

Item: 5
Strategic Planning Committee
Major Sites Update

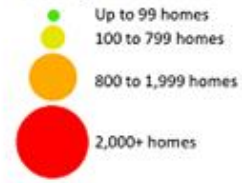
Ben Woolnough

Planning Manager (Development Management, Major Sites and Infrastructure)





Housing Allocations

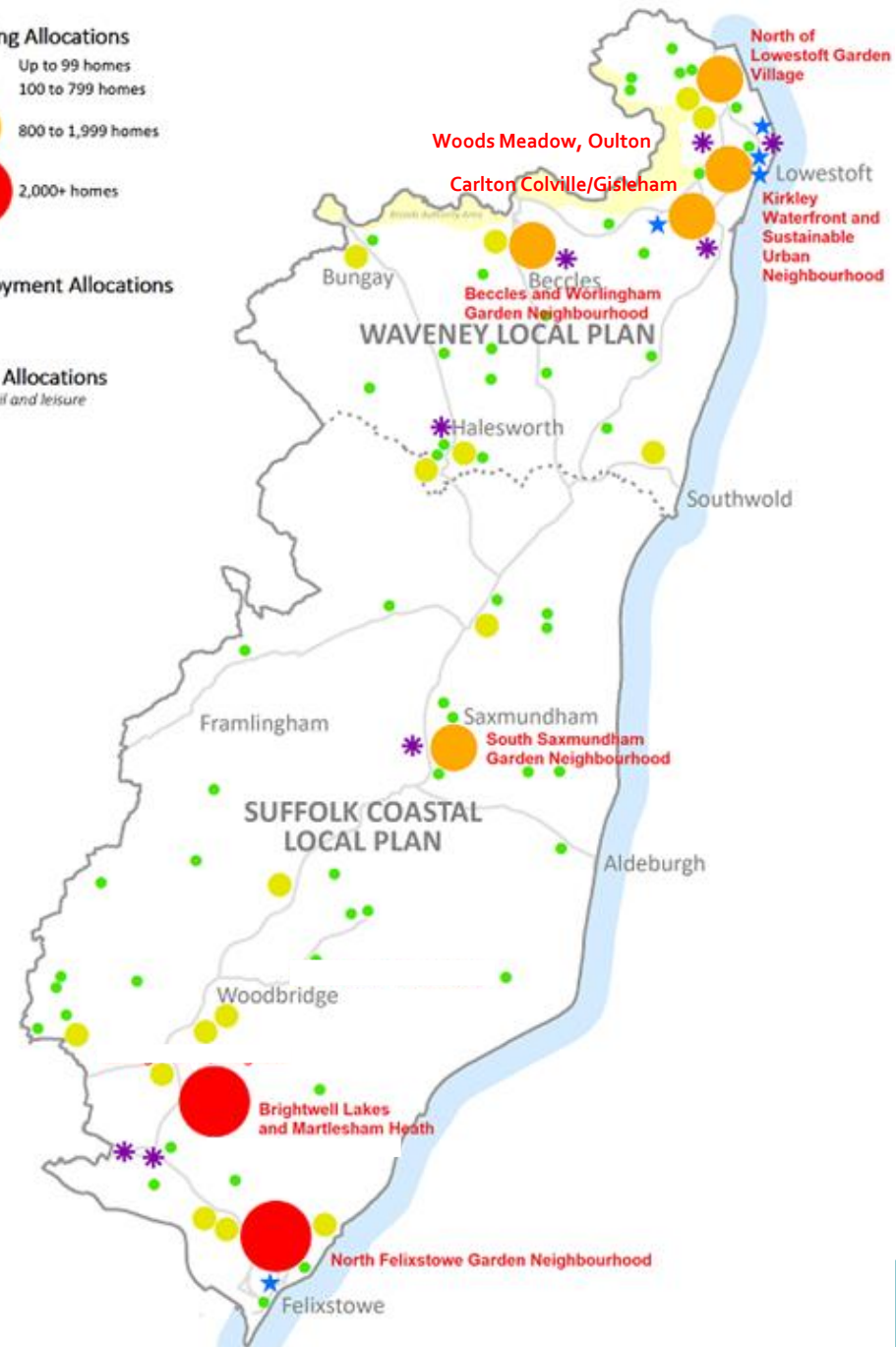


Employment Allocations



Other Allocations

e.g. retail and leisure



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.

Community Centre:

ESC Asset Management are leading on implementation. *We have recently received feasibility work which has provided us with the optimal position for the entrance to the site. We are now in discussions with the House Builder to confirm this position, to enable works to commence on the entrance. This is now through the adjacent car park rather than opposite one of the new build properties.*

We are also meeting with a potential end user in the coming weeks to discuss the community centre build.

Internally, we propose to develop a business case to gain approval for the project development approach. Section 106 monies is the funding route for this project which means we need to consider the House Builders programme to enable the financing of the build.

Retail/Medical Centre

Informal Inquiries made by Persimmon on behalf of a retailer. Some early discussions with the NHS about the medical centre site. No formal applications on either.

