

Cabinet

11 February 2014

Recommendations from the Sustainable Development Working Party: 4 February 2014 (Feb14/21), (Feb14/13) and (Nov13/12)

(Report E279 has been amended to reflect the amended recommendations emanating from the meeting of the Sustainable Development Working Party on 4 February 2014. Amendments are shown in bold, italics and underlined where appropriate.)

1. Summary and reasons for recommendations

1.1 On 4 February 2014 the Sustainable Development Working Party (SDWP) will consider the following substantive items:

- (1) Joint Statement of Community Involvement (SCI): Adoption;
- (2) Moreton Hall, Bury St Edmunds Masterplan; and
- (3) Vision 2031: Infrastructure Delivery Plans.

2. Recommendations

2.1 It is **RECOMMENDED** that:

(a) **Joint Statement of Community Involvement (SCI): Adoption (Feb14/21)**

- (1) Subject to the approval of full Council, the joint Statement of Community Involvement (SCI), as contained in Appendix A to Report E260, be adopted, ***subject to the following amendments:***

the insertion in paragraph 2.1 'Where a screening opinion is requested under the Environment Impact Assessment Regulations we will place the opinion on the public register and website and notify the relevant Town or Parish Council when it is made'; and

- (2) ***the Local Ward Member(s) be informed via the Members' Bulletin once an Environmental Impact Assessment request has been made by the Council.***

(b) Moreton Hall, Bury St Edmunds, Masterplan (Feb14/13)

Subject to the approval of full Council, the Masterplan for development of the site at Moreton Hall, Bury St Edmunds, as contained in Appendix A of Report E261, be adopted as non-statutory planning guidance.

(c) Vision 2031: Infrastructure Delivery Plans (Nov13/12)

Subject to the approval of full Council:

- (i) the responses to comments submitted on the Draft Infrastructure Delivery Plans, as contained in Appendix A to Report E262, be noted; and
- (ii) the revised Vision 2031 Infrastructure Delivery Plans for Bury St Edmunds, Haverhill and for the Rural Area, as contained in Appendices B, C and D to Report E262, be approved and published.

Contact details

Portfolio holder

Lead officer

Name

Councillor Terry Clements

Ian Poole

Title

Portfolio Holder for Planning and Regulation

Place Shaping Manager

Telephone

01284 827161

01284 757350

E-mail

terry.clements@stedsbc.gov.uk

ian.poole@westsuffolk.gov.uk

Contact details

Chairman of the Working Party

Name

Councillor Mrs Karen Richardson

Title

Telephone

01440 708856

E-mail

karen.richardson@stedsbc.gov.uk

3. Corporate priorities

3.1 The recommendations meet the following, as contained within the Corporate Plan:

- (a) Corporate Priority 2: '*Working together for prosperous and environmentally-responsible communities*'

4. Key issues

Joint Statement of Community Involvement (SCI): Adoption (Report E260)

4.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare a Statement of Community Involvement, (SCI), which is essentially a strategy for involving the community in the local plan and planning application processes. Given the approach to a shared planning service for Forest Heath and St Edmundsbury, it was considered appropriate to have a joint SCI that set out a consistent 'engagement' strategy for application across both authorities.

4.2 The SCI was the subject of a 4-week public consultation during the period 15 October 2013 to 12 November 2013. Forest Heath and St Edmundsbury Council Officers have considered all of the responses made during this period of consultation, (see Appendix B to Report E260), and made consequential amendments to the document in light of these and prior to seeking formal adoption of the SCI, (Appendix A). Some further amendments were made by Officers post-consultation and these are identified at Appendix C.

4.3 Forest Heath District Council's Local Plan Working Group had considered the joint document on 29 January 2014 and has recommended a minor amendment to the section on Concept Statements, Masterplans and Development Briefs on page 13 so that the last sentence in the second paragraph reads 'These documents will be considered for adoption by the Council and at that time a report of consultation and changes to the draft document made as a result fo the consultation, will also be published'. This can be amended under officer delegated authority. The Working Group has also suggested minor textual changes which are specific to the Forest Heath District.

