



Shepherds Grove, Stanton and Hepworth Hybrid Planning Application Public Consultation



COMMUNITY FEEDBACK NEWSLETTER | SUMMER 2026

THIS WILL BE A SUSTAINABLE DEVELOPMENT

The new business park is being designed with sustainability in mind.

Measures include:

- Low-carbon building design
- Electric vehicle charging points
- Sustainable Drainage Systems (SuDS)
- Grey water harvesting
- Walking and cycling improvements
- Better public transport connections
- Waste reduction and recycling measures
- Intention to deliver at least 10% bio-diversity net gain

A comprehensive Design Code will accompany the planning application.

The Design Code sets clear standards for:

- Building design
- Materials
- Landscaping
- Public spaces
- Sustainability
- Future development phases

This ensures the development is delivered to a consistently high standard.

INVESTING IN WEST SUFFOLK

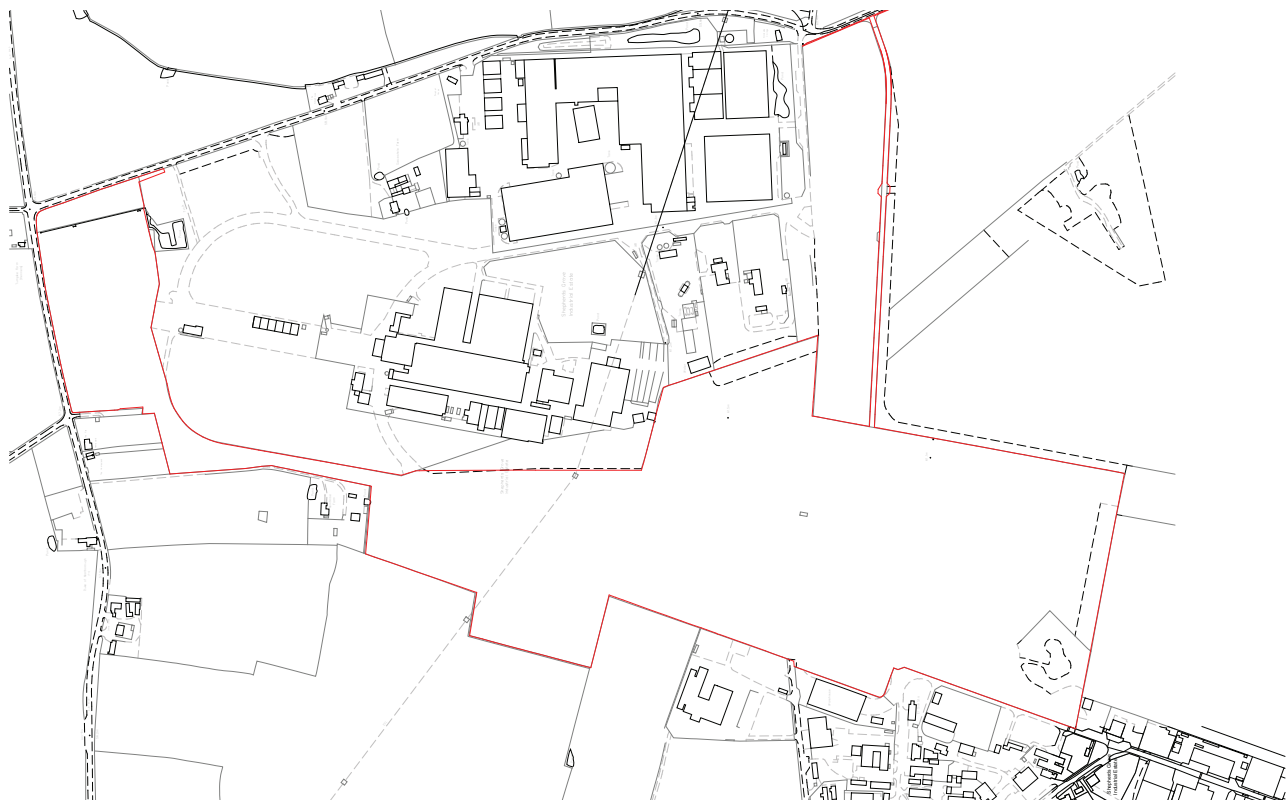
The completed development is expected to generate significant long-term economic benefits, including:

