

Cabinet



St Edmundsbury
BOROUGH COUNCIL

Title of Report:	Recommendations of the Sustainable Development Working Party – 17 March 2016	
Report No:	CAB/SE/16/016	
Report to and dates:	Cabinet	29 March 2016
	Extraordinary Council (for Recommendation (2) below only)	19 April 2016
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Purpose of report:	On 17 March 2016, the Sustainable Development Working Party considered the following substantive items of business: (1) West Suffolk Community Energy Plan - Update (2) Western Way Masterplan (Revised)	

Recommendation:	It is <u>RECOMMENDED</u> that: (1) <u>West Suffolk Community Energy Plan – Update (Report No: SDW/SE/16/004)</u> The capital allocation approved for the development of a rent-a-roof solar scheme for business, as agreed by the Council (Report No: CAB/SE/14/009 dated 2 December 2014 refers), be extended to support such investment schemes as set out in Section 1.3 of Report No: SDW/SE/16/004, based on renewable power, heat and energy efficiency financing. (2) <u>Western Way Masterplan (Revised) (Report No: SDW/SE/16/003)</u> Subject to the approval of full Council, the Masterplan for Western Way, as set out in Appendix A to Report No: SDW/SE/16/003, be adopted as non-statutory planning guidance.
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 checked="" type="checkbox"/> <i>(Report No SDW/SE/16/004)</i> (a) <i>A key decision means an executive decision which, pending any further guidance from the Secretary of State, is likely to:</i> (ii) <i>result in any new expenditure, income or savings of more than £50,000 in relation to the Council’s revenue budget or capital programme;</i> No, it is not a Key Decision - <input checked="" type="checkbox"/> <i>(Report No SDW/SE/16/003 – full Council decision)</i>
<i>The decisions made as a result of this report will usually be published within 48 hours and cannot be actioned until five clear working days of the publication of the decision have elapsed. This item is included on the Decisions Plan.</i>	
Consultation:	See Report Nos SDW/SE/16/003 and 004
Alternative option(s):	See Report Nos SDW/SE/16/003 and 004
Implications:	
<i>Are there any financial implications? If yes, please give details</i>	See Report Nos SDW/SE/16/003 and 004
<i>Are there any staffing implications? If yes, please give details</i>	See Report Nos SDW/SE/16/003 and 004
<i>Are there any ICT implications? If yes, please give details</i>	See Report Nos SDW/SE/16/003 and 004

<i>Are there any legal and/or policy implications? If yes, please give details</i>		See Report Nos SDW/SE/16/003 and 004	
<i>Are there any equality implications? If yes, please give details</i>		See Report Nos SDW/SE/16/003 and 004	
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)
See Report Nos SDW/SE/16/003 and 004			
Ward(s) affected:		(1) All Wards (2) Minden and Risbygate Wards	
Background papers: <i>(all background papers are to be published on the website and a link included)</i>		Sustainable Development Working Party: 17 March 2016 <ul style="list-style-type: none"> • Report No SDW/SE/16/003; Appendix A; & Appendix B (Appendices to the draft Western Way Masterplan document are also available via the following link: http://www.westsuffolk.gov.uk/Council/Consultations/westernway.cfm) • Report No SDW/SE/16/004 	
Documents attached:		None	

1. Key issues and reasons for recommendations

1.1 West Suffolk Community Energy Plan – Update (Report No SDW/SE/16/004)

1.1.1 In December 2014, the Councils of St Edmundsbury Borough Council and Forest Heath District Council approved the implementation of the West Suffolk Community Energy Plan. Improvements in energy efficiency deliver immediate savings generally with short financial paybacks. In addition, achieving certain levels of building energy efficiency is a requirement for the highest renewable energy tariffs.

1.1.2 The Councils' decision in 2014 set out the shared aim for all in West Suffolk to be able to make sustainable energy choices, reduce the impact of energy cost volatility and move from fossil fuels. Under the Community Energy Plan, the Councils have been working to combine current energy efficiency work with a renewable energy investment programme to be able to fulfil the following outcomes:

- A long term, sustainable source of revenue for the Councils
- Households, businesses and communities in West Suffolk which are less reliant on fossil-based energy
- Locally-owned renewable energy generation to the benefit of the local taxpayer.

1.1.3 With regards to local energy generation, a range of opportunities were identified during the development of the Community Energy Plan and a summary of progress made to deliver these opportunities was set out in paragraphs 1.2.2 to 1.2.8 of Report No SDW/SW/16/004.

1.1.4 In relation to other investment opportunities, feasibility studies had been undertaken to develop renewable heat opportunities using the Government's Renewable Heat Incentive. The studies had identified the following opportunities, the detail of which was set out in paragraph 1.3.1 of the report:

- (a) Biomass Heating at West Stow Country Visitor Centre
- (b) LED lighting replacement at leisure centres operated by Abbeycroft Leisure Centre
- (c) A renewable heating offer for business
- (d) Energy efficiency financing for business

1.1.5 A separate report will also be prepared setting out how the householder and business energy efficiency component of the Community Energy Plan has been delivered.

