

# Council



St Edmundsbury  
BOROUGH COUNCIL

<b>Title of Report:</b>	<b>Western Way Development, Bury St Edmunds: Outline Business Case</b>	
<b>Report No:</b>	<b>COU/SE/18/022</b>	
<b>Report to and date:</b>	<b>Council</b>	30 October 2018
<b>Portfolio holders:</b>	Cllr John Griffiths Leader of the Council <b>Tel:</b> 07958 700434 <b>Email:</b> <a href="mailto:john.griffiths@stedsbc.gov.uk">john.griffiths@stedsbc.gov.uk</a>  Cllr Susan Glossop Portfolio Holder for Planning and Growth <b>Tel:</b> 01284 728377 <b>Email:</b> <a href="mailto:susan.glossop@stedsbc.gov.uk">susan.glossop@stedsbc.gov.uk</a>	
<b>Lead officer:</b>	Alex Wilson Director <b>Tel:</b> 01284 757695 <b>Email:</b> <a href="mailto:alex.wilson@westsuffolk.gov.uk">alex.wilson@westsuffolk.gov.uk</a>	
<b>Purpose of report:</b>	To seek adoption of the Outline Business Case, a budget for the next stage of the project and authority for some associated immediate actions for the Western Way Development in Bury St Edmunds, including an outline business case for the replacement of the Bury St Edmunds Leisure Centre.	
<b>Recommendations:</b>	<b>It is <u>RECOMMENDED</u> that:</b>  <b>(1) the Outline Business Cases for the Western Way Development, Bury St Edmunds and, as part of that scheme, the replacement of the Bury St Edmunds Leisure Centre, as contained in the attachment and its five appendices to Report No: COU/SE/18/022, be approved;</b>  <i>Continued over....</i>	

	<ul style="list-style-type: none"><li><b>(2) subject to match-funding being received from partners and the Business Rates Pilot Place Fund, further project funding to allow the preparation of Final Business Cases of up to £1,500,000 be approved on the basis set out in Section 2 of Part F of the main Outline Business Case; the Council's own direct contribution of up to £900,000 to be funded from the Strategic Priorities and MTFs Reserve;</b></li><li><b>(3) funding bids be made to regional and national funding schemes to offset the project funding and support delivery of the actual scheme;</b></li><li><b>(4) the Council's Section 151 Officer makes the necessary changes to the Council's prudential indicators to reflect the direct cost to the Council of funding the project budget;</b></li><li><b>(5) an external expert adviser be appointed to carry out an independent gateway review of the Final Business Case for the Western Way Development before it is presented to Council;</b></li><li><b>(6) subject to planning consent being received by the ESFA, the Council approves the principle of funding the marginal cost of upgrading the Beetons Way/Western Way junction so that it can meet the requirements of the Western Way Development as well as the Abbeygate Sixth Form; officers being authorised to approve these works and meet any capital expenditure from within the project funding approved under (2) above; and</b></li><li><b>(7) the officers be authorised to enter into leases with third parties for temporary off-site parking options within one mile of the site to facilitate the delivery of the project, on the basis set out in section 2.5 of Part G of the main Outline Business Case; any cost incurred before approval of the Final Business Case also being met from within the approved project budget.</b></li></ul>
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<b>Key Decision:</b>  <i>(Check the appropriate box and delete all those that <b>do not</b> 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"/>
<b>Consultation:</b>	<ul style="list-style-type: none"> <li>• The 2016 masterplan for the Western Way Development was the subject of widespread consultation before adoption.</li> <li>• The Outline Business Case explains the consultation with partners that has taken place for this document.</li> <li>• Partners are likely to carry out their own consultations before their own Final Business Cases.</li> <li>• Any planning application will be subject to a full public consultation.</li> </ul>
<b>Alternative option(s):</b>	<ul style="list-style-type: none"> <li>• Not to adopt the Outline Business Case, or to adopt a different model for delivery of the adopted masterplan. This issue is explored in more detail in the Outline Business Case itself.</li> </ul>
<b>Implications:</b>	
<i>Are there any <b>financial</b> implications? If yes, please give details</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>• As set out in the Outline Business Case and recommendations.</li> <li>• At this stage the only financial decision is to approve the Council's share of the budget for the preparation of the Final Business Case.</li> </ul>
<i>Are there any <b>staffing</b> implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any <b>ICT</b> implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any <b>legal and/or policy</b> implications? If yes, please give details</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>• As explained in the Outline Business Case</li> </ul>
<i>Are there any <b>equality</b> implications? If yes, please give details</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>• As detailed in Part G of the business case</li> </ul>
<b>Risk/opportunity assessment:</b> <i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>	As contained in Part D of the business case.
<b>Ward(s) affected:</b>	All

<p><b>Non-exempt Background papers:</b></p>	<p><b>Public Service Village Phase II, Olding Road, Bury St Edmunds</b>  <a href="#">CAB/SE/15/023 - 24 March 2015</a></p> <p><b>Western Way, Masterplan 2016</b>  <a href="http://www.westsuffolk.gov.uk/Council/Consultations/westernway.cfm">http://www.westsuffolk.gov.uk/Council/Consultations/westernway.cfm</a></p> <p><b>Western Way, Bury St Edmunds Development Site, Phase II (PSV II)</b>  <a href="#">CAB/SE/16/017</a></p> <p><a href="#">West Suffolk Investment Framework</a></p>
<p><b>Documents attached:</b></p>	<p><b>Attachment:</b> Main Outline business case and its five appendices:</p> <ul style="list-style-type: none"> <li>• <b>Appendix 1:</b> Bury St Edmunds Leisure Centre outline business case</li> <li>• <b>Appendix 2:</b> Organisational Overview</li> <li>• <b>Appendix 3:</b> Benefits Appraisal</li> <li>• <b>Appendix 4:</b> Zoning Diagrams</li> <li>• <b>Appendix 5:</b> Plans and Visualisations</li> </ul>