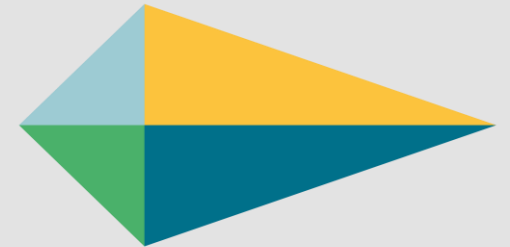


# Development Briefs for Housing and Commercial Site Allocations

Strategic Planning Committee – Monday 4 October 2021



**EASTSUFFOLK**  
COUNCIL

# The what and why of Development Briefs?

- What are Development Briefs?
  - Development briefs highlight the key considerations and identify appropriate design solutions relevant to the development of a particular site allocation in our Local Plans.
  - Based on early and ongoing engagement with key stakeholders (e.g. landowner/agent, parish council, Suffolk County Council).
  - Adopted as Supplementary Planning Documents (SPDs).
- Why are we preparing Development Briefs?
  - Add value to the planning process (pre-app/planning applications)
  - Deliver on the Government's ambition to deliver high quality homes and speed up delivery.
- What about employment sites?
  - We can prepare development briefs for employment site allocations.
  - However, things to consider
    - Potentially more complicated land ownership and delivery options
    - Potentially more difficult to identify design solutions
    - Government agenda on design quality is very much focussed on residential development (see National Design Guide and National Model Design Code).

# The Process used to prepare a Development Brief

- 1) Desk-based analysis of the site and surrounding area.
- 2) Site visit
- 3) Engage with the landowner/agent, parish council/s, and Suffolk County Council
- 4) Drafting of the development brief.
- 5) Draft development brief sent to internal consultees (Major Sites, Development Management, Design and Conservation, Landscape, Ecology) and to Suffolk County Council (Flooding, Highways, Public Rights of Way). Meeting also held with landowners/agents and Parish Council.
- 6) Public consultation on the draft development brief. All comments received will be considered and the briefs amended accordingly.
- 7) Adoption of the development brief as a Supplementary Planning Document.

# Work completed so far

- An initial consultation on the Template for all development briefs took place between 5<sup>th</sup> June and 24<sup>th</sup> July 2020.
- This consultation was open to the public, however we also engaged those who will be involved in the production of the briefs (e.g. developers, landowners, Parish Councils and Suffolk County Council).
- Following this, work began on preparing the development brief for WLP2.14 Land North of Union Lane, Oulton, which was adopted at Cabinet on 7 September 2021.



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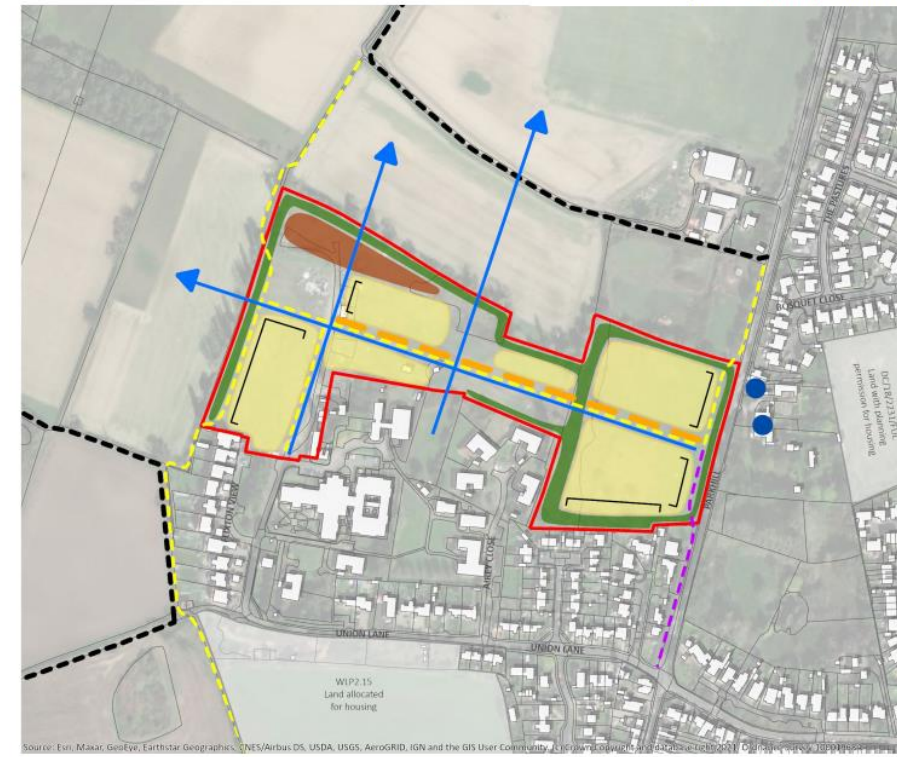
**Residential Development Brief**  
**LAND NORTH OF UNION LANE, OULTON**  
Policy WLP2.14 of the East Suffolk Council Waveney Local Plan  
Adopted September 2021

**Streets and movement**

- 4.19 Cycling and walking connections should be made onto Union Lane
- 4.20 Pedestrian and cycle connections should be made between Footpath 3 and Footpath 6 along and beyond the western boundary of the site. The site should be connected to Policy WLP2.15 for walking and cycling via Footpath 6, which should be upgraded to a bridleway.
- 4.21 Cycling and walking infrastructure should be provided along Parkhill, west of the existing hedgerow, linking north into Footpath 9. A footway should be provided along Parkhill, to the crossroads at Union Lane.
- 4.22 Discussions must be held with SCC to determine the appropriate form for the junction from Parkhill - based on the traffic flows associated with the development and Parkhill as well as consideration of pedestrians and cyclists.

- ▬ Site boundary (WLP2.14)
- Development parcel
- Indicative historic burial ground area
- Existing vegetation
- Listed building
- ▬ Key built frontage
- ▬ Key view
- ▬ Cycling and walking infrastructure
- ▬ Walking infrastructure
- ▬ Primary access road
- ▬ Public right of way

Figure 5: Development framework map



Source: Esri, Maxar, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN and the GIS User Community

# Going forward

- We will be looking to bring forward further development briefs for allocated sites in both Local Plans.
- The decision as to which sites will be considered is continuously being reviewed. The decision is based on a variety of factors, including:
  - Site size
  - Complexity of the site
  - Local Plan and Neighbourhood Plan policy requirements
  - Landowner progress with a pre-app/planning application