

15 DEVELOPMENT BRIEF – LAND OPPOSITE SUTTON ST. NICHOLAS PRIMARY SCHOOL.**Report By: CHIEF FORWARD PLANNING OFFICER****Wards Affected**

Sutton Walls

Purpose

To agree and adopt the development brief as supplementary planning guidance to inform future planning applications.

Financial Implications

None directly, but the brief will lay down certain design parameters that will be required for the authority's new primary school.

Background

This 2.75 hectare site opposite the current primary school in Sutton St Nicholas is identified within the Deposit Draft Unitary Development Plan (UDP) for a mixed use scheme including residential development, a new school and community facilities (policies H5 and CF8).

Since the Deposit Plan consultation, a draft brief was prepared in conjunction with the Council's Property and Education Services and then for discussion purposes with the landowner, school governors and the Parish Council. Following these discussions and with some amendments, the draft brief was made available for public comment which culminated in a public meeting in early September. The Parish Council summarised the local comments received which and where appropriate have been included within the final brief.

In respect of the UDP, most representations to the Deposit Draft site proposals are supportive. Objections relate mainly to the housing element and are either relative to the release of other sites elsewhere, against the cumulative effect of housing generally within the rural area or are detailed site issues that can be addressed through the brief and in the layout/design of resulting planning applications. Such representations were initially considered by the UDP Working Group at their meeting on 19th November 2003.

Aim of Brief

The aim of this development brief is to:

- establish the development framework in a positive and enabling manner providing a development concept early in the development plan process.
- identify development requirements before land values are set to ensure the delivery of viable schemes.
- provide greater certainty
- promote good design standards and address plan policy issues.

Development Requirements

An indicative layout has been included to provide the basis of a 'master plan' to enable satisfactory implementation of each element described in the brief. That layout shows the school positioned to the north providing a softer edge to the village with new housing (15 dwellings) adjacent to that existing. The layout includes provision of a community field to the east, a children's play area and refers to the community uses within the school as possibly including a part-time surgery and replacement post office. A single vehicular access to the development would be complemented by pedestrian access links to other parts of the village and further afield linking into the wider public rights of way network.

Whilst the development brief will help provide the overall design principles for the site, planning applications will require a design statement addressing local context, general layout, health and safety and conservation of resources as identified in the Council's Design and Development Requirements SPG.

Finally, it should be noted that the indicative layout which useful to show the overall layout and relationship of the various development components may vary particularly in terms of the housing layout and design.

Recommendation

That the development brief be approved and adopted as supplementary planning guidance to be used as the basis of a more detailed master plan to inform and guide future planning applications on this site.

Background Papers

Various consultation correspondence.