



Bury St Edmunds Area Working Party 13 May 2013

Bury St Edmunds Vision 2031 – Submission Version Consultation

1. Summary and reasons for recommendation(s)

- 1.1 This report presents the latest version of the Bury St Edmunds Vision 2031 submission document, and supporting documents, for approval for consultation prior to submission to the Secretary of State. Consultation took place commencing March 2012 on the 'Bury St Edmunds Vision preferred options' and this submission version seeks to comment upon, and respond to where appropriate, the representations received in response to the earlier consultation.
- 1.2 It is considered that the submission version is greatly improved as a result of both the earlier consultation, and as a result of an assessment against the content of the Government's March 2012 published National Planning Policy Framework. As a result it is recommended that the Working Party resolve to recommend to Cabinet that this Bury St Edmunds Vision 2031 submission document be approved for consultation to commence in June 2013.

2. Recommendation(s)

- 2.1 That:
- (1) the Working Party **RECOMMENDS** to Cabinet that the Bury St Edmunds Vision 2031 submission document (Appendix 2), Policies Maps (Appendix 5), Sustainability Appraisal (Appendix 13), and the Habitat Regulations (Screening) Assessment (Appendix 14) be approved for public consultation;
 - (2) the Working Party **notes** the site submissions (Appendix 7) and that none of these sites have been included in the revised Bury St Edmunds 2031 submission document;
 - (3) in accordance with the Council's Concept Statement Protocol, the Working Party **RECOMMENDS** to Cabinet that the Bury St Edmunds Strategic Growth Area Concept Statements (Appendices 8 to 12) are adopted; and

(4) delegated authority be given to the Head of Planning and Regulatory Services , in consultation with the Portfolio Holder for Planning and Transport, to make any necessary minor typographical, grammatical or similar textual changes to the draft Bury St Edmunds Vision 2031 submission document prior to publication for consultation purposes.

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3. Corporate priorities

- 3.1 The recommendation(s) meet the following, as contained within the Corporate Plan:
- (a) Corporate Priority: *'Working together for strong, healthy and diverse communities'*; *'Working together for prosperous and environmentally-responsible communities'*; and by ensuring swift and consistent determination of planning applications *'Working together for an efficient Council'*.

4. Key issues

- 4.1 St Edmundsbury consulted on the Bury St Edmunds Vision preferred options document between March and May 2012. The representations received to this consultation are available at **Appendix 1**, which, in order to save on printing costs, are available to view online with the committee papers. The number and type of representations received are set out in the table below:

Vision 2031 consultation responses March-April 2012			
	Post and email	Electronic form	Total responses
Bury St Edmunds Vision	154	44	198

- 4.2 Also shown at **Appendix 1** are the Officers' responses to those representations. In order to save on printing costs these responses are available to view online. Where these have led to changes being proposed to the main document then these amendments have also been incorporated into the submission version of the Bury St Edmunds Vision 2031 document which is attached at **Appendix 2**.
- 4.3 In addition to the changes made as a result of consultation representations, a number of further changes have been made as a result of the National Planning Policy Framework (NPPF) which was introduced after consultation had already commenced on the preferred options draft. Members may recall that, at the time of the preferred options consultation, the NPPF had been consulted on by the Government. It was considered justified, at that stage therefore, to incorporate the policy requirements of the draft into the preferred options. However, the final version of the NPPF is different in many respects to the draft and a number of further changes have therefore been made to some Policies to reflect this. A number of changes have also been made by as a result of additional evidence based work, which includes the release of the 2011 Census data.
- 4.4 Changes to the Bury St Edmunds Vision 2031 document have been captured in a separate document at **Appendix 3**, which in order to save on printing costs, is available to view online. Text that has been removed from the previous version has been struck through ~~like this~~. Text that has been added into the document has been, underlined like this. In addition, a reasonable number of very incidental typographical and grammatical errors have been corrected without being highlighted, in the interests of ensuring a readable final document.

- 4.5 These changes have been highlighted to demonstrate the changes that have been made in the clearest way possible. The consultation itself, however, will proceed with a fully worked up final document, without any highlighted or struck through text. Where there are any discrepancies between the non-tracked changes version (Appendix 2) and tracked changes version of the documents (Appendix 3) it is the non-tracked changes version which will take precedence.

