



CABINET

Tuesday, 07 September 2021

Subject	Adoption of Residential Development Brief for WLP2.14 Land North of Union Lane, Oulton Supplementary Planning Document
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer(s)	Ben Wright Planner (Planning Policy and Delivery) Ben.Wright@east Suffolk.gov.uk Anthony Taylor Senior Planner (Planning Policy and Delivery) Anthony.Taylor@east Suffolk.gov.uk Rachel Lambert Planner (Major Sites and Infrastructure) Rachel.Lambert@east Suffolk.gov.uk Laura Mundy Principal Planner (Planning Policy and Delivery) Laura.Mundy@east Suffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable.
Wards Affected:	Oulton Broad

Purpose and high-level overview

Purpose of Report:

The purpose of this report is to adopt the residential development brief for WLP2.14 Land North of Union Lane in the East Suffolk Council - Waveney Local Plan.

The residential development brief is a Supplementary Planning Document (SPD). Once adopted, it will carry weight in the determination of any planning applications for this site. It highlights the considerations that any development on the site will need to respond to and outlines the Council's aims for the site whilst allowing for innovative design.

Options:

- Adoption of the residential development brief for WLP2.14 Land North of Union Lane, giving it weight in the determination of any planning applications. This will provide further context and considerations for development to ensure the best quality development can be achieved; or
- Do not adopt the residential development brief. The residential development brief will then carry no weight in decisions on planning applications on this site and decisions will be solely based on policies in the Local Plan. The additional context and considerations outlined in the residential development brief would therefore carry no weight.

Recommendations:

1. That the residential development brief for WLP2.14 Land North of Union Lane, Oulton (Appendix A) be adopted.
2. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, is authorised to make any presentational or typographical amendments to the residential development brief for WLP2.14 Land North of Union Lane, Oulton prior to it being published.

Corporate Impact Assessment

Governance:

No impacts.

ESC policies and strategies that directly apply to the proposal:

The residential development brief will be considered alongside the East Suffolk Waveney Local Plan (March 2019) when determining planning applications for the site (WLP2.14 Land North of Union Lane, Oulton).

Environmental:

The residential development brief details expectations of what development on this site should deliver in terms of environmental and biodiversity features, including the enhancement of existing green corridors and buffers, introducing new green corridors and retaining existing trees. The Strategic Environmental Assessment Screening concluded that a full Strategic Environmental Assessment was not needed. The final Strategic Environmental Assessment Screening Opinion is appended to this report (Appendix D). Habitat Regulations Assessment was also undertaken which concluded that any likely significant effects on protected Habitat sites would be mitigated against through the Council's Recreational Disturbance Avoidance and Mitigation Strategy. The final Habitat Regulations Assessment is appended to this report (Appendix E).

Equalities and Diversity:

The residential development brief was subject to an Equality Impact Assessment Screening Opinion before going out to public consultation, as is standard practice for all planning policy documents. It concluded no differential negative impacts on those with protected characteristics. This was updated following the changes made as a result of the consultation and again no differential negative impacts were concluded. The updated Equality Impact Assessment Screening Opinion is appended to this report (Appendix C) The residential development brief has also been subject to Equality Impact Analysis (ref: EQIA354374905), which concluded no differential negative impacts on those with protected characteristics.

Financial:

The production and adoption of the residential development brief is covered by the existing budget of the Planning Policy and Delivery Team.

Human Resources:

No impacts.

ICT:

No impacts.

Legal:

The SPD has been produced in accordance with the Town and Country Planning (Local Plans) (England) Regulations 2012 (as amended) and the requirements of the East Suffolk Council Statement of Community Involvement (2021).

An Equality Impact Assessment Screening opinion was produced to meet the requirements of the Equality Act 2010. The SPD has been subject to a Strategic Environmental Assessment Screening Opinion in accordance with the Environmental Assessment of Plans and Programmes Regulations, 2004. It has also been subject to a Habitats Regulation Assessment, in accordance with the Conservation of Habitats and Species Regulations, 2017 (as amended).

Risk:

There are no risks envisaged in relation to the implementation of the recommendations.

External Consultees:

As an SPD, the residential development brief was subject to full public consultation. The list of consultees, respondents and their comments can be found in the Consultation Statement, which is attached to this report (Appendix B).

Strategic Plan Priorities

Select the priorities of the [Strategic Plan](#) which are supported by this proposal:

Primary
priority

Secondary
y

<i>(Select only one primary and as many secondary as appropriate)</i>		priorities	
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected?			
<p>The residential development brief highlights considerations for development on WLP2.14 Land North of Union Lane to ensure that any development is of high quality. The residential development brief will deliver against strategic plan priorities P01 and P08 and will help deliver the appropriate mix of housing and open space to support the local community. The residential development brief will also help deliver against priority P05 as infrastructure needs have also been highlighted to ensure associated requirements are delivered appropriately. The residential development brief will also help deliver against priority P23 by protecting and enhancing the environmental assets of the site.</p>			

