

# **Kessingland Neighbourhood Plan 2016-2030**



**Referendum Version**

**November 2016**



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**Appendix 1**      Local Green Spaces (Policy E1)

# 1 INTRODUCTION

- 1.1 This document represents the Neighbourhood Plan for Kessingland parish. It represents one part of the development plan for the parish over the period 2016 to 2030, the other part being the Waveney District Local Plan.
- 1.2 Waveney District Council, as the local planning authority, designated a Neighbourhood Area for the whole of the Kessingland area in December 2013 to enable Kessingland Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Kessingland Neighbourhood Plan (KNP) Group.
- 1.3 The map below shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Kessingland parish.



- 1.4 The KNP is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended 2015). The KNP Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and managing land use and development change over the plan period 2016 to 2030.
- 1.5 The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Kessingland, its residents, businesses and community groups.
- 1.6 Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

## **National policy**

- 1.7 The National Planning Policy Framework (NPPF) states:

*"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications (para.183).*

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.*

*Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)".*

- 1.8 The Waveney District Core Strategy was adopted in 2009 and therefore, under the guidance provided by the NPPF, is up to date where policies are consistent with the NPPF. As such, it provides the clear strategic context for the neighbourhood plan.

## Consultation

- 1.9 The KNP Group has developed the Neighbourhood Plan through extensive engagement with the community.



- 1.10 Following the formation of the KNP Group and initial consideration of the issues in late-2012, the community was properly engaged in the process of shaping the Neighbourhood Plan through activities at the village fete in May 2013 and a formal public consultation in June 2013. This was to establish and scope out the issues of concern to the community and was shaped around the **theme of 'My Ideal Village'**.
- 1.11 Following this, a detailed community questionnaire was distributed to every household in the parish in March 2014. The results of this enabled the KNP Group to draft the policies and actions in this Neighbourhood Plan document.

## 2 LOCAL CONTEXT

### History of Kessingland

- 2.1 Within Kessingland parish, Kessingland village is the largest village in Waveney District and is located around four miles south of Lowestoft. Historically, the village comprised of two separate communities - **the 'Beach' and the 'Street'** each with their own school. The area between the Street and the Beach was arable farmland which, by the 1960s, had lain fallow for a number of years. The land was then developed for approximately 600 houses which effectively doubled the size of the village and united it into a single community.
- 2.2 Further developments on arable farmland took place in the 1970s to the east and west of Wash Lane, further increasing the population to some 4,000 that we have today.
- 2.3 The beach and heath areas on the southern edge of Kessingland were designated an Area of Outstanding Natural Beauty in 1970. This area is also part of the Heritage Coast, with the beach below Kessingland afforded a significant level of environmental protection through its designation as a Special Protection Area (SPA) and a Special Area of Conservation (SAC).
- 2.4 There are 131 entries on the County Historic Environment Record for Kessingland. There are significant Palaeolithic deposits under the cliffs, which are also the location of several sites of World War II heritage. On the south facing slopes over the Kessingland Levels in particular, there are sites of all periods, including Bronze-Age ring ditches.
- 2.5 In post-war Kessingland the main income was by villagers travelling to Lowestoft to work in the shipbuilding, fishing, coach building, food processing and TV electronics industries. All the villagers got to work by bicycle, bus or even car sharing.
- 2.6 Income in the village was through farming, tourism and family-run shops. Holiday camps and caravan sites situated to the east of the village also provided the villagers with seasonal work. These holiday venues were always popular with holiday-makers mostly coming from London. Indeed it was due to the popularity of Kessingland as a holiday venue that fuelled the development in the 1960s and 1970s which grew the village to the size it is today. Many of those who came to visit on holiday decided to put their roots down in Kessingland as a nice village to retire to.

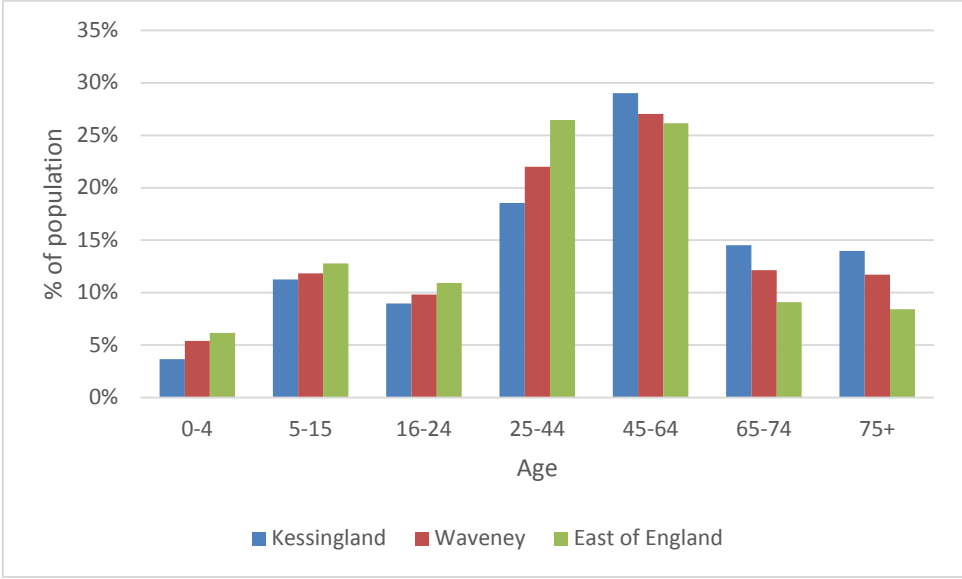
### Profile of the community today

- 2.7 Unless stated otherwise, the profile of the community has come from the 2011 Census.

### Population

- 2.8 In 2011, the population of the parish was 4,327. Compared to Waveney District, it has a low proportion of children and young adults up to 44 years of age. By contrast, it has a high proportion of adults aged 45 or older, with a particularly high proportion aged 75 or older. This suggests that the ageing of the population is likely to continue over the plan period.

