



Haverhill Area Working Party 9 May 2013

Haverhill Vision 2031: Submission Version Consultation

1. Summary and reasons for recommendations

- 1.1 This report presents the latest version of the Haverhill Vision 2031 submission document, and supporting documents, for approval for consultation prior to submission to the Secretary of State. Consultation took place commencing March 2012 on the 'Haverhill Vision preferred options' and this submission version seeks to comment upon, and respond to where appropriate, the representations received in response to the earlier consultation.
- 1.2 It is considered that the submission version is greatly improved as a result of both the earlier consultation, and as a result of an assessment against the content of the Government's March 2012 published National Planning Policy Framework. As a result it is recommended to the Haverhill Area Working Party resolve to recommend to Cabinet that this Haverhill Vision 2031 submission document be approved for consultation to commence in June 2013.

2. Recommendations

- 2.1 That:
 - (1) the Working Party **RECOMMENDS** to Cabinet that the Haverhill Vision 2031 submission document (Appendix 2), Policies Map Book (Appendix 5), Sustainability Appraisal (Appendix 7), and the Habitat Regulations (Screening) Assessment (Appendix 8) be approved for public consultation.
 - (2) in accordance with the Council's concept statement protocol, the Working Party **RECOMMENDS** to Cabinet that the North East Haverhill Concept Plan (Appendix 6) be adopted.
 - (3) delegated authority be given to the Head of Planning and Regulatory Services, in consultation with the Portfolio Holder for Transport and Planning, to make any necessary minor typographical, grammatical or similar textual changes to the draft Haverhill Vision prior to publication for consultation purposes.

Contact details

Name

Title

Telephone

E-mail

Portfolio Holder

Terry Clements

Portfolio Holder for Planning and
Transport

01284 827161

terry.clements@stedsbc.gov.uk**Lead Officer**

Chris Rand

Principal Planning Policy
Officer

01284 757352

chris.rand@westsuffolk.gov.uk

3. Corporate priorities

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

- (a) Corporate Priority: *'Working together for strong, healthy and diverse communities'*; *'Working together for prosperous and environmentally-responsible communities'*; and by ensuring swift and consistent determination of planning applications *'Working together for an efficient Council'*.

4. Key issues

4.1 St Edmundsbury consulted on the Haverhill Vision preferred options document between March and May 2012. The representations received to this consultation are available at **Appendix 1**, which, in order to save on printing costs, are available to view online with the committee papers. The number and type of representations received are set out in the table below:

Vision 2031 consultation responses March-April 2012			
	Post and email	Electronic form	Total responses
Haverhill Vision	57	14	71

- 4.2 Also shown at **Appendix 1** are your Officers' responses to those representations. Where these have led to changes being proposed to the main document then these amendments have also been incorporated into the submission version of the Haverhill Vision 2031 document which is attached at **Appendix 2**.
- 4.3 In addition to the changes made as a result of consultation representations, a number of further changes have been made as a result of the National Planning Policy Framework (NPPF) which was introduced after consultation had already commenced on the preferred options draft. Members may recall that, at the time of the preferred options consultation, the NPPF had been consulted on by the Coalition Government. It was considered justified, at that stage therefore, to incorporate the policy requirements of the draft into the preferred options. However, the final version of the NPPF is different in many respects to the draft and a number of further changes have therefore been made to some Policies to reflect this. A number of changes have also been made by as a result of additional evidence based work, which includes the release of the 2011 census data.
- 4.4 Changes to the Haverhill Vision 2031 document have been captured in a separate document at **Appendix 3**, which in order to save on printing costs, is available to view online. Text that has been removed from the previous version has been struck though ~~like this~~. Text that has been added into the document has been, underlined like this. In addition, a reasonable number of very incidental typographical and grammatical errors have been corrected without being highlighted, in the interests of ensuring a readable final document.
- 4.5 These changes have been highlighted to demonstrate the changes that have been made in the clearest way possible. The consultation itself however will

proceed with a fully worked up final document, without any highlighted or struck through text.

Significant changes

- 4.6 There are a number of significant changes to the Haverhill Vision policies that have been undertaken. Whilst these are not exhaustively set out in this covering report they are nonetheless highlighted in **Appendix 4**, to enable Members to focus their reading on those areas where material changes have taken place to the document.
- 4.7 Members will note that Policy HV1 is an entirely new policy, and sets the context for the use of the remainder of the document and policies. It seeks to enshrine at a local level the NPPF's presumption in favour of sustainable development. The wording is a model wording provided by the Planning Inspectorate, and is a policy which has been imposed by PINS within a number of similar policy documents that have recently been considered by them elsewhere. As a simple local articulation of the 'golden thread' of sustainable development, as introduced by the NPPF, it is not considered to be a controversial amendment. The introduction of this Policy has had consequential impacts upon the numbering of all successive Policies and upon a number of Policy cross-references.
- 4.8 A number of significant changes have also been made to the theme based aspirations and actions as a result of consultation comments received and additional work on aligning the aspirations and actions across all three of the Vision documents.
- 4.9 The changes made to the policies have resulted in changes to the Policies Map which accompanies the Haverhill Vision 2031 document. This is attached at **Appendix 5** for information.
- 4.10 It is acknowledged that there may be typographic, grammatical and factual errors in the draft document being considered by the Working Party. It is intended that these will be rectified before the consultation document is published, in consultation with the Portfolio Holder for Planning and Transport.