Background and Justification for Recommendation

1	Background facts
1.1	

	Residential development briefs are being produced for a number of allocations within both East Suffolk Local Plans. They highlight the considerations that any development on the relevant site will need to respond to and outline the Council's aims for each site without being prescriptive, allowing for innovative design. The residential development briefs once adopted will have weight in the determination of any planning application submitted for a respective site. Planning applications will be expected to demonstrate how the principles outlined in the residential development brief have been considered.
1.2	The residential development brief for Land North of Union Lane (Policy WLP2.14 of the East Suffolk Council – Waveney Local Plan) is the first to be produced and is using a template that was consulted on in spring 2020. The intention is that all following residential development briefs will follow a similar format.
1.3	There are two main elements to the Brief, the 'Development Considerations' and the 'Development Framework'. The 'Development Considerations' was the first section to be drafted, initially based on a desk-based analysis of existing site evidence and information available to the Council. These were further developed based on observations from a site visit conducted on 10 th December 2020. Once the development considerations were established, then the 'Development Framework' was drafted. This section outlines Council expectations for development. The expectations and information included in this section responds to the factors raised under the 'Development Considerations' section.
1.5	The preparation of the residential development brief was overseen by the Local Plan Working Group. During the preparation of the residential development brief a wide range of service areas were involved, including Planning Policy, Development Management, Major Sites and Infrastructure, Design and Conservation, Landscape, and Ecology. The Council also engaged with other stakeholders, including the landowner and their agent, Suffolk County Council and Oulton Parish Council.
1.6	A six-week consultation on the draft residential development brief took place between Monday 10 th May and Wednesday 23 rd June 2021. The consultation was initially scheduled to end on Monday 21 st June, however, a technical issue on that day meant that comments could not be submitted. The consultation period was extended to the Wednesday 23 rd June to mitigate this.
1.7	The draft residential development brief was presented primarily through the use of ArcGIS Storymap. Storymap presents documents in a flowing, visual medium which uses interactive maps to engage the audience and make documents more accessible to the public. The combination of Storymap and Inovem consultation software also allowed users to comment directly on specific sections of the document. The document, and its supporting documents, were also available in PDF format. Further information on the consultation can be found in the Consultation Statement which is appended to this report (Appendix B).
1.8	In total 67 individuals and organisations responded to the consultation. Between them they made 114 comments. The main issues raised through the consultation were: <ul style="list-style-type: none"> • How features, such as the historic burial ground and access, should be considered. <i>These had already been considered and acknowledged in the brief.</i> • Concern relating to flooding, biodiversity and design. <i>These had already been considered and acknowledged in the brief.</i> • Lack of collaboration between the developer and the Council (as suggested by some stakeholders who were involved in the creation of the brief). • Incorrect distances and directions of some services (as listed on page 9). • Concern over the need and deliverability of a tree lined, linear access road.

	<ul style="list-style-type: none"> The infrastructure needs listed in the document should not be considered to be exhaustive.
1.9	<p>Changes have been made to the residential development brief to address many of the comments received, including:</p> <ul style="list-style-type: none"> Changing the wording when referring to other stakeholders who were involved from 'collaboration' to 'engaged with'. Correction of the distances and directions of various services from the site (as listed on page 9). Rewording of paragraph 4.2 to reinforce the need for high quality landscaping along the linear access road. Addition of paragraph 4.9 to make clear that infrastructure needs outlined in the document should not be considered exhaustive.
1.10	<p>Some additional changes were made as the residential development brief was being revised which did not directly relate to specific comments made during the consultation. These changes were not considered to be significant and clarified the existing position of the Council. These changes were:</p> <ul style="list-style-type: none"> Removal of other documents that need to be submitted with a planning application from the introduction. These should be covered by the policy and Local Validation List and do not need to be repeated. Addition of paragraph 1.11 highlighting the importance and need to consider self-build dwellings. Removal of paragraph 2.2 due to repetition. Rewording of Paragraphs 4.16 – 4.18 to align closer with comments from Suffolk County Council Archaeology comments.
1.11	The final residential development brief is appended to this report (Appendix A).
1.12	Further details of the consultation undertaken are contained in the Consultation Statement, which is appended to this report (Appendix B).

2 Current position

2.1	The East Suffolk Council - Waveney Local Plan (March 2019) is currently used to determine planning applications on site WLP2.14 Land North of Union Lane, Oulton.
2.2	There is currently no other guidance to support decision making on this site. There are benefits in providing additional guidance for this site in terms of achieving high quality development.

3 How to address current situation

3.1	The residential development brief for WLP2.14 Land North of Union Lane, Oulton has been developed to highlight the considerations that any development on the site will need to respond to whilst achieving high quality design.
3.2	In order for the residential development brief to have weight in the determination of planning applications for this site, the brief should be adopted.

4 Reason/s for recommendation

4.1	To ensure that the residential development brief for WLP2.14 Land North of Union Lane, Oulton has weight in the determination of planning applications for this site and to help achieve development of the highest quality.
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Appendices

Appendices:	
Appendix A	Residential Development Brief – WLP2.14 Land North of Union Lane, Oulton
Appendix B	Residential Development Brief – WLP2.14 Land North of Union Lane, Oulton – Consultation Statement
Appendix C	Equality Impact Assessment Screening Opinion
Appendix D	Strategic Environmental Assessment Screening Opinion
Appendix E	Habitats Regulations Assessment

Background reference papers:		
Date	Type	Available From
July 2021	Equality Impact Analysis (EQIA354374905)	Available on Request
March 2019	East Suffolk Waveney Local Plan	https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Adopted-Waveney-Local-Plan-including-Erratum.pdf