

## Cabinet 20 May 2014

### Recommendation from the Sustainable Development Working Party: 7 May 2014: Vision 2031: Planning Inspector's Recommended Main Modifications

#### 1. Summary and reasons for recommendation

- 1.1 On 7 May 2014 the Sustainable Development Working Party (SDWP) considered as a substantive item, Vision 2031: Planning Inspector's Recommended Main Modifications.

#### 2. Recommendation

- 2.1 That the responses to the Inspector's Recommended Main Modifications to the Vision 2031 document, as contained in Appendices A, B and C to Report E346, be submitted as the Council's response to the consultation, with the inclusion of the following:
- (a) the response to modification MMB11 (Ram Meadow – Policy BV11) be strengthened by the officers in respect of the Council's support for the access road to Compeigne Way;
  - (b) a further comment be submitted in respect of modification MMB5 to correct the area of Policy BV6 from 66.5 hectares to 89.5 hectares; and
  - (c) a further comment be submitted that the site area of Policy BV7 should be amended to reflect the modification in MMB8.

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**3. Strategic priorities**

3.1 The recommendations meet the following, as contained within the West Suffolk Strategic Plan:

- (a) Priority 1: Increased opportunities for economic growth
- (b) Priority 2: Resilient families and communities that are healthy and active
- (c) Priority 3: Homes for our communities

**4. Key issues**

**Vision 2031: Planning Inspector's Recommended Main Modifications (Report E346)**

- 4.1 The Bury St Edmunds, Haverhill and Rural Vision 2031 local plan documents have recently been the subject of examination by an independent Planning Inspector which commenced on submission of the documents to the Secretary of State in October 2013 and included hearing sessions held over eight days in January and February 2014. In examining the documents, the Inspector is tasked with ensuring that the documents:
- (a) satisfy the requirements of sections 19 and 24(1), regulations under section 17(7) and any regulations under section 36 relating to the preparation of development plan documents; and
  - (b) are sound.
- 4.2 As a result of the examination, there are a number of 'main modifications' being recommended by the Inspector considered to make the document sound. These are set out in Appendix A (Bury St Edmunds), Appendix B (Haverhill) and Appendix C (Rural Area) of Report E346. At this time, as required by the examination process, we only have the proposed modifications to the Vision documents and do not have sight of the Inspector's report that provides the reasoning behind the modifications. The Appendices therefore provide officers' comments, without prejudice, on what is believed to be the reasoning behind the recommended modification.
- 4.3 The Inspector requires that the recommended main modifications are the subject of public consultation prior to the completion and publication of his Examination Report. The Council is managing this on behalf of the Inspector and consultation commenced on 14 April and lasts for seven weeks to 30 May 2014. All comments submitted will be forwarded to him for consideration.
- 4.4 Whilst most of the recommended modifications help to clarify policies and proposals in the Vision documents, there are some areas where the modifications have some wider significance, as detailed below:

#### Bury St Edmunds Vision 2031 (Appendix A):

- (i) Policy BV4 – Moreton Hall Strategic Site. Boundary of allocation amended to include recreation open space to south of housing settlement boundary;
- (ii) Policy BV11 – Ram Meadow. Proposed access road from Compiegne Way to Ram Meadow Car Park deleted;
- (iii) Policy BV18 – District Heating. Policy deleted;
- (iv) Policy BV20 – Land west of Rougham Road (Leg of Mutton). Policy amended to only allow use as amenity open space and informal recreation. The only development on the land will be that directly related to these uses.

#### Haverhill Vision 2031 (Appendix B):

- (i) Policy HV4 – North-East Haverhill Strategic Site. Amend illustrative map boundary to accord with adopted Concept Statement. Provides guidance for consideration of how development might come forward before the completion of the North-West Relief Road;
- (ii) Policy HV12 – Haverhill North-West Relief Road. Clarifies that road is to be provided as part of North-West strategic site (Policy HV3) and provides a mechanism for its delivery;
- (iii) Policy HV13 – District Heating. Policy deleted;
- (iv) Policy HV19 – Green Infrastructure. Confirms that the North-East Strategic Site should provide community parkland/country park.

