developers may subject to obtaining planning permission use the Medical Centre Site for any use so authorised by such planning permission.”



2024 – 2028

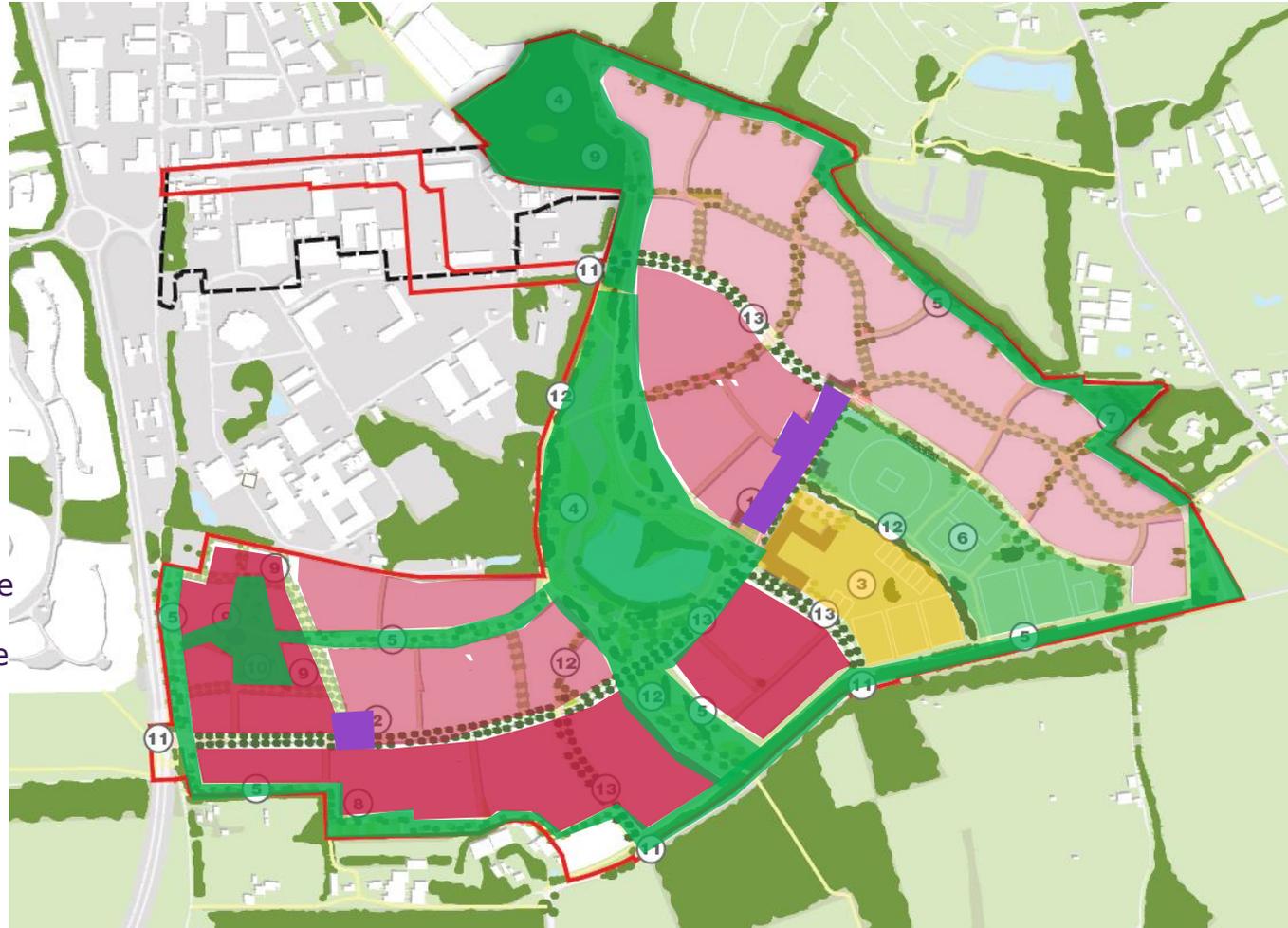
- 600 new homes
- Public Open Space
- School Opening
- Sports Pitches