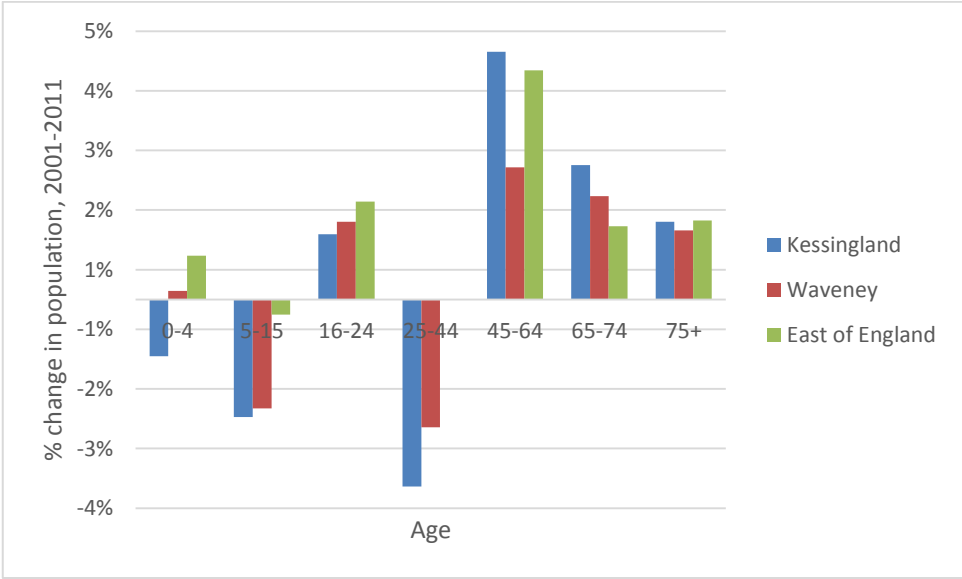
**Figure 2.1: Population profile, 2011**



Source: 2011 Census

- 2.9 Since 2001, the population has grown by 116 people, a 2.8% change compared to 2.6% growth in the District as a whole but 8.5% across the East of England region. So the picture on Kessingland is reflective of slow growth across the District which itself is a function of the problems that have been experienced in this part of the region in attracting new employment. This is borne out when looking at the change in population by age group.
- 2.10 Figure 2.2 shows that almost all of the growth in population came from those aged 45 and over. By contrast, the number of people that typically make up young families (both children up to the age of 15 and adults of between 25 and 44) fell considerably. So not only is this profile of a comparatively low proportion of young families evident in Kessingland, the position is worsening.

**Figure 2.2: Change in population, 2001-2011**



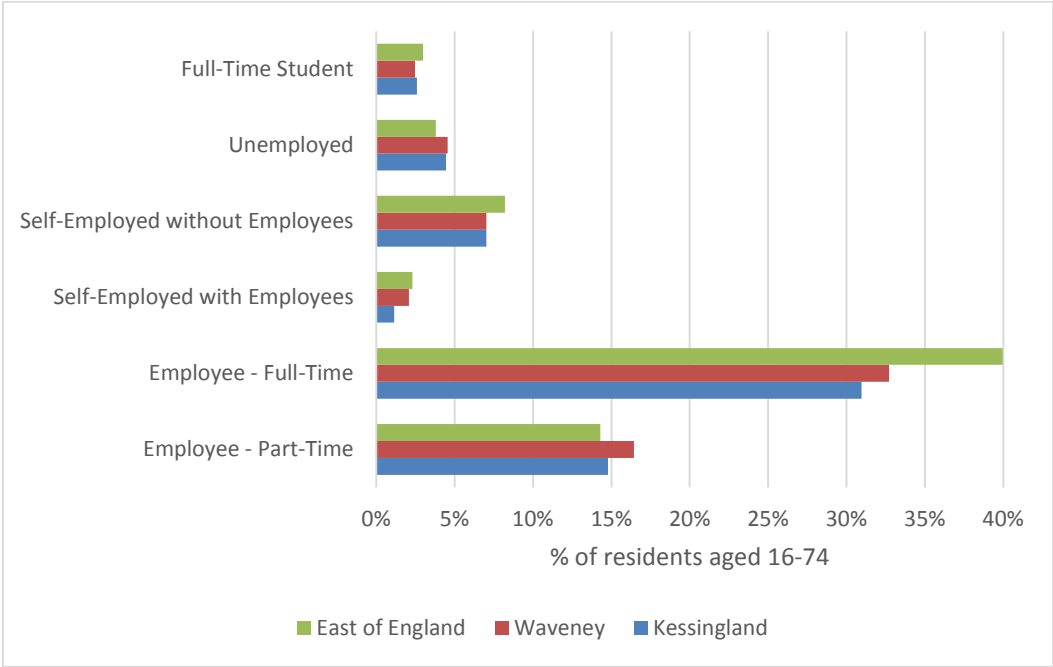
Source: 2011 and 2001 Census



**Work**

2.11 Only 61% of the population of working age in Kessingland parish is economically active, which is low when compared to the District (65%) and very low when compared to the region (72%). This low level of economic activity is largely accounted for by the very high proportion of economically inactive people in the form of retirees, at 26% of all residents aged 16 to 74. Of those people that are working, the proportion that are in full-time employment is particularly low.

