



St Edmundsbury
BOROUGH COUNCIL

B512

Cabinet 16 March 2011

Recommendations from St Edmundsbury Growth Area Partnership Board: 2 March 2011 (Mar11/10)

*Cabinet Member: Cllr Terry
Clements*

*Chairman of the Board:
Cllr Terry Clements*

**1. Growth Area Major Development Projects: Progress (Agenda item 5(a))
Hanchett End Business Park, Haverhill**

RECOMMENDED:-

That a loan of £750,000 be made to Carisbrooke Developments on condition that it be used to facilitate the bringing forward of the business development, rather than any residential development that might eventually be allowed in the Masterplan, and that repayment in full be made to the Council when the first business unit is occupied on site or three years after the adoption of the Masterplan, whichever is sooner.

The Haverhill Hanchett End Business Park Masterplan was currently the subject of consultation. In preparing the Concept Statement for the site, the Borough Council had recognised that, at the present time, the economic viability for delivering a business park development on the site was marginal. The draft Masterplan prepared by the prospective developers proposed residential development on part of the site in order to make the delivery of the business park viable. However, there remained a need for significant up-front investment in infrastructure on the site before development could be occupied and therefore financial returns realised.

Officers had been in negotiation with Carisbrooke Developments to ascertain whether a loan would assist in bringing forward the business park development. The developers, although previously declining the offer, had now stated that this would assist.

**2. Growth Area Major Development Projects (Agenda item 5(b))
Renewable Energy Generation Scheme**

RECOMMENDED:-

That the remaining balance on the Growth Area Capital Funds be allocated as a contribution to the Council's Renewable Energy Generation Scheme previously approved by Cabinet in December 2010.

Approval of the loan for Hanchet End (item 1 above) would leave a sum of approximately £60,500 of Growth Area capital funds remaining. In December 2010, Cabinet approved the allocation of £410,000 of Council funds for a Renewable Energy Generation Scheme on Council owned property. It was reported that, under the Department of Energy and Climate Change Clean Energy Cashback scheme, this investment could realise a minimum profit of £394,252 over a 25 year period. Officers had investigated whether the use of Growth Area Funds to contribute towards this project would be appropriate and the Department for Communities and Local Government (DCLG) had confirmed that expenditure on this project would be appropriate. An investment of the remaining balance into this project would in effect be a loan and the returns from this could be ring-fenced for further investment in renewable energy projects at a later date.

3. Growth Area Green Infrastructure Projects: Progress (Report B487)

RECOMMENDED:- That:-

(1) funding from Growth Area Funds be provided for the following Green Infrastructure Projects:-

| | | |
|---------------------|--|------------------------|
| <i>(i)</i> | <i>Lark Valley Path Improvements:</i> | <i>£137,000</i> |
| <i>(ii)</i> | <i>Tollgate Recreation Ground:</i> | <i>£20,000</i> |
| <i>(iii)</i> | <i>Oakes Road Open Space:</i> | <i>£45,000</i> |
| <i>(iv)</i> | <i>Lake Avenue Open Space:</i> | <i>£30,000</i> |
| <i>(v)</i> | <i>Spring Lane Nature Reserve:</i> | <i>£35,000</i> |
| <i>(vi)</i> | <i>Gainsborough Recreation Ground:</i> | <i>£15,000</i> |
| <i>(vii)</i> | <i>Ram Meadow accessibility and environmental improvements:</i> | <i>£10,000</i> |

(2) the residual funds allocated for Green Infrastructure, amounting to £36,000, be reserved, together with any savings which can be achieved or underspends arising through the availability of grant and from other sources in respect of the projects listed in (1) above, be considered for funding other Green Infrastructure Projects outside Bury St Edmunds or Haverhill.

The Board had previously agreed to allocate 10% of the Growth Area Capital Funds to Green Infrastructure. At its last meeting the Board had agreed to investigate additional Green Infrastructure Projects that could be delivered in the short term in Bury St Edmunds and the rural area. Report B487 provided a summary of those investigations and a number of options were set out. The Board noted that a proposal to create a footpath between Bury St Edmunds and

Ickworth Park, envisaged in the Green Infrastructure Strategy, was not achievable in its entirety or in the short term. Therefore other potential projects which addressed issues in the 2005 Open Spaces Study and the 2009 Green Infrastructure Strategy and put forward in the report were considered to be capable of being delivered in the short term.

4. Conservation Area Partnership Scheme – Haverhill (Agenda Item 7)

The Board noted that this scheme would not now be proceeding as matching funding was no longer available from English Heritage. The sum of £50,000 earmarked for the scheme therefore had been added to the residue of Growth Area Funds which the use of which would be considered as a contingency reserve for the capital projects already approved and/or for any other suitable projects.

W:\Democratic WP Services\Committee\Reports\Cabinet\2011\11.03.16\B512 Recommendations from the St Edmundsbury Growth Area Partnership Board 2 March 2011.doc