Phase 3

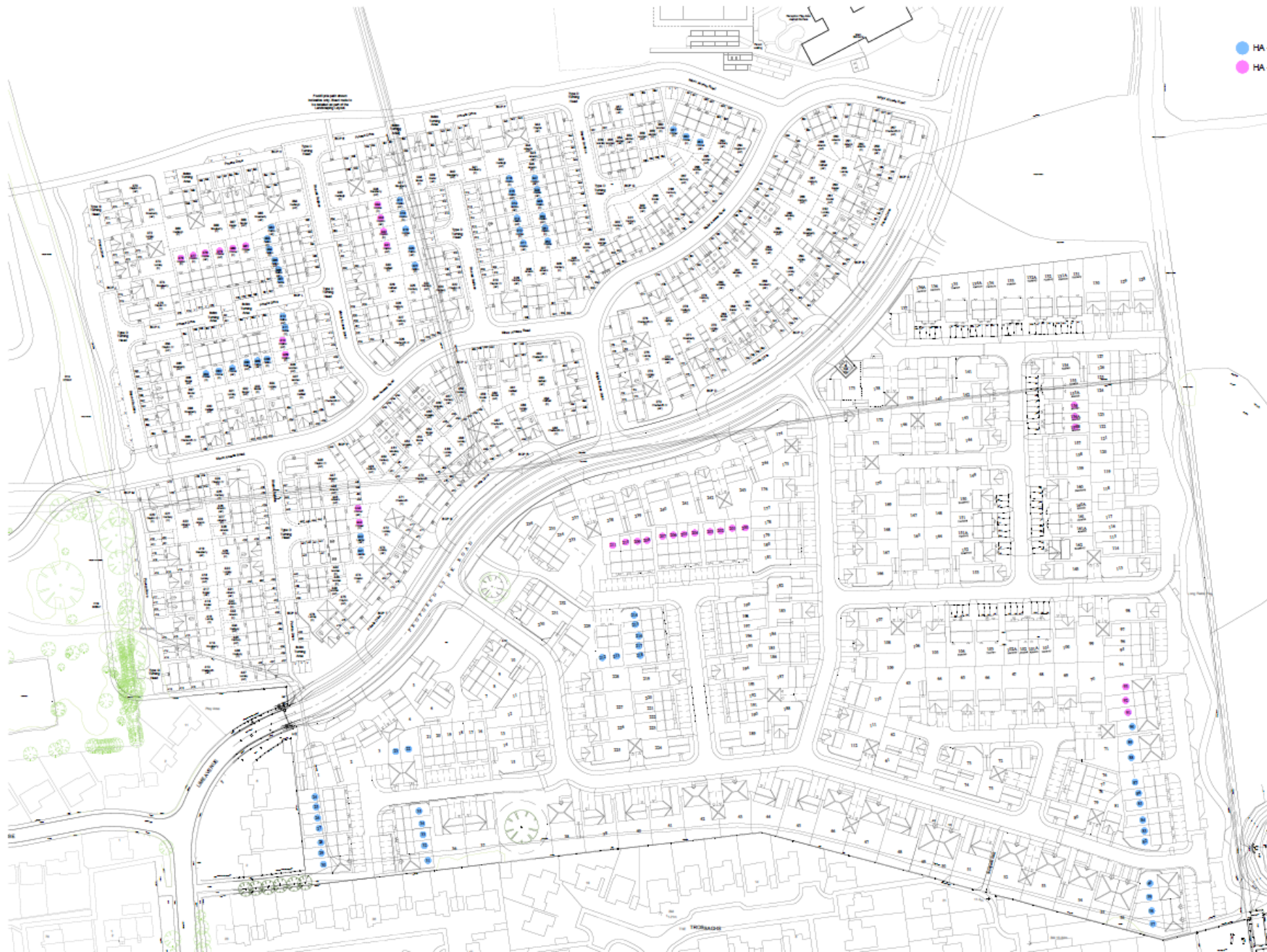
Reserved Matters applications for Phase 3A and 3B have been submitted (total 140 Houses) and currently under consideration.

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.



- HA - Rented
- HA - Intermediate

Project Name	Woods Meadow
Client	Woods Meadow
Project Number	Woods Meadow
Project Date	Woods Meadow

