

## **Habitats Regulations Assessment**

for

St Edmundsbury Borough Council  
Bury St Edmunds Vision 2031 Submission  
Document

**June 2013**

## Quality control

### Habitats Regulations Assessment Screening

for

St Edmundsbury Borough Council  
Bury St Edmunds Vision 2031 Submission Document

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# 1 Introduction

## 1.1 The plan being assessed

- 1.1.1 The Bury St Edmunds Vision 2031 Submission Document contains options for the future growth of Bury St Edmunds including town centre sites and concept plan options for five strategic growth areas on the periphery of the town. It combines plans for all service provision in the town into a single holistic vision, so that service-providers work together to achieve agreed aims and reduce wastage and duplication. It is orientated towards the future: it considers the issues and options for Bury St Edmunds to 2031, so that the foundations can be laid along the way.
- 1.1.2 Bury St Edmunds Vision 2031 Submission Document has been compiled by St Edmundsbury Borough Council, working with many other partners, and it combines strategic service planning with land-use planning to ensure a joined-up approach shaping how the town will function. It will form part of the Council's Local Plan and will set out both the Council's vision for the future of Bury St Edmunds and the statutory planning policy for the town. The plan has been compiled after widespread consultation so that it reflects the views of local people
- 1.1.3 In planning terms, the Bury St Edmunds Vision 2031 Submission Document is an 'Area Action Plan'. The version being assessed in this document is the 'Working Party Draft 12 January 2012'. The policies assessed are listed in Appendix 1.
- 1.1.4 The Bury St Edmunds Vision 2031 Submission Document does not include rural parts of the Borough or the town of Haverhill. Separate 'Rural Vision 2031' and 'Haverhill Vision 2031' Local Plan Documents are being progressed separately.
- 1.1.5 This document is the determination of likely significant effect under Regulation 102(1) of the Conservation of Habitats and Species Regulations 2010, of St Edmundsbury's Bury St Edmunds Vision 2031 Submission Document (area action plan DPD), which forms part of the Council's Local Plan. It is consistent with the Council's Core Strategy which was adopted in December 2010.

## 1.2 Appropriate Assessment requirement

- 1.2.1 The Appropriate Assessment process is required under the Conservation of Habitats and Species Regulations 2010. These regulations are often abbreviated to, simply, the 'Habitats Regulations'.
- 1.2.2 Regulation 102 states that
- (1) Where a land use plan—
    - (A) is likely to have a significant effect on a European site in Great Britain or a European offshore marine site (either alone or in combination with other plans or projects), and
    - (b) is not directly connected with or necessary to the management of the site,the plan-making authority for that plan shall, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.
  - (2) The plan-making authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.
  - (3) They shall also, if they consider it appropriate, take the opinion of the general public, and if they do so, they shall take such steps for that purpose as they consider appropriate.
  - (4) In the light of the conclusions of the assessment, and subject to regulation 103 (considerations of overriding public interest), the plan-making authority or, in the case of a regional spatial strategy, the Secretary of State shall give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

(5) A plan-making authority shall provide such information as the Secretary of State or the Welsh Ministers may reasonably require for the purposes of the discharge of the obligations of the Secretary of State or the Welsh Ministers under this Part.

(6) This regulation does not apply in relation to a site which is—

(a) a European site by reason of regulation 10(1)(c); or

(b) a European offshore marine site by reason of regulation 15(c) of the 2007 Regulations

(site protected in accordance with Article 5(4) of the Habitats Directive).

1.2.3 The plan-making authority, as defined under the Regulations, is St Edmundsbury Borough Council. This report is to determine, under Regulation 102(1), whether the Bury St Edmunds Vision 2031 Submission Document is likely to have a significant effect upon any European site. A significant effect could be positive or negative, permanent or temporary, apply to one or more European sites, and could arise from one or more policies or proposals within the Plan. The significant effect could be caused by the plan itself, or could be caused by a combination of the Plan with other plans or projects. Determination of likely significant effect does not require that an effect is identified in detail, but that an effect is likely to occur and further investigations are needed; it does not automatically mean that harm will definitely be caused.

1.2.4 If a likely significant effect is determined for all or part of the Plan, an Appropriate Assessment is then required before St Edmundsbury Borough Council may decide to adopt the Plan. The Appropriate Assessment process is set out below. The Bury St Edmunds Vision 2031 Submission Document is likely to be subject to an Examination in Public, and any Appropriate Assessment will also be open to scrutiny at that Examination.

### **1.3 Appropriate Assessment process**

1.3.1 The Appropriate Assessment process involves a number of steps, which are set out sequentially below.

#### ***Likely significant effect***

1.3.2 The Council, in consultation with Natural England should decide whether or not the plan is likely to have a significant effect on any European site. This is a 'coarse filter' and any effect, large or small, positive or negative, should be considered.

#### ***Connected to management of the site***

1.3.3 The Council should decide whether the plan is connected to the nature conservation management of the European sites. Invariably, for a development plan, this is not the case.

#### ***Screening***

1.3.4 The combination of decisions on likely significant effect and connections to management is often called 'screening'. If the plan is likely to have a significant effect, and is not connected to the management of the site, an Appropriate Assessment is required.

#### ***Scoping***

1.3.5 The whole plan must be assessed, but a 'scoping' exercise helps decide which parts of the plan have potential to give rise to significant effects and therefore where assessment should be prioritised. Natural England is an important consultee in this process. The implementation of both screening and scoping processes is described in Section 3 below.

#### ***Consultations***

1.3.6 Natural England is a statutory consultee, and so should be consulted at the draft plan stage. The public may also be consulted if it is considered appropriate, for example if the appropriate assessment is likely to result in significant changes to the plan.

***Iterations and revision***

- 1.3.7 The process is iterative; the conclusions of the first assessment may result in changes to the plan, and so a revision of the assessment would be required. If the revised assessment suggests further plan changes, the iteration will continue.
- 1.3.8 Iterative revisions typically continue until it can be ascertained that the plan will not have an adverse affect on the integrity of any European site.
- 1.3.9 There are further provisions for rare cases where over-riding public interest may mean that a land-use plan may be put into effect, notwithstanding a negative assessment, where there are no alternatives to development, but these provisions are not expected to be routinely used.