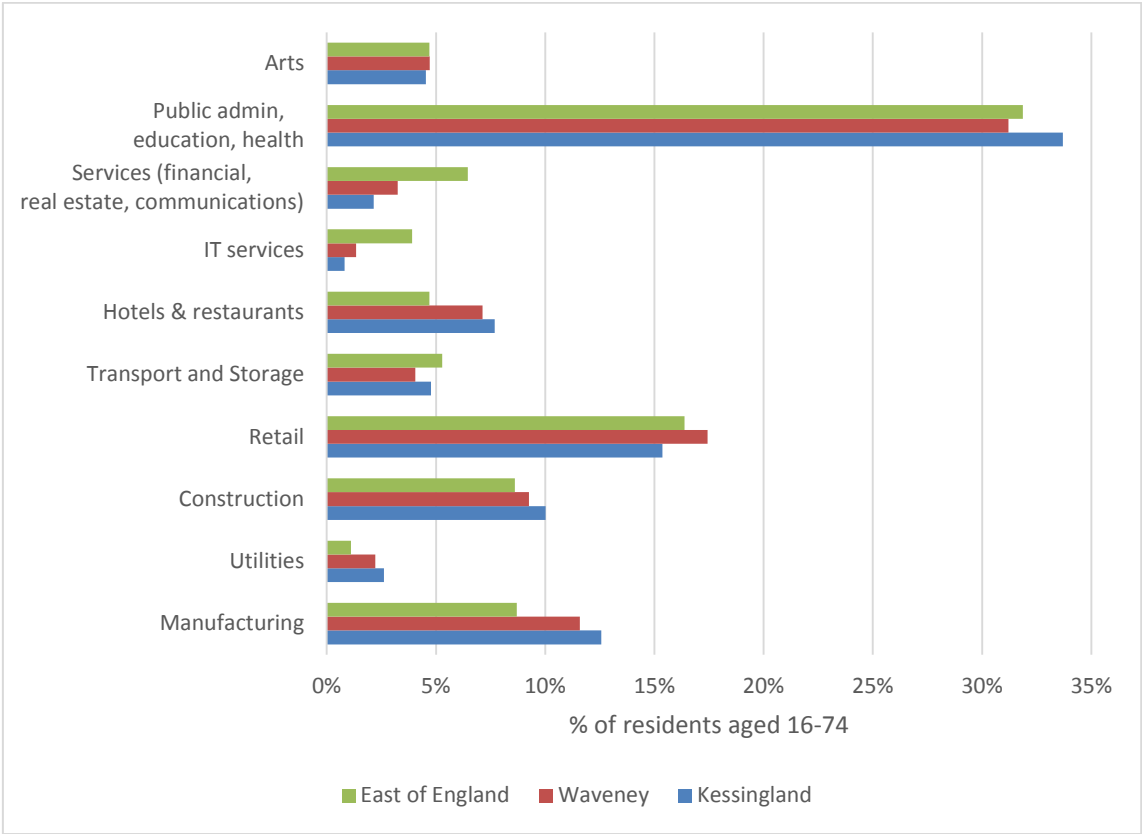
**Figure 2.3: Economic activity, 2011**



Source: 2011 Census

2.12 The sectoral profile of the workforce of Kessingland does show some particular features. The proportion employed in public administration, education and health – traditionally a well-represented sector – is high. Equally, the number employed in manufacturing is comparatively high unlike many other parts of the region or the country. By contrast, the proportion employed in growth sectors such as services is very low.

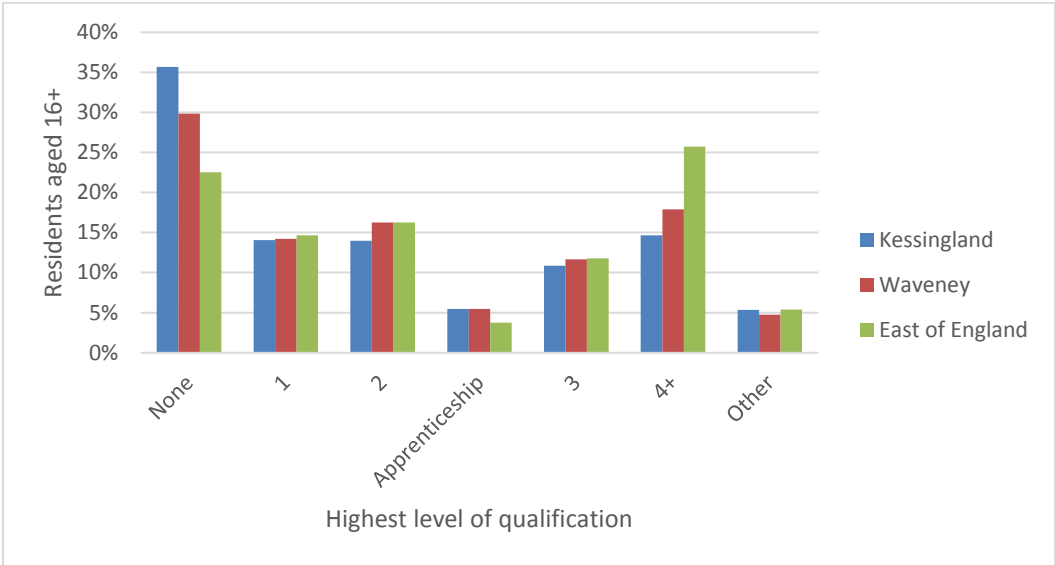
**Figure 2.4: Type of industry, 2011**



Source: 2011 Census

2.13 Figure 2.5 shows that there are significant numbers of people with no qualifications. The limited nature of local job opportunities is an issue that has been raised by the community. By contrast, the proportion of people that are educated to Level 4 or higher is very low, some 11% lower than the East of England regional average.

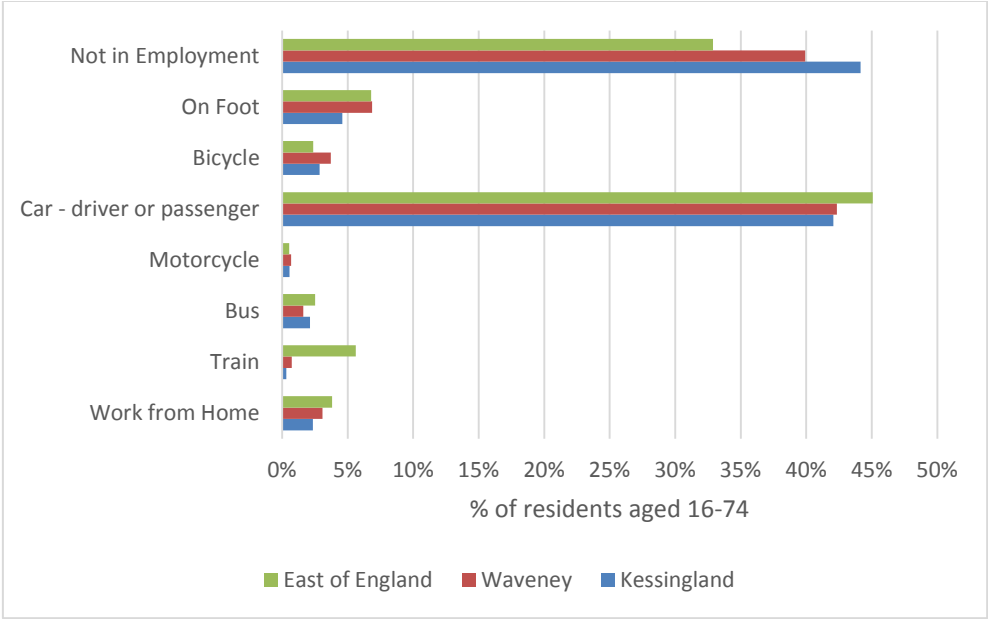
**Figure 2.5: Qualifications of residents aged 16 and over**



Source: 2011 Census

- 2.14 The large majority of those in work travel to work by car, and do so as the driver of that car. However, there are no modes of transport that Kessingland is proportionately well represented in because the proportion of residents that are not in employment is very high.
- 2.15 This is further supported by Census figures on access to a car within households. On average, each Kessingland household has access to 1.20 cars. This is the same as the District average but is below the East of England regional average of 1.33 cars.