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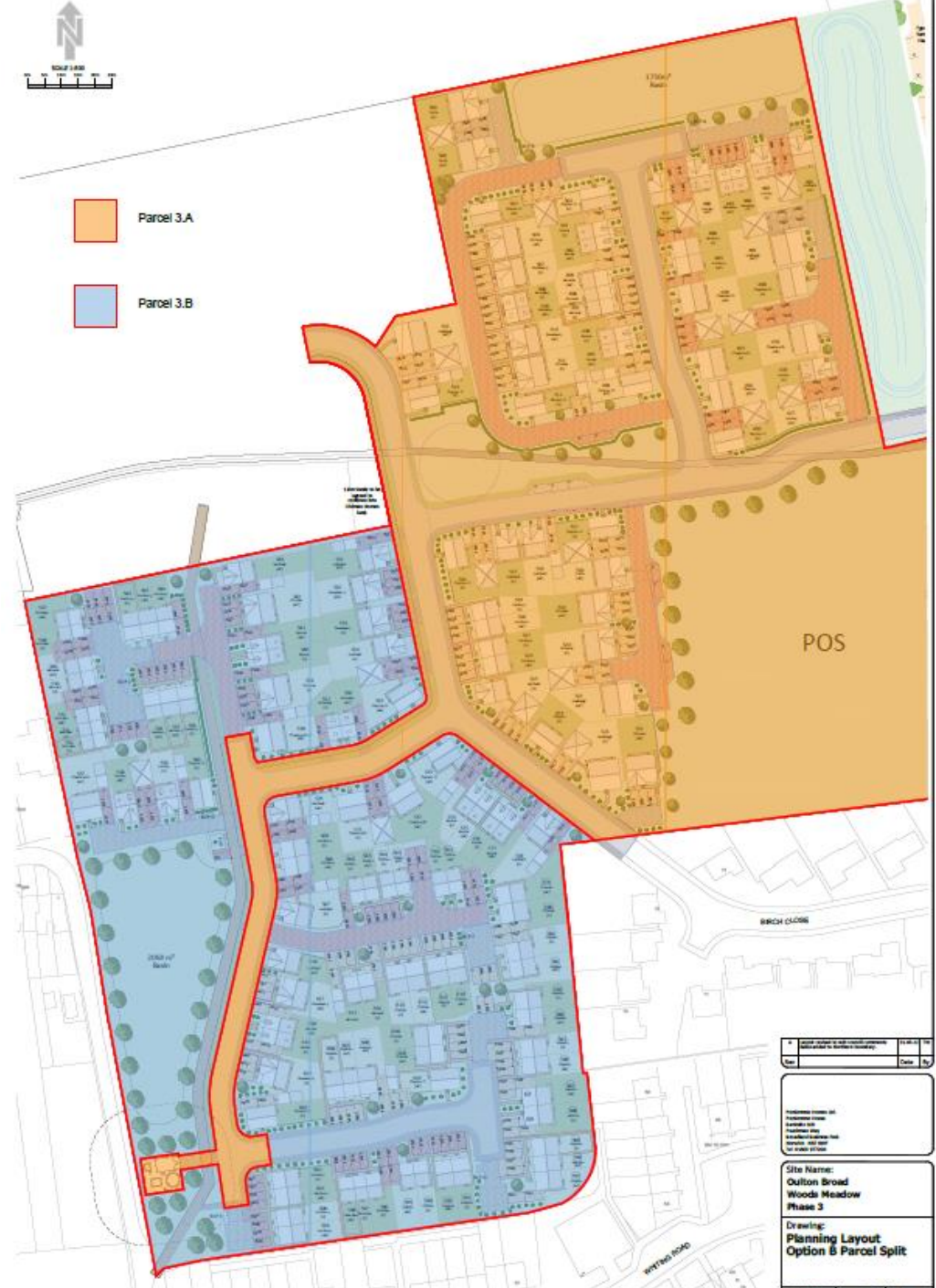
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- Parcel 3.A
- Parcel 3.B



1	Overall layout to be used for planning purposes only. Not for construction.	Scale	1" = 40'
Rev		Date	By

Prepared by: [Name]
Reviewed by: [Name]
Approved by: [Name]
Date: [Date]

Site Name:
Oulton Broad
Woods Meadow
Phase 3

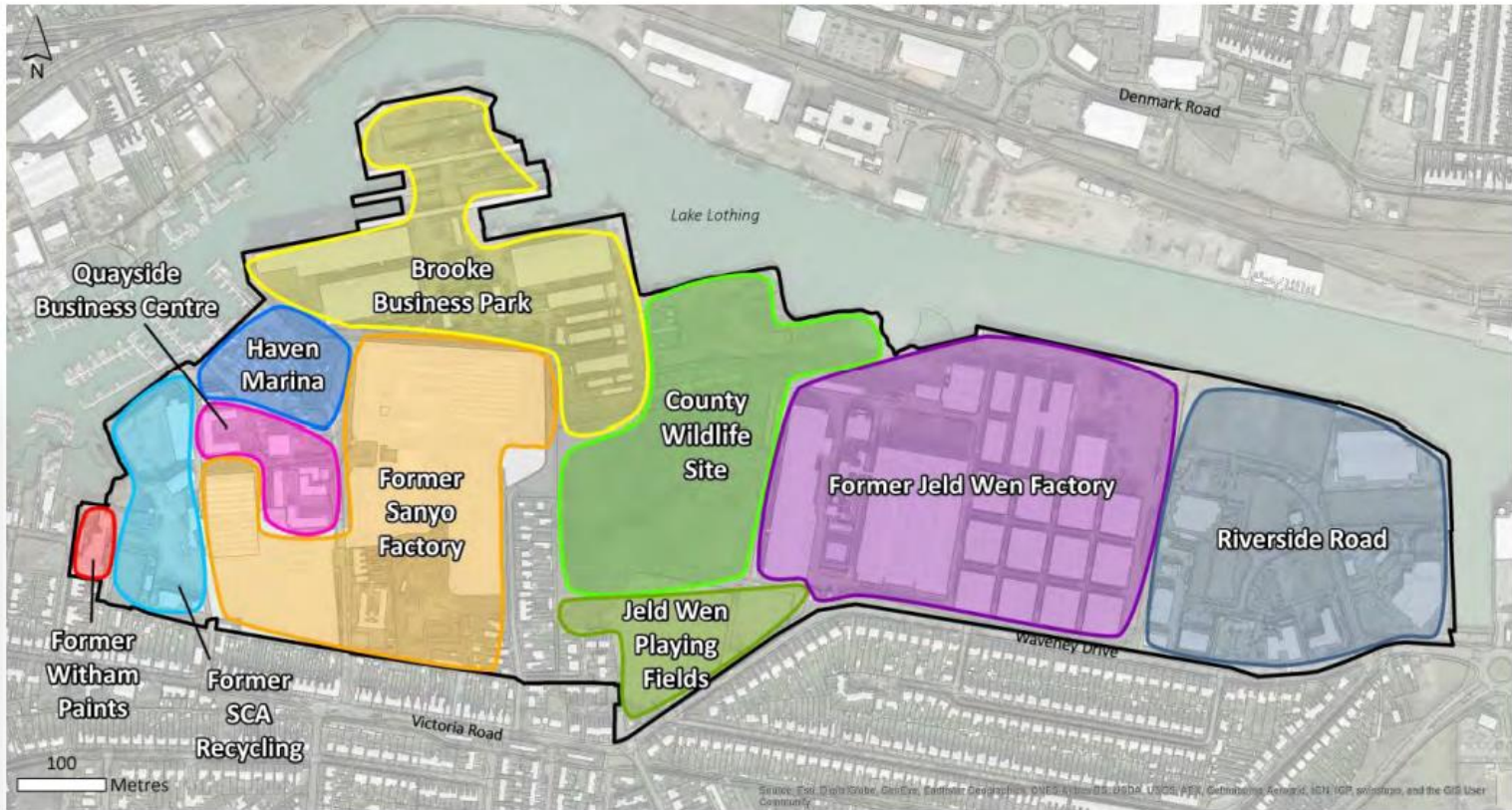
Drawing:
Planning Layout
Option 5 Parcel Split