***Guidance and good practice***

- 1.3.10 This Habitats Regulations Assessment has taken account of published guidance and good practice including: Department for Communities and Local Government, 2006, *Planning for the Protection of European Sites: Appropriate Assessment under The Conservation (Natural Habitats &c.) (Amendment) (England and Wales) Regulations 2006: Guidance for Regional Spatial Strategies and Local Development Documents*; Office of the Deputy Prime Minister (ODPM), Circular 06/2005, Department for Environment Food and Rural Affairs Circular 01/2005, *Biodiversity and Geological Conservation: Statutory obligations and their impact within the planning system*; and Royal Society for the Protection of Birds, 2007, *The Appropriate Assessment of Spatial Plans in England: A guide to why, when and how to do it*.

**1.4 European sites**

- 1.4.1 European sites are those sites which are of nature conservation importance in a European context. They are often known as Natura 2000 sites across Europe, and are legally registered as Special Protection Areas (for bird sites) and Special Areas of Conservation (for species other than birds, and habitats). These are usually abbreviated as SPA and SAC respectively. Wetlands of International Importance, designated under the Ramsar Convention, are usually abbreviated as Ramsar sites and are of global importance.
- 1.4.2 Although the Appropriate Assessment process only legally applies to European sites, Government Policy in the National Planning Policy Framework (2012) is to apply the same protection to Ramsar sites.
- 1.4.3 As the interest features of the Ramsar sites are usually very similar to the interest features of the SPA and / or SAC designations, both geographically and ecologically, the assessment below, for clarity does not always repeat Ramsar site names. The assessment does however consider Ramsar sites fully, and if an assessment for a Ramsar site was found to differ from that for the respective SPA / SAC, this would be clearly identified.

## 2 European sites potentially affected

### 2.1 European sites within the Bury St Edmunds Vision 2031 area or St Edmundsbury Borough

2.1.1 Any European sites (including Ramsar sites) within the Bury St Edmunds Vision 2031 area or the remaining part of the Borough would be potentially affected. The Bury St Edmunds Vision 2031 area contains no European sites, but European sites elsewhere in the Borough are listed below.

European site name	Location	Brief reasons for designation
Breckland SPA	north-west part of the Borough (also in Forest Heath District, Breckland District and Kings Lynn & West Norfolk Borough). Nearest point approx 5km east of Bury St Edmunds	stone-curlew, woodlark and nightjar birds on arable land, heathland and forestry.
Breckland SAC	north-west part of the Borough(also in Forest Heath District, Breckland District). Nearest point approx 10km north-west of Bury St Edmunds	heathland, grassland, wet woodland, sand dunes, great crested newt
Waveney – Little Ouse valley Fens	parts of Market Weston, Hopton and Thelnetham parishes (also in South Norfolk District). Nearest point approx 20km north-east of Bury St Edmunds.	wetland habitat

2.1.2 In June 2012, Natural England published conservation objectives for European sites<sup>1</sup>. The conservation objectives for the sites potentially affected by the Bury Vision 2031 plan are tabulated below.

<sup>1</sup> <http://www.naturalengland.org.uk/ourwork/conservation/designations/sac/eastofengland.aspx>

European site name	Conservation Objectives
Breckland SAC	<p>With regard to the natural habitats and/or species for which the site has been designated ("the Qualifying Features" listed below);</p> <p><b>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</b></p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The extent and distribution of qualifying natural habitats and habitats of qualifying species;</li> <li><input type="checkbox"/> The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;</li> <li><input type="checkbox"/> The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;</li> <li><input type="checkbox"/> The populations of qualifying species;</li> <li><input type="checkbox"/> The distribution of qualifying species within the site.</li> </ul> <p><b>Qualifying Features:</b></p> <p>H2330. Inland dunes with open <i>Corynephorus</i> and <i>Agrostis</i> grasslands; Open grassland with grey-hair grass and common bent grass of inland dunes</p> <p>H3150. Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i>-type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed</p> <p>H4030. European dry heaths</p> <p>H6210. Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>); Dry grasslands and scrublands on chalk or limestone</p> <p>H91E0. Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>); Alder woodland on floodplains*</p> <p>S1166. <i>Triturus cristatus</i>, Great crested newt</p>
Breckland SPA	<p>With regard to the individual species and/or assemblage of species for which the site has been classified ("the Qualifying Features" listed below);</p> <p><b>Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</b></p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The extent and distribution of the habitats of the qualifying features;</li> <li><input type="checkbox"/> The structure and function of the habitats of the qualifying features;</li> </ul>



European site name	Conservation Objectives
	<p><input type="checkbox"/> The supporting processes on which the habitats of the qualifying features rely;</p> <p><input type="checkbox"/> The populations of the qualifying features;</p> <p><input type="checkbox"/> The distribution of the qualifying features within the site.</p> <p><b>Qualifying Features:</b>                      A133 <i>Burhinus oediconemus</i>; Stone-curlew (Breeding)                      A224 <i>Caprimulgus europaeus</i>; European nightjar (Breeding)                      A246 <i>Lullula arborea</i>; Woodlark (Breeding)</p>
<p>Waveney and Little Ouse Valley Fens SAC</p>	<p>With regard to the natural habitats and/or species for which the site has been designated ("the Qualifying Features" listed below);</p> <p><b>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</b></p> <p>Subject to natural change, to maintain or restore:</p> <p><input type="checkbox"/> The extent and distribution of qualifying natural habitats and habitats of qualifying species;</p> <p><input type="checkbox"/> The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;</p> <p><input type="checkbox"/> The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;</p> <p><input type="checkbox"/> The populations of qualifying species;</p> <p><input type="checkbox"/> The distribution of qualifying species within the site.</p> <p><b>Qualifying Features:</b>                      H6410. <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>); Purple moor-grass meadows                      H7210. Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i>; Calcium-rich fen dominated by great fen sedge (saw sedge)*                      S1016. <i>Vertigo moulinsiana</i>; Desmoulin's whorl snail</p>

## 2.2 European sites outside the Site Allocations Development Plan area

2.2.1 European sites in neighbouring Districts are also potentially affected by development within the Bury St Edmunds Vision 2031 area. A 20km radius from the boundary of St Edmundsbury was chosen to identify European sites potentially affected by the Bury St Edmunds Vision 2031 Submission Document.