1.1.6 The Working Party discussed the content of the report and recommended that it be approved.

1.2 Western Way Masterplan (Revised) (Report No SDW/SE/16/003)

1.2.1 In December 2006, the Council adopted a Masterplan for phased development of land at Western Way as a Public Service Village. The first phase of that development has been completed with the construction of West Suffolk House

and the car park at Olding Road. The Masterplan excluded the NHS Logistics site in Olding Road as it was in separate ownership and not available for redevelopment at that time.

- 1.2.2 Recently, new owners of the NHS site expressed an interest in working with the Council and bringing forward their site for inclusion in the Masterplan. This opens up a new set of opportunities for the development of the area and has prompted a review of the adopted masterplan.
- 1.2.3 A revised Masterplan has now been prepared taking full account of the opportunities offered by the inclusion of the NHS site. The opportunities now available exceed what was originally required for the creation of a Public Service Village (PSV), so although the concept of a PSV remains, the Masterplan has been retitled the Western Way Masterplan ([Appendix A](#) - Appendices to the draft Western Way Masterplan document are available via the following link: <http://www.westsuffolk.gov.uk/Council/Consultations/westernway.cfm>).
- 1.2.4 The formal consultation process commenced on 25 January 2016 and ran until 29 February 2016 and included a drop-in event for neighbours and interested parties held at West Suffolk House on 4 February 2016. The drop-in event had been well attended and a total of eight responses had been received during the consultation period. Despite this low number of responses, the comments received had been particularly informative and constructive. Details of all the replies, together with Officer comments and consequential changes to the Masterplan document were included in the Consultation Report attached as [Appendix B](#).
- 1.2.5 Those responding to the Masterplan had been generally supportive of the document and its key aims. However, some important issues were raised, some of which had resulted in changes or clarification within the document. These key issues were:
 - Residents of Newmarket Road were concerned about the scale and impact of any multi-decked car park, particularly during the winter months when the deciduous tree belt is least effective.
 - Concerns about traffic impact on the surrounding road network.
 - A desire to see a common architectural design theme.
- 1.2.6 The Sustainable Development Working Party was also shown a 'fly-through' which provided the indicative layout of the site.
- 1.2.7 Officers are satisfied that the Masterplan has been prepared in accordance with the Bury St Edmunds Vision 2031 Development Plan document and the Council's Protocol for preparing Masterplans.
- 1.2.8 The Working Party supported the content of the revised Masterplan, but drew particular attention to the following issues, in which Officers responded as follows:
 - (a) **Sustainable Transport Initiatives** – Members wished to ensure that sufficient consideration had been given to the use of sustainable transport initiatives within the development (eg 'park and bike'; charging points for electric vehicles). Officers confirmed that they would be

seeking to achieve sustainable transport initiatives, which would also include the other town centre car parks, bus, cycle and pedestrian routes and the railway station.

- (b) **Increased traffic generation and transport infrastructure** – Members considered that the current transport infrastructure would require upgrading to be able to cope with the increased traffic generation, particularly in Newmarket Road and the other surrounding road systems and that this should be undertaken prior to the commencement of this development. Officers acknowledged these concerns and explained that the Highway Authority had also made this a priority and had appointed dedicated Officers to the process. As a result of other proposed developments, changes to the road systems would have to be implemented, prior to the commencement of this particular development on Western Way. Officers also explained that the improvements to the Tollgate junction were part of an existing S106 agreement, within which, were trigger points for improvement works to be undertaken.

Members also referred to the new proposed retail development on the current HALDO site and the impact that the increase of traffic in relation to this development, could also have on the surrounding road systems, particularly to Olding Road.

Members also wished to ensure that there were plans for the provision of safe pedestrian crossing points and safe cycling provision, particularly within Beetons Way and Western Way.

- (c) **Site Contamination** – Members wished to ensure that sufficient safeguarding measures had been undertaken with regard to any contaminants in this site, to ensure the safe construction and the subsequent future use of the site. Officers explained that the Council's Environmental Health department had a responsibility for this safeguarding and were being consulted as part of the process.
- (d) **Skatepark** – Members raised concerns regarding the proposals for the layout of the skatepark (with the proposed removal of the fencing) and, particularly, as the Masterplan was indicating that this could be relocated within a more appropriate open space adjacent to the east boundary close to the College and Leisure Centre. Officers confirmed that the skatepark would require adequate fencing and also that there was no requirement for the skatepark to be moved and that the proposals within the Masterplan retained the skatepark in its current position.
- (e) **Multi-decked car park** – Members acknowledged the comments which had been made from local residents during the consultation regarding the scale and impact of the multi-decked car park. Therefore, Members were keen to ensure that the development of this car park was made as aspirational as possible, to ensure that the impact on the surrounding area was minimal. Officers referred to page 27 of the Masterplan (*paragraph 5.3.1 Building Blocks, Scale and Visual Appearance*) and explained that following the comments made by local residents, the Masterplan had now been amended to ensure that as part of any

planning application, the visual impact was to be minimised.

- 1.2.9 Subject to the approval of this revised Masterplan by both Cabinet and full Council, the Chairman also requested for the Sustainable Development Working Party be provided with regular updates on the Delivery Plan for this project.