

Cabinet



Forest Heath
District Council

Title of Report:	Recommendations of the West Suffolk Joint Growth Steering Group: 10 May 2016 – Mildenhall Hub: Development Brief	
Report No:	CAB/FH/16/019	
Report to and date:	Cabinet	17 May 2016
Portfolio holder:	James Waters Portfolio Holder for Planning and Growth Tel: 07771 621038 Email: james.waters@forest-heath.gov.uk	
Chairman of the Steering Group:	David Bowman West Suffolk Joint Growth Steering Group Tel: 07711 593737 Email: david.bowman@forest-heath.gov.uk	
Lead officer:	Chris Rand Principal Planning Officer (Major Projects) Tel: 01284 757353 Email: chris.rand@westsuffolk.gov.uk	
Purpose of report:	On 10 May 2016, the West Suffolk Joint Growth Steering Group considered the following substantive item of business: (1) Mildenhall Hub: Development Brief	
Recommendation:	It is <u>RECOMMENDED</u> that the Development Brief for the Mildenhall Hub, 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"/> No, it is not a Key Decision - <input type="checkbox"/> (a) <i>A key decision means an executive decision, which pending any further guidance from the Secretary of State, is likely to:</i> (i) <i>Be significant in terms of its effects on communities living or working in an area in the District.</i>	

<p>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.</p>			
Consultation:		<ul style="list-style-type: none"> • See Report No JGG/JT/16/004 	
Alternative option(s):		<ul style="list-style-type: none"> • See Report No JGG/JT/16/004 	
Implications:			
<p>Are there any financial implications? If yes, please give details</p>		<p>See Report No JGG/JT/004 (The cost of the Development Brief is being met from the Government grant for the Hub project)</p>	
<p>Are there any staffing implications? If yes, please give details</p>		<ul style="list-style-type: none"> • See Report No JGG/JT/16/004 	
<p>Are there any ICT implications? If yes, please give details</p>		<ul style="list-style-type: none"> • See Report No JGG/JT/16/004 	
<p>Are there any legal and/or policy implications? If yes, please give details</p>		<ul style="list-style-type: none"> • See Report No JGG/JT/16/004 	
<p>Are there any equality implications? If yes, please give details</p>		<ul style="list-style-type: none"> • See Report No JGG/JT/16/004 	
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 No JGG/JT/16/004			
Ward(s) affected:		All Wards, but particularly the Market Ward (Mildenhall)	
Background papers: <i>(all background papers are to be published on the website and a link included)</i>		<p>West Suffolk Joint Growth Steering Group: 10 May 2016</p> <p>(Report No JGG/JT/16/004 and Appendix A - Draft Public Services Hub Development Brief and Appendix B - Draft Public Services Hub Development Brief Consultation Report)</p>	
Documents attached:		None	

1. Mildenhall Hub: Development Brief (Report No: JGG/JT/16/004)

- 1.1 In January 2016, the West Suffolk Joint Growth Steering Group approved the draft Mildenhall Hub Development Brief for public consultation.
- 1.2 The formal consultation process commenced on 7 March 2016 and ran until 25 April 2016 and included a drop-in event for neighbours and interested parties held at The Pavilion in Recreation Way on 6 April 2016. In addition, a separate meeting was held with a local residents' group at their request.
- 1.3 There were two distinct themes arising from the consultation. The first relates to the principle of grouping facilities together on a single site and whether Sheldrick way is the appropriate site and the second relates to concerns and issues arising from the development of the site at Sheldrick Way.
- 1.4 The first theme is addressed in the 2014 business case and was considered as part of the Local Plan consultation in August 2015. The local plan consultation identified support for the principle of bringing public services together on a single site at Sheldrick way, which resulted in the inclusion of the site as part of draft Policy M1 in the Preferred Options Site Allocations Local Plan which is currently at consultation until June 2016.
- 1.5 The second matter relates to the implications arising from the proposed development addressed by the Development Brief. A number of consistent and important issues were raised, some of which have resulted in changes or clarification within the document, whereas others related to details which will need to be addressed at a later detailed planning application stage. The key issues were as follows:
 - Concern about additional traffic on Queensway and the junction of Queensway, Kingsway and High Street at Police Station Square;
 - Concern about access for emergency services based at the hub;
 - Need for adequate parking;
 - Conflict between cars and pedestrians in Church Walk;
 - Strong support for improved swimming pool;
 - Need to improve public transport;
 - Wish to protect allotments;
 - Premature ahead of release of RAF Mildenhall.
- 1.6 Further issues raised in discussion by residents at the drop-in meeting and the meeting at the cricket club included opinion about the choices for any complementary housing with a strong preference for Option 1 and dislike of Option 3 and a suggestion that the existing car parking in Wamil Way on the site of Option 3 could be retained and utilised for the benefit of residents or church users. There was also concern that the site should be adequate to accommodate any future growth arising as a result of the housing expansion to the west of Mildenhall.
- 1.7 Following this consultation exercise, the Masterplan has been amended to take account of the many comments and suggestions.
- 1.8 The Steering Group considered these consultation responses, as set out in [Appendix B](#), along with the amended Development Brief, as set out in [Appendix A](#) and recommended that the Brief be adopted as non-statutory planning guidance.

