



SOUTH PLANNING COMMITTEE - UPDATE SHEET

26 May 2020

Item 6 – DC/19/5049/FUL – Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished, Felixstowe Ferry Golf Club, Ferry Road, Felixstowe.

Errors and Omissions

Paragraph 4.2 (page 33)

Within the list of points raised by objectors, it should include:

- “The application should be subject to an Environmental Impact Assessment.”

In response to this point, the local planning authority carried out its own Screening Opinion of the proposed development having full regard to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, the guidance contained DCLG document "Environmental Impact Assessment: Guide to Procedures" and Planning Practice Guidance.

The proposal is considered to fall within 10(b) and 12(f) of Schedule 2 of the guidance relating to urban development projects and Golf courses and associated developments, respectively.

Paragraph 058 of the Planning Practice Guidance indicates that the key issues to consider for Category 10(b) projects are the physical scale of the development, and potential increases in traffic, emissions and noise. It also sets out that the indicative criteria and thresholds indicating that Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale, or the types of impact are of a markedly different nature or there is a high level of contamination. In relation to Schedule 2 12(f) for golf courses and associated developments, the indicative criteria and threshold is a new 18 hole golf course with the key issues to consider being hydrology, ecosystems, landscape and traffic generation.

The site is classified as "sensitive" under the EIA Regulations however any impacts are likely to be limited in extent and will be localised and many will be short-term. The proposed development would not result in a significant intensification of the use of the golf clubhouse nor would it have significantly different impacts. The scale of development would not be significantly greater than the existing use of the site, with the exception of five dwellinghouses, and the majority of the development would be carried out on land which is currently covered by hardstanding. Although it would result in a change on the appearance of this part of

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the AONB, the change is not considered to be significant. Whilst the proposal falls within Schedule 2 10(b) and 12(f) of the EIA Regulations it is not likely to have a significant effect on the environment, either on its own or cumulatively as there is currently no significant planned development in the immediate locality, mainly due to the proximity of the sea, the AONB and Heritage Coast designation and the land use as a golf course by virtue inter alia of its nature, size or location having regard to the criteria listed under Schedule 3 of the EIA Regulations. Accordingly, therefore it is considered that an Environmental Statement is not required for the proposed redevelopment of the site.

Section 5 (page 36)

Suffolk Wildlife Trust comments are listed as an objection. A subsequent letter to this received 13 February 2020 withdrew the objection as, following a site visit, it was concluded that the development is unlikely to have an impact on the County Wildlife Site and that this development will actually result in a Biodiversity Net Gain for the area.

Map (Page 70)

On the map, the response from No. 121 Cliff Road has been displayed incorrectly – it should read as an objection. This is due to the way it had been inputted into the system but it has been included within the number of responses.