

West Suffolk Council

Portfolio Holder Decisions Notice (Published: Tuesday 8 October 2019)

The following decision was taken by the Portfolio Holder for Growth on **Monday 7 October 2019** and, if not called in by Councillors, will come into operation on Wednesday 16 October 2019. An executive decision may be called in, in accordance with the Overview and Scrutiny Committee Procedure Rules contained within Part 4 of the Council's Constitution, by at least five Councillors submitting the required call-in request form to the Assistant Director (HR, Legal and Democratic Services) (e-mail: democratic.services@westsuffolk.gov.uk) **by 5.00 pm on Tuesday 15 October 2019**

Should you have a query regarding the decision taken, contact should be made with the named officer in the first instance, either on the telephone number listed against their name, or via email using the format firstname.surname@westsuffolk.gov.uk. Alternatively, you may also contact the relevant Portfolio Holder on the telephone number listed against their name, or via email using the format firstname.surname@westsuffolk.gov.uk Contact may also be made via Democratic Services, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds Suffolk, IP33 3YU, or College Heath Road, Mildenhall, IP28 7EY.

Agenda Item and Report No.	Declarations of Interest/Dispensations Granted	Decision(s) (including recommendations to Council)	Reason(s) for Decision(s)	Other Options Considered and Reasons for Rejection	Contacts
No Agenda Item No. as PH Decision Report No: CAB/WS/19/038	None	<u>Shepherd's Grove Masterplan: Adoption</u> RESOLVED: That: (1) the amendments to the draft Shepherd's Grove Masterplan, as set out in Appendix A to Report No: CAB/WS/19/038, be approved; and (2) the Shepherd's Grove Masterplan be adopted as informal planning guidance for a period of three years.	A draft masterplan has been prepared by consultants on behalf of the landowners in accordance with the Council's adopted protocol. The masterplan is arranged in six sections and sets out the policy background to the document, an in-depth analysis of the existing site identifying constraints and opportunities. The main masterplan proposals are set out in section 5 of the document (Appendix A). The masterplan was accompanied by a detailed viability assessment to help inform the quantum of higher value uses required to deliver the highway infrastructure. The information contained therein is commercially sensitive, so was	The preparation of a masterplan for this site to inform the delivery of essential infrastructure is a policy requirement. However, prior to commencing public consultation, alternative highway solutions were explored to see if it was possible to provide an access to the A143 using improvements to the existing highway network, thereby reducing the highway	<u>Portfolio Holder:</u> Susan Glossop Portfolio Holder for Growth 01284 728377 <u>Officers:</u> Julie Baird Assistant Director (Growth) 01284 757613 Chris Rand Principal Planning Delivery/ Specialist Officer

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			<p>not included as part of the public consultation.</p> <p>The inclusion of higher value uses, particularly housing introduces additional infrastructure costs over and above those required to serve employment uses alone. These include education, health and recreation requirements together with the provision of new footpath and cycle connections to Stanton Primary School. The quantum of higher value development has also had regard to the policy requirement for the provision of 30% affordable housing.</p> <p>Following consideration of the outcomes of the public consultation and engagement exercise, and the amendments proposed to the draft masterplan, the Portfolio Holder for Growth is satisfied that the Shepherd's Grove masterplan should be adopted as non-statutory planning guidance for a period of three years.</p>	<p>infrastructure costs. This was carried out in conjunction with the Highway Authority, but no suitable safe alternative could be found.</p> <p>In addition, the Portfolio Holder for Growth (or Cabinet) could have decided not to adopt the masterplan in its entirety; however, there is a risk that failure to adopt a masterplan for this site could result in an uncoordinated and piecemeal development of this site without the significant investment in necessary infrastructure, or that all further employment growth will be halted by the lack of adequate highway infrastructure.</p>	01284 757352

Jennifer Eves
Assistant Director (Human Resources, Legal and Democratic Services): 8 October 2019