Suffolk Coastal Local Plan Examination

Hearing Day 5

Matter 3

Note on current planning status of Brightwell Lakes

1. This note responds to an action arising in the hearing session on Matter 3 Communities Surrounding Ipswich (Wednesday 4th September, AM) to provide an update for the Inspector on the current planning status of Brightwell Lakes.


3. Outline planning permission was granted on 10th April 2018 under planning application reference DC/17/1435/OUT (Outline planning application for up to 2000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre (comprising use Classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary centre (comprising possible use Classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure).

4. The planning status of subsequent applications is set out in the table below:

<table>
<thead>
<tr>
<th>Application reference</th>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>DC/18/4644/VOC (validated 11/2/2019)</td>
<td>Variation of condition 34 off DC/17/1435/OUT - Outline planning permission for up to 2000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre comprising use Classes A1, A2, A3, A4, A5, B1, C3, D1, D20, secondary centre comprising possible use Classes A1, A3 and A4), a school, green infrastructure</td>
<td>Approved by the Planning Committee on 23rd July 2019 – decision to be issued in the week commencing 16th September 2019.</td>
</tr>
<tr>
<td><strong>DC/18/2774/ARM (validated 3/7/2018)</strong></td>
<td><strong>Application for Reserved Matters Approval of: Site Entrance and Boulevard comprising the detail of the following elements:</strong> *The new junction with the A12 *The entrance to the site, including the new entrance feature / acoustic bund along the A12 boundary *The new boulevard from the site entrance to the junction with the Eastern Spine Road *The new Western Spine Road and new Junction with the Ipswich Road, incorporating measures required by condition 43 of DC/17/1435/OUT *The Landscaping to the entrance and zone along the boulevard / spine road *The new Drainage to the boulevard and spine road, including pumping station off the Ipswich Road, in the Valley Corridor *The new incoming utility supplies along the route of the boulevard and spine road In respect of Outline Planning Permission DC/17/1435/OUT</td>
<td>Planning Committee granted authority to approve subject to final amendments to plans – some dependent on the ongoing Section 278 and Section 38 process. To be concluded and issued in the next 2 months.</td>
</tr>
<tr>
<td><strong>DC/18/2775/ARM (validated 3/7/2018)</strong></td>
<td><strong>Application for Reserved Matters Approval of: Green Infrastructure comprising the detail of the following elements:</strong> *Main Green Infrastructure - SANG * SANG Valley Corridor *SANG Links to Southern Boundary * Allotments and Community Orchards to area 5b in respect of Outline Planning Permission DC/17/1435/OUT</td>
<td>Planning Committee granted authority to approve subject to final amendments to plans – some dependent on the ongoing Section 278 and Section 38 process. To be concluded and issued in the next 2 months.</td>
</tr>
<tr>
<td><strong>DC/18/2959/DRC (validated 17/7/2018)</strong></td>
<td><strong>Full and Partial Discharge of Conditions of DC/17/1435/OUT in relation to conditions: 6, 8, 9, 11, 14, 24, 28, 29, 30, 41, 43, 58, 61 Through information submitted under Approval of Reserved Matters applications - DC/18/2774/ARM and DC/18/2775/ARM</strong></td>
<td>Discharge of conditions tied in with the determination of the Reserved Matter applications above and to be approved at the same time.</td>
</tr>
</tbody>
</table>

**Statement of Housing Land Supply**

5. The Statement of Housing Land Supply (August 2019) sets out an up to date account of the anticipated delivery of the development, as set out below (copied from Statement of Housing Land Supply, Document H20, Appendices page 6-7):

“A response from a representative acting on behalf of the developer, Carlyle Land Ltd, confirms that work leading up to initial completions on the site is progressing.”
Reserved matters applications for the initial phases of development were approved at planning committee in September 2018, and a number of conditions are now in the process of being discharged.

A variation of condition application has been approved by the Planning Committee to enable swifter delivery of homes by multiple housebuilders and to satisfy housebuilder requirements.

The initial parcels of land on the site have now been marketed to a range of housebuilders and early engagement with housebuilders has commenced.

The County Council has developed detailed designs of the new all-through school in preparation for the submission of a reserved matters application and receipt of the school land upon 100 occupations.

Section 278 and Section 38 applications have been submitted to the Highway Authority ahead of the delivery of accesses and to inform future adoption of the on-site roads.

Whilst the representative of the developer has indicated that completions could begin in 2020/21, the Council anticipates that for the purposes of this statement due to the circumstances of the site, completions would begin in 2021/22.”