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Figure 8 - Kirkley Waterfront and Sustainable Urban Neighbourhood site



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

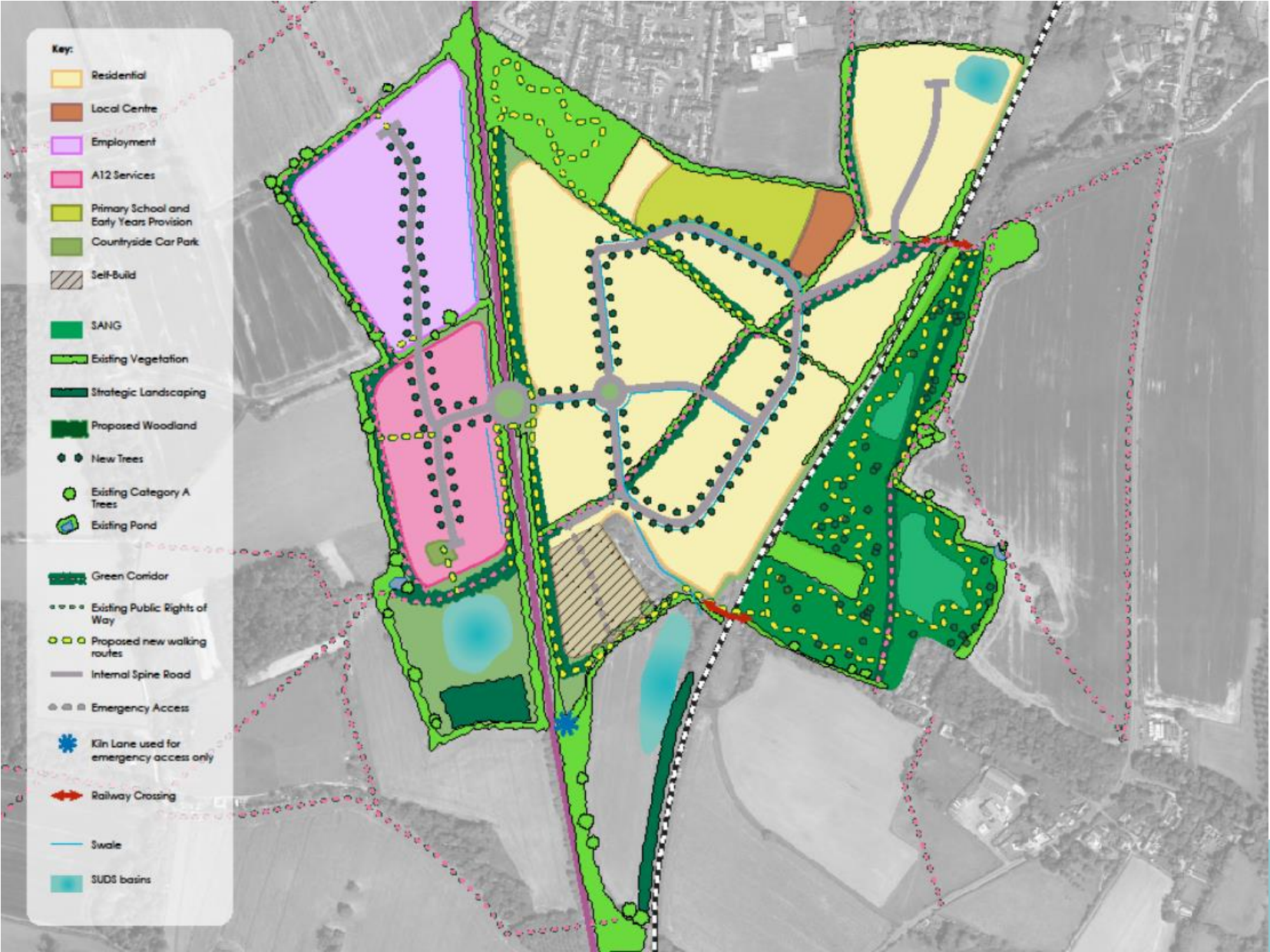
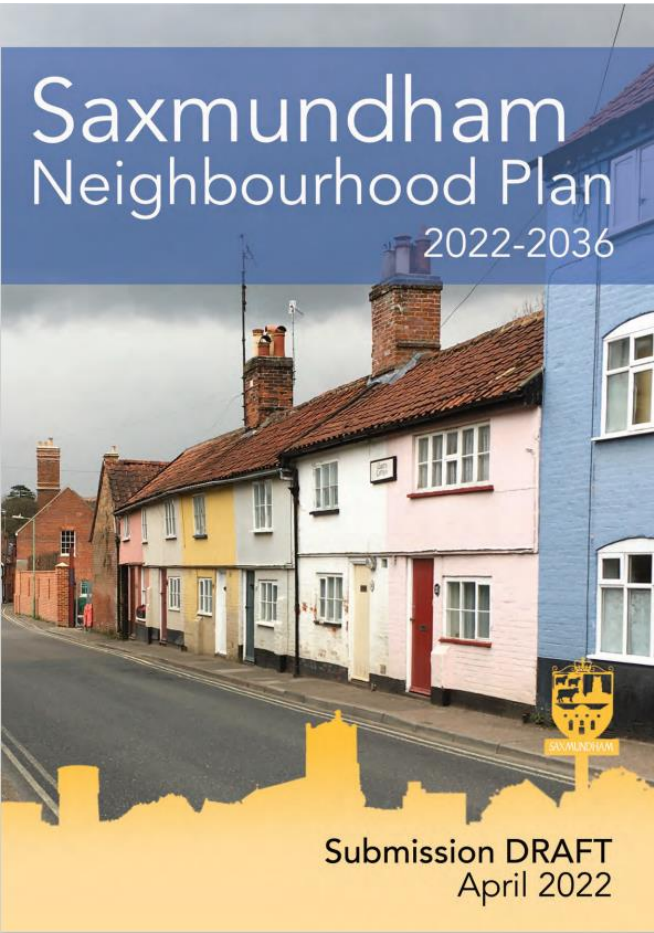
Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief
Supplementary Planning Document (SPD): Adopted May 2013