2029 – 2033

- 650 new homes
- Public Open Space
- Primary Local Centre
- Second Local Centre

2034 – 2040

- 750 new homes









"Highway Review"	means the review of transport and highways on the roads adjoining the development undertaken by the Developers in consultation with the County Council as Highway Authority.
"Highway Review Bond"	means the bond entered into between the Developers and the Highway Review Bond Surety for the carrying out of the Highway Review Works
"Highway Review Bond Figure"	means the sum of £1,000,000.00 (One Million Pounds)
"Highway Review Bond Surety"	means one of the four main clearing banks or other such surety approved by the County Council.
"Highway Review Works"	means any works to the highway deemed necessary and as required by the Highway Authority as a result of an increase in traffic resulting from the Development.

HIGHWAYS REVIEW BOND

3. Without expense to the County Council, the Developers and the Highway Review Bond Surety shall prior to Commencement of Development enter into the Highway Review Bond for the Highway Review Works and the Developers shall be bound with the Surety to the County Council in the amount of the Highway Review Bond Figure for the Highway Review Works
4. Following the Occupation of the 400th Dwelling, the Developers shall undertake the Highway Review in consultation with the County Council as Highway Authority.
5. The County Council shall have ultimate discretion to call on the amount of the Highway Review Bond it deems suitable for the carrying out of the Highway Review Works.

26. Upon the completion of the 400th dwelling hereby approved, a Transport Assessment shall be carried out by the developer to review the impact of the development as built; and the possible impact of further developments hereby approved on the surrounding local highway network. In the event that additional traffic measures may be considered by the Highway Authority, the timing and implementation of such measures shall be agreed in writing by the local planning authority (subject to Traffic Regulation Orders at the expense of the applicant). Any such additional works required are to be carried out at the expense of the developer.

Reason: To safeguard the local road network.

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 \(inconsult.uk\)](#)