Significant changes

- 4.6 There are a number of significant changes to the Bury St Edmunds Vision policies that have been undertaken. Whilst these are not exhaustively set out in this covering report they are nonetheless highlighted in **Appendix 4**, to enable Members to focus their reading on those areas where material changes have taken place to the document.
- 4.7 Members will note that Policy BV1 is an entirely new policy, and sets the context for the use of the remainder of the document and policies. It seeks to enshrine at a local level the NPPF's presumption in favour of sustainable development. The wording is a model wording provided by the Planning Inspectorate, and is a policy which has been imposed by PINS within a number of similar policy documents that have recently been considered by them elsewhere. As a simple local articulation of the 'golden thread' of sustainable development, as introduced by the NPPF, it is not considered to be a controversial amendment. The introduction of this policy has had consequential impacts upon the numbering of all successive policies and upon a number of policy cross-references.
- 4.8 A number of significant changes have also been made to the theme based aspirations and actions as a result of consultation comments received and additional work on aligning the aspirations and actions across all three of the Vision documents.
- 4.9 The changes made to the policies have resulted in changes to the Policies Maps, **Appendix 5** – available online, which accompanies the Bury St Edmunds Vision 2031 document.
- 4.10 It is acknowledged that there may be typographic, grammatical and factual errors in the draft document being considered by the Working Party. It is intended that these will be rectified, in consultation with the Portfolio Holder for Planning and Transport, before the consultation document is published.

Call for suitable Gypsy and Traveller sites

- 4.11 The Borough Council issued a general call for any suitable, available and deliverable gypsy and traveller sites during the 2010 Rural Site Allocations document consultation. No suitable sites were identified through this process and hence no sites have been allocated in earlier drafts of the Bury St Edmunds Vision, Haverhill Vision or Rural Vision 2031 documents due to the difficulties this would present in demonstrating the potential deliverability of sites.
- 4.12 A further call for suitable, available and deliverable sites will be issued during this final period of consultation on the Vision 2031 documents, to assess whether the situation has changed in the last two years.

Bury St Edmunds Vision Infrastructure Delivery Plan

- 4.13 An Infrastructure Delivery Plan (IDP) accompanies the Bury St Edmunds Vision 2031 document which sets out the infrastructure requirements for the town and how these will be funded, to ensure that the vision and allocations in this document can be delivered. The IDP particularly focuses on the delivery of infrastructure in the first five years of the plan period. This document is subject to a separate consultation which is taking place at the same time as the final period of consultation on the Vision 2031 document. Following the consultation on the IDP the document will be revised and a final version presented to Members for approval, prior to the submission of the Bury St Edmunds Vision document to the Secretary of State for Examination. The IDP is attached at **Appendix 6** for information.

Bury St Edmunds Site Submissions

- 4.14 Three additional site submissions were made via submitted comments to the Bury St Edmunds Vision 2031 document during the last round of public consultation. These are attached at **Appendix 7** for information. None of the sites submitted have been included in the revised Bury St Edmunds Vision 2031 submission document.

Bury St Edmunds Strategic Growth Area Concept Plans

- 4.15 Draft Concept Plan options for the Bury St Edmunds Strategic Growth Areas were subject to consultation during the April to May 2012 consultation on the Preferred Options Bury St Edmunds Vision 2031 document. The comments received during this consultation were taken into account and informed the production of the final Concept Statements for the strategic growth areas which are attached as follows;
- **Appendix 8** North West Bury St Edmunds Concept Statement
 - **Appendix 9** Moreton Hall Concept Statement
 - **Appendix 10** West Bury St Edmunds Concept Statement
 - **Appendix 11** North East Bury St Edmunds Concept Statement
 - **Appendix 12** South East Bury St Edmunds Concept Statement
- 4.16 In accordance with the guidelines set out in the Council's adopted Concept Statement Protocol, the Working Party is asked to recommend that these Concept Statements are adopted.

