Suffolk Coastal Local Plan Examination

Hearing Day 7

Matter 3 Area Specific Strategies

Note on Policy SCLP12.59 Land adjacent to Swiss Farm, Otley

1. This note responds to an action arising in the hearing session on Matter 3 Area Specific Strategies (Tuesday 17th September, AM) which relates to the consideration of modifications in relation to the future use of the agricultural buildings to the east of the allocation.

2. Inspector’s question 3.77 asked whether the policy is justified in not addressing the future of the structures given the uncertainty they present for the living conditions of future occupiers of any dwellings at the site, or on the continued use of the adjacent land for agricultural purposes.

3. The Council’s response (Matter 3 SCLP12.34 – SCLP12.72 Statement, page 28-29) proposed a modification that would amend the supporting text (paragraph 12.659).

   Modifications to Paragraph 12.659:

   “The built form of the existing agricultural buildings protrudes from the village into the landscape to the east. The layout of the site will need to be considered in relation to the requirements of Policy SCLP11.2 Residential Amenity, acknowledging the potential for continued use of the land to the east for agricultural purposes. Any structures to the east of the site will need to be considered in relation to Policy SCLP11.2 Residential Amenity. The development of the site should enable the continuation of the built form provided by Vine Road and Little Meadows Drive and should maintain the gap in frontage between this part of Otley and the built area to the north.”

4. At the hearing session, the Inspector questioned whether the proposed modification would sufficiently address the issue, and has asked the Council to consider further modifications.

5. The Council acknowledges that there would be a potential amenity issue related to the presence of the buildings and that their future existence and use would need to be addressed as part of the planning application for development on the allocated site. Whilst Policy SCLP11.2 provides consideration for the amenity of future occupiers of the site, it is considered that as the future of the buildings outside of the site would need to be addressed, reference to this could be included in the policy.
6. The Council acknowledges that some agricultural practices could continue on land adjacent to the site. The Council would therefore support a modification to Policy SCLP12.59 through inclusion of a new paragraph at the end of the policy.

7. Modifications to criterion f) have been previously agreed through a Statement of Common Ground with Suffolk County Council, and an additional criterion i) was previously proposed through the Council’s Matter 3 SCLP12.34-SCLP12.72 Statement (along with modifications to other paragraphs of the supporting text). These policy modifications are included below for clarity. The paragraph references below are those found in the Final Draft Local Plan. Modifications are shown in strikethrough for deleted text and in underline for additional text. The Council will include this revised wording in the schedule of modifications that is being collated as part of the Examination.

Modifications to Policy SCLP12.59:

“1.47ha of land at Chapel Road, Otley, as shown on the Policies Map, is identified for the development of approximately 60 dwellings.

Development will be expected to accord with the following criteria:

a) Provision of housing that would meet the needs of older people;

b) Provision of affordable housing on site;

c) A site-specific Flood Risk Assessment;

d) Provision of open space;

e) Provision of pedestrian connectivity with the services to the north of Chapel Road;

f) Provision of a Transport Assessment Statement, in particular to assess impacts on the B1078 / B1079 junction;

g) Provision of landscaping to the eastern border of the site to provide an appropriate edge in relation to the open countryside beyond the site; and

h) An ecological survey will be required, along with any identified mitigation measures; and

i) Provision of a Contaminated Land Assessment.

Proposals for the site will need to demonstrate that any continued uses and structures on agricultural land to the east of the site would not cause an unacceptable impact on the amenity of occupiers of the site.”