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

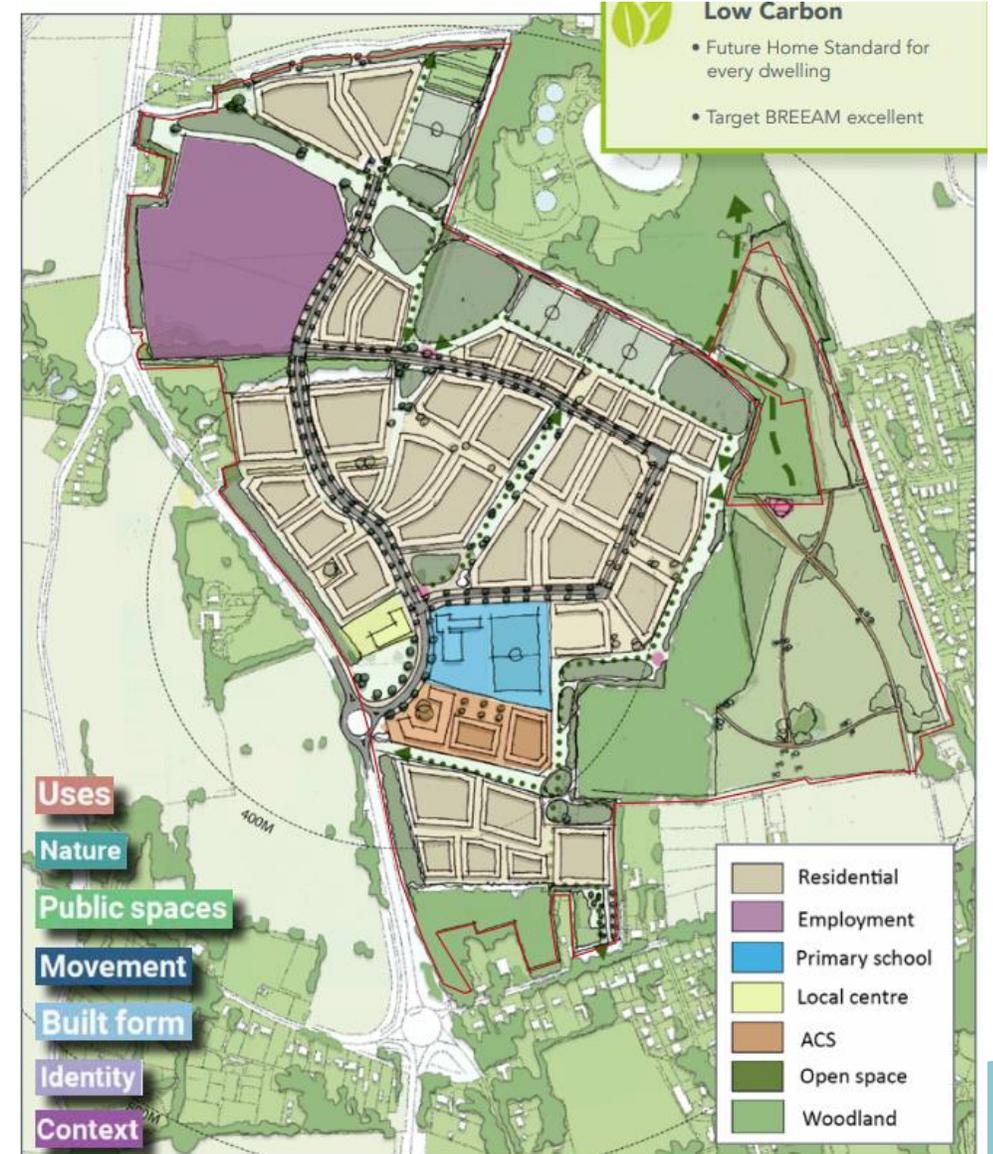


Fig. 13- Land Use Plan

Beccles and Worlingham Garden Neighbourhood

1250 homes

