

St Edmundsbury Borough Council

Protocol for the preparation of Masterplans required by Policy DS4 of the adopted Replacement Local Plan

- 1 Prior to commencing work on a masterplan, developers or landowners should seek a meeting with planning officers to agree the form, content, level of detail and timetable for the preparation of the masterplan. All masterplans must be the subject of a sustainability appraisal, the form of which shall be agreed by the Council;
- 2 The Council will not consider or give views on draft masterplans until such a time as any Concept Statement (where required) for the site in question has been the subject of public consultation;
- 3 The preparation of masterplans will have regard to the content of any approved Concept Statement for the site and where applicable, the policies of the adopted Replacement Local Plan and any relevant government Planning Policy Statement or guidance. Approval to proceed to public consultation is to be delegated to the Head of Planning & Engineering Services in consultation with the Portfolio Holder (Planning and Transport) and the Chairman of the Sustainable Development Panel; Ward members would be notified in advance that such public consultation is to take place within their wards
- 4 Developers will be responsible for undertaking an agreed form of public consultation which should be in accordance with the Council's Statement of Community Involvement. The Council will identify which statutory bodies the developers should consult. The public consultation will normally involve a publicly accessible exhibition of the proposals attended by representatives of the developers/landowners and the proposals available for viewing on the internet.
- 5 Upon completion of the consultation, and after analysis of the responses received, developers should make any necessary amendments to the masterplan and submit it to the Council for approval. The submission document should be accompanied by a statement of public consultation which identifies:-
 - i when the consultation took place;
 - ii who was consulted;
 - iii an accurate summary of consultation submissions;
 - iv the developers response to those submissions; and
 - v a schedule of changes made to the draft masterplan as a result of consultation.
- 6 Once submitted to the Council, officers will assess the outcomes of the consultation and determine whether further consultation is required prior to determining whether to recommend the masterplan for adoption. If further consultation is required this will be undertaken by the Council unless it is clear that the original consultation is deficient in respect of the Council's Statement of Community Involvement.
- 7 The masterplan will then be approved by the Sustainable Development Panel and Cabinet and adopted as Planning Guidance. Should the developer/landowner require the masterplan to be adopted as a Supplementary Planning Document, it will be necessary to follow the further procedures for the preparation of SPD set out in PPS12 and its Companion Guide.

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