

## MID SUFFOLK DISTRICT COUNCIL

<b>From: Corporate Manager – Open for Business</b>	<b>Report Number: RF/03/16</b>
<b>To: Planning Referrals Committee</b>	<b>Date of meeting: 8 June 2016</b>

**FOOD ENTERPRISE ZONES****1. Purpose of Report**

- 1.1 To gain approval for the Public Consultation on the Local Development Order on the Stowmarket Enterprise Park (Gipping Food Enterprise Zone, Stowmarket)

**2. Recommendations**

- 2.1 That the Committee approve the commencement of a period of public consultation, to run from 15<sup>th</sup> June to 13<sup>th</sup> July 2016, on the Local Development Order (LDO) for the Stowmarket Enterprise Park (Gipping Food Enterprise Zone, Stowmarket) .

**3. Financial Implications**

- 3.1 None - all costs relating to the production of the Local Development Order have been covered by a grant from DEFRA. There will be some loss of income from potential planning application fees, however this can be recovered from the Enterprise Zone retained business rate fund.

**4. Legal Implications**

- 4.1 None directly associated with the content of this report. Failure to appropriately consult may jeopardise the LDO process and broader FEZ development.

**5. Risk Management**

- 5.1 Key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
Failure to progress the LDO, or consult, may impact on the DEFRA grant funding or zone development	2	2	Progress and consult on the LDO

## 6. Consultations

- 6.1 Initial consultations have taken place with the site developer, in drawing up the Local Development Order (LDO)

## 7. Equality Analysis

- 7.1 There are no Equality and Diversity implications arising directly from the content of this report

## 8. Shared Service / Partnership Implications

- 8.1 The Council is working closely with DEFRA, Suffolk County Council and New Anglia Local Enterprise Partnership to progress the work necessary to progress the zone

## 9. Links to Joint Strategic Plan

- 9.1 Theme No 2 - Business Growth and Increased Productivity

## 10. Key Information

- 10.1 The designation for two Food Enterprise Zones (FEZ's) in Suffolk was awarded by DEFRA in July 2015, one for Wherstead, the other in Stowmarket. Since then the Councils have been working on Local Development Orders (LDO's) to simplify commercial development in the Zones and stimulate growth in the local Food and Drink sector.
- 10.2 Since the FEZ was awarded, Mid Suffolk successfully bid for full Enterprise Zone (EZ) status for the Mill Lane site in Nov 2015. This is the first site in the UK with the dual Food Enterprise and national Enterprise Zone status and the boundaries of each designation are identical. This has the added benefit of a business rate free period of up to 5 years for businesses relocating into the zone
- 10.3 This site will be jointly branded and marketed with the other New Anglia Local Enterprise Partnership EZ sites under the banner 'Space to Innovate'. As a result of the joint designation, the site will be renamed **Stowmarket Enterprise Park**. This clearly identifies where the site is, to help attract new inward investment into the area
- 10.4 The LDO reflects the planning conditions and S106 agreement relating to planning application MS 0371/15. This will give outline permission for the development of the larger 79ha **Gateway 14 Business & Enterprise Park** and full planning permission for the construction of access road, drainage, lagoon and bund to protect Clamp Farm.
- 10.5 An LDO has to go out to public consultation for a period of 28 days. Committee approval to go out to public consultation is now requested.
- 10.6 If that approval is forthcoming, then the Stowmarket Enterprise Park LDO consultation will start on Wednesday 15 June and end 13 July 2016. Upon completion of that period, any representations will be considered. The LDO may then be adopted by the Council's Planning Referrals Committee scheduled for August 2016.

- 10.7 Once the Order is in place, individual plots can come forward with proposals for development. These will need to be agreed by Development Management that they meet the LDO criteria under 'prior notification' within 28 days. There will be no fee charged for these proposals, which encourage growth through simplifying the planning procedure. The lost fee income can be reclaimed from the retained business rate fund for Enterprise Zones. If the development is for proposals outside those specified in the LDO, then the normal planning process will apply.

## 11. Appendices

Title	Location
(a) Draft Gipping Food Enterprise Zone, Stowmarket Enterprise Park, Local Development Order	Attached
(b)	
(c)	
(d)	

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