#### Rural Vision 2031 (Appendix C):

- (i) Policy RV4 – Rural Employment Areas, Shepherd’s Grove. Policy amended to allow a proportion of residential/higher value uses on the site, but no more than is necessary to achieve a viable B1/B2/B8 development together with the access road;
- (ii) Policy RV10 – Barrow. Amends allocation in Policy RV10(b) to include 1 hectare of B1 business use;
- (iii) RV12 – Ixworth. Amendment to provide certainty over circumstances when residential would be acceptable and feasibility of developers providing a crossing of the A143;
- (iv) Policy RV21 – Hopton. Expansion of allocated site to include the site of the existing village hall and to require development brief, rather than a concept statement and masterplan.

4.5 Given that the modifications are being recommended by the Inspector, the Council also has the option to submit comments during the consultation period. As such, officers have considered the implications of the recommended modifications and proposed suggested responses to the Inspector. These are contained in the Appendices.

4.6 At the meeting, officers reported orally on suggested further comments, as follows:

- (a) Modification MMB5, Policy BV6, North East Bury St Edmunds. As a result of an amendment to the area of the site, a revision of the figure of 66.5 hectares to 89.5 hectares is required;
- (b) the site area of Policy BV7, South East, Bury St Edmunds is required to be amended to reflect the modification in MMB8.

- 4.7 The Working Party endorsed the comments contained in the Appendices and the additional comments provided above, subject to the response to modification MMB11 (Ram Meadow Policy PV11) being strengthened in respect of the Council's support for the access road to Compeigne Way.
- 4.8 In addition to the Inspector's Recommended Main Modifications, there are a number of additional modifications which are not required to make the document sound, but provide consequential amendments to the content of the documents resulting from the main modifications or provide more clarity to the plans. They also bring the documents up to date, for example by removing reference to the 'current consultation', as this would not be relevant in the final adopted plan. These are not required to be subject to public consultation but can be viewed on the Council's website at [www.stedmundsbury.gov.uk/planning-and-building-control/sebc-planning-policy-section/Vision-2031-Examination](http://www.stedmundsbury.gov.uk/planning-and-building-control/sebc-planning-policy-section/Vision-2031-Examination)
- 4.9 Upon conclusion of the consultation, all duly made comments will be forwarded to the Planning Inspector in order that he can conclude the examination and issue his report to the Council. Once this report is received, final amendments will be made to the Vision 2031 documents in order that the Council can adopt them. It is anticipated that the report could be received in July which would enable the amended Vision 2031 documents to be formally adopted by the Council on 23 September 2014.

## **5. Community impact**

### **5.1 Crime and disorder impact** *(including Section 17 of the Crime and Disorder Act 1998)*

5.1.1 See Report E346 to Sustainable Development Working Party

### **5.2 Diversity and equality impact** *(including the findings of the Equality Impact Assessment)*

5.2.1 See Report E346 to Sustainable Development Working Party

### **5.3 Sustainability impact** *(including completing a Sustainability Impact Assessment)*

5.3.1 See Report E346 to Sustainable Development Working Party

### **5.4 Other impact** *(any other impacts affecting this report)*

5.4.1 See Report E346 to Sustainable Development Working Party

## **6. Consultation** *(what consultation has been undertaken, and what were the outcomes?)*

6.1 See Report E346 to Sustainable Development Working Party

## **7. Financial and resource implications** *(including asset management implications)*

7.1 See Report E346 to Sustainable Development Working Party

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

8.1 See Report E346 to Sustainable Development Working Party

## **9. Legal and policy implications**

9.1 See Report E346 to Sustainable Development Working Party

## **10. Wards affected**

10.1 All wards in the Borough.

## **11. Background papers**

11.1 Report E113 to Sustainable Development Working Party: 18 September 2013. Bury St Edmunds Vision 2013, Haverhill Vision 2031, Rural Vision 2031. Submission

## **12. Documents attached to Report E346**

12.1 Appendix A Bury St Edmunds Vision 2031 Main Modifications and Council's suggested response

Appendix B Haverhill Vision 2031 Main Modifications and Council's suggested response

Appendix C Rural Vision 2031 Main Modifications and Council's suggested response

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