

Appendix A.

Strategic/Major Sites update – Major Sites and Infrastructure Team

Summaries of recent progress:

North of Lowestoft Garden Neighbourhood WLP2.13

This site for 1300 homes remains in the masterplan evolution period between two developer-led masterplan consultations. Previously a consultation commenced in January 2021 and we anticipate a second stage consultation on the masterplan in early 2022. Continued work is taking place with Suffolk County Council as the landowner developer around key technical considerations and masterplan design. Their ongoing engagement with Officers and the community has presented some key themes to address including the amount of employment land to be included in the Masterplan, vehicular accesses and traffic and odour from the Sewage Treatment Works.

Woods Meadow, Oulton DC/01/0977/OUT

This site is a longstanding consent being built out at a rate of just over 100 homes per year. It includes a completed primary school and a Country Park which has been transferred to East Suffolk as a Council owned open space. Recent updates are provided below:

Community Centre

Site meeting taking place on 2 Dec to discuss the community centre proposal, to which Persimmon are attending. Project plan will be drawn up from this visit.

- Persimmon Homes are required to provide a serviced site and ESC has S106 monies towards the construction of a Community Centre, along with a Neighbourhood Equipped Area of play (NEAP), adjacent to the country park, east of the school drop off/country park car park.
- Initial Officer discussions have determined that a concept scheme for the community centre should be drawn up in the first instance, to determine what might be possible.
- A new recruit to the Assets Team will be taking the community centre site forward.
- There has been interest from the local church to run the centre and a site meeting has been arranged to discuss this further.
- Local residents have complained about the vehicle access created in the form of a drop kerb by Persimmon.
- Persimmon want to discuss the opportunity to move this access through the car park instead. This will be discussed at the site meeting.
- The Active Communities Officer has consulted with the Limes Primary on an initial basis to get an idea of what equipment they would like to see on the NEAP.
- However, the placing of the NEAP and community centre has not been formalised, nor do ESC currently own the land, which is in Persimmon ownership still.
- The school drop off/country park car park will be transferred to ESC once the road is adopted (so technically it still belongs to Persimmon).

Adoption of open spaces

Persimmon / Oldman and Warnes Homes have a series of open spaces they would like the Council to adopt in Phases 1 and 2. This includes 2 SuDS areas (drainage basins). Persimmon were asked to provide external specialist advice on the SuDS and a maintenance plan for the next 15 years. This has not yet been forthcoming, due to a change in personnel. However, it will be discussed at the meeting on the 2 Dec.

New woodland

Norse are working with the Woodland Trust to plant 12 acres of new woodland on the site. This requires further permissions from the Forestry Commission. It was hoped the trees would arrive this year, but this has now been delayed.

Horse Riders

There has been a report of complaints to Oulton Parish Council from the Horse Riding fraternity in camps heath. The Country park Warden will be aware of these complaints as part of the day to day management of the site. It has been suggested that ESC apply to Natural England for an Open Space dedication for the Country Park. This would highlight areas where horse riding would be permissible.

Phase 3

Officers understand that Persimmon Homes are now considering development of Phase 3. A critical aspect of this Phase that remains to be resolved will be the known contamination issues on the former Fat and Bone Factory.

Mobbs Way Footpath upgrade to bridleway by SCC

This is a S106 project by SCC at Gorleston Road along top of Blackberry Way (its boundary of Mobbs Way Business Park) towards the balancing pond in Oulton. A bridleway is being created on the existing footpath. SCC will draft the agreement which involves both ESC and Persimmon to sign. Norse have undertaken some tree works to the pathway and SCC will carry out the works, at the end of which it comes into operation. ESC will agree to the proposal, once the paperwork is sent through.

Kirkley Waterfront and Sustainable Urban Neighbourhood WLP2.4

This is a brownfield land regeneration project for approximately 1,380 dwellings and 7.5 hectares of employment. No planning progress has taken place this year but discussions have been ongoing in respect of the Council's role in aiding the delivery of this wider site and our continued engagement with landowners. A strong relationship has been formed with Homes England, the Government body who have various avenues of support for the delivery of homes on brownfield sites like this. We very much hope that they will play a key role in how the sites are delivered. In addition, with the construction of The Gullwing, the new access road of Waveney Drive is under construction running through the 'Jeld Wen' site. This road will connect through to Riverside but importantly it will deliver major infrastructure in opening up the employment and housing land on that site taking one considerable cost away from the future developer.

Land South of The Street, Carlton Colville WLP2.16

This is allocated for approximately 900 homes. Carlton Colville Town Council's Neighbourhood Plan group are preparing a draft neighbourhood plan with a strong focus on achieving high quality design and connectivity on this site. We have been working closely with that group to help steer how that may be effectively done through the neighbourhood plan process. It is anticipated that there will be a consultation on this next year providing a unique community-led approach to influencing future masterplanning. No developer interest in the site has yet been seen.

Beccles and Worlingham Garden Neighbourhood WLP3.1

This site is allocated for 1,250 homes. Discussions have continued this year to support landowner collaboration in achieving a site wider masterplan with future community engagement informing it. More recently a meeting took place between East Suffolk Officers and Beccles Town Council, Worlingham Parish Council and Ringsfield and Weston Parish Council to ensure that the wider community have received updates on the efforts of East Suffolk in supporting a well-planned delivery of the site. Further to this, work has been taking place in the appraisal of up-to-date environmental information to inform an Environmental Impact Assessment (EIA) screening process. This process will help to underpin the evidence required in any masterplan production.

South Saxmundham Garden Neighbourhood SCLP12.29

This 800 home site remains in the masterplan evolution period between two developer-led masterplan consultations. Previously a consultation commenced in December 2020 and we anticipate a second stage consultation on the masterplan in early 2022. Continued work is taking place with Pigeon as the promoter around key technical considerations and masterplan design. Saxmundham Neighbourhood Plan Group have recently commenced a consultation on their draft Neighbourhood Plan including some extensive documents produced for a masterplan and design code for the site. Officers have raised some questions over this, considering the fact that a large part of the site is outside of the Neighbourhood Plan area in Benhall Parish and the need for a considerable evidence base to support any masterplan and design code.

Brightwell Lakes SCLP12.19

Outline Planning Permission was granted for 2000 homes on this site in 2018. Taylor Wimpey now own the site and have now submitted four new Reserved Matters applications covering the first two phases of development. Two being off the A12 access and two off the Ipswich Road east access. One of the reserved matters applications in each area is to cover a small number of homes as the show homes. Some site preparation has commenced including early attention to protected species on the site and restoration of some of the sand and gravel quarry areas to enable the site to be levelled for development. Full site construction is expected to commence next year with the first homes being delivered by 2024. Close engagement is being maintained with the surrounding communities through the Brightwell Lakes Community Forum.

North Felixstowe Garden Neighbourhood SCLP12.3

As an entire site the allocation provides for up to 2000 homes. The Candlet Road site for 560 of those homes, which is a central part of the Garden Neighbourhood, though consented ahead of its allocation has commenced development and the main site access has been constructed along with some internal roads and the first phase of homes. No formal engagement on a wider masterplan has commenced yet though East Suffolk as a key landowner in delivering the wider site is actively working on the assessments and surveys to inform further masterplanning, including collaboration with other landowners. There are plans for public engagement to take place next year. The delivery of a new Leisure Centre underpins this Garden Neighbourhood and this aspect of the masterplan is a leading influence in how the masterplan will be shaped. Further work is progressing through the Major Sites and Infrastructure Team on the trajectory of housing delivery from the Garden Neighbourhood over the next 10 years and importantly when key infrastructure will need to be delivered, including education and health infrastructure.