



St Edmundsbury
BOROUGH COUNCIL

B509

Cabinet 16 March 2011

Recommendations from Sustainable Development Working Party: 7 March 2011 (Mar11/03)

*Cabinet Member: Cllr Terry Clements Chairman of the Working Party:
Cllr Richard Rout*

1. Suffolk Local Transport Plan (Report B491)

RECOMMENDED:- That

- (1) Suffolk County Council be advised that the Borough Council are disappointed with the third Local Transport Plan as it lacks vision, depth and consideration for St Edmundsbury over the next 20 years;**
- (2) the contents of paragraphs 8.1 to 8.10 of Report B491 form the basis of representations to be submitted to Suffolk County Council in relation to the third Local Transport Plan; and**
- (3) a letter be sent from the Chairman of the Sustainable Development Working Party to the Suffolk County Council Portfolio Holder for Roads, Transport and Planning expressing the strength of concern regarding the content of the draft third Local Transport Plan.**

Suffolk County Council have published their third Local Transport Plan for consultation which outlined the long term transport strategy for the next 20 years. Report B491 outlined the main points of the draft Local Transport Plan and outlined the Borough Council's proposed response.

The Working Party raised significant concern at the lack of detail contained within the Local Transport Plan and the ability for it to be used to bid for additional funding or securing funding through development.

2. Policy BSE16: West Suffolk College, Bury St Edmunds: Approval of Amendment to Masterplan (Report B492)

RECOMMENDED:-

That, subject to full Council approval, and no significant issues arising during the remainder of the consultation period, the amendments to the Masterplan for the development of West Suffolk College, Bury St Edmunds, as detailed in Appendix A to Report B492, be adopted as non-statutory planning guidance.

Policy BSE16 of the adopted Replacement St Edmundsbury Borough Local Plan allocated land at Out Risbygate for use as educational premises. The Local Plan states that applications for planning permission would only be determined once a Masterplan had been adopted for the site. A Masterplan was adopted in February 2007, however subsequent to the adoption, the scale of development has been reduced and the Masterplan amended to reflect these changes.

3. Policy HAW3: Employment Site, Hanchett End, Haverhill: Approval of Masterplan (Report B493)

RECOMMENDED:-

That, subject to full Council approval, the Masterplan for the development of the employment site at Hanchett End, Haverhill, attached as Appendix A to Report B493, be adopted as non-statutory planning guidance for a limited period of three years.

Policy HAV 3 of the adopted Replacement St Edmundsbury Borough Local Plan allocated 12 ha of land at Hanchett End, Haverhill as a strategic employment site for Class B1 and B8 uses. Development would comprise of:-

- (a) light industrial, research and office use (proposals for pure B1 office development must satisfy the relevant requirements of Policy TCR1);
- (b) units for new and small firms involved in high technology and relates activities; or
- (c) low density development with extensive landscaping.

A Concept Statement for the development of the area was adopted as planning guidance in September 2010. Taking account of the current economic climate and the likely costs associated with bringing the site forward, the Concept Statement did make provision for the introduction of a proportion of higher value uses in addition to those listed. Given the policies applicable to the area, any such uses would have to be fully justified by a detailed viability assessment.

The Masterplan had been amended to address concerns raised during the consultation period. Housing development was proposed in the Masterplan as an exception to policy in order to bring forward the principle development. It was noted that the detailed design and layout of the residential development would be developed prior to submission of the outline planning application. Due to the exception concerning housing development it was proposed that the Masterplan be time limited to three years.

4. Policy BSE2: Vinefields Farm, Bury St Edmunds: Strategic Housing Site: Approval of Masterplan (Report B494)

RECOMMENDED:-

That, subject to full Council approval, and no significant issues arising during the remainder of the consultation period, the Masterplan for the development of Vinefields Farm, Bury St Edmunds, as detailed in Appendix B to Report B494, and as amended to include reference to enabling potential rear access from the Masterplan site to adjoining residential properties in Eastgate Street, be adopted as non-statutory planning guidance.

Policy BSE2 of the adopted Replacement St Edmundsbury Borough Local Plan allocated 3.5 ha of land at Vinefields Farm, Bury St Edmunds for the development of approximately 50 houses and the formation of an area of recreational open space. The Local Plan states that development cannot proceed until a Masterplan has been adopted and informed by a Concept Statement. A draft Masterplan was prepared and consultation undertaken.

Arising from consultation, and reiterated by the Working Party, concerns were raised as to the ability to access the rear of properties in Eastgate Street that adjoined the Masterplan site. Members were reminded that the Concept Statement made provision to seek to provide access. In light of this, the Working Party requested that the recommendation be amended to ensure the Masterplan did not preclude provision for rear access.

5. Thetford Area Action Plan (Agenda Item 9)

RECOMMENDED:-

That, the previous concerns, namely the level of growth and the need to provide commensurate infrastructure improvements, be reiterated in the response to the Draft Final Thetford Action Plan.

At the end of January 2011, Breckland District Council commenced consultation on the Draft Final Thetford Area Action Plan. Consultation ends on 21 March 2011.

On 24 March 2009 an earlier version of the Area Action Plan was considered and concerns expressed relating to the level of growth and the need to provide commensurate infrastructure improvements to manage its impact. In particular, these concerns related to the potential detrimental impact on major service providers in Bury St Edmunds, the A134 and the villages of Barnham and Ingham.