**Figure 2.6: Mode of transport to work**

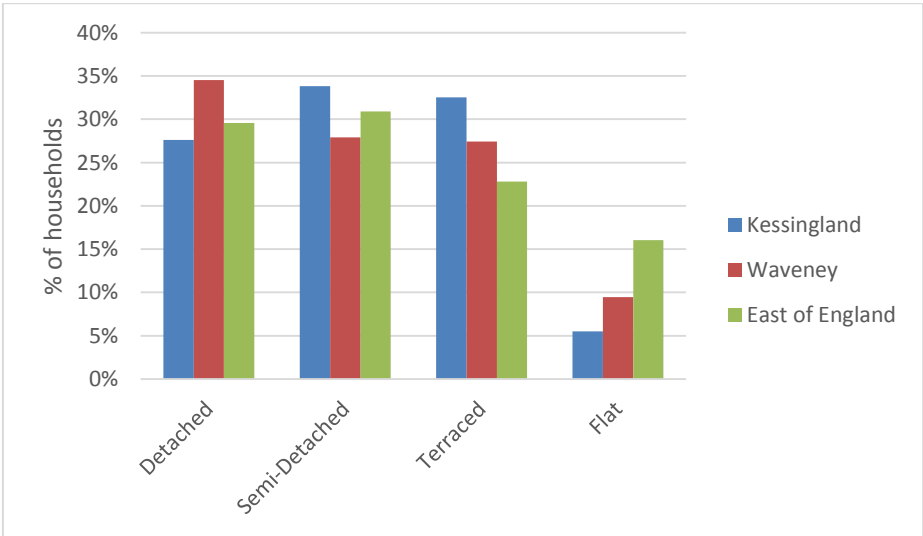


Source: 2011 Census

**Housing**

- 2.16 Kessingland has a large proportion of semi-detached and terraced housing, representing nearly 66% of its housing stock. By contrast, the proportion of detached housing and flatted development is very low.

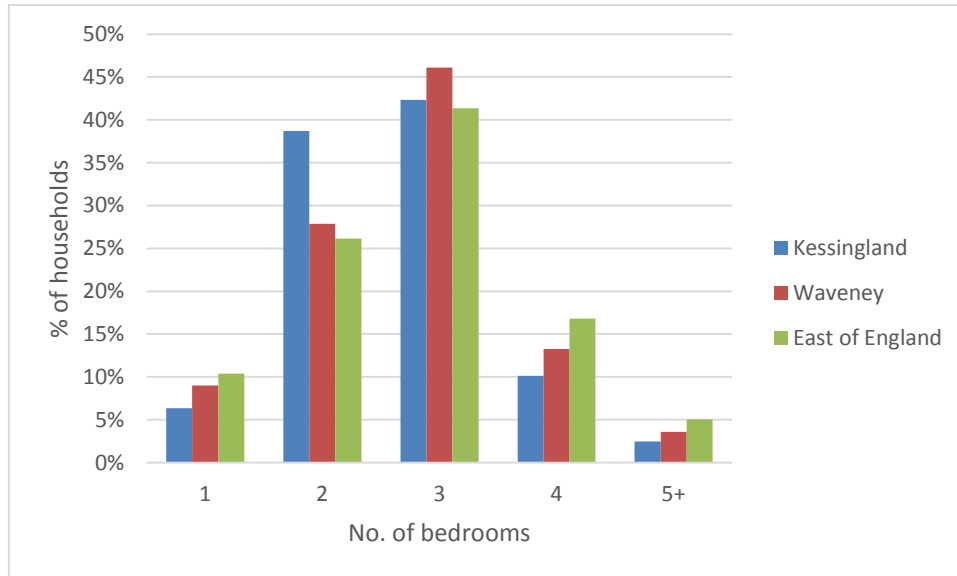
**Figure 2.7: Type of dwelling**



Source: 2011 Census

2.17 This is reinforced when looking at the number of bedrooms that properties in Kessingland have. Figure 2.8 shows that it has a very high proportion of 2-bed properties when compared to the District or East of England as a whole. By contrast, the proportion of 4- and particularly 5-bed properties is much lower.

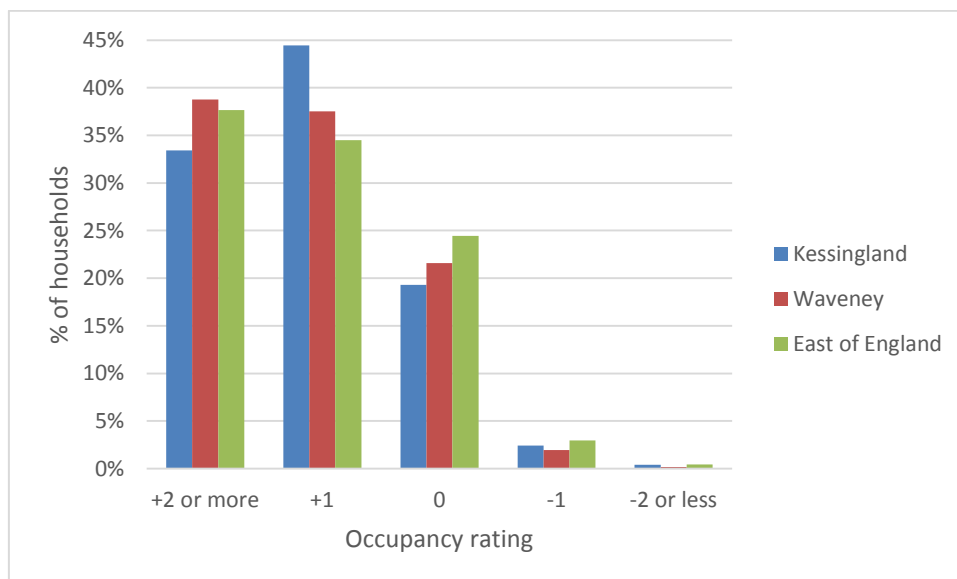
**Figure 2.8: Number of bedrooms**



Source: 2011 Census

2.18 It is important to understand whether this mix of housing is addressing the needs of the community or whether it is resulting in over- or under-occupancy. Figure 2.9 shows the occupancy rating which measures whether a household's accommodation is overcrowded or under occupied. An occupancy rating of -1 implies that a household has one fewer room than required, whereas +1 implies that they have one more room than the standard requirement.

