Suffolk Coastal Local Plan Examination

Hearing Day 10

Matter 4 Policies

Note on Policy SCLP6.5 New Tourist Accommodation

1. This note responds to actions arising in the hearing session on Matter 4 Policies (Wednesday 18th September, PM) which relate to the Tourism policies in the Final Draft Local Plan.

2. Inspector’s question 4.18 asked if the restriction of occupancy to a period of 56 continuous days was justified. The Council provided a response to this question in its hearing statement for Matter 4.

3. During the hearing session, the Inspector raised a query in relation to the occupancy limit of tourist accommodation that the plan outlines in paragraph 6.33 and Policy SCLP6.5. The Final Draft Local Plan outlines that a planning condition will be placed on new self-catering tourist accommodation to restrict occupancy of the unit to a continuous period of 56 days by one person or persons. The Inspector indicated that further justification was needed to make the policy effective.

4. In response to the Inspector’s query, the Council consider that an amendment to paragraph 6.33 can be made to provide greater justification and clarity with respect to the restrictions on occupancy which are designed to provide a range of all year round opportunities for holiday accommodation as opposed to these units becoming residential use. The amended text is provided below.

5. As detailed in the Council’s hearing statement an amendment to Policy SCLP6.5 was also put forward, for completeness this is also provided below.

6. 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.

Paragraph 6.33

“...Tourist accommodation particularly that which is permanent buildings can sometimes come under pressure to be occupied for full time residential. New tourism accommodation should therefore be restricted by planning conditions and/or legal agreements to ensure that these uses can provide all year-round occupation for tourists and are not occupied by a person or persons as their main residence so that it is retained for the benefit of the tourism economy and not lost to residential use. Restricting Planning conditions will limit the occupation of new self-catering tourist accommodation units to a continuous period of 56 days by one person or persons within one
calendar year retains these units for the benefit of the tourism economy by providing a range of available accommodation for those wishing to visit the district. The owners/operators of the accommodation....”

Policy SCLP6.5

“New tourist accommodation will be restricted by means of planning conditions or obligations which permits holiday use only, restricted to a continuous period of 56 days by one person or persons within one calendar year, restricts the period the accommodation can be occupied plus required a register of all lettings, to be made available at all times.”