European site name	Location	Brief reasons for designation
Redgrave and South Lopham Fens SAC	22km north-east of Bury St Edmunds (Mid Suffolk District)	wetland habitat
Rex Graham Reserve SAC	14km north-west of Bury St Edmunds (Forest Heath District)	orchid-rich grassland
Norfolk Valley Fens SAC	nearest component site is 35km north of Bury St Edmunds (components in Breckland District and others)	wetland habitat
Devil's Dyke SAC	21km west of Bury St Edmunds (East Cambridgeshire District)	orchid-rich grassland
Fenland SAC	nearest component site is 18km east of Bury St Edmunds (East Cambridgeshire District)	wetland habitat
Chippenham Fen Ramsar site	18km east of Bury St Edmunds (East Cambridgeshire District)	wetland habitat
Wicken Fen Ramsar site	27km east of Bury St Edmunds (East Cambridgeshire District)	wetland habitat

2.2.2 Other European sites, at greater distance, are considered to be at sufficient distance that no potential impact would occur from the Bury Vision 2031 Submission Document.

## 2.3 Other relevant plans or projects affecting these sites

2.3.1 In addition to a potential effect from the Bury St Edmunds Vision 2031 Submission Document, the European sites might also be affected by a number of plans or projects, including other Local Plan documents of St Edmundsbury, the Local Plan documents of other neighbouring Local Authorities, existing developments and proposed developments, management carried out by land managers with the consent of Natural England and third party effects such as recreation, etc.

2.3.2 In the context of this Habitats Regulation Assessment, the most relevant other plans or projects to be considered are

- St Edmundsbury Borough Council's Haverhill Vision 2031
- St Edmundsbury Borough Council's Rural Vision 2031

2.3.3 These plans are considered as part of this determination of likely significant effect of the Bury St Edmunds Vision 2031 Submission Document. Plans or projects in neighbouring Districts / Boroughs / Counties have been assessed at the Core Strategy stage<sup>2</sup> and further assessment is not necessary.

<sup>2</sup> Atkins (2010) St Edmundsbury Core Strategy Habitats Regulations Assessment: Screening

### 3 Possible likely significant effects

#### 3.1 Introduction to possible likely significant effects

3.1.1 Possible likely significant effects arising from development resulting from the Bury St Edmunds Vision 2031 Submission Document need to be considered to determine their effect on any European site. The matters to be considered are

- Land-take from any European site
- Development within 1500m of part of Breckland SPA (supporting stone-curlew) or 400m of Breckland SPA (supporting woodlark and nightjar), according to Core Strategy policy CS2
- Development which would result in harmful recreational pressure to a European site
- An increase in air pollution from new roads close to SAC sites
- Increased water use requiring water companies to abstract water which would result in a wetland European site drying unacceptably

3.1.2 These matters may be more or less relevant to different sites allocated for development within Bury St Edmunds Vision 2031 Submission Document depending upon their size, characteristics and location. St Edmundsbury's Core Strategy contains Policy CS1 'St Edmundsbury Spatial Strategy' and Policy CS2 'Sustainable Development' which provide protection to Breckland SPA and other European, national and local sites designated for nature conservation. The Rural Vision 2031 Submission Document sits within the context of the over-arching Core Strategy.

3.1.3 There are various options for different layouts within each strategic allocation. The different options, for similar amounts and types of development, do not make any difference to the assessment of their impacts, due to the distance of the sites from European sites.

#### 3.2 Consideration of likely significant effects

3.2.1 There is no allocation or policy resulting in land-take from a European site so this matter would have no likely significant effect upon any European site.

3.2.2 There is no development within 1500m of part of Breckland SPA (supporting stone-curlew) or 400m of Breckland SPA (supporting woodlark and nightjar); Bury St Edmunds is around 5km from the nearest point of Breckland SPA. The St Edmundsbury Core Strategy suggests that development outside these 1500m and 400m buffer zones would not be likely to have a likely significant effect upon any European site. However, a large increase in population from development further than those threshold distances might potentially result in increased recreational pressure and have an impact upon the birds which form the qualifying features of the SPA.

3.2.3 Development of sites may potentially cause increased air pollution as a result of increased traffic in the area, such as on new roads. Air pollution associated with road traffic generally reduces to background levels within 200m of the road<sup>3</sup>. There is no allocation or policy resulting in development, including new roads, within 200m of a European site so air pollution would have no likely significant effect upon any European site. There are no allocations for employment sites which are anticipated to generate a significant source of pollution; any planning applications which might result in air pollution being emitted would need to be accompanied by a separate assessment of the impacts of that pollution.

3.2.4 A Water Cycle study forms part of St Edmundsbury's evidence base for their Local Plan<sup>4</sup>. This 2009 Study highlighted that there should be sufficient water resources available to supply the study area in the future provided that new developments meet water efficiency standards, and

<sup>3</sup> Highways Agency DMRB Volume11, Section3, Part 1, *Air Quality* (revised May 2007, Ref HA 207/07).

<sup>4</sup> Hyder Consulting (August 2009) *Forest Heath District Council and St Edmundsbury Borough Council SFRA and Water Cycle Study*

provided that Anglian Water Services can implement their draft Water Resource Management Plans. The Core Strategy highlights in Policy CS2 the maximising of water efficiency. Anglian Water's (2010) *Water Resource Management Plan* confirmed that it was able to meet demand in an environmentally acceptable manner. It is considered that increased water use would have no likely significant effect on any European site.

3.2.5 Of the potential impacts listed, the possibility of an increase in harmful recreational pressure requires further assessment.