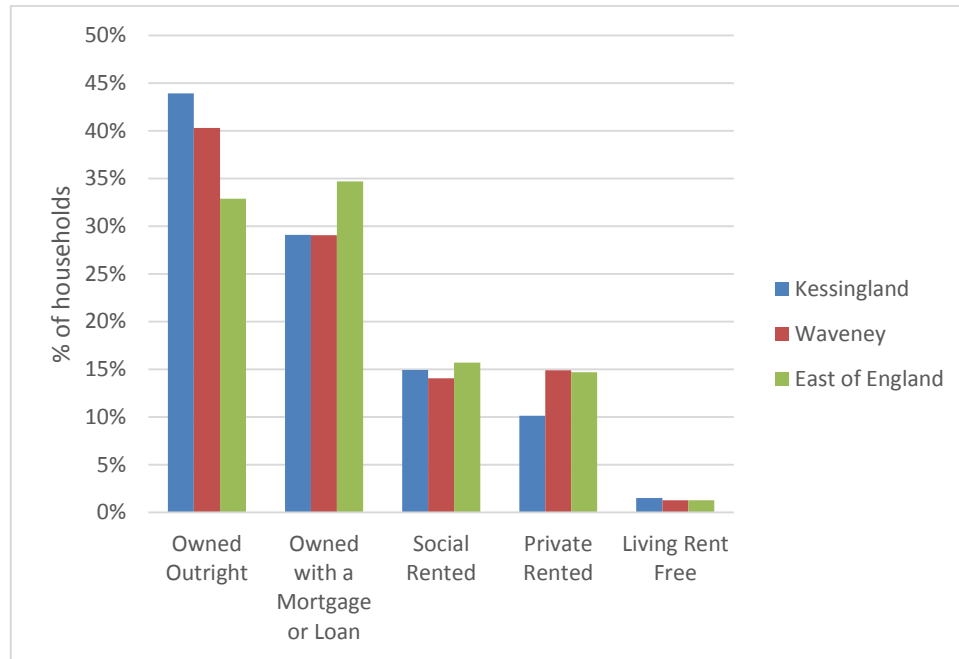
**Figure 2.9: Occupancy rating of housing**



Source: 2011 Census

- 2.19 This shows that a **comparatively high proportion of Kessingland parish’s households have one** more room than they require although it is below average for those with two or more spare rooms. This suggests that the profile of house sizes is broadly addressing needs.
- 2.20 The ownership profile of these dwellings shows that approximately 73% of people own their property which is higher than the District or East of England average.

**Figure 2.10: Ownership profile**



Source: 2011 Census

## Local infrastructure

- 2.21 Due to the fact that Kessingland was formerly made up of two villages, many elements of its infrastructure reflect this, from the layout of the roads, health, education, sewerage/foul water drainage, transport and retail outlets.
- 2.22 Before the A12 bypass was completed in 1990, all traffic passed through the village. This meant that there were a number of retail outlets located along the High Street. However with the loss of passing trade, many of the retail outlets closed and were never replaced.
- 2.23 Because of the village road layout, there are problems caused by street parking. This becomes more of a problem on the circular bus route around the village, with the roads simply not being wide enough in certain places and a number of road junctions causing problems.
- 2.24 Public transport infrastructure is considered to be poor. The village is served by two bus services. Whilst, since 2010, Kessingland Parish Council has been able to get one of bus operators to extend its service to include the James Paget Hospital in Gorleston, this being the nearest regional hospital, the service is not good for those wishing to access employment opportunities outside Kessingland. This is because it is not easy to get to key employment centres such as Lowestoft in time for work in the morning and often services will not run after late-afternoon. The complete absence of an evening service is an identified problem.
- 2.25 Kessingland has for a long time suffered with sewerage/foul water flooding issues. This is due to the fact that the ageing Victorian sewerage system cannot cope with current demand, created by new housing development and the increase in holiday accommodation. In recent years there has

been no increase in capacity of the sewerage system. Anglian Water, the sewerage provider, is aware of the problems and joint working with Kessingland Parish Council and the local MP is ongoing in an attempt to try and resolve the issues. However, to date these issues have not been resolved and are of considerable concern to the community. Anglian Water has made clear in its engagement with the Neighbourhood Plan that, in respect of the site allocations (Policies SA1-SA3), improvements to the foul sewerage network will be required. They will work with the applicants to identify potential solutions to mitigate the risk of flooding to the new and any existing surrounding properties.

- 2.26 There is a single primary school serving the community of Kessingland which has Academy status. In 2013 it had 244 pupils on-roll yet has a capacity of approximately 300 pupils. It is considered important therefore that the school continues to attract sufficient pupils in order to retain it in the village.
- 2.27 There is a single GP surgery and a chemist in the village, with the surgery catering for a number of health services. The surgery covers the three rural villages of Kessingland, Wrentham and Wangford. The surgery has stated that it is able to cope with current demand, but clearly any major development in the catchment area of the surgery is likely to have a significant impact on the service they provide. Against this background, when the community in Kessingland was consulted through a community questionnaire about the GP services, 43% of those answering that question stated they felt the service inadequate. The main reason is that, because the GP service covers such a wide rural area, GPs have to spend a lot of time travelling to appointments so are unable to serve the community in Kessingland from its surgery.
- 2.28 With the ageing population, the importance for good access to primary health services will increase.

### **Local Plan policy**

- 2.29 The Waveney Core Strategy 2009 forms part of the development plan for Kessingland. There are a number of strategic policies that the Neighbourhood Plan must be in general conformity with.
- 2.30 Kessingland is identified in **the Core Strategy as a 'larger village'**. **Policy CS01 (Spatial Strategy)** states that these larger villages will accommodate a small amount of new housing, employment and services. Where a local housing need is demonstrated, the priority will be for affordable housing. Most development will take place on brownfield sites within the villages but some development may be needed on greenfield sites on the edge.
- 2.31 Other relevant policies are shown below:
- Policy CS01 (Spatial Strategy) - Most new development such as housing, employment, retail, services and facilities will take place in the main town of Lowestoft, followed by the Market Towns. The focus for development will be on previously developed land within the built-up areas, with more than 50% of housing and 60% of employment expected to be delivered on brownfield sites. An integral part of the strategy will be to protect and enhance local distinctiveness and the green infrastructure of the District, such as open space and biodiversity. A small amount of new housing, employment and services and facilities development will be focused on a number of designated larger villages [which includes Kessingland]. Up to 5% of the housing growth will be focused in these villages. Where a local housing need is demonstrated, the priority will be for affordable housing. Most development will take place on brownfield sites within the villages but some development may be needed on greenfield sites on the edge.