- Around £4 million in annual Business Rates
- Approximately £1.6 million retained annually by West Suffolk Council
- An estimated £35 million net benefit to the public sector over the lifetime of the development

Jaynic is seeking your views on the prospective hybrid planning application for the strategic employment area on land at Shepherds Grove, Stanton and Hepworth, West Suffolk.

Following the approval of the Masterplan in November 2025, this consultation is asking for local residents, businesses and stakeholders views on the hybrid planning proposals and draft design code.

The public consultation commences on Saturday 1st August and closes Thursday 10th September at 5pm. This newsletter will take you through the key aspects of the hybrid application, the key benefits and direct you to the website where there are further details and the draft design code. We welcome your feedback and questions about the hybrid planning application and draft design 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'D LIKE TO HEAR FROM YOU

Before submitting the planning application, we're inviting residents and businesses to review the proposals and share their views. Your comments will help inform the final planning submission.

Find out more and complete our consultation survey QR code.



CONTACT

Community Communications Partnership
Email: info@theccp.net | Website: theccp.net

ABOUT THE SITE

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

A former RAF airfield, the site has long been identified by West Suffolk Council as a strategic employment location because of its excellent transport links and ability to support economic growth.

The adopted West Suffolk Local Plan (2025) allocates the site (Policy AP41) for employment uses including:

- Offices
- Research & Development
- Light Industrial
- General Industrial

The application will include:

- A new A143 roundabout
- A new spine road through the site
- Extensive landscaping and green infrastructure
- Outline plans for five employment development plots

Detailed building designs will come forward in future phases through Reserved Matters applications.

TO LEARN MORE, PLEASE SCAN THE QR CODE.



VISION FOR SHEPHERDS GROVE HYBRID PLANNING APPLICATION

The planning application will be submitted in a hybrid format. Full planning permission will be sought for the site access, road infrastructure and structural landscaping. Outline planning permission will be sought for the employment development plots.

This means that the principle of the proposed employment uses, together with the overall scale and parameters of the development, will be established through this application. The detailed design of the employment buildings and associated development will be considered and approved through subsequent Reserved Matters applications.

The site comprises approximately 37 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 circa 1/3 of the Council's total employment land supply in their recently adopted Local Plan, so is an important contributor to future economic growth and jobs in the area.

- 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 AP41 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 (lowest adjacent to the roundabout) and landscaping

It is Jaynic's intention to submit a hybrid planning application to West Suffolk Council in the next few months, 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 Sumner Road 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.

1,650 Full Time Equivalent on-site jobs

900 Full Time Equivalent on and off-site jobs for West Suffolk residents

COMMUNITY BENEFITS

£34k Social value of NHS savings as unemployment reduces

£680k Social value of hiring those who are not in employment, education, or training (NEETs)

£16.6m Social value of local procurement supporting local businesses

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.

£4m Total Business Rates Income for the public sector, per annum

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. However as a responsible developer, we are keen to clarify the improvements the scheme will bring and provide greater clarity regards local concerns.

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. As a result Upthorpe/Grove Lane will see significantly reduced HGV movements, there will be an improved environment for cyclists and new pedestrian infrastructure will provide connectivity to the existing bus stops at Shepherds Grove Park.

Travel Plans that will be subject to future public consultation will set routes for commercial vehicles that avoid the need for any non-essential journeys on local rural roads, including through local villages such as Hepworth.

A Construction Management Plan will be prepared prior to commencement of development and will also be subject to public consultation. This will include details on how construction vehicles will reach the site, which will be limited to routes that avoid the local villages. Should the concrete road along Summer road be utilised as a secondary construction access, vehicles will approach it via the A143 only, not via Walsham Le Willows, and the road would be closed to traffic once construction works are complete.