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.



South Saxmundham Garden Neighbourhood 800 homes



Brightwell Lakes

2000 homes



Taylor Wimpey

Coming Soon

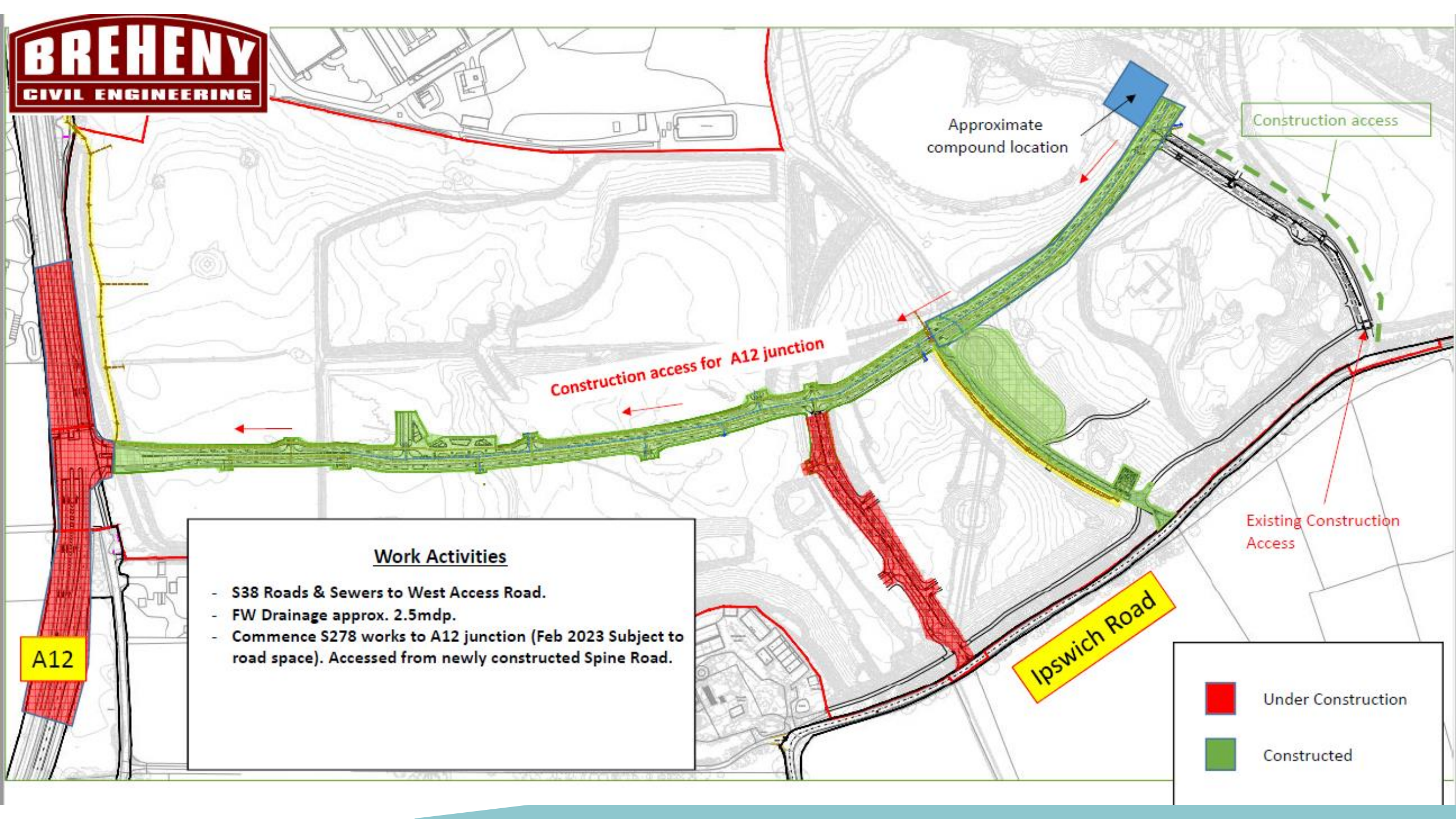