- Policy CS02 (High Quality and Sustainable Design) - All development proposals must demonstrate a high quality and sustainable design that positively improves the character, appearance and environmental quality of an area and the way it functions.
- Policy CS03 (Flooding and Coastal Erosion) - Proposals for development in Waveney will need to respect the environment of the District and in particular be aware of the potential impact of climate change. Sustainable design and in particular the provision of sustainable drainage systems will therefore be an important consideration in the determination of all appropriate development. Development that would increase the risk of flooding or coastal erosion will not be permitted. Proposals should avoid high flood risk areas unless it can be demonstrated that:
  - appropriate land at a lower risk is not available;
  - there are exceptional reasons for locating the development within such areas; and
  - the risk can be fully mitigated by engineering and design measures.

Appropriate developments will require a flood risk assessment.

Proposals should similarly avoid areas at risk from coastal erosion and ensure they are compatible with the appropriate Shoreline Management Plan. Proposals close to cliff edges or existing coastal defences will be required to undertake a risk assessment.

- Policy CS04 (Infrastructure) - Developers must consider the infrastructure requirements needed to support and service the proposed development. They will need to demonstrate that adequate capacity either exists or that provision will be made to meet the necessary infrastructure requirements within an appropriate time scale. Particular infrastructure projects for which contributions will be sought in Kessingland will be community centres or multi-agency one-stop shops and drainage and flood alleviation.
- Policy CS7 (Employment) - Outside the towns proposals to diversify the rural economy will be encouraged, particularly where they are located in or adjacent to the larger villages. The development should be of a scale and character appropriate to the location and there should be good access to the transport network and public transport. Farm diversification proposals will be supported where they can make a long-term contribution to sustaining the agricultural enterprise as a whole and where the proposal is consistent with its rural location.
- Policy CS10 (Retail, Leisure and Office Development) - In smaller settlements existing local services will be protected to support the sustainability of these communities. This will be achieved through:
  - requiring retail, leisure and office facilities outside of the defined centres to demonstrate there is a need for the development, there would be no significant adverse impact on the vitality and viability of any defined centres, the location is accessible by sustainable means of transport and there are no sequentially preferable alternative sites available in, or at the edge of defined centres.
  - protecting existing retail, leisure and office facilities in local areas / neighbourhoods and rural villages to ensure the continued vitality and viability of these communities.
- Policy CS11 (Housing) - Up to approximately 300 dwellings will be accommodated in the larger villages. In these villages only small-scale development, commensurate with their scale and character will be allowed. A sequential approach to allocated sites and proposals for development will be taken in the following order:

- previously developed land within the physical limits of settlements;
  - previously developed land on the edge of settlements;
  - greenfield sites within settlements may be acceptable in exceptional circumstances, in accordance with PPG17; and
  - greenfield sites on the edge of settlements.
- Policy CS13 (Tourism) - Existing tourism uses will be protected. Redevelopment of existing sites will be encouraged where it increases the range and/or quality of tourist facilities and accommodation. New tourist accommodation and attractions should be developed in locations that offer good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. New tourism development will normally be located in or close to Lowestoft and the market towns, the larger village coastal resorts of Corton and Kessingland, and other villages where local services, facilities and public transport reduce the need to travel by car.
  - Policy CS14 (Culture) - In accordance with the Waveney Cultural Strategy, the District Council and its partners will protect and promote cultural facilities, activity and opportunity for leisure, including art, theatres, museums, libraries, built and natural heritage, sport and leisure, and open spaces to improve the lives of all sectors of the community and encourage visitors. Developers will be expected to make provision for adequate open space in association with new development and contribute towards addressing local deficiencies in amenity greenspace and other open space provision including:
    - 1. Playing fields, particularly in Halesworth, Southwold/Reydon and Kessingland
    - **2. Children's play areas**
    - 3. Natural greenspace
    - 4. Parks and gardens
    - 5. Allotments
  - Policy CS16 (Natural Environment) - Proposals for development are expected to retain and add to local distinctiveness, retain tranquillity, avoid fragmentation of habitats and seek to enhance wildlife corridors and networks. In addition, proposals should conserve and contribute towards the enhancement of the landscape character, biodiversity and geodiversity of the District, including wildlife and green corridors as identified in the biodiversity audit for Kessingland.
  - Policy CS17 (Built and Historic Environment) – Proposals for development are expected to protect and enhance the built and historic environment, including listed buildings, locally listed buildings, scheduled ancient monuments, sites of archaeological interest and their settings and the local distinctiveness of existing non-designated built environments.



### 3 VISION AND OBJECTIVES

#### Challenges for Kessingland

- 3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Kessingland parish. In summary these challenges are:
- The loss of young families that leave to access better employment opportunities outside of Kessingland and the associated pressure this puts on the local primary school (due to high numbers of spare places).
  - The lack of appropriate public transport, at times when it is needed, to allow those living in Kessingland the ability to access jobs elsewhere.
  - A lack of free/affordable community facilities to allow a safe 'escape' for the youth of the village.
  - To address the needs of older people who live alone in the village.
  - The lack of affordable housing which would enable people, particularly young families, to stay in the village.

