Statement of Common Ground between East Suffolk Council and Hopkins Homes

Matters relating to Policy SCLP12.33 Land at Woodbridge Town Football Club

Local Plan covering the former Suffolk Coastal area

November 2019
Purpose of Statement

1 This Statement of Common Ground has been produced to advise the Inspector on the agreed position in relation to the delivery of Policy SCLP12.33 Land at Woodbridge Town Football Club. This Statement has been prepared between East Suffolk Council and Hopkins Homes. The Statement has been finalised following the hearing session covering Policy SCLP12.33 (Thursday 5th September) to clarify for the Inspector those areas of agreement and disagreement in relation to potential modifications to Policy SCLP12.33, in relation to his question 3.45.

2 Representations relevant to this Statement of Common Ground are set out below:

- Representation to Suffolk Coastal Local Plan Final Draft by Armstrong Rigg Planning on behalf of Hopkins Homes (Rep ID: 1280)

The Site

3 The site is currently occupied by Woodbridge Town Football Club. The Plan acknowledges that a new location for the football club will need to be identified during the Plan period.

4 The site is 4.16ha in size and is expected to provide 120 dwellings subject to the suitable relocation of the football club. The policy wording states that replacement facilities for the football club must provide equivalent or better provision of football club facilities within a location which is accessible to the community by non-car modes of transport. The supporting text at 12.350 refers to the relocated facilities being ‘within the town’, however for clarity and consistency the Council has, through its Hearings Statement ‘Council Response to Matter 3: Area Specific Strategies – Development Allocations (SCLP12.1 to SCLP12.33)’ put forward a modification, in response to Inspector’s question 3.45, which would amend this as follows:

“Critical to the policy is that the development of the site would only be supported as part of a comprehensive scheme within which the football club is facilitated in relocating to a suitable location within the town, which is accessible to the community by non-car modes of transport.”

Agreed Position

5 The parties agree that the phrase ‘within the town’ in paragraph 12.350 is not (in the Final Draft Local Plan) presently defined and that modifications would provide clarity and consistency.

6 The parties agree that in order to provide greater certainty, the policy should be subject to a separate criteria based approach against which a suitable relocation site would be assessed.
The parties consider, with the following modifications below, the Plan is sound in respect of matters relating to the replacement of the football club.

Deletions to text are shown crossed out, additional text is shown underlined. The modifications below supersede that put forward by the Council referred to in paragraph 4 above.

**Matters not Agreed**

The policy criteria (j) and (k) highlighted in red are the only matters not agreed between the parties. Both parties acknowledge that the text shown in red is proposed by East Suffolk Council, however is not agreed by Hopkins Homes.

The Council supports criteria (j) and (k) and consider that they are consistent with paragraph 97 of the NPPF.

Hopkins Homes consider that criteria (j) and (k) combined do not provide the flexibility as proposed through their representation (Rep ID: 1280). Both parties acknowledge that Hopkins Homes would support the inclusion of the wording set out below to address their representation, and that this modification is not agreed by East Suffolk Council:

“Details of how the football club will be replaced shall be submitted to the LPA alongside any future planning application in line with NPPF guidance along with a programme for the implementation for the replacement facilities.”

**Policy SCLP12.33: Land at Woodbridge Town Football Club**

*Modifications to supporting text*

Paragraph 12.350:

“The site is currently occupied by Woodbridge Town Football Club however it is acknowledged that a new location for the football club will need to be identified during the Local Plan period. The allocation of this site is intended to provide a degree of certainty to the football club and the community in identifying options for relocation of the site. Critical to the policy is that the development of the site would only be supported as part of a comprehensive scheme within which the football club is facilitated in relocating to a suitable location in compliance with the
criteria set out in the policy. within the town, which is accessible by non-car modes of transport.”

**Modifications to policy**

“4.16ha of land at Woodbridge Town Football Club is allocated for housing for approximately 120 dwellings associated with the relocation of the football club. Development will only be supported as part of a proposal which would establish suitable replacement facilities for the football club, which provide equivalent or better provision of football club facilities within a location which is accessible to the community by non-car modes of transport.

Development on the site allocated under this policy will be expected to comply with the following criteria:

a) Provision of a mix of housing including housing suitable to meet the needs of the elderly population and including affordable housing;

b) Design, layout and height of buildings appropriate to the site’s location adjacent to the Area of Outstanding Natural Beauty;

c) Retention and strengthening of the existing landscaping and trees on the perimeter of the site;

d) Provision of open space providing opportunities for all ages;

e) An archaeological assessment will be required;

f) A site-specific Flood Risk Assessment will be required;

g) A project level Habitats Regulations Assessment will be required;

h) Provision of a robust package of sustainable transport measures which promote connectivity with the town; and

i) Access to be provided via Fynn Road.

Proposals for the relocation of the football club will be expected to comply with the following criteria:

j) Demonstration of how the football club will be replaced in a way which provides equivalent or better provision;

k) The replacement facility must be fully brought into use in advance of the loss of any existing facilities to ensure continuity of provision;

l) An appropriate highways access should be provided;

m) The site must be accessible to the community by non-car modes of transport;

n) There should be no unacceptable impact on the amenity of any adjoining residential uses in terms of noise and light pollution; and

o) An appropriate landscape mitigation scheme should be provided if necessary.”
## Signatures

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<tr>
<td>Print name:</td>
<td>Philip Ridley BSc(Hons) MRTPI</td>
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<td>Position:</td>
<td>Head of Planning &amp; Coastal Management</td>
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<td>Authority:</td>
<td>East Suffolk Council</td>
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<tbody>
<tr>
<td>Print name:</td>
<td>Geoff Armstrong, Armstrong Rigg Planning</td>
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<td>Position:</td>
<td>Director</td>
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<td>Organisation:</td>
<td>On behalf of Hopkins Homes</td>
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