



St Edmundsbury
BOROUGH COUNCIL

B72

Cabinet 23 June 2010

Recommendations from the Sustainable Development Panel: 14 June 2010 (Jul10/10)

Cabinet Member: Cllr Terry Clements

*Chairman of the Working Party:
Cllr Richard Rout*

1. Braintree Local Development Framework: Submission Draft Core Strategy (Report B48)

RECOMMENDED:-

That the content of Paragraph 3.2 of Report B48 form the basis of representations to be submitted to Braintree District Council in relation to the Braintree Local Development Framework Submission Core Strategy.

Braintree District Council has published its Submission Core Strategy for consultation prior to submitting it to the Government for examination. As a neighbouring Local Planning Authority the Borough Council has been consulted, and the consultation period ends on 24 June 2010 (now extended to 8 July 2010 because of the ramifications of the Government's announcement to abolish Regional Strategies).

The main consideration for the Borough Council is the potential impact on the policies in the Core Strategy and the planning of the Borough and, in particular, Haverhill.

New development in the District is to be focused on the main towns of Braintree, Witham and Halstead and there would be little detrimental environmental impact on the Borough as a result of the Strategy. Previous policies for the consideration of wind turbines have been removed from the document and there is no policy identifying the strategic road network. However, there remain concerns about the ability of the policies to enable appropriate sustainable growth to take place within the area of Haverhill that is located within Essex and the ability for contributions towards infrastructure requirements from such development to be used by the Borough Council, perhaps through the Community Infrastructure Levy. The Core Strategy does not recognise these issues and this may limit the ability for the town to develop in the most appropriate way. It is, therefore, considered that representations should be made to Braintree District Council on this basis.

2. Local Development Framework: Progress Report (Report B49)

RECOMMENDED:-

Formal comments concerning the possible change to Wickhambrook in the Core Strategy, as noted in paragraph 2.4 of Report B49, be submitted to the Planning Inspector.

The Planning Inspector appointed for the formal examination of the Core Strategy has asked the Council to consult a possible change to the designation of Wickhambrook in the settlement hierarchy. Report B49 considers the implications of these possible changes and asks the Council to consider making a formal response to this consultation.

One of the matters considered by the Planning Inspector is the designation of Wickhambrook as a key service centre. Having considered the objections to this designation, the Inspector has written to the Council indicating that, in his view, the designation has not been justified and is potentially an unsound part of the Core Strategy. However, before he concludes the examination he has asked the Council to consult on some proposed changes that would have the effect of reclassifying the village as a local service centre instead. The consultation on these proposed changes has commenced and concludes on 28 June 2010. There are a number of potential implications of the proposed change and it would be appropriate to highlight any concerns that the Council has to the Planning Inspector and paragraph 2.4 of the report suggests responses which were endorsed by the Sustainable Development Panel.

3. St Edmundsbury Borough Replacement Plan 2016 Policy HAV3: Strategic Employment Site, Hanchett End, Haverhill – Draft Concept Statement (Report B42)

(This report was also considered by the Haverhill Area Working Party on 10 June 2010)

RECOMMENDED:- That:-

- (1) subject to there being no over-riding adverse comments from the landowners and Ward Members, the draft Concept Statement for Hanchett End, Haverhill as detailed in Appendix 1 to Report B42, as amended to include the location plan annotated CS02 (Jan 2010), be approved for public consultation; and***
- (2) the Head of Planning and Economic Development Services be authorised, in consultation with the Portfolio Holder for Transport and Planning, to make any minor factual, grammatical and typographical amendments to the Statement, as appropriate.***

Land at Hanchett End, Haverhill is allocated in Policy HAV3 of the Replacement Local Plan as a strategic employment site. Policy DS4 of the Plan requires that the Masterplan for the site is agreed and adopted by the Borough Council before a Planning Application for the site can be approved. Masterplans are to be informed by a Concept Statement produced by the Borough Council.

A draft Concept Statement for the development of Hanchett End has been prepared by officers. The landowners and Ward Member had been consulted. Subject to the Concept Statement being approved, public consultation will commence in June 2010 for a four week period. This will be carried out in accordance with the Councils' Statement of Community Involvement and all responses to the consultation exercise will be reported initially back to the Working Party and Panel and if necessary a modified version of the document will be put forward for final approval as planning guidance.

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