

Cabinet 21 October 2014

Recommendation from the Sustainable Development Working Party: 9 October 2014: Castle Manor Academy, Haverhill – Draft Concept Statement (Oct14/06)

1. Summary and reasons for recommendation

- 1.1 On 9 October 2014 the Sustainable Development Working Party (SDWP) considered as a substantive item, the draft Concept Statement for the Castle Manor Academy, Haverhill.

2. Recommendation

- 2.1 It is **RECOMMENDED** that, subject to the approval of full Council, the draft Concept Statement for the Castle Manor Academy, Haverhill, as set out in Appendix A to Report F144, be adopted as non-statutory planning guidance.

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3. Strategic priorities

- 3.1 The recommendation meets the following, as contained within the West Suffolk Strategic Plan:

Priority 1: Increased opportunities for economic growth

Priority 2: Resilient families and communities that are healthy and active

Priority 3: Homes for our communities

4. Key issues

- 4.1 Policy HV16 of the Haverhill Vision 2031 Local Plan document allocates land at Eastern Avenue and Park Road, Haverhill (known as Castle Manor Academy and owned by the Castle Partnership Academy) for expansion and redevelopment of educational premises. Applications for planning permission will only be determined once a Masterplan has been approved and that Masterplan should be prepared in accordance with a Concept Statement for the site.
- 4.2 The protocol covering the Preparation of Concept Statements and Masterplans was approved in 2006 and subsequent amendments were approved in 2013. The protocol requires that draft Concept Statements should be the subject of consultation with Ward Members, the landowner and Portfolio Holder prior to seeking the Working Party's approval to undertake consultation. The consultation would be undertaken by the Council and involve those individuals or organisations normally consulted as part of the planning application process. At the end of the consultation period, any changes required to the draft would be made prior to the Council formally approving it as planning guidance. At that stage the Concept Statement can be used to inform the preparation of a Masterplan for the site to be prepared by the landowner.
- 4.3 Once finally approved by the Council, the Concept Statement will have the status of planning guidance in accordance with the rationale agreed by the Council in 2006. The document is intended to clarify the Borough Council's expectations for the site and provide a framework for the preparation of a more detailed Masterplan. The purpose of the Concept Statement is to promote high standards of design and layout for the allocated site and to positively inform the preparation of development proposals for the area so that it successfully integrates with existing development and the rest of the town.
- 4.4 The draft Concept Statement for the development at Castle Manor Academy was approved for consultation by the Working Party at its meeting on 13 March 2014 and consultation took place during July and August 2014 in accordance with the Council's adopted Statement of Community Involvement. In this respect, all those individuals and organisations that would be consulted on a planning application for the site were consulted. In addition, an informal drop-in session was held at the Castle Manor Academy on 19 July 2014.
- 4.5 The drop-in session provided a useful forum for one-to-one discussion and a total of 18 responses were received to the consultation and these along with the officer's suggested responses to them are listed in Appendix B to Report F144. As will be apparent from the officer's responses, a number of the issues raised are already adequately addressed by the Concept Statement, or are beyond the scope of the document. However, a number of the comments raise pertinent issues which need to be addressed in the document. These have resulted in a number of modifications to the document which are annotated in the form of **additions** and ~~deletions~~. The draft document, as modified, is attached as Appendix A to Report F144.
- 4.6 The following significant changes have been made to the draft Concept Statement following public consultation:
- (i) the Concept Statement has been amended to clearly show the boundaries of the site;
 - (ii) the Concept Statement has been amended to reflect the extent of vegetation along the Local Wildlife Site;

- (iii) specific reference to nature conservation has been added to the text;
- (iv) unnecessary jargon has been removed from the text;
- (v) protection of the playing fields now makes reference to Sport England's Policy 'A Sporting Future for the Playing Fields of England'; and
- (vi) reference is made to the need to identify any potential contamination, archaeological sites and to provide a surface water strategy to prevent flooding.

5. Other options considered

5.1 See Report F144 to Sustainable Development Working Party.

6. Community impact

6.1 See Report F144 to Sustainable Development Working Party.

7. Consultation

7.1 See Report F144 to Sustainable Development Working Party and Appendix B to that report.

8. Financial and resource implications

8.1 See Report F144 to Sustainable Development Working Party.

9. Risk/opportunity assessment

9.1 See Report F144 to Sustainable Development Working Party.

10. Legal and policy implications

10.1 See Report F144 to Sustainable Development Working Party.

11. Wards affected

11.1 Haverhill-North and West Wards.

12. Background papers

12.1 See Report F144 to Sustainable Development Working Party.

13. Documents attached

13.1 None.