Brightwell Lakes

A development of 2, 3, 4 & 5 bedroom homes

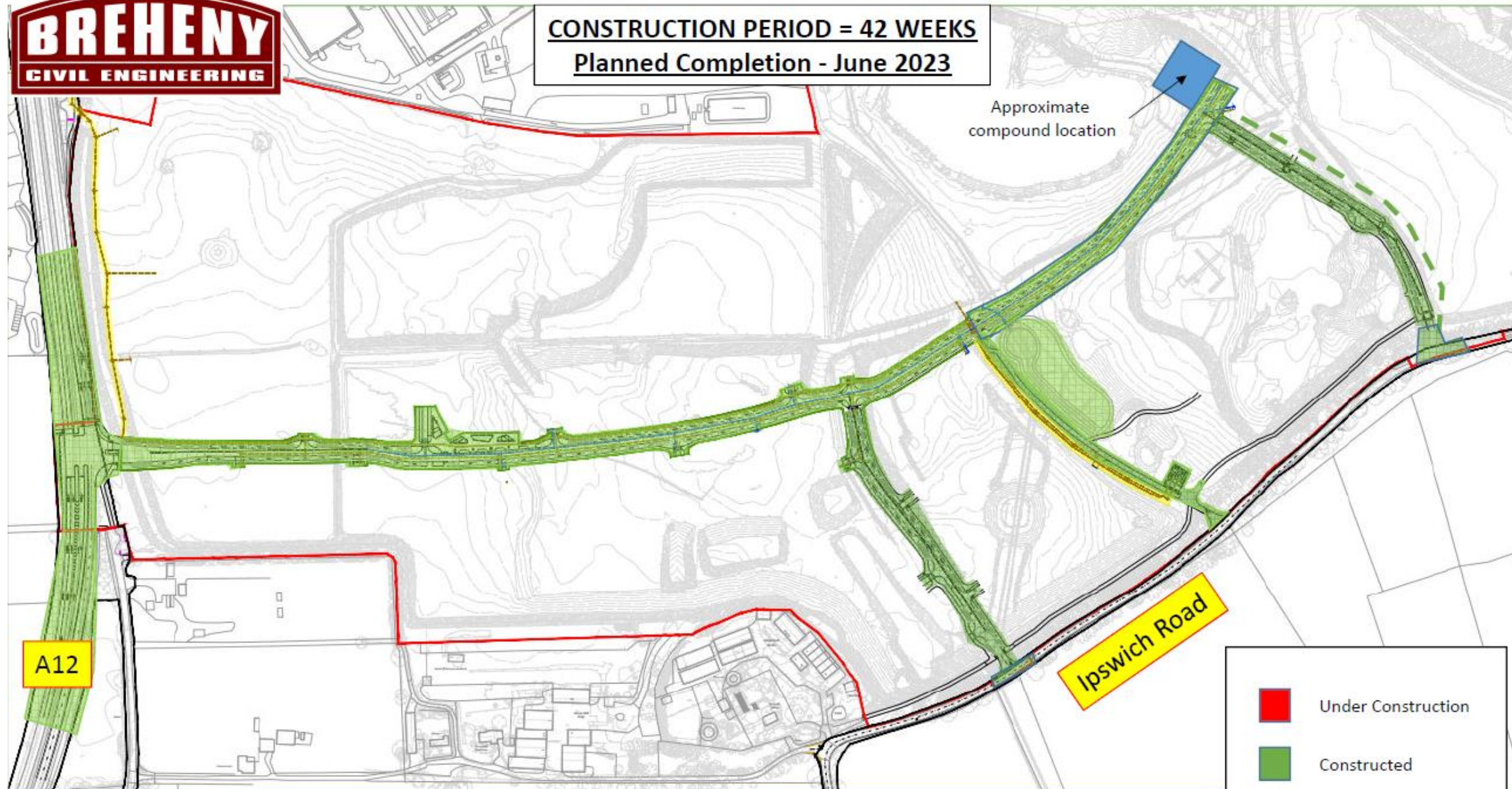
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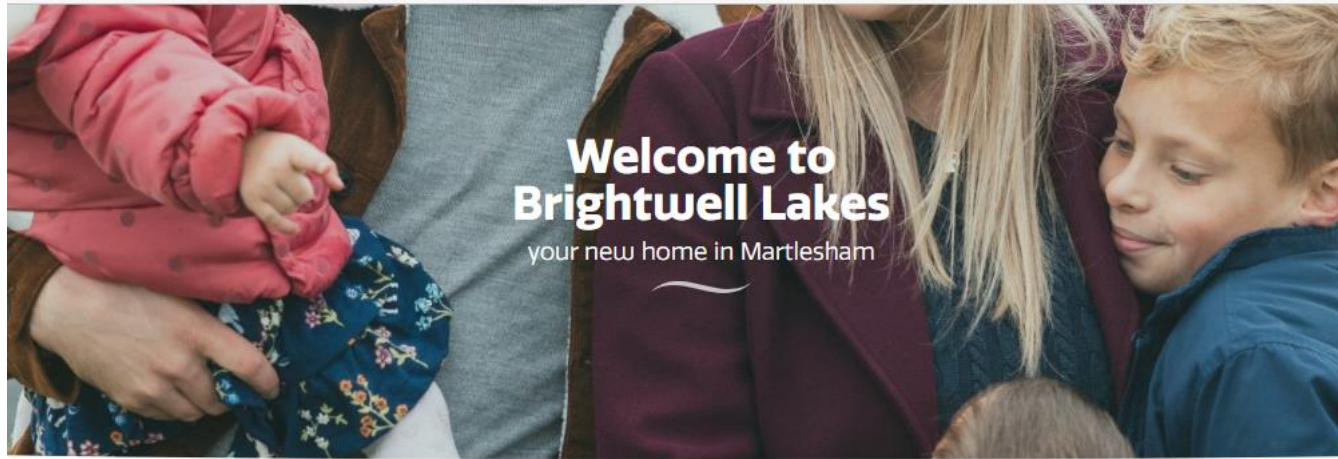
taylorwimpey.co.uk