4.4 The Sustainable Development Working Party discussed Section 1.4 on page 15 'Our Methods for Community Engagement' and suggested that this section did not exemplify how consultation would be carried out. Officers undertook to make minor amendments to the document under delegated authority where appropriate to clarify the methods which would be applied, including in respect of the third paragraph on page 15, the addition of 'that will require specific approaches tailored to their needs' after 'harder-to-reach groups'.

4.5 On page 19 and Section 2.1 'The Pre-Application Stage the need for Town/Parish Councils to be apprised of the requirement for an Environmental Impact Assessment (EIA) to be carried out was discussed. An extract of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 was tabled. This explained the procedure and timescale involved for a planning authority to issue an EIA scoping opinion which could require a developer to submit an Environmental Statement usually at the pre-application stage. Scoping opinions once adopted were held on a Public Register which was available on-line.

Moreton Hall, Bury St Edmunds, Masterplan (Report E261)

4.6 Land at Moreton Hall, 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 500 homes, make provision for a secondary school, improve public transport, foot and cycle links to the town centre and other significant destinations and enable potential transport links to the north of the railway line. The allocation is developed further by Policy BV4 of the Bury St Edmunds Vision 2031 submission draft document

4.7 Policy BV4 states that the location of uses, access arrangements, design and landscaping will be informed by a masterplan for the site. A Concept Statement adopted by the Council, which provides the parameters and framework for the development of the site is included as Appendix 7 to the Bury St Edmunds Vision 2031 document.

- 4.8** The site is located to the east of the existing Moreton Hall residential estate. To the north the site is bound by the Ipswich to Cambridge/Peterborough Railway Line. To the east is the Rougham Airfield and to the south is land set aside for the Eastern Relief Road and beyond that is land allocated for General Employment known as Suffolk Business Park Extension.
- 4.9** A draft masterplan has subsequently been prepared by consultants acting on behalf of Taylor Wimpey. A request has been made for the Council to adopt the masterplan as planning guidance.
- 4.10** The draft masterplan has been prepared in accordance with the Council's adopted protocol. It has been the subject of public consultation undertaken by DLP Planning on behalf of Taylor Wimpey from 22 November 2013 to 20 December 2013 including a public exhibition at the Flying Fortress Public House on 25 November 2013. A copy of the Feedback summary for the Masterplan that was prepared by DLP Planning is attached at Appendix B to Report E261. The Masterplan Document Consultation Response Schedule is attached as Appendix C.
- 4.11** Amendments have been made to the draft masterplan in response to the consultation process. Changes made are annotated in the draft Masterplan attached as Appendix A to Report E261.
- 4.12** The masterplan is developed through a framework plan which outlines the principles, sets out the green infrastructure footpaths and cycle routes and defines key land uses. It further considers potential land use and development principles including:
- (i) identifying a local centre capable of accommodating community facilities and B1 employment uses and the Location of a possible foot/cycle bridge over the railway line;
 - (ii) location of residential areas;
 - (iii) position of Secondary School and Football Ground;
 - (iv) location of Allotments;
 - (v) identification, movement and access within and beyond the site including the internal street hierarchy, foot and cycle routes and potential bus routes;
 - (vi) identification of and integration of existing landscape features;
 - (vii) incorporation of Sustainable Urban Drainage with swales and retention basins; and
 - (viii) the creation of green corridors through the site which would accommodate informal streets, informal open space, and formal play space.
- 4.13** The draft document concludes with an implementation strategy which considers how development of this significant area could be delivered. As the masterplan has been prepared by the developer, it is considered to be deliverable.

Importantly, the masterplan is in conformity with current and emerging planning policies for the Borough.

