Statement of Common Ground between East Suffolk Council and Langmead Group

Matters relating to Economic Development in Rural Areas

Local Plan covering the former Suffolk Coastal area
Purpose of Statement

1 This Statement of Common Ground sets out the agreed position between Langmead Group and East Suffolk Council (the Council) with respect to Economic Development in Rural Areas.

2 Langmead Group made representation to the Regulation 19 Final Draft Local Plan on the following paragraph and policy:
   - Paragraph 4.32 (Rep ID: 897)
   - Policy SCLP4.5: Economic Development in Rural Areas (Rep ID: 897)

Agreed Position

3 The parties agree that paragraph 4.32 and Policy SCLP4.5 do not sufficiently acknowledge the importance of the agricultural sector to the rural economy within the District to provide appropriate support for it to grow, modernise and function efficiently.

4 The parties agree to the modifications outlined below to ensure that the Policy is positively prepared and would be effective and acknowledges the importance of the agricultural sector appropriately.

5 The parties agree that subject to the modifications the Plan is sound in respect of the matters below.

Policy SCLP4.5 Economic Development in Rural Areas

Changes to supporting text

4.32 National planning policy seeks to support a prosperous rural economy through the sustainable growth and expansion of businesses in the rural areas. Agriculture is particularly important to the District’s economy and there is a need to enable the sector to erect new buildings, structures and infrastructure that it requires to grow, modernise and function efficiently. The Local Plan acknowledges that these buildings may need to be located in countryside locations. Across the District there are a large number of farms and rural diversification schemes on isolated sites which provide employment opportunities or which through investment, could provide new economic opportunities in the form of traditional B class industries, cultural or tourism activities. Rural Estates in the District present particular opportunities related to their long term management and diverse economic functions.
Changes to policy

Policy SCLP4.5: Economic Development in Rural Areas

Proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses, will be supported.

Proposals will be supported where:

a) They accord with the vision of any relevant Neighbourhood Plan in the area;
b) The scale of the enterprises accords with the Settlement Hierarchy;
c) The design and construction do not have an adverse impact on the character of the surrounding area and landscape, the AONB and its setting or harm the natural or historic environment;
d) Small scale agricultural diversification schemes make good use of previously developed land;
e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; and
f) The proposal delivers additional community, cultural or tourism benefits; and
g) The proposal delivers the new buildings, structures and infrastructure that the agricultural industry requires to grow, modernise and function efficiently.
Signatures

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<tr>
<td>Print name: Philip Ridley</td>
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<td>Position: Head of Planning and Coastal Management</td>
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<td>Print name: SHALLISH ASSOCIATES LIMITED</td>
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