North East Haverhill Concept Plan

- 4.11 Draft Concept Plan options for the North East Haverhill strategic growth area were subject to consultation during the April-May 2012 consultation on the Preferred Options Haverhill Vision 2031 document. The comments received during this consultation were taken into account and informed the production of the final Concept Statement for the North East Haverhill strategic growth area which is attached at **Appendix 6**. In accordance with the guidelines set out in the council's adopted Concept Statement Protocol the Working Party is asked to recommend this Concept Statement be adopted.

Next Steps

- 4.12 Subject to recommendation and approval, the Haverhill Vision 2031 document, and supporting documents, will be subject to a minimum 6 week period of public consultation commencing in June 2013.
- 4.13 Following this consultation the comments received and documents will be prepared for submission to the Secretary of State. Subject to approval, the Haverhill Vision 2031 document will be submitted to Secretary of State before

the end of December 2013, to be examined by a Planning Inspector in early 2014.

5. Other options considered

- 5.1 Members will recall the 'Haverhill Vision preferred options' previously consulted upon. Whilst not an alternative option per se they do highlight the iterative process to the formulation of the Haverhill Vision 2031 policies.

6. Community impact

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

- 6.1.1 It is considered that the Haverhill Vision 2031 document could have a positive impact on crime and disorder issues in St Edmundsbury. Section 9 of the document sets out aspirations and actions for how Haverhill will look and feel in 2031 in terms of crime and community safety. The actions listed will help to ensure crime and community safety issues are dealt with appropriately.

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

- 6.2.1 An Equality Impact Assessment has not been undertaken by officers in preparing this report but there are not considered to be any potential significant adverse impacts on the borough, resulting from the content of the Haverhill Vision 2031 document.

6.3 Sustainability impact *(including completing a Sustainability Impact Assessment)*

- 6.3.1 The document has been the subject of a Sustainability Appraisal (**Appendix 7**) and a Habitat Regulations (Screening) Assessment (**Appendix 8**). These appendices are available to view online in order to save on printing costs.

6.4 Other impact *(any other impacts affecting this report)*

- 6.4.1 None associated with this report.

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

- 7.1 Consultation took place on the Haverhill Vision 2031 preferred options document between March and May 2012. The responses to these are set out in **Appendix 1**.

- 7.2 Changes made to the Policies as a result of the representations received are shown within the main document at **Appendix 3** and **Appendix 4**.

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

- 8.1 There are no potential adverse financial or resource impacts on the Borough Council resulting from the consultation on the Haverhill Vision 2031 Submission document.

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

- 9.1 The preparation of an up-to-date planning policy framework is a statutory requirement and the lack of such a framework militates against the proper

planning of the borough and, particularly in light of the National Planning Policy Framework, could place the Council at risk of planning appeals being upheld with the possible award of costs against it.

10. Legal and policy implications

- 10.1 The Planning and Compulsory Purchase Act, (2004), requires the Council to prepare and keep an up to date Local Plan. A Local Plan is essential for the continuation of an effective planning service and key to other Council services areas.

11. Ward(s) affected

- 11.1 The Haverhill Vision has the potential to impact on all of the Haverhill wards and the rural wards in the southern part of the borough.

12. Background papers

- 12.1 None

13. Documents attached

- 13.1 Appendix 1 Representations received to Haverhill Vision Preferred Options consultation and officer responses (available online)

Appendix 2 Submission version of the Haverhill Vision 2031 document

Appendix 3 Tracked changes version of the Haverhill Vision 2031 submission document (available online)

Appendix 4 Haverhill Vision 2031 – Significant changes

Appendix 5 North East Haverhill Concept Statement

Appendix 6 Policies Map

Appendix 7 Sustainability Appraisal (available online)

Appendix 8 Habitat Regulations (Screening) Assessment (available online)

Haverhill Vision 2031 – Significant changes

Policy	Change
<p>Policy HV1 Presumption in favour of Sustainable Development</p>	<p>Policy HV1 is a new overarching policy, with the wording established by the Planning Inspectorate, which seeks to enshrine at a local level the Councils commitment to the presumption in favour of sustainable development. All Local Plan documents need to include this policy.</p>
<p>Policy HV6 (formerly HV5) Housing on Brownfield Sites</p>	<p>The revision to this policy relates to the former Castle Hill Middle School and arises from significant local concern at the proposal to site residential development on the site of the former school fronting School Lane. The concerns centred around localised traffic congestion at peak times and remoteness from other residential areas.</p> <p>The revision to the policy relocates the housing allocation from the site of the school buildings on the School Lane frontage, to part of the playing field fronting Chivers Road, adjacent to existing housing development. The site of the existing school buildings would be restored to open space to compensate for that area lost to housing. This would also provide the opportunity to create a footpath/cycleway link from Chivers Road to the remaining schools in School Lane.</p>
<p>Policy HV8 (formerly HV7) New and Existing Local Centres and Community Facilities</p>	<p>The proposed allocation of an area of public open space at the junction of Chivers Road and Chimswell Way, together with an element of potential enabling housing caused significant local opposition. Accordingly, this allocation be removed. However, the opportunity to provide local facilities in the local vicinity is retained.</p>

<p>Policy HV12 On-Site Low Carbon Energy Target</p>	<p>This policy has been deleted as the required targets are already provided by the council's Development Management Document.</p>
<p>Policy HV13 District Heating</p>	<p>This policy has been significantly amended to take account of the lack of a prior study to ascertain the suitability or otherwise of the existing potential for district heating systems in Haverhill.</p>
<p>Policy HV19 Green Infrastructure in Haverhill</p>	<p>This new policy has been introduced with references to the extension and connectivity of Green Infrastructure networks, partnership working, the avoidance of harm and mitigation.</p>