



By email

Date: 17th April 2020

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Dear Mr Slater

Kesgrave Neighbourhood Plan – Response to Initial Comments of the Independent Examiner

This letter responds to the questions posed to East Suffolk Council in the Initial Comments of the Independent Examiner dated 24th March 2020.

Question 9. Can the Council provide me with an indication of the likely date for the adoption of the new Local Plan? I appreciate that it will be preparing the Main Modifications and Additional Modifications – is there a timescale for that? My purpose for asking is how the timing of this examination relates to the Local Plan’s likely adoption, in view of the basic condition that the neighbourhood plan needs to be in general conformity with strategic policies in the adopted development plan.

The Suffolk Coastal Local Plan was submitted to the Planning Inspectorate in March 2019. Following the hearings sessions, which took place between 20th August and 20th September 2019, the Inspector wrote to the Council on 31st January setting out his comments based upon the Examination so far and inviting the Council to respond in relation to a number of matters. The Council has responded to this letter. The Council envisages shortly being in a position to announce the timetable and arrangements for the consultation on the Inspector’s proposed Main Modifications to the Local Plan. It is envisaged that, due to the present Covid-19 circumstances, the consultation on Main Modifications and Additional Modifications will be held for an extended period and that adoption of the Local Plan will take place in late summer 2020.

The Council has supported Kesgrave Town Council in preparing a Neighbourhood Plan to acknowledge and reflect the emerging Suffolk Coastal Local Plan, an approach consistent with the Planning Practice Guidance on Neighbourhood Planning (paragraph reference 41-009-20190509) in relation to emerging Local Plans.

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Question 10. I note that the emerging local plan is expecting the Kesgrave Neighbourhood Plan to be allocating land for at least 20 dwellings – will the planning permission on the Mead Drive site count towards achieving that 20-unit minimum requirement? Will infill and redevelopment sites count towards that figure or will it be windfall?

Policy SCLP12.1 Neighbourhood Plans in the emerging Local Plan (Suffolk Coastal Final Draft Local Plan, January 2019) expects that where Neighbourhood Plans seek to plan for housing growth they will plan for the minimum housing requirements set out in the policy. For Kesgrave the figure of a minimum of 20 dwellings is provided for the plan period (1st April 2018 to 31st March 2036). The footnote to Policy SCLP12.1 states that the minimum number of dwellings is in addition to any existing permissions, allocations or resolutions to grant permission as at 31st March 2018.

The planning permission at Mead Drive for the development of nine business units and nine maisonettes (reference DC/18/2292/FUL) was granted on 23rd January 2019. It will therefore contribute to the delivery of a minimum of 20 dwellings within Kesgrave over the plan period. Any further infill or redevelopment sites that come forward over the plan period will also count towards the achievement of that minimum figure. The Planning Practice Guidance on Neighbourhood Planning states that Neighbourhood Plans should plan positively to support local development and the Council would therefore expect Neighbourhood Plan policies to seek to achieve, as a minimum, the requirements set out in emerging Policy SCLP12.1.

Question 11. Please furnish me with the Council’s guidelines for the designation of non-designated heritage assets.

The Council’s published guidelines for the designation of non-designated heritage assets are set out on the Council’s webpage related to non-designated heritage assets at <http://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets/>. The Council has reflected this guidance in the emerging Suffolk Coastal Local Plan within the supporting text to Policy SCLP11.6 Non-Designated Heritage Assets and in Appendix F.

Question 12. What are the Council’s intentions relating to future policy for land which is currently designated as “Areas to be Protected from Development”? I understand that it is a policy that is in the Site Allocation and Area Specific Policies DPD. Will that policy be superceded with the adoption of the new Local Plan?

Policy SSP39 ‘Areas to be Protected from Development’ in the Site Allocations and Area Specific Policies DPD (2017) is the adopted policy relating to Areas to be Protected from Development. The Suffolk Coastal Final Draft Local Plan (January 2019) contains Policy SCLP11.9 Areas to be Protected from Development which would carry forward this policy approach. As set out in paragraph 1.34 of the Final Draft Local Plan, the new Local Plan will replace the Core Strategy and

Development Management Policies DPD (2013), the Site Allocations and Area Specific Policies DPD (2017), the Felixstowe Peninsula Area Action Plan (2017) and the saved policies of the 2001 Local Plan. Policy SSP39 will therefore be superseded on adoption of the new Local Plan.

For the Examiner's information it is appropriate also in answering the first part of this question, to refer to the Local Plan Inspector's letter dated 31st January 2020 and the Council's response to this letter. The Inspector stated, in his letter, that based on current evidence he considers that Policy SCLP11.9 should be deleted and provided an opportunity for the Council to prepare further evidence in relation to Areas to be Protected from Development. The Council's response to this, dated 14th February 2020, sets out that the Council will not be preparing additional evidence in relation to Areas to be Protected from Development. Both of these letters are available to view on the Latest News pages of the Local Plan Examination website at www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview. As set out in the Inspector's letter of 31st January, the Examination is however not yet concluded and the consultation on Main Modifications is still to take place.

I trust the above sufficiently answers your questions, however please do not hesitate to contact me should you require any further information.

Yours sincerely,

Andrea McMillan | Principal Planner
East Suffolk Council

CC Kesgrave Town Council, Clerk