Suffolk Coastal Local Plan Examination

Hearing Day 6

Matter 3 Area Specific Strategies

Policy SCLP12.35 Innocence Farm

1. This note responds to actions arising in the hearing session on Matter 3 in respect of Policy SCLP12.35 and the introduction of requirement for the site to be delivered through a Master Plan.

2. As part of the hearing session and discussion in respect of Policy SCLP12.35 the Council outlined modifications to the policy which had been identified through Statements of Common Ground and in response to the Inspector’s Matters Issues and Questions.

3. During the hearing session, the requirement for the site to be delivered through a Master Plan was suggested (in a similar way to the requirements for Garden Neighbourhoods in Felixstowe and Saxmundham). The Council consider this to be a positive and will ensure that the policy is delivered in an effective manner over the plan period.

4. To ensure the master plan requirement is effective, the Council suggest modifications to the supporting text as well as the Policy as outlined below.

Modifications to Paragraph 12.371:

“A large area of land is identified for employment related uses adjacent to the communities of Kirton and Trimley St Martin at Innocence Farm to be delivered through a comprehensive master plan. The site is agricultural land with a relatively flat topography and provides access to the A14 as well as the local road network.”

Modifications to Paragraph 12.377:

“The Local Plan identifies the site to be master planned as an area for economic activity which is specifically for port related uses. In response to consultation feedback on the First Draft Plan, the employment allocation has been amended significantly to provide an area of land which is the equivalent of the central case for off-port land requirements as outlined in the Port of Felixstowe Growth and Development Needs Study. The level......”
Modifications to Paragraph 12.378:

“Land at Innocence Farm provides an opportunity which is well related to the Port of Felixstowe, existing operations and activities to provide additional land that is master planned specifically for port related uses in a location well related to the Port. Being well related to.....”

Modifications to Paragraph 12.379:

“......Uses are expected to primarily include warehousing, and lorry parking. Ancillary uses on the site will be limited to small scale operations which support the needs of the businesses and operations (such as cafes and truck stop facilities). Through a comprehensive master plan approach, the design and layout of the site will need to be sympathetic to the nearby communities and ensure that appropriate landscaping and screening is provided. The site is expected to be operational 24 hours....”

Modifications to Paragraph 12.381:

“The site is in agricultural use and provides a break between the communities of Kirton and Trimley St Martin. To retain this separation and reduce the impact of development in this location, the Council will require significant landscaping on the northern and eastern boundaries of the site as part of the comprehensive shown on the indicative master plan approach.”

Modifications to Paragraph 12.387:

“To ensure that the economic area is delivered in a manner which accords with the principles of sustainable development, consultation feedback and evidence has highlighted a variety of site specific issues that need to be considered as the site evolves through a comprehensive master plan.”

Modifications to Paragraph 12.395:

“Development in accordance with a master plan is not expected to come forward all at once and therefore will be phased over the plan period and beyond 2036 if delivery is slower than anticipated. Although it is essential that the landscaping and environmental improvements....”

Modifications to Paragraph 12.396:

“The illustration below shows how the employment area could be developed. The master plan illustration is indicative at this stage and further refinement will be informed by responses to the Local Plan and community engagement as part of a comprehensive master plan approach to bring forward the site.”
Modifications to the first paragraph of Policy SCLP12.35:

“Proposals which provide small scale complementary uses which serve the ancillary needs of the businesses operating at this site will be supported where necessary as part of a comprehensive master plan.”

Modifications to the third paragraph of Policy SCLP12.35:

“Significant landscaping and buffers totalling approximately 50ha of land are to be provided on the eastern and northern parts of the site which is to be informed by Landscape and Visual Impact Assessments prior to any employment related development taking place on the western part of the site as part of a comprehensive master plan.”

Modifications to the fourth paragraph of Policy SCLP12.35:

“This new development will be delivered through a master plan approach brought forward through community engagement. The master plan and development proposals will be required to implement design principles regarding scale, massing, materials and lighting to reduce the impact of any built form on the nearby communities and surrounding landscape, particularly the setting of the AONB.”

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