3.2.6 Screening of individual policies is given in Appendix 2.

### **3.3 Assessment of increases in recreational pressure**

3.3.1 In July 2010, a study was made of visitors to Breckland SPA, in particular studying visitors to car parks within Thetford Forest (a component of the SPA)<sup>5</sup> and to West Stow Country Park. Key points found from the study were that

- Most people (91%) drove to the car parks studied. Half of all the visitors lived within 8.8km of the area they visited, and those people tended to visit at least once a week. People who lived over 10km distant visited infrequently, with less than 1 visit per 1000 households per day.
- Around 8% of visitors to the car parks surveyed had come from Bury St Edmunds (55 people out of 677 interviewed).
- Most people visited small 'honeypot' areas (small in relation to the size of the SPA).
- Visitor levels were lower than to many other similar European sites elsewhere in southern England and there was no evidence of harm being caused to European sites.

3.3.2 The nearest car parks to Bury St Edmunds within the SPA would be at West Stow Country Park, North Stow, King's Forest, and Cavenham Heath NNR. Within 10km radius of central Bury St Edmunds are the car parks at West Stow Picnic Site and West Stow Country Park.

3.3.3 In 2009, there were 17,880 houses in Bury St Edmunds<sup>6</sup>. An increase in 6,350 houses from 2009 – 2031 as determined by the Core Strategy and located in the Bury St Edmunds Vision 2031 Submission Document, would be an increase of 35% of houses, including all the strategic locations and smaller allocations within the town. Assuming that the number of people in a household of the new houses reflects the existing number of people per household, and that their behaviour is similar to existing residents, an increase in people leaving Bury St Edmunds to visit the SPA would correspondingly increase by 35%.

3.3.4 With 8% of all visitors to sites in the study area being from Bury St Edmunds, an increase of 35% of people in Bury St Edmunds would result in an increase of just under 3% of people to the study area, according to the results of this study. Distances of travel are measured from the centre of Bury St Edmunds as an average of strategic locations around the town; good road links within and out of Bury St Edmunds mean that driving from, for example, eastern Bury St Edmunds to the north-west is not especially more onerous than driving from western Bury St Edmunds in the same direction and so it seems inappropriate to measure each separate strategic location and smaller allocation separately.

3.3.5 However, it is unlikely that visitors will increase uniformly across the SPA. It is expected that the number of visitors will increase disproportionately at sites close to Bury St Edmunds, especially those within 10km which are West Stow Country Park and West Stow Picnic Site, and minor informal parking locations (e.g. wide verges to roads or entrances to Fire Routes). West Stow Country Park is well managed for visitors, with large and the busiest areas of the park outside the SPA, and with marked trails for visitors through the SPA portion. Anecdotal evidence is that visitor numbers have reduced since car park charges were introduced in April 2012, although experience in other countryside visitor sites suggests that numbers may rise to

<sup>5</sup> Fearnley, H., Liley, D. and Cruickshanks, K. (2010). *Visitor survey results from Breckland SPA*. Footprint Ecology

<sup>6</sup> Suffolk County Council (2010) *Housing Stock For Suffolk's Districts And Parishes 2001 - 2010*

previous levels when visitors become accustomed to paying. West Stow Picnic Site provides pedestrian access to Thetford Forest, and there is no evidence that SPA bird numbers are being negatively affected by this; certainly the current level of use at the picnic site is much less than at other recreational sites in the Forest which are not in unfavourable condition.

3.3.6 It is considered that a small increase in visitors to Breckland SPA are likely to be concentrated in areas closer to Bury St Edmunds, although not in sufficient extra numbers to cause any harm to the SPA. There is likely to be no significant effect upon the features for which the SPA was designated.

### **3.4 Policies which may result in reduced visitor pressure on European sites**

3.4.1 Bury St Edmunds Vision 2031 Submission Document includes several policies which provide alternative recreational opportunities or improved quality of existing recreational opportunities. These are

- Policy BV21 (Land west of Rougham Hill) which allocates 15ha of land for outdoor recreational use and associated facilities
- Policy BV16 (British Sugar Lagoons) which considers suitable recreation and nature conservation uses across that site,
- Policy BV28 protects, maintains and enhances existing green infrastructure, which includes the creation of new habitats, extends the coverage and connectivity of the strategic green infrastructure network and provides new community parklands on the strategic growth areas in the town.

3.4.2 St Edmundsbury's Rural Vision 2031 Submission Document also contains Policy RV6 'Park Farm Ingham' which allocates 86 hectares of land at Park Farm, Ingham for leisure, recreation and tourism. The site would provide areas of public open space and recreational open space. which is likely to be used as an alternative convenient local greenspace by some residents of surrounding villages and some residents of Bury St Edmunds.

3.4.3 These policies will individually and collectively, when implemented, provide alternative places for countryside recreation and therefore intercept some visitors who may otherwise have travelled to the SPA for recreation.

### **3.5 Conclusion of screening**

3.5.1 It is concluded that each individual site allocation or policy within the St Edmundsbury Borough Council Bury St Edmunds Vision 2031 Submission Document is not likely to have a significant effect on any European site, and that no individual site appropriate assessment is necessary.

### **3.6 In-combination effects of individual site allocations**

3.6.1 In combination effects, particularly the effect of increased recreational pressure from all site allocations, is considered in Section 3.3 above. No further in-combination effects are considered to be significant.

### **3.7 In-combination effects of all development within St Edmundsbury**

3.7.1 St Edmundsbury's Core Strategy underwent Appropriate Assessment, and was found to be sound following an Examination in Public. The Bury St Edmunds Vision 2031 Submission Document adds further detail, but does not increase the amount of development planned for the Bury St Edmunds area. The cumulative affect of all development has already been assessed through the Core Strategy process and does not require further assessment.