CONSTRUCTION PERIOD = 42 WEEKS
Planned Completion - June 2023





www.brightwelllakes.co.uk

North Felixstowe Garden Neighbourhood 2000 homes

Suffolk Coastal Local Plan | Adopted September 2020 | Appendix B

Transport

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Improvements to Felixstowe branch rail line including - double tracking, a rail line loop near Trimley and improvements to level crossings and signalling.	Essential	Network Rail	£60,400,000	Network Rail	£60,400,000	£0	None	N/A	N/A	April 2018 – Autumn 2019
A12 – Four villages improvements	Essential	EDF, Suffolk County Council	£88,000,000 - £133,000,000	EDF, Suffolk County Council, Central Government	£88,000,000 - £133,000,000	Unknown	CIL	Unknown	Unknown	Medium – Long term
Continuation of Shared Space Scheme at Felixstowe Town Centre	Desirable	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Unknown	S278/S106/CIL	Unknown	Unknown	Over entire plan period
Sustainable transport, traffic management and cycle route improvements at Felixstowe	Essential	Suffolk County Council	Unknown	Suffolk County Council, Developers, East Suffolk Council, Felixstowe	Unknown	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period



East Suffolk Council

5,541 followers
3w •

We have two tendering opportunities for our North Felixstowe Garden Neighbourhood project – full details are available on our e-tendering system, along with all our other open tenders:

- Property Surveyor / Land Agent: <https://lnkd.in/eZj9NEVh>
- Full design team: <https://lnkd.in/eQPATciV>





