



Cabinet 10 December 2013

Recommendations from the Sustainable Development Working Party: 19 November 2013 (Nov13/01 and Nov13/13)

1. Summary and reasons for recommendations

- 1.1 On 19 November 2013 the Sustainable Development Working Party (SDWP) considered the following substantive items:
- (a) North-West Bury St Edmunds Masterplan; and
 - (b) West Suffolk Sustainability Strategy.

2. Recommendations

- 2.1 It is **RECOMMENDED** that:

(a) North-West Bury St Edmunds Masterplan (Nov13/13)

- (1) Subject to the approval of full Council, the Masterplan for the development of the site at North-West Bury St Edmunds, as set out in Appendix A to Report E168, be adopted as non-statutory planning guidance subject to the following amendments:
- (i) Section 7 – Movement and Access
New paragraph to be inserted – ‘7.1 It is acknowledged that there will be a wider traffic impact resulting from this development and planning applications will need to be accompanied by a Transport Assessment that addresses how and when these wider impacts will be addressed to the satisfaction of the highways authority and the Highways Agency.’ (with the rest of the paragraphs in the section being re-numbered); and
 - (ii) Section 9 – Sustainability and Energy
Paragraph 9.13 to be amended by the insertion of the words ‘and sizes’ after the word ‘types’ in the third line.

(b) West Suffolk Sustainability Strategy (Nov13/01)

- (2) The proposed West Suffolk Sustainability Strategy, as contained in Appendix A of Report E169 be adopted subject to the amendment of the second sentence in the first paragraph of Section 2.4 to read:

'Medical care can prolong survival after serious illness but social and economic conditions often influence whether a person is ill in the first place.'

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3. Corporate priorities

- 3.1 The recommendations meet the following, as contained within the Corporate Plan:
- (a) Corporate Priority 1: *'Working together for strong, healthy and diverse communities'*;
 - (b) Corporate Priority 2: *'Working together for prosperous and environmentally-responsible communities'*; and
 - (c) Corporate Priority 3: *'Working together for an efficient Council'*.

4. Key issues

North-West Bury St Edmunds Masterplan (Report E168)

- 4.1 The Working Party considered Report E168 which outlines the process for preparation of this masterplan for North-West Bury St Edmunds and seeks its adoption as non-statutory planning guidance. Land at North-West Bury St Edmunds is allocated in Policy CS11 of the adopted St Edmundsbury Core Strategy to accommodate long term strategic growth for Bury St Edmunds which would deliver around 900 homes, a relief road, employment, education, community and leisure facilities. The allocation is developed further by Policy BV3 of the Bury St Edmunds Vision 2031 submission draft document.
- 4.2 Policy BV3 states the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a master plan for the site. A Concept Statement adopted by the Council on 16 May 2013 which provides the parameters and framework for the development of the site is included as Appendix 6 to the Vision 2031 document.

- 4.3 A draft Masterplan was subsequently prepared by consultants acting on behalf of Countryside Properties. Wide consultation on the Masterplan document was then carried out by the developers between 4 July 2013 and 1 August 2013 in accordance with the Council's Statement of Community Involvement and the Protocol for the Preparation of Masterplans. The Masterplan document was attached as Appendix A to Report E168. This contains annotations of changes made post consultation. A copy of the consultation report was attached as Appendix B.
- 4.4 The Masterplan is developed through a framework plan which outlines the townscape principles, sets out the green infrastructure and defines key character areas. It further considers potential land use and development principles including:
- (a) the landscape options for the green buffer between the development and the village of Fornham All Saints, incorporating areas of informal parkland and the retention of an area of agricultural land;
 - (b) the creation of green corridors through the site which would accommodate informal street, informal open space, play and allotments;
 - (c) the provision of an area of formal open space adjacent to the Northern Way industrial estate, providing the sports pitches and creating a buffer between the existing commercial activity and residential development;
 - (d) identifying a local centre capable of accommodating community facilities and B1 employment uses;
 - (e) identifying options for primary school provision, either within or adjacent to the site;
 - (f) identifying movement and access within and beyond the site including the relief/link road, internal street hierarchy, foot and cycle routes and potential bus routes;
 - (g) options for the future use of Tut Hill, based upon survey results carried out within the village of Fornham All Saints;
 - (h) density and height parameters; and
 - (i) sustainability criteria.
- 4.5 The draft document concludes with an implementation strategy which considers how development of this significant area could be delivered. This includes consideration of the timing of the relief/link road in part and in whole, identification of indicative early landscape provision and division of the site into three areas for delivery. Triggers for the delivery of specified elements within the site will be agreed through the grant of planning permission and a Section 106 Agreement. As the Masterplan has been prepared by the developer, it is considered to be both deliverable and viable. Importantly, the Masterplan is in conformity with current and emerging planning policies for the Borough, including those relating to the delivery of affordable housing and infrastructure.
- 4.6 In discussing the proposed Masterplan the Working Party expressed concern that it contained insufficient detail in relation to some aspects of the development. Officers responded by advising that the Masterplan, by its very