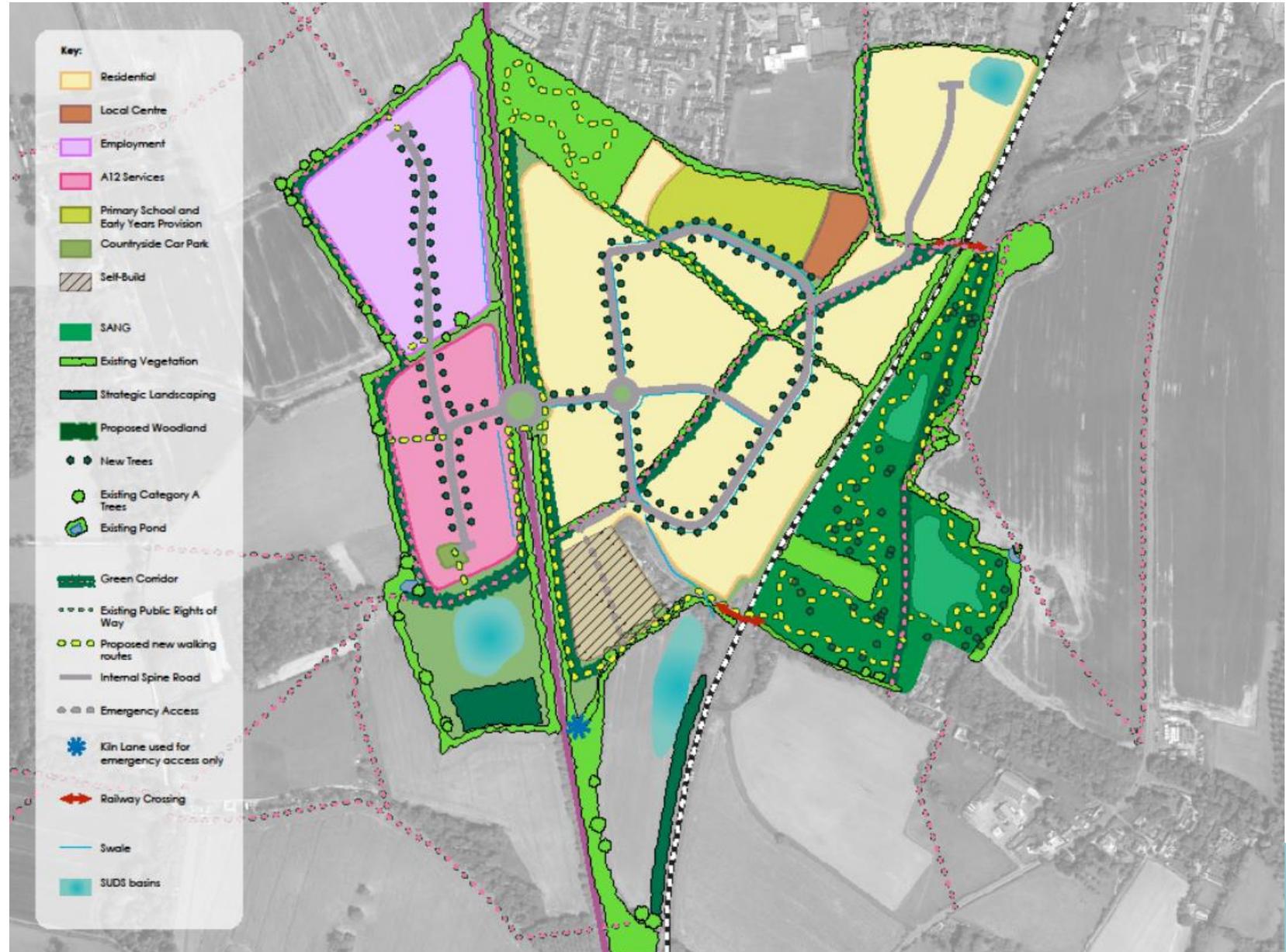
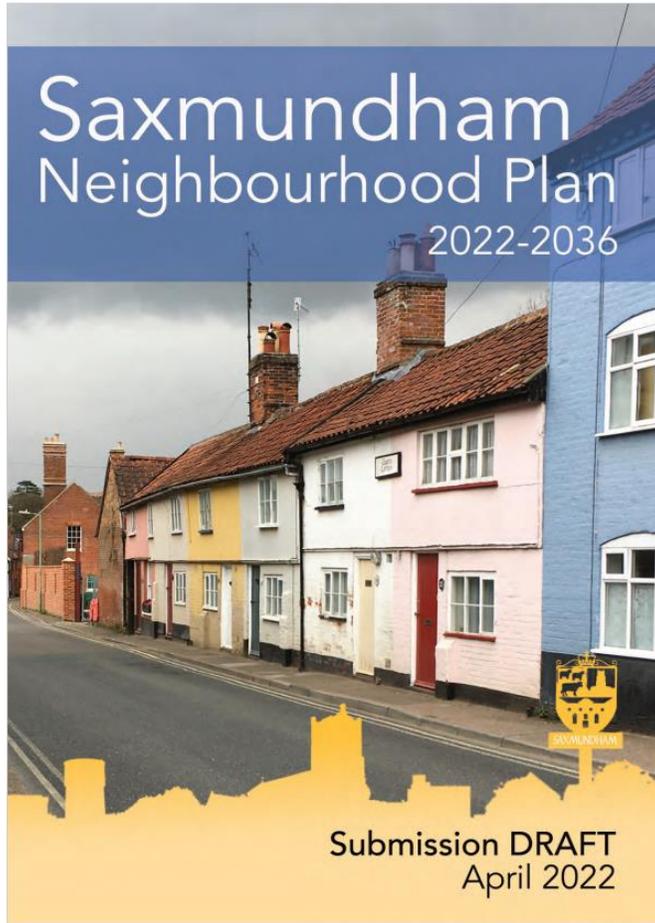
[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Figure 13 - Beccles and Worlingham Garden Neighbourhood outline masterplan