## **4 Consultations**

### **4.1 Consultation comments received**

- 4.1.1 St Edmundsbury Borough Council consulted publicly on the Rural Vision 2031 Submission Document preferred options document in March and April 2012. Two respondents commented on the Appropriate Assessment screening.
- 4.1.2 Natural England, in its letter of 26<sup>th</sup> April 2012 said that it was generally satisfied with the methodology and assessment presented in the report and believed this is in line with the requirements of the Conservation (of Habitats and Species) Regulations 2010. Whilst Natural England did not disagree with the conclusion that any increase in visitor numbers is unlikely to result in a significant effect, it suggested that consideration is also given to the mitigating effects of alternative strategic and local green infrastructure which the Plan is promoting through development. This letter is reproduced in Appendix 3.
- 4.1.3 Suffolk Wildlife Trust, in its letter of 30<sup>th</sup> April 2012, made various nature conservation comments but did not specifically refer to the Appropriate Assessment screening. This letter is given in Appendix 4.

### **4.2 Response to the consultations**

- 4.2.1 The Rural Vision 2031 Submission Document was amended to include a new Policy BV28 'Green Infrastructure in Bury St Edmunds' to draw together the policy on this issue. This report was amended (new Section 3.4) to add further emphasis on addressing the recommendations for the policies as requested by Natural England. There were no recommendations by any consultees which remain unaddressed.

## **5 Summary**

### **5.1 Summary of recommendations made in the Appropriate Assessment screening of Bury Vision 2031, Preferred Options, February 2012**

- 5.1.1 No recommendations were necessary within the Appropriate Assessment screening of Bury Vision 2031 Preferred Options, February 2012, to modify the draft Bury Vision 2031 to ensure that there would be no likely significant effect upon any European site. One recommendation was made by Natural England in a consultation response to consider the mitigating effect of green infrastructure. This recommendation was addressed in the Bury Vision 2031 Submission Document and this report was amended accordingly.
- 5.1.2 No other recommendations or consultees' comments remain unaddressed.

### **5.2 Summary of Conclusions**

- 5.2.1 It is concluded that the Bury Vision 2031 Submission Document would have no likely significant effect on any European site.

# ***Appendix 1***

## Appendix 1 List of Policies assessed.

### 6.3.13

#### Final Bury St Edmunds Vision 2031 policies

Underlined text – added following consultation on the 'Preferred Options' document.

~~Strikethrough~~ text – removed following consultation on the 'Preferred Options' document

#### **POLICY BV1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental considerations of the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole; or
- Specific policies in that Framework indicate that development should be restricted

*Note: This policy has been published by the Planning Inspectorate and is required to be included in all Local Plans.*

#### **POLICY BV2 1: HOUSING DEVELOPMENT WITHIN BURY ST EDMUNDS**

Within the housing settlement boundary for Bury St Edmunds (defined on the ~~Proposals Policies~~ Map) planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted where it is not contrary to other planning policies.

#### **POLICY BV3 2: STRATEGIC SITE – NORTH WEST BURY ST EDMUNDS**

76.5 Ha of land at north-west Bury St Edmunds is identified ~~on the Proposals Map to meet~~ allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in



accordance with the content of the adopted concept statement

**POLICY BV4 3: STRATEGIC SITE – MORETON HALL BURY ST EDMUNDS**

34.1 Ha of land at Moreton Hall Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement

**POLICY BV5 4: STRATEGIC SITE – WEST BURY ST EDMUNDS**

54.3 Ha of land at West Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement

**POLICY BV6 5: STRATEGIC SITE – NORTH EAST BURY ST EDMUNDS**

66.5 Ha of land at north-east Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement

**POLICY BV7 6: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS**

70 Ha of land at south-east Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement

**POLICY BV7+ VINEFIELDS FARM, BURY ST EDMUNDS**

3.5ha of land at Vinefields Farm, Bury St Edmunds is allocated for:

- i) housing (75 dwellings); and
- ii) recreational open space.

Applications for planning permission will be required to comply with the adopted masterplan for the

site.

#### **POLICY BV8: STATION HILL DEVELOPMENT AREA - BURY ST EDMUNDS**

The site bounded by Out Northgate, Tayfen Road and the Ipswich - Cambridge railway line is allocated for redevelopment that should seek to deliver the following: suitable for mixed development and is allocated for:

- a) residential;
- b) offices and other B1 employment;
- c) leisure uses;
- d) small scale retail uses to serve local needs;
- e) parking ancillary to these uses and to supplement the requirements of the railway station;
- f) an improved public transport interchange; and
- g) strategic landscaping and public realm improvements.

Small scale retail development shall be interpreted as units not exceeding 150 sq. metres in net floor area.

The amount of land available for development, phasing arrangements, location of uses, access arrangements, design and landscaping will be informed by a masterplan for the site.

Applications for planning permission will only be considered once the masterplan has been adopted ~~as a Supplementary Planning Document~~ by the local planning authority. The developer will be expected to prepare the masterplan which should be prepared in accordance with the content of the adopted concept statement for the site.

The rail sidings are identified in the Suffolk Minerals Local Plan as a strategic site for the handling of minerals. Permission Proposals for development which limits the use of the rail sidings will not be granted until satisfactory alternative provision is made or it has been demonstrated that there is no demand for rail sidings in the area.

#### **POLICY BV9: TAYFEN ROAD – BURY ST EDMUNDS**

Land at Tayfen Road, Bury St Edmunds, identified on the ~~Proposals~~ Policies Map, is allocated for redevelopment that should seek to deliver the following:

- i) retail warehousing floorspace;
- ii) foodstore;
- iii) leisure uses;
- iv) residential; and
- v) strategic landscaping and public realm improvements.

The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by the masterplan for the site.

Applications for planning permission will only be considered once the masterplan, or any significant amendments to it has been adopted ~~as a Supplementary Planning Document~~ by the local planning

authority. The developer will be expected to prepare the masterplan which should be prepared in accordance with the content of the adopted concept statement for the site.

