



# Shepherds Grove, Stanton and Hepworth Masterplan Public Consultation



COMMUNITY FEEDBACK NEWSLETTER | SUMMER 2025

## SUSTAINABLE DEVELOPMENT

As a socially responsible company creating a new business park, Jaynic is committed to the economic and environmental sustainability of the Masterplan Area.

### Energy

All buildings designed to a high standard (BREEAM Excellent) to maintain minimal energy use and carbon footprint, with the inclusion of EV charging points.

### Water

Sustainable drainage system utilised and initiatives such as grey water harvesting will be promoted.

### Transport

Improved connectivity and public transport connections encourage less car use.

### Waste

Waste production will be minimised in both construction and operational phases of the site development.

### Biodiversity

Strong landscaping and a minimum of 10% Biodiversity Net Gain. Minimise impacts on existing habitats and protected species.



Jaynic is seeking your thoughts on the strategic employment area Masterplan for the land at Shepherds Grove, Stanton and Hepworth, West Suffolk.

This Masterplan public consultation follows the West Suffolk Council protocol (April 2019). For this employment site allocation, it is required that a Masterplan is approved before a planning application at the site can be determined.

**The public consultation on the Masterplan begins on 27th June at 9am and finishes on 12th August at 5pm.** This newsletter will take you through the vision, the principles and key benefits of the site. We welcome your feedback and questions about the Masterplan.

To learn more about the Masterplan contents on our website, please scan the QR code



## WHO ARE JAYNIC?

Jaynic is an established property company based in Haverhill, Suffolk. The company focuses on the promotion of land through the Local Plan process and the development of new business parks across the east of England.



## WE WANT TO HEAR FROM YOU

Jaynic welcomes your feedback. To learn more about the proposals, please visit [shepherdsgrovestanton.co.uk](https://www.shepherdsgrovestanton.co.uk) or scan the QR code. On the website you'll be able to complete a short survey which will help to shape the Masterplan. You can also contact us at [phelim@theccp.net](mailto:phelim@theccp.net) or 020 4538 7200.



## LOCATION

The site is east of Stanton, south of Hepworth and located on the A143 between Bury St Edmunds and Diss.

This location has been identified for a number of years as an employment site that will help bring forward significant new job opportunities to this part of West Suffolk.

As a former RAF airfield, there are no significant changes in level with a gently undulating terrain. The proximity to the A143 affords access to the road network and onward connections to the wider Eastern region.

Significant landscape buffering will reduce the impact of the development on the existing landscape.

## BENEFITS TO THE LOCAL COMMUNITY

Jaynic has a proud history of attracting new jobs to the Suffolk area and this scheme will be no different. Their schemes, including Gateway 14, Stowmarket and Suffolk Park, Bury St Edmunds, have generated 2,800 jobs to date.

## THE VISION FOR SHEPHERDS GROVE

The Masterplan sets out a vision for how the site could provide high quality commercial and industrial development within West Suffolk.



The site comprises approximately 36 hectares. The Masterplan, in accordance with policy, proposes the following potential uses at the site: offices, research and development, light and general industrial and storage and distribution.

In contrast to the previous application, this Masterplan **does not** propose the following uses on the site: restaurants, road side uses, takeaways, hotel or public house, retail, residential.

West Suffolk Council has identified this site for employment and it totals 1/3 of the Council's allocated employment land, increasing jobs and opportunities in West Suffolk.

- FULL EXTENT OF LOCAL PLAN SITE ALLOCATION
- INDICATIVE & EXISTING PERIMETER FRAMEWORK LANDSCAPING
- INDICATIVE DEVELOPMENT PARCELS
- DEVELOPMENT PARCELS AROUND THE ROUNDABOUT TO THE NORTH OF THE ALLOCATION AREA ARE FOR SMALLER OR START-UP UNITS, SUITABLE FOR LOCAL BUSINESSES.



## THE MASTERPLAN

West Suffolk Local Plan Policy AP42 Shepherds Grove, Stanton and Hepworth designates the types of development for the site. It is only with an approved Masterplan that a planning application will be determined.

### The Masterplan provides:

- A vision for the development of this allocated site within Shepherds Grove
- Clarity about the type and amount of development, traffic access, building heights and landscaping

It is Jaynic's intention to submit a hybrid application for planning permission to West Suffolk Council which confirms the principle of development at the site and includes detailed proposals for infrastructure improvements and framework landscaping.

## THE NEW DEVELOPMENT WILL:

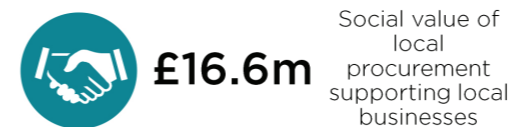
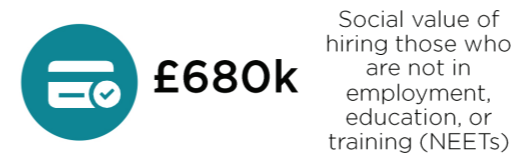
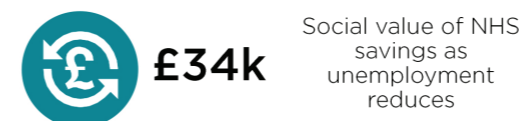
- Provide a direct route to the A143 so HGV's and other heavy traffic can avoid driving through Stanton village (and past the local primary school)
- Deliver a new roundabout and improve road safety at the junction of Summer Rd and the A143
- Reduce congestion and improve air quality in Stanton
- Create significant new job opportunities for the local community
- Create opportunities for work experience, apprenticeships, and skills growth
- Provide a contemporary business park including space for small to medium sized businesses
- Inject £millions of funding in new business rates per annum, following completion of the development
- Provide grow-on opportunities for existing local businesses and encourage the regeneration of the existing Shepherds Grove estates
- Provide a new link road through to Grove Lane and sustainable links to the existing bus stops

## OPERATIONAL EMPLOYMENT

The Proposed Development will generate significant direct and indirect job opportunities once completed.

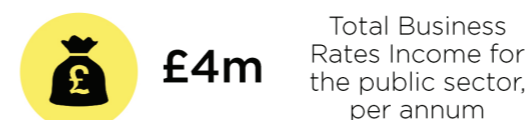


## COMMUNITY BENEFITS



## PUBLIC SECTOR REVENUES

West Suffolk Council will also benefit from additional local government revenues generated such as Business Rates Income, of which the Council will retain £1.6m annually.



## TRANSPORT

In relation to the previous planning application, concerns were raised around traffic issues by local residents, despite Suffolk County Council as the Local Highways Authority having no objection to the development proposals in terms of highways safety and impact on the local highways network. As a responsible developer which takes community concern seriously, Jaynic is working to improve the situation for the community.

New infrastructure will provide a direct route to the A143 for both new and existing employment uses at Shepherds Grove West. This will provide a bespoke, fit for purpose new link to the A143 meaning that existing and new commercial traffic will no longer need to drive through Stanton past the Primary School as part of their route to connect to the A143. In addition, Travel Plans will set routes for commercial vehicles that avoid local villages. Uptonthorpe will see significantly reduced HGV movements on Grove Lane and Uptonthorpe Rd as a result of the new direct connection to the A143.

The new development will improve connectivity for pedestrians and cyclists along Grove Lane. Public transport links via the bus stops are available around the site as shown on the corresponding plan to the right.

A Construction Management Plan will be prepared, which will include details on construction vehicle access. It will seek to ensure that no heavy construction vehicles route through the villages and if the concrete access road on Summer Road is utilised as a secondary construction access point, it will only be accessed via the A143. It will then be closed to vehicles once construction is complete.