4.14 The contributions the scheme makes for the Eastern Relief Road, education, open space, affordable housing and other proportionate and related matters will be agreed through the grant of planning permission and a Section 106 Agreement.

4.15 Officers reported receipt of a letter from Taylor Wimpey which sought to clarify a misconception which had arisen at the Vision 2031 Public Examination regarding the position of the eastern boundary of the area of the Masterplan. Whilst the developers had previously identified a parcel of land as an addition to the development site they were no longer seeking to include it. The boundaries of the development site would therefore correspond with those delineated in the Masterplan.

Vision 2031: Infrastructure Delivery Plans (Report E262)

4.16 In May 2013 Members approved, for public consultation, draft Infrastructure Delivery Plans (IDPs) that had been prepared in support of the policies and proposals in Vision 2031. The consultation on the IDPs, one each for Bury St Edmunds, Haverhill and the Rural Area, took place between June and August 2013 in parallel with the Submission Draft Vision 2031 documents.

4.17 All of the responses are available to view in full via the Council's online consultation system at <http://stedmundsbury.jdi-consult.net/ldf/> Because of the number and bulk of comments received, including supporting material, copies were not attached to the SDWP agenda. However, a summary of the comments received were attached, as Appendix A to Report E262, together with officers' responses to the comments. A number of comments on the draft IDPs were actually objections to the content of the Vision 2031 documents and not specifically relevant to the content of the IDPs. Contributions have been received from infrastructure providers including the County Council, NHS and Sport England.

4.18 In light of the comments received, further work has been undertaken to review the content of the draft IDPs and bring them up-to-date. This has been undertaken in collaboration, in particular, with officers from the County Council who are providers of a number of infrastructure elements. Attached as appendices to Report E262 are the following amended IDPs:

Appendix B - Bury St Edmunds Vision 2031 Infrastructure Delivery Plan;
Appendix C - Haverhill Vision 2031 Infrastructure Delivery Plan; and
Appendix D - Rural Vision 2031 Infrastructure Delivery Plan.

The changes to the original consultation draft are highlighted. Additional content is illustrated as underlined text and deletions are illustrated with ~~double strikethrough text~~.

The documents contained a number of typographical, grammatical, factual or contextual errors which would be corrected under officer delegated authority.

4.19 At the Vision 2031 Examination in Public the inspector had acknowledged that the Council would have Infrastructure Delivery Plans in place to support development proposals.

5. Other options considered

5.1 See Reports E260, E261 and E262.

6. Community impact

6.1. See Reports E260, E261 and E262.

7. Consultation

7.1 See Reports E260, E261 and E262.

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

8.1 See Reports E260, E261 and E262.

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

9.1 See Reports E260, E261 and E262.

10. Legal and policy implications

10.1 See Reports E260, E261 and E262.

11. Wards affected

Joint Statement of Community Involvement – All Wards
Moreton Hall Masterplan – Great Barton, Moreton Hall and Rougham Wards
Infrastructure Delivery Plans – All Wards

12. Background papers

12.1 See Reports E260, E261 and E262.

13. Documents attached

13.1 See Reports E260, E261 and E262.

Cabinet 11 February 2014

Recommendations from the Sustainable Development Working Party: 4 February 2014 (Feb14/21), (Feb14/13) and (Nov13/12)

(Report E279 has been compiled before the meeting of the Sustainable Development Working Party on 4 February 2014 and is based on the recommendations contained within the report. Any amendments made by the Working Party to the recommendations will be notified prior to the meeting of Cabinet.)

1. Summary and reasons for recommendations

1.1 On 4 February 2014 the Sustainable Development Working Party (SDWP) will consider the following substantive items:

- (1) Joint Statement of Community Involvement (SCI): Adoption;
- (2) Moreton Hall, Bury St Edmunds Masterplan; and
- (3) Vision 2031: Infrastructure Delivery Plans.

