Statement of Common Ground
between East Suffolk Council and
Suffolk Wildlife Trust

Matters relating to
Policy SCLP12.2 | Policy SCLP12.23 | Policy
SCLP12.47 | SCLP12.69

Local Plan covering the former Suffolk Coastal area

July 2019
Purpose of Statement

1 This Statement of Common Ground sets out the agreed position between Suffolk Wildlife Trust and East Suffolk Council (the Council) with respect to the historic environment.

2 Suffolk Wildlife Trust made a number of representations to the Regulation 19 Final Draft Local Plan consultation in relation to the historic environment. The Inspector’s Matter, Issues and Questions issued on 24th June 2019 are relevant to a number of the representations. This Statement of Common Ground relates to the following representations/policies:

- SCLP12.2 Strategy for Felixstowe (Rep ID: 810)
- SCLP12.23 Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park) (Rep ID: 645)
- SCLP12.47 Land behind 15 St Peter’s Close, Charsfield (Rep ID: 829 and Inspector’s Question 3.57)
- SCLP12.69 Land west of the B1125, Westleton (Rep ID: 688 and Inspector’s Question 3.102)

Agreed Position

3 The parties agree to the modifications below. The parties agree that subject to the modifications the Plan is sound in respect of matters below. Insertions are shown in underline and deletions are shown in strikethrough.

Policy SCLP12.2 Strategy for Felixstowe

Suffolk Wildlife Trust representation (Rep: ID 810) states that criterion (j) should include reference to biodiversity net gain requirements. The modifications below would resolve this issue.

Changes to supporting text

Modification to paragraph 12.25:

“Land to the north and south west of Felixstowe is designated as being of national and international importance for its landscape and nature conservation interests. Over the plan period opportunities to enhance design, landscaping and green spaces will be realised which
take account of the town setting and protected landscapes, including opportunities to provide for biodiversity net gain. Alongside the countryside locations, the sea as well as the River Deben and River Orwell provide an important and valued backdrop to the town for both residents and visitors.”

Policy SCLP12.23 Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

Suffolk Wildlife Trust representation (Rep ID: 645) states that the policy should include commitment to the land contributing to overall ecological enhancements. The modifications below would resolve this issue.

Changes to policy

Modification to include new criterion:

“e) Provide enhancements for biodiversity.”

Policy SCLP12.47 Land behind 15 St Peters Close, Charsfield

Suffolk Wildlife Trust representation (Rep ID: 829) states that the land and surrounding land is important for wildlife / protected species and a survey should be undertaken before the site is allocated. Inspector’s questions 3.57 asks whether it is justified that the Policy does not require a biodiversity survey and appropriate mitigation measures. The modifications below would resolve this issue.

Changes to supporting text

Modification to paragraph 12.499:

“The site is allocated for development of approximately 20 dwellings. The site slopes gently upwards to the east, and is bounded by existing trees and hedgerows on all sides. To integrate with the more rural areas to the north, development proposals should retain these hedgerows and trees. There are records of protected species in the vicinity of the site, and the retention of trees and hedgerows which form the boundary of the site alongside inclusion of permeable features would help to support biodiversity in and around the site.”
Changes to policy

Modification to include new criterion:

“g) An ecological survey will be required, and any necessary mitigation provided.”

Policy SCLP12.69 Land West of the B1125

Suffolk Wildlife Trust representation (Rep ID: 688) stated that in addition to the Habitats Regulations Assessment requirement in the supporting text, the potential for impacts on Westleton Common County Wildlife Site must be assessed prior to any allocation taking place and criterion e) should be amended. Inspector’s question 3.102 asks whether criterion e) would be effective in safeguarding the characteristics of Westleton Common County Wildlife Site.

Changes to policy

“An ecological assessment, including assessment of impacts on Westleton Common County Wildlife Site must accompany any planning application. Alongside any mitigation measures required, development should provide for biodiversity enhancements, in line with the characteristics of Westleton Common County Wildlife Site.”
Signatures

Signature: 
Print name: Philip Ridley
Position: Head of Planning and Coastal Management
Authority: East Suffolk Council

Signature: 
Print name: Simone Bullion
Position: Conservation Manager
Authority: Suffolk Wildlife Trust