**POLICY BV10: HOUSING ON BROWNFIELD SITES - BURY ST EDMUNDS**

The following brownfield sites are allocated for residential development

		Indicative Capacity	Site Area (ha) <u>Gross</u>
a)	Bury St Edmunds Garden Centre	52 <del>30</del>	1.75
b)	Land at Jacqueline Close	60	2.0
c)	Hospital Site, Hospital Road	45	1.5
d)	Shire Hall	66 <del>25</del>	1.3
e)	Weymed Site	14	0.27
f)	Land at School Yard	32	0.64
g)	Almoners Barn, Cullum Road	12	0.24
Mixed Use Site (including residential)			
h)	<del>Tayfen Road</del>	100	3.8
i)	<del>Station Hill</del>	300	6.9
j)	<del>Land at Ram Meadow</del>	85	2.1
k)	Garages and Bus Depot, Cotton Lane	50	0.7

These sites are identified on the Proposals Policies Map

Please note, allocations reflect situation as at 1 April 2011

Land of Jacqueline Close and the Hospital Site, Hospital Road site will require Development Briefs due to the nature of the sites, their relationships with each other and the importance of creating permeable sites which open themselves up for safe routes for pedestrians and cyclists.

**POLICY BV11: LAND AT RAM MEADOW**

3.84 (net) Ha of land at Ram Meadow is allocated for mixed use development which may include residential development and commercial uses, car parking and an access road to Compiegne Way.

Numbers and distribution of uses will be informed by a more detailed Development Brief for the site.

The following studies should be undertaken prior to the preparation of the site Development Brief:

- A transport assessment;
- A full site specific ecological survey; and
- A site specific flood risk assessment.

A wildlife management plan should be produced as part of any application for development on the site.

## **POLICY BV12: NEW AND EXISTING LOCAL CENTRES AND COMMUNITY FACILITIES**

~~Sites for new and Existing local centres are identified allocated at:~~

- a) Barton Road
- b) Cadogan Road
- c) Glastonbury Road
- d) Hardwick Precinct
- e) Lake Avenue Parade
- f) Moreton Hall
- g) The Parade, Ridley Road
- h) St Olaves Precinct
- i) Stamford Court

Sites for new local centres will be provided at:

- j) North East Bury St Edmunds strategic site
- k) Moreton Hall strategic site
- l) North East Bury St Edmunds strategic site
- m) South East Bury St Edmunds strategic site

The locations and mix of uses of the new local centres will be identified through the masterplan process

New local centres should be well served by public transport and cycle path access and within reasonable walking distance of all parts of the development.

The local planning authority will ~~require new local centres to contain~~ seek to maintain a mix of uses in local centres which could include:

- i) leisure and recreation;
- ii) health and community facilities;
- iii) small scale retail development, where it can be demonstrated to meet local need (generally not exceeding 150 sq. metres in net floor area unless a larger area is required to meet a demonstrated local shortfall); and
- iv) education.

These sites will be safeguarded from other forms of development.

**POLICY BV13: STRATEGIC SITE – EXTENSION TO SUFFOLK BUSINESS PARK, MORETON HALL, BURY ST EDMUNDS**

68.28 ha of land East of Suffolk Business Park, Bury St Edmunds (but excluding the Rougham Industrial Estate General Employment Area) is allocated for Employment Uses (Use Classes B1 and B8).

This is a long term allocation, development of which is likely to extend beyond this Plan period. Prior to the commencement of development, a relief road linking Bedingfeld Way with the A14 Rookery Crossroads must be completed and available for use in accordance with Core Strategy Policies CS11 and CS14. ~~must be completed and available for use.~~

The amount of land available for development, location of uses, access arrangements, phasing of development, linkages to the airfield site, design and landscaping ~~have been~~ will be informed by a masterplan for the site.

A travel plan should be prepared and implemented to reduce dependency on access to the business park by the private car.

Developers will be expected to enter into a legal obligation to implement relevant sections of the road, drainage and service infrastructure in advance of business units on the site being occupied.

An investigation of the extent, ~~and quality~~ and viability of the extraction of any ~~the~~ mineral resource at the site will be required prior to any planning permission being granted to enable a judgement to be reached on the case for prior extraction of the mineral to avoid sterilisation.

**POLICY BV14: GENERAL EMPLOYMENT AREAS – BURY ST EDMUNDS**

The following areas are designated as General Employment Areas

		Use class
a)	Anglian Lane	(B1,B8)
b)	Barton Road	(B1,B8)
c)	Blenheim Park	(B1,B2,B8)
d)	British Sugar, Hollow Road	(B1,B2,B8)
e)	Suffolk Business Park	(B1,B8)
f)	Chapel Pond Hill	(B1,B2,B8)
g)	Eastern Way	(B1,B2,B8)
h)	Enterprise Park, Etna Road	(B1,B8)

j)	Moreton Hall	(B1,B2,B8)
k)	Northern Way	(B1,B2,B8)
l)	Western Way	(B1,B2,B8)
m)	Greene King, Friars Lane	(B1,B2,B8)
n)	Rougham	(B1,B2,B8)

Within the General Employment Areas, the following land is available for development as of 1 April 2012:

Anglian Lane	0.40
Blenheim Park	<del>1.27</del> <u>0.77</u>
Suffolk Business Park*	<del>6.24</del> <u>5.51</u>
Chapel Pond Hill	0.88
Eastern Way	<del>0.78</del> 0.20
Mildenhall Road	<del>3.6</del> <u>4.29</u>
Northern Way	0.34
<b>TOTAL AREA AVAILABLE</b>	<del>13.51</del> <u>12.34</u>

\* Development at Suffolk Business Park will comprise the following:

- a) light industrial, research and office use;
- b) units for new and small firms involved in high technology and related activities; and
- c) extensive landscaping, particularly around the perimeter of the site.