2. Recommendations

2.1 It is **RECOMMENDED** that:

(a) Joint Statement of Community Involvement (SCI): Adoption (Feb14/21)

Subject to the approval of full Council, the joint Statement of Community Involvement (SCI), as contained in Appendix A to Report E260, be adopted.

(b) Moreton Hall, Bury St Edmunds, Masterplan (Feb14/13)

Subject to the approval of full Council, the Masterplan for development of the site at Moreton Hall, Bury St Edmunds, as contained in Appendix A of Report E261, be adopted as non-statutory planning guidance.

(c) Vision 2031: Infrastructure Delivery Plans (Nov13/12)

Subject to the approval of full Council:

- (i) the responses to comments submitted on the Draft Infrastructure Delivery Plans, as contained in Appendix A to Report E262, be noted; and
- (ii) the revised Vision 2031 Infrastructure Delivery Plans for Bury St Edmunds, Haverhill and for the Rural Area, as contained in Appendices B, C and D to Report E262, be approved and published.

Contact details	Portfolio holder	Lead officer
Name	Councillor Terry Clements	Ian Poole
Title	Portfolio Holder for Planning and Regulation	Place Shaping Manager
Telephone	01284 827161	01284 757350
E-mail	terry.clements@stedsbc.gov.uk	ian.poole@westsuffolk.gov.uk

Contact details	Chairman of the Working Party
Name	Councillor Mrs Karen Richardson
Title	
Telephone	01440 708856
E-mail	karen.richardson@stedsbc.gov.uk

3. Corporate priorities

- 3.1 The recommendations meet the following, as contained within the Corporate Plan:
- (a) Corporate Priority 2: *'Working together for prosperous and environmentally-responsible communities'*

4. Key issues

Joint Statement of Community Involvement (SCI): Adoption (Report E260)

- 4.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare a Statement of Community Involvement, (SCI), which is essentially a strategy for involving the community in the local plan and planning application processes. Given the approach to a shared planning service for Forest Heath and St Edmundsbury, it was considered appropriate to have a joint SCI that set out a consistent 'engagement' strategy for application across both authorities.
- 4.2 The SCI was the subject of a 4-week public consultation during the period 15 October 2013 to 12 November 2013. Forest Heath and St Edmundsbury Council Officers have considered all of the responses made during this period of consultation, (see Appendix B to Report E260), and made consequential amendments to the document in light of these and prior to seeking formal adoption of the SCI, (Appendix A). Some further amendments were made by Officers post-consultation and these are identified at Appendix C.

Moreton Hall, Bury St Edmunds, Masterplan (Report E261)

- 4.3 Land at Moreton Hall, 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 500 homes, make provision for a secondary school, improve public transport, foot and cycle links to the town centre and other significant destinations and enable potential transport links to the north of the railway line. The allocation is developed further by Policy BV4 of the Bury St Edmunds Vision 2031 submission draft document
- 4.4 Policy BV4 states that the location of uses, access arrangements, design and landscaping will be informed by a masterplan for the site. A Concept Statement adopted by the Council, which provides the parameters and framework for the development of the site is included as Appendix 7 to the Bury St Edmunds Vision 2031 document.
- 4.5 The site is located to the east of the existing Moreton Hall residential estate. To the north the site is bound by the Ipswich to Cambridge/Peterborough Railway Line. To the east is the Rougham Airfield and to the south is land set aside for the Eastern Relief Road and beyond that is land allocated for General Employment known as Suffolk Business Park Extension.
- 4.6 A draft masterplan has subsequently been prepared by consultants acting on behalf of Taylor Wimpey. A request has been made for the Council to adopt the masterplan as planning guidance.
- 4.7 The draft masterplan has been prepared in accordance with the Council's adopted protocol. It has been the subject of public consultation undertaken by DLP Planning on behalf of Taylor Wimpey from 22 November 2013 to 20 December 2013 including a public exhibition at the Flying Fortress Public House on 25 November 2013. A copy of the Feedback summary for the Masterplan that was prepared by DLP Planning is attached at Appendix B to Report E261. The Masterplan Document Consultation Response Schedule is attached as Appendix C.
- 4.8 Amendments have been made to the draft masterplan in response to the consultation process. Changes made are annotated in the draft Masterplan attached as Appendix A to Report E261.
- 4.9 The masterplan is developed through a framework plan which outlines the principles, sets out the green infrastructure footpaths and cycle routes and defines key land uses. It further considers potential land use and development principles including:
- (i) identifying a local centre capable of accommodating community facilities and B1 employment uses and the Location of a possible foot/cycle bridge over the railway line;
 - (ii) location of residential areas;
 - (iii) position of Secondary School and Football Ground;
 - (iv) location of Allotments;

