



St Edmundsbury
BOROUGH COUNCIL

B9

Cabinet 26 May 2010

Recommendations from the Sustainable Development Panel: 18 May 2010 (Jun10/07)

Panel Chairman: Cllr Richard Rout

**1. Mid Suffolk District Council's Local Development Framework (LDF):
Stowmarket Area Action Plan – Second Submission draft April 2010
(Report A684)**

RECOMMENDED:-

That representations be submitted to Mid Suffolk District Council regarding the Stowmarket Business and Enterprise Park allocation in the Stowmarket Area Action Plan on the basis of the contents of Report A684.

Mid Suffolk District Council has published a revised Proposed Submission Document that provides further evidence and justification for some of the proposals previously published. The consultation period for this final stage of the Stowmarket Area Action Plan closes on 1 June 2010.

The revised Submission Document is aimed at providing a planning framework for the town for a period to 2025. It will be necessary for the Area Action Plan to be prepared in accordance with the content of the already adopted Mid Suffolk Core Strategy.

The Area Action Plan, supported by an Employment Topic Paper, proposes the development of a large 'greenfield' employment allocation of 39.5 hectares to the east of Stowmarket, close to Junction 50 on the A14. Such a large land allocation at this location is a potential threat to the delivery of development of land allocated for employment at the Suffolk Business Park, and challenges the designation of Bury St Edmunds as a Key Centre for Development and Change which has as its basis the Western Suffolk Employment Land Review (ELR) 2009 and which had been commissioned by Forest Heath and Mid Suffolk District Councils and the Borough Council and used as evidence in formulating respective Core Strategies.

2. Replacement Local Plan – Policy BSE3: Suffolk Business Park, Moreton Hall, Bury St Edmunds. Approval of Masterplan (Report A676)

RECOMMENDED:- That, subject to the approval of full Council:-

The masterplan for the development of Suffolk Business Park and the Eastern Relief Road, Bury St Edmunds, attached as Appendix B of Report A676, be adopted as non-statutory planning guidance.

Land East of Suffolk Business Park, Bury St Edmunds is allocated for development in the Replacement Local Plan. The Local Plan states that development cannot proceed until masterplans have been adopted for both sites and these are to be informed by concept statements. A draft masterplan was prepared by consultants on behalf of one of the major landowners in respect of the land at Suffolk Business Park. Public consultation took place in January and February 2010 and the masterplan has been amended in the light of the comments received.

Officers are satisfied that the masterplan and the proposals within it, have been prepared in accordance with the adopted Replacement Borough Local Plan and the protocol for preparing masterplans and should be adopted for non-statutory planning guidance.