

## Bury St Edmunds Vision 2031 – Significant changes

Policy	Changes
<b>Policy BV1: Presumption in favour of Sustainable Development</b>	Policy RV1 is a new overarching policy, with the wording established by the Planning Inspectorate, which seeks to enshrine at a local level the Councils commitment to the presumption in favour of sustainable development. All Local Plan documents need to include this policy.
<b>Policies BV3 – BV7: Bury St Edmunds Strategic sites</b>	Additional text has been inserted to clarify that applications for planning permission on the strategic sites will only be determined once the Masterplan for the site has been adopted by the planning authority.
<b>Former Policy BV7: Vinefields Farm, Bury St Edmunds</b>	The policy has been deleted as development has commenced on the site.
<b>Policy BV10: Housing on brownfield sites Bury St Edmunds</b>	<p>A reduction in the number of dwellings at the Garden Centre from 52 to 30 dwellings reflects the developable area.</p> <p>A reduction in the number of expected dwellings at Shire Hall from 66 to 25 reflects the development of the main building for a hotel which reduces the amount of expected dwellings significantly.</p> <p>A reduction in the number of dwellings at Jacqueline Close from 60 to 30 to reflect the likely developable area.</p> <p>Clarification inserted that Development Briefs are required for sites at Jacqueline Close and Hospital Road because of their importance and relationship with each other.</p>
<b>Policy BV11: Land at Ram Meadow</b>	<p>Additional policy text has been inserted to clarify that the following supporting evidence will be required to help inform the site development brief and the determination of any application for development on the site;</p> <ul style="list-style-type: none"> <li>• A transport assessment;</li> <li>• A full site specific ecological survey; and</li> <li>• A site specific flood risk assessment.</li> <li>• A wildlife management plan</li> </ul>

<p><b>Policy BV12: New And Existing Local Centres And Community Facilities</b></p>	<p>Changes have been made to ensure that there is a distinction between existing local centres and the new local centres. New local centres on the strategic growth areas have been listed in the policy.</p> <p>A new paragraph has been inserted to ensure that the new local centres are well located within the development and have good public transport and cycle way access.</p> <p>The final paragraph of the policy has been amended to ensure that the uses apply to all local centres, not only new ones.</p>
<p><b>Policy BV13: Strategic Site – Extension To Suffolk Business Park, Moreton Hall, Bury St Edmunds</b></p>	<p>An additional paragraph has been included to set out the requirement for a travel plan to reduce dependency on travel to the business park by private car.</p>
<p><b>Policy BV14: General Employment Areas – Bury St Edmunds</b></p>	<p>Amendments have been made to update the available floorspace in the employment areas.</p>
<p><b>Policy BV15: Alternative Business Development Within General Employment Areas</b></p>	<p>This policy has been amended to ensure a more positive approach to the existing uses at those employment sites where alternative uses may be proposed.</p>
<p><b>BV16: British Sugar Lagoons</b></p>	<p>Changes have been made to reflect the importance of the continued operation of the sugar beet factory. Given the single use and ownership of the present site a development brief approach would be more appropriate than a masterplan approach.</p>
<p><b>BV17: Bury St Edmunds Retail Park</b></p>	<p>Criterion d) ‘the site is accessible by a choice of means of transport.’ has been deleted to reflect the fixed location of the site, making the requirement superfluous.</p>
<p><b>Former Policy BV18: On-Site Low Carbon Energy Target</b></p>	<p>This policy has been deleted as the required targets are already provided by the council’s Development Management Document.</p>
<p><b>Policy BV18: District Heating Network Opportunity Areas.</b></p>	<p>Significant amendments have been made to the policy to make it more generic in relation to any future district heating opportunity areas, should they be identified.</p>
<p><b>Policy BV19: Community Infrastructure Levy And Allowable Solutions</b></p>	<p>Changes have been made to this policy to ensure that money raised from CIL, and in the future from allowable solutions, is put towards energy efficiency before district heating.</p>

<p><b>Policy BV20: land West of Rougham Road</b></p>	<p>The policy has been expanded to provide more information on the requirements to be considered during the production of the development brief. These requirements are;</p> <p>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;</p> <p>b) any buildings should be located adjoining Rougham Road;</p> <p>c) a cycle route and footpath shall be provided linking Rougham Road and cycle route 51; and</p> <p>d) development should not have a detrimental impact on the setting of the Bury St Edmunds town centre conservation area in accordance with Policy BV26</p>
<p><b>Policy BV21: Rougham Airfield</b></p>	<p>The addition of sport and recreation as a safeguarded use has been added to the policy.</p>
<p><b>Policy BV24: West Suffolk College</b></p>	<p>A criterion d) has been added to provide further protection to the wooded area of the College</p> <p>'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.'</p>
<p><b>Policy BV27: Green Infrastructure In Bury St Edmunds</b></p>	<p>This new policy has been introduced with references to the extension and connectivity of Green Infrastructure networks, partnership working, the avoidance of harm and mitigation.</p>
<p><b>Policy BV28: Bury St Edmunds Town Centre Masterplan</b></p>	<p>A new policy to establish the requirement for a town centre masterplan to ensure consistency with Haverhill. The masterplan will address issues including;</p> <ul style="list-style-type: none"> <li>• town centre traffic management, including car parking;</li> <li>• the quality of the environment;</li> <li>• art and the public realm; and</li> <li>• town centre uses.</li> </ul>