



Suffolk Coastal Local Plan Examination

Hearing Day 4

Matter 3 – Area Specific Strategies

Felixstowe Garden Neighbourhood

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 Internal Vehicular Access as part of the Felixstowe Garden Neighbourhood.
2. During the hearing session on Day 4, the Inspector asked that the Council and Felixstowe Town Council consider amendments to the text of Policy SCLP12.3 to address the issue in the Hearing Statement and the inclusion of an additional criteria in the policy.
3. The Council acknowledge that Policy SCLP12.3 is silent on reference to movements of vehicular and non-vehicular traffic within the Garden Neighbourhood, although paragraph 12.48 of the Final Draft Local Plan provides details on interconnectivity and free movement through the site and beyond.
4. In that context, the Council has considered the Town Council suggestion *“Good internal vehicular access across and linking each of the developed areas such that the new Neighbourhood can function as a coherent whole and develop as a recognisable community in its own right.”* However this is not considered appropriate because it fails to recognise the potential barriers such as the *“Quiet Lane”* of Gulpher Road and the areas of environmental sensitivity such as the Grove Woodland.
5. At the plan making stage, the Council consider it more appropriate to retain flexibility in approach to inform the master planning stages required in Policy SCLP12.3 and therefore suggest the following wording. *“A network of pedestrian, cycling and vehicular routes that provide connectivity and movement across the Garden Neighbourhood and with adjacent areas whilst protecting and enhancing local Quiet Lanes.”*
6. The revised policy wording will require future applications to consider the network of links and connections that come forward as part of the Garden Neighbourhood. It is essential that connections are encouraged throughout the Garden Neighbourhood and into the existing community of Felixstowe to promote integration and community cohesion. Requiring these as part

of the master planning stage will ensure that Policy SCLP12.3 is effective in delivering sustainable development over the plan period.

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

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