

Briefing note on the St Edmundsbury Local Plan

For the town of Bury St Edmunds the St Edmundsbury Local Plan Document is made up of the following four documents;

1. St Edmundsbury Core Strategy (Adopted December 2010)
2. Bury St Edmunds Vision 2031 Document (Adopted September 2014)
3. The St Edmundsbury and Forest Heath Joint Development Management Policies Document (Adopted February 2015)
4. The St Edmundsbury Policies Map Book (Adopted February 2015)

When dealing with proposals some or all of the above documents in the town of Bury St Edmunds will be relevant and proposals need to be assessed against the policies within each documents.

For example when dealing with an application for anyone of the five residential strategic sites around the town all four of the documents are relevant, and contain policies and maps which an application should accord with.

Each of these documents fulfils a different role and function. The Core Strategy is a high level document. It sets the overall amount of housing growth in the Borough and contains other high level, strategic policies such as those relating to affordable housing. It also set the high level strategic directions of growth around the towns of Haverhill and Bury St Edmunds. Whilst the document did not define the precise extent of these strategic residential allocations it did set a number of high level requirements of each strategic area of growth as the broad location of the sites that would be allocated were known at that time. The land available for sites were well known at the time of drafting and adoption of the Core Strategy as land owners and site promoters had submitted details of land available and the opportunities and constraints for those sites. Therefore setting high level policy requirements in the Core Strategy for strategic sites was possible. The Bury Vision Document is a site allocation document and on the whole contains specific site policies. The Policies within the document which set the defined allocations are silent on high level requirements because that function is done in the Core Strategy, and for Bury St Edmunds is done under policy CS11. The Joint Development Policies Document contains a set of policies that will be relevant for a range of proposals and some which are specific and only relevant to certain types of development. Lastly the Policies Map Book defines all allocations such as town centres, conservation areas and defines all residential and employment allocations.