#### Vision for Kessingland

- 3.2 In consultation with the community, the established vision for Kessingland is as follows:

***'In 2030, Kessingland is an easily accessible village where many of the community use local public transport to get around. It has maintained and improved the levels of inclusivity among both the young and the older members of the community, through shared activities as well as established meeting places such as the skate park, playing fields, beaches and community centre.***

***Kessingland has become a place where young people can grow up and can stay when they start a family. This is because new housing has addressed their needs and it has been ensured that local people have had first refusal of new affordable properties when they are built.***

***The development of new housing at the former Ashleys Nurseries site and adjacent to this on land at Laurel Farm has provided affordable housing which is accessible to people from Kessingland. It has also created new market housing which has allowed both young families and older 'downsizers' to buy the property that they want within the village. This has brought more young people and children into the village, so avoiding Kessingland simply become a retirement village whilst also increasing numbers of local children at Kessingland Primary School and thus ensuring its long term future.***

***The proceeds from development have provided strong benefits for the community by way of improved infrastructure, including expanded sports facilities. The development at Laurel Farm has enabled the expansion of the Community Playing Field and the sports facilities that serve it. The network of pedestrian and cycle paths serving the two new housing developments have been well linked to the existing village so that the new facilities are well used by existing residents.***

***The economy has been strengthened by the provision of small 'incubator' units on the former Ashleys Nurseries for start-up businesses to establish themselves and thrive. This has been coupled with protection for existing businesses which has created more employment opportunities and more reason for young adults to stay living in Kessingland as they are able to work here too.***

***A key part of the economy remains tourism, with the protection of tourist chalets along the sea front meaning that people continue to visit, stay and spend their money in Kessingland.'***

## **Neighbourhood Plan Objectives**

3.3 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

### **Development strategy**

- Focus development within and on the edge of the physical limits of Kessingland village.
- Prioritise the use of brownfield sites for development.

### **Housing**

- Provide housing to address the needs of the community, particularly the need for affordable housing for people with a local connection to Kessingland.
- Ensure that infill and backland development does not impact on the amenity of neighbours.
- Ensure that new developments provide sufficient off-road parking and that the design of new estate roads does not cause highway safety issues.

### **Environment**

- Protect local green spaces of value to the community.
- Minimise the risk of fluvial, sea and surface water flooding.
- Heritage assets, both designated and non-designated, must be protected in a manner appropriate to their special interest or significance and this includes the impact of developments within their setting.

### **Community Facilities**

- Provide new community and sports facilities, particularly for young people.

### **Commerce**

- Protect the existing business base and give flexibility to new commercial enterprises that wish to start up in the parish.

### **Tourism**

Protect the stock of tourist accommodation in Kessingland and avoid its loss to permanent residential occupancy.

## 4 PHYSICAL LIMITS BOUNDARY

- 4.1 In a rural parish such as Kessingland, it is particularly important that built development is directed to appropriate locations and that sprawl is avoided. The purpose of a physical limits boundary is to help to provide that direction.
- 4.2 Being **classified in the Waveney Core Strategy as a 'larger village'**, Kessingland is expected to accommodate some growth to address its needs. Indeed the village needs to accommodate a degree of growth in order to prosper. However, this must be balanced against the need to preserve its role as a rural settlement which does not encroach unduly on the open countryside that surrounds it.
- 4.3 It is important to be clear that this policy relates to all types of built development. Policy CS01 of the Waveney Core Strategy states that the focus for development will be on previously developed land within the built-up areas. Within the Larger Villages including Kessingland, most development will take place on brownfield sites within the villages but some development may be needed on greenfield sites on the edge.
- 4.4 The Waveney Core Strategy only provides strategic policy direction on this matter in respect of housing. Policy CS11 of the Waveney Core Strategy adopts a sequential approach to the allocation of sites and to proposals for development. Sites will be taken in the following order:
- previously developed land within the physical limits of settlements;
  - previously developed land on the edge of settlements;
  - greenfield sites within settlements may be acceptable in exceptional circumstances, in accordance with PPG17 (which has now been superseded by the National Planning Policy Framework); and
  - greenfield sites on the edge of settlements.
- 4.5 There are no sites of sufficient size to be worthy of allocating within the built-up area of Kessingland village although infill development will continue. As such, the main locations where growth can be accommodated are around the edge of the built-up area.
- 4.6 However, there are clear constraints to growth in certain directions:
- To the east is the North Sea and the Pakefield to Easton Bavents Site of Special Scientific Interest (SSSI).
  - To the south, development would affect the setting of the Area of Outstanding Natural Beauty (AONB) and would therefore be in conflict with Waveney Core Strategy Policy CS16 (Natural Environment).
- 4.7 Consideration was given to sites to the north and west of Kessingland village through an assessment of their sustainability coupled with engagement with the community. As a result, two sites are allocated on the former Ashleys Nurseries site (Policy SA1) and on land at Laurel Farm (Policy SA2).
- 4.8 Outside the physical limits boundary, only infill development, allocated sites and other exceptions such as affordable housing, barn conversions, and agricultural workers dwellings to support the rural economy will be permitted.

**POLICY PL1: PHYSICAL LIMITS BOUNDARY**

Built development in Kessingland parish shall be focused within the physical limits boundary of Kessingland village as identified on the Proposal Map.

Development proposals will be supported within the physical limits boundary subject to compliance with other policies in the development plan.

Development proposals outside the physical limits boundary will not be permitted unless:

- they represent proposals to deliver the site allocations (policies SA1, SA2, SA3, CI3 and CI4); or
- it is infill development or another exception such as affordable housing, barn conversion or agricultural workers dwelling required to support the rural economy; or
- any review of the Waveney Core Strategy requires additional housing development or the identified housing site allocations do not proceed; or
- they relate to necessary utilities infrastructure and where no reasonable alternative location is available.

## 5 HOUSING

### Affordable housing

- 5.1 In Kessingland parish, the community has identified the importance of providing affordable housing to address local needs.
- 5.2 Waveney district does not have an up-to-date strategic housing market assessment which ascertains housing needs, including affordable housing. However, a 2013 report by the District Council<sup>1</sup> identified that there was significant unmet demand for affordable housing across the district. The NR33 postcode area covering South Lowestoft and Kessingland accounted for nearly 30% of the highest priority applicants for affordable housing.
- 5.3 In June and July 2015, a rural housing needs survey was undertaken for Kessingland by Community Action Suffolk. This survey had a response from 19% of all households in Kessingland parish, with 89% indicating that they were in favour of an affordable housing scheme. Of those that provided a response, a housing need was identified for the following:
- 42 households have a current housing need in Kessingland, totalling 70 people;
  - 16 households have a need to return to Kessingland, totalling 30 people.
- 5.4 This creates a total need by 58 households and 100 people. The Gateway to Home Choice (GTHC) register indicates there are 63 households claiming a local connection to Kessingland.
- 5.5 The majority of these needs are for smaller dwellings, i.e. by single people or couples.
- 5.6 In Kessingland, the housing register gives a further snapshot view of much of the affordable housing needs of the community. In August 2014, there were 101 people on the Waveney housing register with a local connection to Kessingland, either by virtue of living or working in Kessingland, or by having close family there. Very few of these people are in the highest categories of need but nearly all are looking for small properties, either 1- or 2-bedrooms. Moreover, over 15% have been on the housing register for at least five years.
- 5.7 The housing register does not give a complete picture as it changes all the time and many people choose not to put themselves on the register if they do not think there is much chance of securing a property. However, it is clear that there are considerable needs in Kessingland from people with a local connection to the parish.
- 5.8 The Neighbourhood Plan survey showed that nearly 75% of 31-64 year-olds were looking to stay in Kessingland over the next ten years but nearly half would not be able to afford the cost of housing. In August 2014, the average price of houses on the market in Kessingland was £187,000. By contrast, the average income across Waveney district in 2010 was £22,300, meaning that someone borrowing 3.5 times their salary would need a deposit of well over £100,000 to buy an average property.
- 5.9 An important consideration when allocating affordable housing is the social impact of placing people without local connections in a rural community such as Kessingland. It is difficult to access job opportunities due to the limited public transport services so, for a person that may perhaps be looking to live in Lowestoft where there are better employment opportunities, being housed in Kessingland can create difficulties for them and feelings of social isolation. By contrast, the people on the housing register with a local connection to Kessingland have expressed a