South Saxmundham Garden Neighbourhood

800 homes



North Felixstowe Garden Neighbourhood

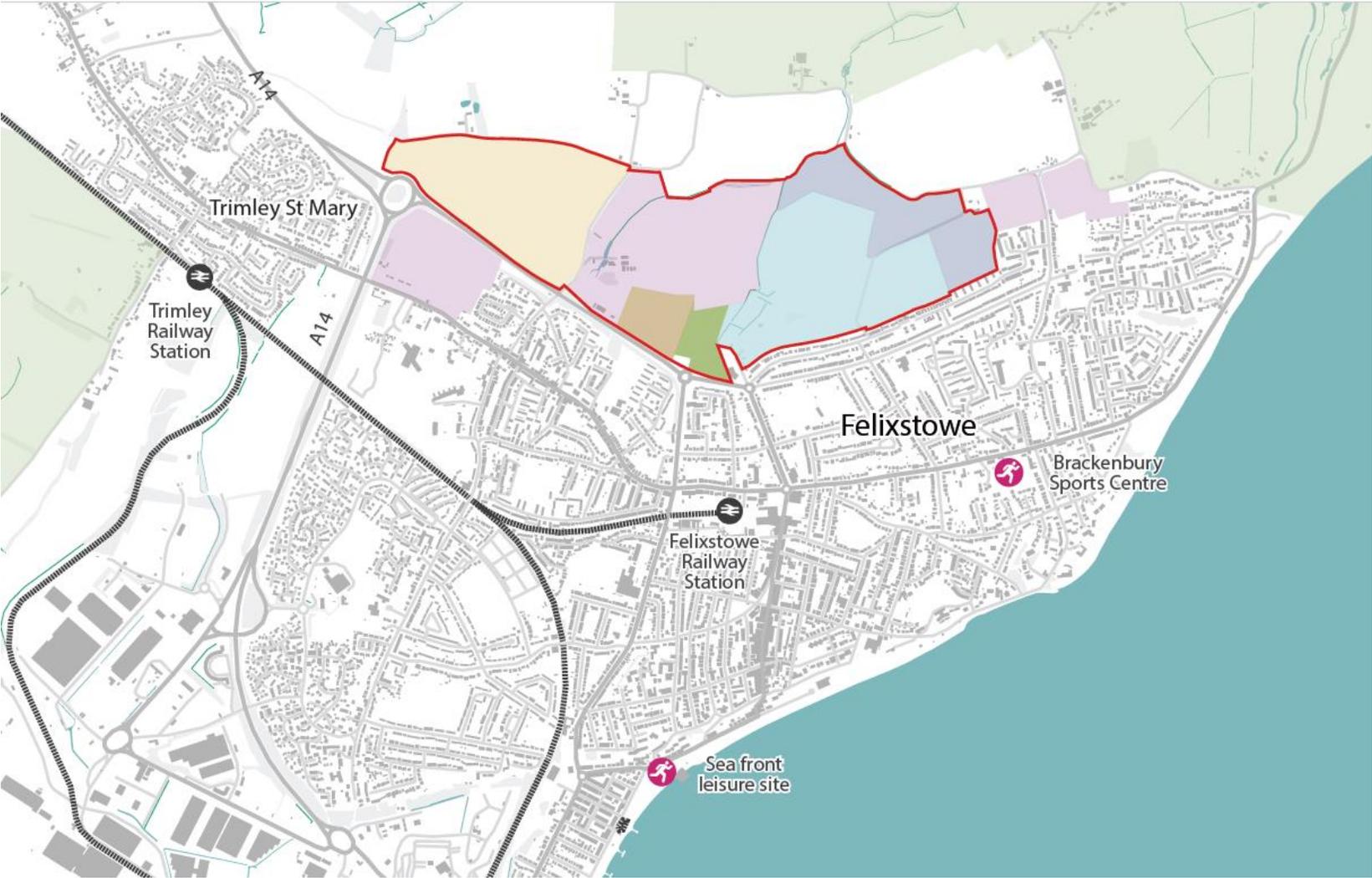
2000 homes

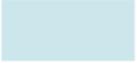
▪ [Local Plan - East Suffolk Council - Suffolk Coastal Local Plan \(Adopted September 2020\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)



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