North of Lowestoft Garden Village

1300 homes

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



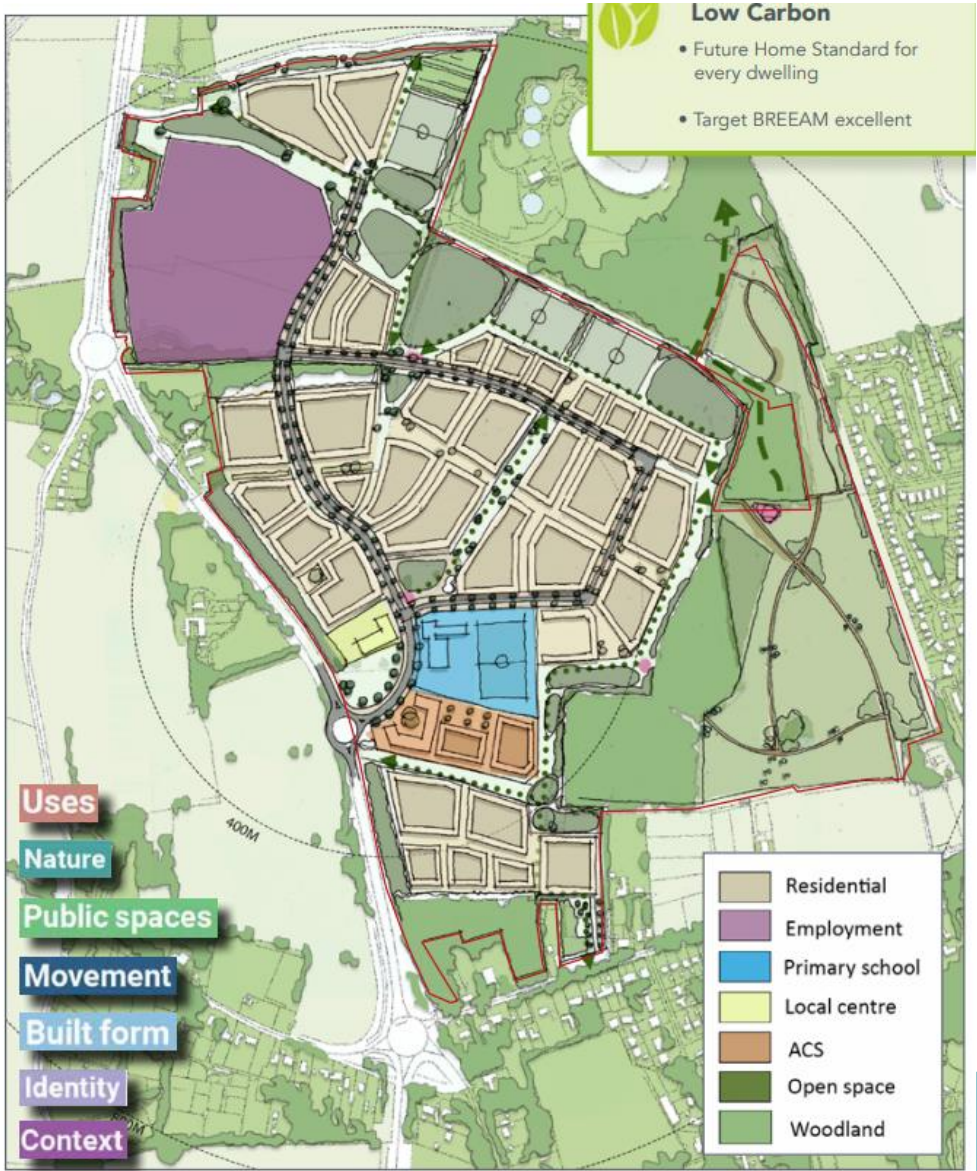


Fig. 13- Land Use Plan

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

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

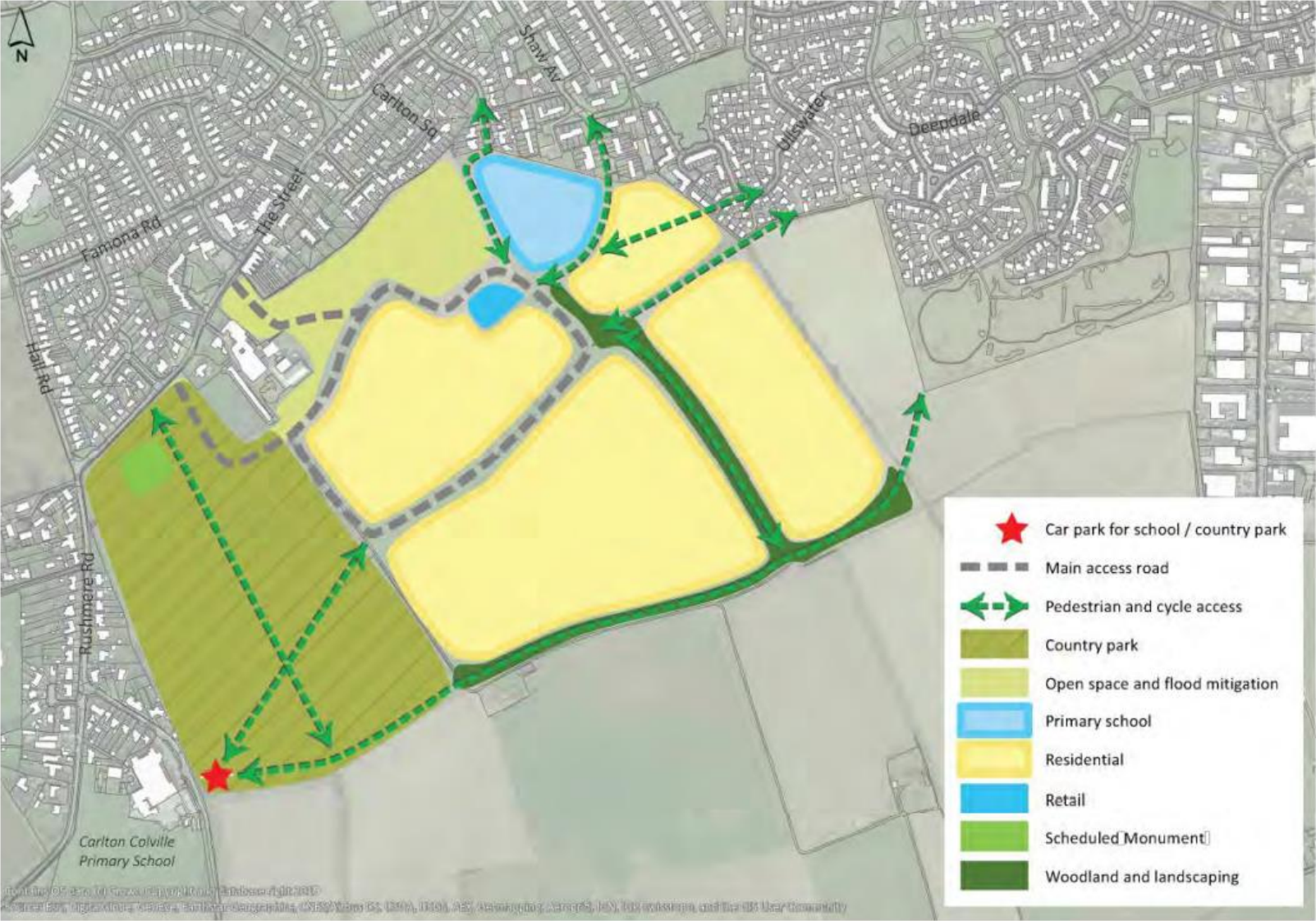


Figure 13 - Beccles and Worlingham Garden Neighbourhood outline masterplan