- (v) identification, movement and access within and beyond the site including the internal street hierarchy, foot and cycle routes and potential bus routes;
- (vi) identification of and integration of existing landscape features;
- (vii) incorporation of Sustainable Urban Drainage with swales and retention basins; and
- (viii) the creation of green corridors through the site which would accommodate informal streets, informal open space, and formal play space.

4.10 The draft document concludes with an implementation strategy which considers how development of this significant area could be delivered. As the masterplan has been prepared by the developer, it is considered to be deliverable. Importantly, the masterplan is in conformity with current and emerging planning policies for the Borough.

4.11 The contributions the scheme makes for the Eastern Relief Road, education, open space, affordable housing and other proportionate and related matters will be agreed through the grant of planning permission and a Section 106 Agreement.

Vision 2031: Infrastructure Delivery Plans (Report E262)

4.12 In May 2013 Members approved, for public consultation, draft Infrastructure Delivery Plans (IDPs) that had been prepared in support of the policies and proposals in Vision 2031. The consultation on the IDPs, one each for Bury St Edmunds, Haverhill and the Rural Area, took place between June and August 2013 in parallel with the Submission Draft Vision 2031 documents.

4.13 All of the responses are available to view in full via the Council's online consultation system at <http://stedmundsbury.jdi-consult.net/ldf/>. Because of the number and bulk of comments received, including supporting material, copies were not attached to the SDWP agenda. However, a summary of the comments received were attached, as Appendix A to Report E262, together with officers' responses to the comments. A number of comments on the draft IDPs were actually objections to the content of the Vision 2031 documents and not specifically relevant to the content of the IDPs. Contributions have been received from infrastructure providers including the County Council, NHS and Sport England.

4.14 In light of the comments received, further work has been undertaken to review the content of the draft IDPs and bring them up-to-date. This has been undertaken in collaboration, in particular, with officers from the County Council who are providers of a number of infrastructure elements. Attached as appendices to Report E262 are the following amended IDPs:

Appendix B - Bury St Edmunds Vision 2031 Infrastructure Delivery Plan;
 Appendix C - Haverhill Vision 2031 Infrastructure Delivery Plan; and
 Appendix D - Rural Vision 2031 Infrastructure Delivery Plan.

The changes to the original consultation draft are highlighted. Additional content is illustrated as underlined text and deletions are illustrated with ~~double strikethrough text~~.

5. Other options considered

5.1 See Reports E260, E261 and E262.

6. Community impact

6.1. See Reports E260, E261 and E262.

7. Consultation

7.1 See Reports E260, E261 and E262.

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

8.1 See Reports E260, E261 and E262.

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

9.1 See Reports E260, E261 and E262.

10. Legal and policy implications

10.1 See Reports E260, E261 and E262.

11. Wards affected

Joint Statement of Community Involvement – All Wards
Moreton Hall Masterplan – Great Barton, Moreton Hall and Rougham Wards
Infrastructure Delivery Plans – All Wards

12. Background papers

12.1 See Reports E260, E261 and E262.

13. Documents attached

13.1 See Reports E260, E261 and E262.