

Planning Policy Background

1.1 This Masterplan has been prepared to meet the requirements of the draft replacement St Edmundsbury Local Plan 2016. Although this local plan has not been adopted, the policies contained within it have been through the Local Plan Inquiry and the Inspector is due to publish his report in April of this year.

1.2 Policy BSE16, found in Part Two (Local Action Plans) of the local plan, relates to the expansion of the educational premises at the West Suffolk College site. It states that such expansion will be permitted provided that there would be no unacceptable impact upon the amenity of the site and surrounding area; provided that a travel plan is produced; and provided that additional car parking is provided. Further, Policy BSE16 requires that a Masterplan be produced for the site.

1.3 Policy DS5 Masterplans, requires the preparation of a comprehensive Masterplan for the site and sets out the elements that the Masterplan would be required to contain. Of those elements the following are considered to be relevant to the redevelopment of the West Suffolk College site:

- a) Site boundaries and phasing including growth beyond the plan period
- c) Major landscaping and open space proposals
- d) Bio-diversity plan
- j) Location and design principles
- k) Pedestrian and cycle links
- l) The basic road network and links to the existing highway network
- m) Public transport links and proposals to limit dependence on the private car
- n) Measures to promote sustainable living
- o) The expected phasing and funding release and implementation timetable, including beyond the plan period.

1.4 Policy DS5 also requires that the Masterplan is prepared in consultation with the community.

1.5 Policy T1 requires that a Transport Assessment demonstrating how the proposal seeks to minimise the need to travel and encourage journeys by sustainable modes should accompany proposals for major new development.

1.6 Policy T3 also requires that a Travel Plan be prepared. The Travel Plan would seek to encourage the use of sustainable methods of transport and enables agreed targets for the reduction in the use of the private motor car to be achieved.

1.7 Other policies included in the local plan of relevance to the redevelopment of this site are:

- Policy DS4 (Development design and Impact)
- Policy L5 (Safeguarding parks and open spaces)
- Policy T2 (Hierarchical approach to site access)
- Policy T5 (Parking standards)
- Policy T8 (Cycling and pedestrian strategies)
- Policy HC1 (Alterations and extensions to Listed Buildings and development within their curtilage)

Policy HC2 (Demolition of Listed Buildings)
Policy HC9 (Sites and features of archaeological importance)
Policy NE1 (Impact of development on sites of biodiversity and geological importance)
Policy NE2 (Protected Species)
Policy NE3 (Protection of the landscape)
Policy FC4 (Utility services)
Policy IM1 (Developer contributions)

1.8 In addition to meeting the requirements of the Replacement Local Plan regard has been paid to the guidance on preparing a supplementary planning document contained in Planning Policy Statement 12: Local Development Frameworks. Under this guidance a Sustainability Appraisal of the Masterplan is required to enable the Masterplan to be adopted as a Supplementary Planning Document.