Note: References to Classes B1, B2 and B8 are as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

### **Policy BV15: ALTERNATIVE BUSINESS DEVELOPMENT WITHIN GENERAL EMPLOYMENT AREAS**

Within the following General Employment Areas, opportunities for the redevelopment or re-use of sites and buildings for alternative commercial business/mixed activities which do not necessarily fit neatly into B Use Classes will be considered favourably where they:

- a) do not conflict with policies elsewhere within the Development Plan;
- b) seek to maximise the sites' potential for economic growth and/or support the continued operation of the existing businesses and industrial activities; and
- c) do not generate potential conflict with existing or proposed general industrial (Use Class B2) activities

Such development should not result in the potential for future conflict with existing or proposed general industrial (Use Class B2) activities.)

a)	Barton Road
b)	Blenheim Park
c)	British Sugar,

	Hollow Road
d)	Eastern Way
e)	Mildenhall Road
f)	Northern Way
g)	Western Way

#### **BV16: BRITISH SUGAR LAGOONS**

- The local planning authority will encourage the long-term ~~restoration~~ improvement of the lagoons, residue beds, spoil and landscaped areas of the British Sugar site, as identified on the ~~Proposals Policies Map, should they no longer be necessary for the operational requirements of the factory.~~ Other than uses associated with the factory, Appropriate forms of ~~after~~ alternative use such as ~~suitable~~ recreation and nature conservation uses will be considered across the site. The area adjoining the River Lark forms an important link in the creation of the 'Lark Valley Green Corridor' (identified in the Green Infrastructure Study). Any development should include the safe and secure provision of this corridor.
- As well as the above uses, the land south of Compiegne Way is appropriate for a ~~modest amount of~~ employment (B2 General Industrial) uses.
- The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a ~~masterplan~~ development brief for the site prepared by the landowner. Applications for planning permission will only be considered once the ~~masterplan~~ development brief has been adopted as a ~~Supplementary Planning Document~~ by the local planning authority. ~~The landowner will be expected to prepare the masterplan.~~

#### **BV17 : BURY ST EDMUNDS RETAIL PARK**

- A site is identified on the ~~proposals~~ Policies Map bounded by Bedingfeld Way and the A14 and including Greyfriars Road, as the St Edmundsbury Retail Park.
- In addition to the policies elsewhere in this Plan, proposals for all retail floorspace on this ~~these sites~~ will be judged against the following criteria:
  - a) The need for the proposal;
  - b) That a sequential approach has been adopted in selecting the site demonstrating that all potential suitable, viable and available sites have been evaluated; and
  - c) The impact of the proposal on the vitality and viability of Bury St Edmunds Town Centre and local centres, including the cumulative impact of recently completed developments and unimplemented planning permissions, taking into account the results of a shopping impact study and/or an environmental assessment; ~~and~~

- d) ~~That the site is accessible by a choice of means of transport.~~

### **POLICY BV18: ON-SITE LOW CARBON ENERGY TARGET**

Opportunities for large-scale low carbon energy generation are limited in Bury St Edmunds. In order to deliver energy generation and CO2 reductions, and maximise the economic, social and environmental benefits that this will bring, the Council expects new development to play its part. Accordingly, developments in 'district heating network opportunity areas' and developments over 10 dwellings will be required to emit a maximum of 6 kilograms of CO2 per square meter per year (kgCO2(eg) m2/year), where feasible and viable.

### **POLICY BV19 – DISTRICT HEATING NETWORK OPPORTUNITY AREAS.**

~~It is recommended that~~ New development in a 'district heating network opportunity area' should, where feasible and financially viable, contribute to the establishment of a strategic district heating network(s) in suitable locations. Accordingly:

1. Development of all sizes should seek to make use of available heat, biomass and waste heat.
2. Strategic development sites should consider installing a district heating network to serve the site unless it can be shown not to be feasible or viable. The network should connect to or be compatible with connection to a strategic network at a future date.
3. Other new developments should connect to any available district heating networks unless it can be shown not to be feasible or viable. Where a district heating network does not yet exist, applicants should demonstrate that the heating and cooling equipment installed does not conflict with future connection to a strategic network.
4. New development should be designed to maximise the opportunities to accommodate a district heating solution, considering density, mix of use, layout and phasing.
5. Where investment or development is being undertaken into or adjacent to an anchor load identified in the heat map, full consideration should be given to the potential contribution that the building can have within a district heating network.

### **POLICY BV20 – COMMUNITY INFRASTRUCTURE LEVY AND ALLOWABLE SOLUTIONS**

~~Money raised through the CIL and, in future, from Allowable Solutions (levied as part of the Building Regulations) may be required to contribute towards the development of the strategic district heating networks identified in the 'Investigating Decentralised Energy in Bury St Edmunds' study. energy efficiency and carbon dioxide reduction projects identified by the Council in future, It may also contribute towards the development of the strategic district heating networks. Further details will be set out in the forthcoming CIL Charging Protocol and a future Allowable Solutions SPD. It may also be spent on other CO2 reduction priorities identified by the Council in the future.~~

### **POLICY BV21: LAND WEST OF ROUGHAM ROAD HILL**

15 Ha of land to the west of Rougham Road Hill is allocated for outdoor recreational use and associated facilities. The amount of land and distribution of uses will be informed by a detailed



Development Brief that shall have regard to the following requirements:

- a) the area of land taken for buildings and hard landscaping shall be kept to the minimum required to make open space recreational uses viable;
- b) any buildings should be located adjoining Rougham Road;
- c) a cycle route and footpath shall be provided linking Rougham Road and cycle route 51; and
- d) development should not have a detrimental impact on the setting of the Bury St Edmunds town centre conservation area in accordance with Policy BV27.

### **POLICY BV22: ROUGHAM AIRFIELD**

Land at Rougham Airfield, as identified on the Proposals Policies Map, is safeguarded for:

- airfield uses;
- sporting and recreational uses; and
- showground and outdoor events.

Proposals for new buildings on the site associated with these uses will be conditioned so that they cannot be brought into use until the Eastern Relief Road (Core Strategy Policies CS11 and CS14) is constructed.

### **POLICY BV23: ALLOTMENTS**

Proposals that will result in the loss of allotments will not be allowed unless:

- a) it can be demonstrated that there is no local demand for the allotment; or
- b) suitable mitigation can be identified and made available.

Any replacement provision should take account of the needs of the locality, accessibility and suitability.

Sites for the provision of additional allotments will be identified, where appropriate, in Masterplans and Development Briefs.

### **POLICY BV24: WEST SUFFOLK HOSPITAL AND ST NICHOLAS' HOSPICE**

Within the site shown on the Proposals Policies Map at Hardwick Lane, Bury St Edmunds (known as the Hospital Site), support will be given for the provision of new buildings and extension of existing premises for health care and associated uses where:

- a) efficient use of land is maximised;
- b) additional and adequate car parking is provided;
- c) a travel plan to reduce dependency on access to the Hospital Site by the private motor car is prepared and implemented; and
- d) the proposal would not have an unacceptable impact on the amenity of the hospital site and the surrounding area.