nature, only set out to provide a broad outline to guide future development. A planning application had been registered in respect of the development of the site. This followed the guidelines provided in the draft Masterplan and was still being processed by officers. There would be an opportunity to address points of detail when the application was considered by the Development Control Committee. To assure Members about particular concerns expressed, officers suggested amendments to the draft Masterplan. These were accepted by the Working Party and incorporated into the recommendation above.

West Suffolk Sustainability Strategy (Report E169)

- 4.7 The Working Party considered Report E169 which outlined consultation on the draft strategy and the amendments made to it as a consequence. The adoption of the strategy in its amended form is being sought.
- 4.8 To achieve a shared approach to policy and service delivery for the people of West Suffolk and meet statutory obligations, Forest Heath District and St Edmundsbury Borough Councils have developed a draft Sustainability Strategy for West Suffolk.
- 4.9 Following Cabinet approval on 22 May 2013 a stakeholder consultation was carried out. The responses to the consultation have been considered and where appropriate the draft Strategy revised. A copy of the revised draft strategy was attached at Appendix A to Report E169.
- 4.10 Appendix B to the report sets out the stakeholders who were consulted. Of the 31 organisations which were invited to comment, 20 submitted responses. The responses to the consultation have been reviewed and the key areas for proposed changes to the pre-consultation draft of the strategy are set out below:
 - (a) inclusion of Transport as a priority theme – this was highlighted by seven consultees, with particular focus on the vital role played by local planning policies in shaping transport and travel choices;
 - (b) recognition of the health, well-being and economic benefits of good quality open spaces – this was highlighted by five consultees;
 - (c) drought risks – this was raised by the Environment Agency;
 - (d) recognition of the role that each Council plays in relation to managing air quality and noise and protecting land and water resources; and
 - (e) recognition of existing collaborative work and partnerships that the Councils are already drawing upon, along with future opportunities to work together to help deliver the Strategy e.g. the Suffolk Climate Change, Biodiversity and Waste Partnerships, and opportunities to work with others within the Local Enterprise Partnerships covering West Suffolk – this was raised by eight consultees spanning public, private and voluntary sectors.

5. Other options considered

- 5.1 See Reports E168 and E169.

6. Community impact

6.1. See Reports E168 and E169.

7. Consultation

7.1 See Reports E168 and E169.

8. Financial and resource implications *(including asset management implications)*

8.1 See Reports E168 and E169.

9. Risk/opportunity assessment *(potential hazards or opportunities affecting corporate, service or project objectives)*

9.1 See Reports E168 and E169.

10. Legal and policy implications

10.1 See Reports E168 and E169.

11. Wards affected

North-West Bury St Edmunds Masterplan – Fornham Ward and adjoining St Olaves and Northgate Wards.

West Suffolk Sustainability Strategy – All Wards.

12. Background papers

12.1 North-West Bury St Edmunds Masterplan – See Report E168.

13. Documents attached

13.1 None.