

Babergh and Mid Suffolk Joint Local Plan

Statement of Common Ground

Between

(1) Babergh District Council,

(2) Associated British Ports

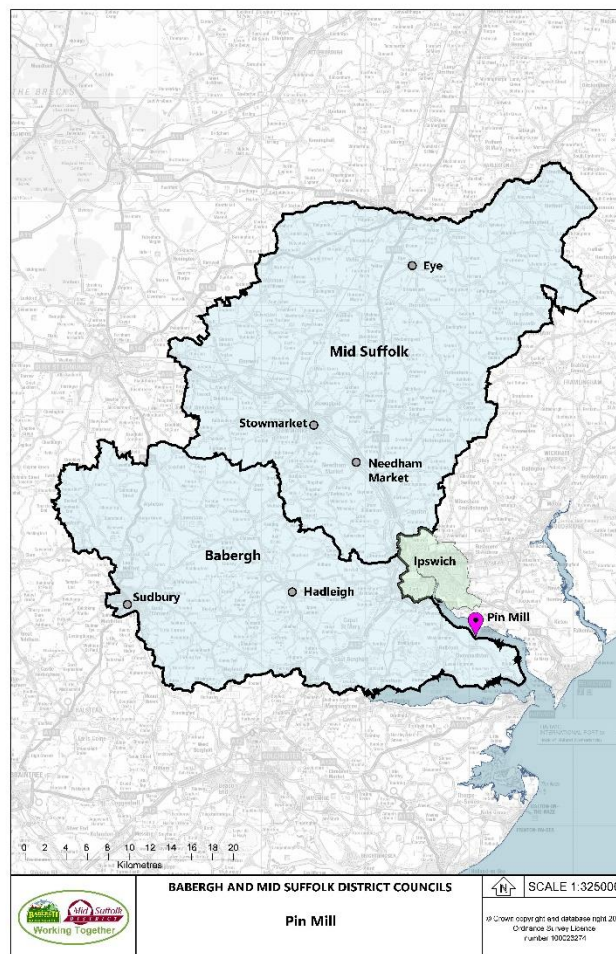
and

(3) Ipswich Borough Council

July 2021

1. Areas covered by the Statement of Common Ground

The Statement of Common Ground relates to the area at Pin Mill, Chelmondiston, which is within the local planning authority area of Babergh District Council, who have produced a Joint Local Plan with Mid Suffolk District Council, which is now at Examination.



2. Signatories to this Statement of Common Ground

The signatories to this Statement of Common Ground are:

- Babergh District Council;
- Associated British Ports; and
- Ipswich Borough Council.

3. Purpose and scope of Statement of Common Ground

To document the agreed position of Babergh District Council (the planning authority), Associated British Ports (the harbour authority), and Ipswich Borough Council (the landowner of the riverbed), in respect of houseboats located at Pin Mill, Chelmondiston in the area defined by Policy LP10 of the Joint Local Plan.

It is agreed that Babergh District Council are the Local Planning Authority, Associated British Ports are the Harbour Authority and that Ipswich Borough Council own the riverbed. Land to the east and north east of the area defined by Policy LP10 is leased to Babergh District Council.

4. Background

There has been a long-established history of vessels moored at Pin Mill, which form part of the character and heritage of the area. Planning permissions and certificates of lawfulness have been granted over time.

The area identified on the Policies Map of the Babergh and Mid Suffolk Joint Local Plan Pre-Submission (Reg 19) Document (November 2020) adopts the same area identified on the Proposals Map (Inset 20) of the adopted Babergh Local Plan (2006).

Policy CR15 of the Babergh Local Plan (2006) set out criteria that needed to be met if planning permission was to be granted for a houseboat at Pin Mill. The policy set a limit on the total number of houseboats within the area of 28. Planning permission or certificate of lawfulness consents have been granted for 20 moorings and three further moorings are considered to be lawful through the passage of time.

Policy LP10 of the Joint Local Plan maintains a limit of 28 houseboats at Pin Mill and adds additional criteria to be considered in the determination of a houseboat planning application, including the need for a project level Habitats Regulations Assessment (HRA). It is agreed that the area could accommodate up to 28 houseboats.

As part of the Local Plan evidence base a Habitat Regulation Assessment including Appropriate Assessment was produced in October 2020. Policy LP10 was listed as having the potential for Likely Significant Effects on the Stour and Orwell Estuaries Special Protection Area and Ramsar because of water quality issues. The Appropriate Assessment concluded that water quality mitigation must be outlined prior to planning permission being granted for any houseboat application.

The water quality in the River Orwell at Pin Mill was sampled in 2019 by the Environment Agency as a single event and it was demonstrated that the water quality was good. It was not affected by sewage discharged from houseboats.

Associated British Ports have advised Babergh District Council that they do not have any objection to the criteria of 28 houseboats, as set out in Policy LP10.

5. Outcomes

6. Process for reviewing the Statement of Common Ground

7. Signatories

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The need for planning permission is distinct from other licensing requirements that may need to be obtained to serve the development or specific aspects of the development. The Planning Authority will produce a Good Practice Guide to provide advice to those that have an interest in the area to help sustain it for future generations. Reference to a proposed Good Practice Guide is set out in the draft post-Examination Chelvin Neighbourhood Plan.

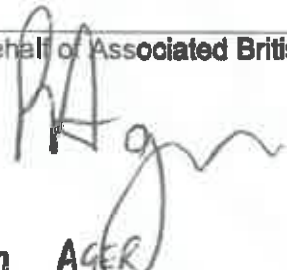

5. Outcomes

All signatories to this Statement of Common Ground agree that the houseboats at Pin Mill do not result in any significant adverse impacts that require any further action and that the area defined in LP10 can accommodate up to 28 houseboats.

6. Process for reviewing the Statement of Common Ground

This Statement of Common Ground is produced for the Joint Local Plan Examination and will be reviewed if any amendments are necessary.

7. Signatories

Signed on behalf of Babergh District Council Name: Position:	Date:
Signed on behalf of Associated British Ports  Name: PAUL AGER Position: DIVISIONAL PORT MANAGER	Date: 21/07/2021
Signed on behalf of Ipswich Borough Council  Name: Stuart McDonald Position: OPERATIONS MANAGER - FREIGHT SERVICES	Date: 03/08/2021