Suffolk Coastal Local Plan Examination

Hearing Day 4

Matter 3 – Area Specific Strategies

Brackenbury Sports Centre (Policy SCLP12.5) and Felixstowe Leisure Centre (Policy SCLP12.16)

1. This note responds to an action arising in the hearing session on Matter 3 – Area Specific Strategies and the request from Felixstowe Town Council (Hearing Statement) in respect of amendments to Policy SCLP12.5 Brackenbury Sports Centre and Policy SCLP12.16 Felixstowe Leisure Centre.

2. During the hearing session on Day 4, the Inspector asked the Council to consider amendments to Policy SCLP12.5 and Policy SCLP12.16 and the relationship to the National Planning Policy Framework.

3. Paragraph 97(b) of the National Planning Policy Framework provides guidance in relation to existing open space, sports and recreational buildings and land, and as currently written the policies may not fully reflect the approach set out in national policy.

4. Policy SCLP12.5 and Policy SCLP12.16 both currently require the re-development of the sites to come forward once new leisure facilities have been established as part of the North Felixstowe Garden Neighbourhood. To ensure conformity with the National Planning Policy Framework the Council consider the following amendments are required.

5. Policy SCLP12.5 currently reads “The re-development of this site will only come forward at a time when new leisure facilities have been brought into operation as part of the Felixstowe Garden Neighbourhood.” The Council consider it appropriate to delete this text and replace it with “Development of this site will not come forward until new leisure facilities with equivalent or better provision in terms of quantity and quality have been brought into operation as part of the Felixstowe Garden Neighbourhood.”

6. The amendment to the policy will ensure explicit conformity with the National Planning Policy Framework as well as providing greater consistency between policies in the Final Draft Local Plan.
7. Policy SCLP12.16 to be amended to read “Development of this site will not come forward until new leisure facilities with equivalent or better provision in terms of quantity and quality have been brought into operation as part of the Felixstowe Garden Neighbourhood.”

8. During the hearing session, Policy SCLP12.16(i) was discussed which currently reads “Limited residential on upper floors.” The discussion outlined that the supporting text and the policy outline that the site needs to be redeveloped with a mixture of uses and then explicitly identifies residential use.

9. The Council acknowledge that a mix of uses could include residential use and by removing criterion (i) the policy is effective.

10. To address this, the Council proposes to remove criterion (i) from Policy SCLP12.16 and retain the supporting text as currently found in paragraph 12.164 of the Final Draft Local Plan.

11. The Council will include this revised wording in the schedule of modifications that is being collated as part of the Examination.