

Planning Committee

17 July 2020

Agenda item number 14

Consultation documents and proposed response – East Suffolk Development Brief

Report by Planning Policy Officer

Summary

This report outlines the officer's proposed response to planning policy consultations recently received, and invites comments or guidance from members.

Recommendation

To note the report and endorse the nature of the officer's proposed response.

1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. Members' endorsement, comments or guidance are invited.

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Date of report: 02 July 2020

[Broads Plan](#) objectives: D, G 8

Appendix 1 – Planning Policy consultations received

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Organisation: East Suffolk Council

Document: Consultation on Draft Template for Residential Development Briefs

<https://eastsuffolk.inconsult.uk/consult.ti/developmentbriefstemplate2020/consultationHome>

Due date: 24 July 2020

Status: Draft

Proposed level: Planning Committee endorsed

Notes

What is this consultation about?

East Suffolk Council is beginning the process for drafting development briefs for some residential sites included in the Local Plans for East Suffolk. A consultation is taking place at this early stage to consider what should be included in the briefs.

What are the East Suffolk Council Development Briefs?

The development briefs will provide a framework for development for selected residential sites allocated for development in the Waveney Local Plan (adopted March 2019) and those proposed for allocation in the emerging Suffolk Coastal Local Plan (currently under examination). They will be adopted as Supplementary Planning Documents.

Proposed response

Overall, this is a very positive approach and should ensure that sound urban design principles are adopted for each site, with the local context being well-considered.

We request the following amendments/make the following comments:

- One minor concern is that the inclusion of a Development Framework Map could be interpreted by some as the preferred design approach, rather than an indicative design showing the key points to be considered by a developer. This can be overcome through explanation in the text though.
- The document needs to talk about understanding the impact of a development on the Broads and the setting of the Broads.
- There needs to be reference to the applicant consulting or liaising with the Broads Authority for applications near our area.
- Also for applications near our area, the applicant will need to look at the Authority's Landscape Character Appraisal as well as the water quality risk maps and SSSI risk zones:
 - <https://www.broads-authority.gov.uk/mapping/mapping-pages/catchmap>

- <https://bamaps.broads-authority.gov.uk/portal/apps/webappviewer/index.html?id=3b874006ef1b4df3a1a30b4a0da9fa86>
- <https://www.broads-authority.gov.uk/planning/planning-policies/landscape-character-assessments>