Statement of Common Ground
between East Suffolk Council and
Ipswich Town Football Club

Matters relating to Policy SCLP12.22 Recreation and Open Space in Rushmere

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 Policy SCLP12.22 Recreation and Open Space in Rushmere. This Statement has been prepared jointly between East Suffolk Council and Ipswich Town Football Club following the hearing session during which Policy SCLP 12.22 was covered (Hearing Day 5, Wednesday 4th September, PM) to set out for the Inspector areas of agreement in relation to potential modifications to Policy SCLP12.22.

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

   • Representations to Suffolk Coastal Local Plan Final Draft by Boyer Planning on behalf of Ipswich Town Football Club (Rep ID: 1390)

3 Inspector’s question 3.26 asked whether the identification of recreation and open space land under Policy SCLP12.22 is justified. Both parties submitted a response to this question within their respective hearings statements.

Agreed Position

4 Reflecting the Inspector’s question and the hearings session, the parties agree to the modifications set out below. This is without prejudice to the representations and hearings statement submitted by Ipswich Town Football Club, which remain with the Inspector for consideration as part of the Local Plan examination process.

5 The parties acknowledge that modifications put forward by Ipswich Town Football Club in their representation (ID: 1390) to include reference to enabling development within the supporting text and policy are not incorporated within this Statement of Common Ground. This reflects East Suffolk Council’s position as set out in paragraphs 3.71 – 3.73 of the Final Draft Local Plan (January 2019). As a result, both parties agree that further reference to enabling development is not deemed necessary or appropriate within Policy SCLP12.22, and would instead, where relevant, be considered separately via any future planning application in the context of paragraphs 3.71-3.73.

6 Modifications are shown as crossed-out for deleted text, and as underlined for additional text.
Policy SCLP12.22

Changes to supporting text

Modifications to paragraph 12.204 (including creation of new paragraphs below 12.204):

“Within this part of the District, the pressure of settlement coalescence is seen most prominently. Some communities are separated from others by large areas of open space, sport and recreation areas or and countryside, whilst others blend into one another. Previous Local Plans sought to protect the open space between Ipswich and Rushmere Village through a specific policy and this is continued in this Local Plan. Land in this area is to be retained for sport and recreational uses primarily which also restricts inappropriate development in this location.”

“Much of the land is in use as playing pitches and associated buildings and other infrastructure, occupied by a number of sporting clubs and organisations. The continued provision and enhancement of sports and recreation facilities in this location should enable the separation of Rushmere village and Ipswich to be maintained, through the presence of formalised green spaces. Ipswich Town Football Club have had a presence on land north and south of Playford Road for nearly three decades, and there also remains evidence of former uses on some of this land, including through the presence of currently unused areas of land.”

“Over the plan period, the provision of sport and recreational facilities opportunities, both public and privately accessible, will therefore be supported and retained for the benefit of the community and local sports clubs and associations, as well as avoiding reducing the coalescence of settlements. Development associated with the provision of sports and recreation may include for example related educational facilities, where this is ancillary to the provision of outdoor sports and recreation, and maintains the separation of Rushmere village and Ipswich.”

“Whilst much of the open space is formal in nature, the area also has potential to enhance conditions for biodiversity, and development proposals would be expected to demonstrate how they support the maintenance and enhancement of biodiversity networks, in accordance with policy SCLP10.1.”

Changes to policy

“Land is identified near-between Ipswich and Rushmere Street as shown on the Policies Map to retain settlement separation and through the presence of natural and formal open green spaces, and support biodiversity and wildlife networks. Land between Ipswich and Rushmere village, in its undeveloped form, presents an important green space between communities whilst also contributing to the recreational needs of the District and Ipswich Borough.”
"Proposals will only be granted supported where they are for sports ground or other associated recreational uses, or for associated uses which contribute to provision for outdoor sports and recreation and which maintain the separation of Rushmere village and Ipswich."

**Signatures**

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

| Signature: |  |
| Print name: | Mark Andrews |
| Position: | Director |
| Authority: | Ipswich Town FC Co Ltd |