### **POLICY BV25: WEST SUFFOLK COLLEGE**

Within the site shown on the ~~Proposals~~ Policies Map at Out Risbygate (known as the College Site), permission for the expansion of educational premises and associated uses will be permitted where:

- a) the proposal would not have an unacceptable impact on the amenity of the college site and the surrounding area;
- b) the travel plan to reduce dependency on access to the college site by the private motor car is updated as necessary and implemented; and
- c) additional car parking is provided.

The amount of land available for development, location of uses, access arrangements design and landscaping has been informed by a masterplan for the site. Applications for planning permission will be required to adhere to the requirements of the masterplan; and

- d) the wooded area referred to as the Copse in the masterplan and identified on the Policies Map shall be retained and protected from development.

### **POLICY BV26: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS**

Existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will not be permitted unless:

- i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or
- ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or
- iii) there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.

### **POLICY BV27: CONSERVING THE SETTING AND VIEWS FROM THE HISTORIC CORE**

The council will seek to preserve or enhance the townscape and landscape setting of the Bury St Edmunds Town Centre Conservation Area. Special care will be taken to ensure that views from and into this historic centre remains unspoilt with particular regard to the vista along Abbeygate Street and from the water meadows of the Lark and Linnet.

### **POLICY BV28: GREEN INFRASTRUCTURE IN BURY ST EDMUNDS**

Policy BV28 Green Infrastructure in Bury St Edmunds

In and around the town of Bury St Edmunds the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.

Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.

Green Infrastructure projects will:

- a) Enhance the character of the Green Infrastructure Action Zones identified in the Green

Infrastructure Strategy;

b) enhance and extend, where practical, the wetland landscape character of the urban River Lark and River Linnet;

c) provide new community parklands on the strategic growth areas in the town, the areas for which will be determined at the concept and masterplan stage; and

d) connect multifunctional green infrastructure routes/corridors in the town to existing and future green spaces.

The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy.

Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.

**POLICY BV29 BURY ST EDMUNDS TOWN CENTRE MASTERPLAN**

A detailed masterplan will be prepared for Bury St Edmunds town centre to provide the context for the future development of the central area and provide the framework for individual development proposals to come forward.

The masterplan will also address:

- town centre traffic management, including car parking;
- the quality of the environment;
- art and the public realm; and
- town centre uses.

Applications for planning permission for sites, other than already identified for development in this Plan, and which would have a strategic impact on the development of the masterplan will only be considered once the masterplan has been adopted as planning guidance by the local planning authority following public consultation.



## ***Appendix 2***

## Appendix 2. Screening of policies.

<b>Policy</b>	<b>Screening required</b>	<b>Result of Screening</b>	<b>Recommendations required to be implemented, to provide no likely significant effect upon European site</b>
	<i>Yes – might have an effect upon European site.</i>  <i>No – no possible influence on European site</i>	<i>Yes – is likely to have a significant effect upon a European site.</i>  <i>No – is not likely to have a significant effect upon a European site</i>	
Policy BV1: Presumption in favour of sustainable development	No	-	n/a
Policy BV2: Housing Development Within Bury St Edmunds	Yes	No	n/a
Policy BV3: Strategic Site – North West Bury St Edmunds	Yes	No	n/a
Policy BV4: Strategic Site – Moreton Hall Bury St Edmunds	Yes	No	n/a
Policy BV5: Strategic Site – West Bury St Edmunds	Yes	No	n/a
Policy BV6: Strategic Site – North East Bury St Edmunds	Yes	No	n/a
Policy BV7: Strategic Site – South East Bury St Edmunds	Yes	No	n/a
Policy BV8: Station Hill Development Area - Bury St Edmunds	No	-	n/a
Policy BV9: Tayfen Road - Bury St Edmunds	No	-	n/a
Policy BV10: Housing On Brownfield Sites - Bury St Edmunds	No	-	n/a
Policy BV11: Land At Ram Meadow	No	-	n/a
Policy BV12: New And Existing Local Centres And Community Facilities	No	-	n/a
Policy BV13: Strategic Site – Extension To Suffolk Business Park, Moreton Hall, Bury St Edmunds	No	-	n/a
Policy BV14: General Employment Areas – Bury St Edmunds	No	-	n/a

<b>Policy</b>	<b>Screening required</b>	<b>Result of Screening</b>	<b>Recommendations required to be implemented, to provide no likely significant effect upon European site</b>
	<i>Yes – might have an effect upon European site.</i>  <i>No – no possible influence on European site</i>	<i>Yes – is likely to have a significant effect upon a European site.</i>  <i>No – is not likely to have a significant effect upon a European site</i>	
Policy BV15: Alternative Business Development Within General Employment Areas	No	-	n/a
Policy BV16: British Sugar Lagoons	No	-	n/a
Policy BV17: Bury St Edmunds Retail Park	No	-	n/a
POLICY BV18 – On-Site Low Carbon Energy Target	No	-	n/a
POLICY BV19 – District Heating Network Opportunity Areas	No	-	n/a
POLICY BV20 – Community Infrastructure Levy And Allowable Solutions	No	-	n/a
Policy BV21: Land West Of Rougham Road	No	-	n/a
Policy BV22: Rougham Airfield	No	-	n/a
Policy BV23: Allotments	No	-	n/a
Policy BV24: West Suffolk Hospital And St. Nicholas Hospice	No	-	n/a
Policy BV25: West Suffolk College	No	-	n/a
Policy BV26: Safeguarding Educational Establishments	No	-	n/a
Policy BV27: Conserving The Setting And Views From The Historic Core	No	-	n/a
BV28: Green Infrastructure in Bury St Edmunds	No	-	n/a
BV29: Bury St Edmunds Town Centre Masterplan	No	-	n/a

# ***Appendix 3***



# ***Appendix 4***