

West Suffolk Joint Growth Steering Group

Title of Report:	Mildenhall Hub: Development Brief	
Report No:	JGG/JT/16/001	
Report to and date/s:	West Suffolk Joint Growth Steering Group	26 January 2016
	FHDC Cabinet	10 February 2016
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Lead officer:	Chris Rand Principal Planning Officer (Major Projects) Tel: 01284 757352 Email: chris.rand@westsuffolk.gov.uk	
Purpose of report:	<p>Many of the buildings housing public services in Mildenhall are either coming to the end of their planned lives, or require major investment. Any growth within the town will put an extra demand on these facilities. There is the potential to bring together a number of public services on to one site in order to create a single 'hub'. This would help reduce running costs and improve public access as well as freeing up vacated sites for other uses.</p> <p>Consultation undertaken in respect of the draft Local Plan in August 2015 identified support for the principle of bringing public services together on a single site at Sheldrick Way to the west of Mildenhall town centre.</p> <p>Policy DM4 of the Joint Development Management Policies Document requires that a Development Brief will be required for a proposal which is:</p> <ul style="list-style-type: none"> i) being of a size; and/or ii) in a location; and/or iii) proposing a mix of uses; and/or 	

	<p>iv) of significant local interest such as to make this necessary</p> <p>The policy requires the Development Brief shall have been through an agreed process of consultation and approved prior to the determination of a planning application.</p> <p>A draft Development Brief for the site has been prepared for public consultation by a consultant acting on behalf of and in partnership with officers of the council.</p>
Recommendation:	The Steering Group is requested to recommend to Cabinet, the approval of the draft Development Brief for public consultation.
Key Decision: <i>(Check the appropriate box and delete all those that do not apply.)</i>	<i>Is this a Key Decision and, if so, under which definition?</i> Yes, it is a Key Decision - <input type="checkbox"/> No, it is not a Key Decision - <input checked="" type="checkbox"/>
Consultation:	This is the first stage in the process and is seeking authorisation to carry out public consultation.
Alternative option(s):	<ul style="list-style-type: none"> • None considered
Implications:	
<i>Are there any financial implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any staffing implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any ICT implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any legal and/or policy implications? If yes, please give details</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> • It is intended that the final Development Brief will be adopted as non-statutory planning guidance by Forest Heath District Council
<i>Are there any equality implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <ul style="list-style-type: none"> • The public consultation and community engagement events will seek to engage the local community.

Risk/opportunity assessment:		<i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>	
Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
Failure to approve the Development Brief for consultation could inhibit the local community and Council's ability to shape the nature and content of planning applications for the development of this important site.	Low	Adopt the Development Brief as a non-statutory planning guidance.	Low
Ward(s) affected:		Market; Great Heath	
Background papers: <i>(all background papers are to be published on the website and a link included)</i>		www.mildenhallhub.info	
Documents attached:		<i>(Please list any appendices.)</i> Appendix A – Draft Public Services Hub Development Brief	

1. Key issues and reasons for recommendation(s)

1.1 Background

- 1.1.1 The adopted Forest Heath Core Strategy defines Mildenhall as a market town which provides a broad range of shops, services and facilities that serve the needs of its catchment area. It has a population of approximately 10,315 (2011 Parish Profile) and will be a focus for growth to 2031, which will place greater demand upon public services. Many of the buildings which house public services in Mildenhall are coming to the end of their planned lives, or are in need of major investment.
- 1.1.2 Against this background and the government's 'One Public Estate' initiative, a partnership of public service providers in Mildenhall commissioned Concertus to investigate the business case for development to replace accommodation on a shared basis. The 2014 report which considered the business case examined a number of options involving five sites across Mildenhall in a number of configurations. One of the options, for a single site 'Hub' at Sheldrick Way, was found to be most beneficial in terms of the business case. The 2014 business case can be read at the weblink set out in the background papers section above. The partners will also be receiving an updated business case in the coming months, focussed on this single site option and changes in the partners' requirements since 2014. Officers will be able to give more background information to the Hub project at the meeting.
- 1.1.3 Public consultation in respect of the Site Allocations Local Plan: Issues and Options, carried out between August to October 2015, also identified support for the principle of bringing services together on a single site at Sheldrick Way.
- 1.1.4 Attached as Appendix 1 to this report is the draft Concept statement for the allocated site. The statement sets out the planning issues and constraints and provides guidance as to what will need to be addressed in bringing the site forward for development in a cohesive and phased manner to meet the future demands for public services in Mildenhall.
- 1.1.5 Subject to the draft Design Brief being approved, public consultation will take place for a (minimum of) four week period. The consultation will be carried out in accordance with the Council's adopted Statement of Community Involvement. All responses to the consultation exercise will be reported back to the Steering Group and, if necessary, a modified version of the document will be put forward for final adoption by the Council as planning guidance.