Suffolk Coastal Local Plan Examination

Note on proposed modification to SCLP12.3 North Felixstowe Garden Neighbourhood and SCLP12.4 Land North of Conway Close and Swallow Close, Felixstowe.

1. This note responds to the Inspector’s comments within the first review of the table of modifications that has been prepared by the Council to identify amendments to the plan.

2. Within the policy criterion for SCLP12.3 North Felixstowe Garden Neighbourhood and SCLP12.4 Land North of Conway Close and Swallow Close, Felixstowe the Inspector has raised a query in relation to text identified in the Statement of Common Ground between the Council and the Suffolk Coast & Heaths AONB Partnership (August 2019).

3. Following the production of the Statement of Common Ground, Policy SCLP12.3 includes “Assessment of the impacts of Garden Neighbourhood proposals on the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty.” This will become criterion t) through the main modifications. Where as Policy SCLP12.4 criterion n) reads “A Landscape and Visual Impact Assessment will be required, and any mitigation provided, including a lighting strategy to conserve and enhance the nationally designated landscape.” The Inspector has suggested that the wording should be similar in both policies.

4. The Council consider that it would be inappropriate to use the same exact wording in the policies because landscape considerations are much larger in respect of the Garden Neighbourhood due to the size and scale of the proposed allocation. In the case of Policy SCLP12.4, it is reasonable and proportional for a Landscape and Visual Impact Assessment to be undertaken.

5. Due to the difference in size of allocation and the evidence base that will be required to inform proposals on these individual sites, the Council consider that it is reasonable to have different policy requirements but that both policies should reference the “Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty.”

6. Modifications are shown in strikethrough for deleted text and in underline for additional text. The proposed further modifications are shown in grey shading. The Council will include these revisions in the schedule of modifications that has been collated as part of the Examination.

Policy SCLP12.4: Land North of Conway Close and Swallow Close, Felixstowe

Criterion n) to read “A Landscape and Visual Impact Assessment will be required, and any mitigation provided, including a lighting strategy to conserve and enhance the nationally designated landscape Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty.”