Next Steps

- 4.17 Subject to recommendation and approval, the Bury St Edmunds Vision 2031 document, and supporting documents, will be subject to a minimum 6 week period of public consultation commencing in June 2013.
- 4.18 Following this consultation the comments received and documents will be prepared for submission to the Secretary of State. Subject to approval, the Bury St Edmunds Vision 2031 document will be submitted to Secretary of State before the end of December 2013, to be examined by a Planning Inspector in early 2014.

5. Other options considered

- 5.1 Members will recall the 'Bury St Edmunds Vision preferred options' previously consulted upon. Whilst not an alternative option per sé they do highlight the iterative process to the formulation of the Bury St Edmunds Vision 2031 policies.

6. Community impact

6.1 Crime and disorder impact *(including Section 17 of the Crime and Disorder Act 1998)*

- 6.1.1 It is considered that the Bury St Edmunds Vision 2031 document could have a positive impact on crime and disorder issues in St Edmundsbury. Section 13 of the document sets out aspirations and actions for how the town will look and feel in 2031 in terms of crime and community safety. The actions listed will help to ensure crime and community safety issues are dealt with appropriately.

6.2 Diversity and equality impact *(including the findings of the Equality Impact Assessment)*

- 6.2.1 An Equality Impact Assessment has not been undertaken by officers in preparing this report but there are not considered to be any potential significant adverse impacts on the Borough resulting from the content of the Bury St Edmunds Vision 2031 document.

6.3 Sustainability impact *(including completing a Sustainability Impact Assessment)*

- 6.3.1 The document has been the subject of a Sustainability Appraisal (**Appendix 13**) and a Habitat Regulations (Screening) Assessment (**Appendix 14**). These appendices are available to view online in order to save on printing costs.

6.4 Other impact *(any other impacts affecting this report)*

- 6.4.1 None associated with this report.

7. Consultation *(what consultation has been undertaken, and what were the outcomes?)*

- 7.1 Consultation took place on the Bury St Edmunds Vision 2031 preferred options document between March and May 2012. The responses to these are set out in Appendix 1.

- 7.2 Changes made to the Policies as a result of the representations received are shown within the main document at Appendix 3 and Appendix 4.

8. Financial and resource implications *(including asset management implications)*

- 8.1 There are no potential adverse financial or resource impacts on the Borough Council resulting from the consultation on the Bury St Edmunds Vision 2031 Submission document.

9. Risk/opportunity assessment (*potential hazards or opportunities affecting corporate, service or project objectives*)

9.1 The preparation of an up-to-date planning policy framework is a statutory requirement and the lack of such a framework militates against the proper planning of the Borough and, particularly in light of the National Planning Policy Framework, could place the Council at risk of planning appeals being upheld with the possible award of costs against it.

10. Legal and policy implications

10.1 The Planning and Compulsory Purchase Act, (2004), requires the Council to prepare and keep an up to date Local Plan. A Local Plan is essential for the continuation of an effective planning service and key to other Council services areas.

11. Ward(s) affected

11.1 The Bury St Edmunds Vision has the potential to impact on the town wards and the surrounding rural wards in the Borough.

12. Background papers

12.1 None

13. Documents attached

13.1 Appendix 1 Representations received to Bury St Edmunds Vision Preferred Options consultation and officer responses (available online)

Appendix 2 Submission version of the Bury St Edmunds Vision 2031 document

Appendix 3 Tracked changes version of the Bury St Edmunds Vision 2031 submission document (available online)

Appendix 4 Bury St Edmunds Vision 2031 – Significant changes

Appendix 5 Policies Maps (available online)

Appendix 6 Infrastructure Delivery Plan – **TO FOLLOW**

Appendix 7 Bury St Edmunds site submissions

Appendix 8 North West Bury St Edmunds Concept Statement

Appendix 9 Moreton Hall Concept Statement

Appendix 10 West Bury St Edmunds Concept Statement

Appendix 11 North East Bury St Edmunds Concept Statement

Appendix 12 South East Bury St Edmunds Concept Statement

Appendix 13 Sustainability Appraisal (available online)

Appendix 14 Habitat Regulations (Screening) Assessment (available online)