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<sup>1</sup> Waveney District Council (2013) *Indicators of Need for Affordable Housing in Waveney District Council*

desire to live in the parish so would integrate better with the existing community if they had the opportunity to take an affordable property when one became available.

- 5.10 It is therefore considered important that, when new development is brought forward in Kessingland which delivers affordable housing, that these affordable units are where possible offered to people with a local connection to Kessingland.
- 5.11 The land at Laurel Farm East (Policy SA3) is to be delivered as a site for 100% affordable housing, to be retained in perpetuity for people with a local connection to Kessingland. This will be secured through a legal agreement to be signed by Waveney District Council, the registered provider and the developer (if necessary).
- 5.12 However, as the Rural Housing Needs Survey has shown, the 25 dwellings proposed here will not address all of the identified local needs. It is therefore important that other sites deliver affordable housing. The two other site allocations (Policies SA1 and SA2) are expected to deliver a further 20 affordable units between them, bringing the total to 45 affordable units over the three site allocations.
- 5.13 Promoters of residential development schemes that come forward in Kessingland will be required to engage with the relevant providers to look at mechanisms that can ensure that the greatest proportion of affordable housing as possible can address local needs. Such mechanisms might include the provision of affordable housing as almshouses or the use of a Community Land Trust (CLT) mechanism to take on and run some or all of the affordable units.

#### **POLICY H1: AFFORDABLE HOUSING**

Development proposals that are required to deliver on-site affordable housing are expected to propose mechanisms that will maximise the opportunity for those with an established local connection to Kessingland parish to access the new affordable properties.

### **Residential infill and backland development**

- 5.14 Backland development is defined as development on land behind the rear building line of existing housing or other development, and is usually land that has previously been used as gardens, or is partially enclosed by gardens.
- 5.15 Infill development involves the development of a small gap in an otherwise built up frontage. It usually consists of frontage plots only and often comprises side gardens of existing houses.

#### **Policy Justification**

- 5.16 One of the particular issues raised by the community of Kessingland has been the over-bearing nature of some infill and backland developments. Over recent years, new housing has predominantly come through infill development. In the past there have been some infill and backland developments which have been permitted on very small plots at high densities, creating issues in terms of amenity for neighbouring properties. Adverse impacts can include the following:
- Loss of amenity, overshadowing, overlooking
  - Loss of sunlight/daylight
  - Noise

- Loss of green links/trees/hedgerows/vegetation
- Visual intrusion
- Loss of space between buildings
- Loss of parking
- Single long driveways serving multiple properties
- Difficulties with recycling and waste collections/bin storage

5.17 Paragraph 53 of the NPPF states that:

*"Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."*

5.18 It is considered important that infill and backland development, whilst generally acceptable within the built-up area, must be designed so that it sits appropriately within its surroundings. It is acknowledged that, if development is of a different mix of housing, e.g. 2- and 3-bed dwellings in a predominantly 4- and 5-bed dwelling area, then densities may differ slightly. However, it is vital that the design of such developments does not have a negative impact on the amenity of existing residents in the neighbouring properties. In particular, it should be ensured that such properties have reasonably sized gardens, based on the size of the property.

5.19 The objectives of this policy are to ensure that:

- infill development respects and reflects the character of the area and the existing street scene;
- backland development respects and reflects the character of the area;
- safe and attractive residential layouts are promoted; and
- local distinctiveness and identity are promoted.

## **Policy**

### **POLICY H2: RESIDENTIAL INFILL AND BACKLAND DEVELOPMENT**

Within the physical limits boundary of Kessingland, planning permission for residential development proposals on infill and backland sites will be permitted subject to the following criteria:

- Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.
- Proposals that would lead to over-development of a site or the appearance of cramming will be resisted. It should be demonstrated that development is of a similar density to properties in the immediate surrounding area.

The particular issues that must be considered in demonstrating that an infill or backland scheme is acceptable are as follows:

- Plot width – plots must be of sufficient width to allow building(s) to be sited with adequate separation between dwellings. The width of the remaining and the new plot should be similar to that prevailing in the immediate area.

- Building line – where the prevailing depth of existing dwellings is a feature of the area new development should respect that building line.
- Visual separation – new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced the new development should normally adjoin the adjacent property(s).
- Building height – new buildings should reflect the height of existing buildings. Where existing buildings are of a uniform height, new buildings should respect that height.
- Daylight and sunlight – new buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by obstructing the path of direct sunlight to a once sunny garden or window. Blocking direct sunlight from reaching neighbouring properties can cause overshadowing and is not acceptable.
- Neighbour amenity – sufficient private amenity space should be provided for the existing dwelling and proposed residential development.
- Parking and access arrangements – satisfactory arrangements will be required for parking and access and must address the requirements of Policy TM1. Parking areas to the front of the property using the front garden will only be acceptable in the following circumstances:
  - this is the prevailing pattern of parking in the locality; or
  - in design terms, it is not possible to address the requirements of Policy TM1.
- Boundary treatment – boundary treatment along the frontage should reflect that prevailing in the area. Proposals for open frontages or the use of the frontage for parking will not be acceptable in areas where enclosed front boundaries prevail.

This policy also applies to applications for two or more properties on a site previously occupied by a single property.



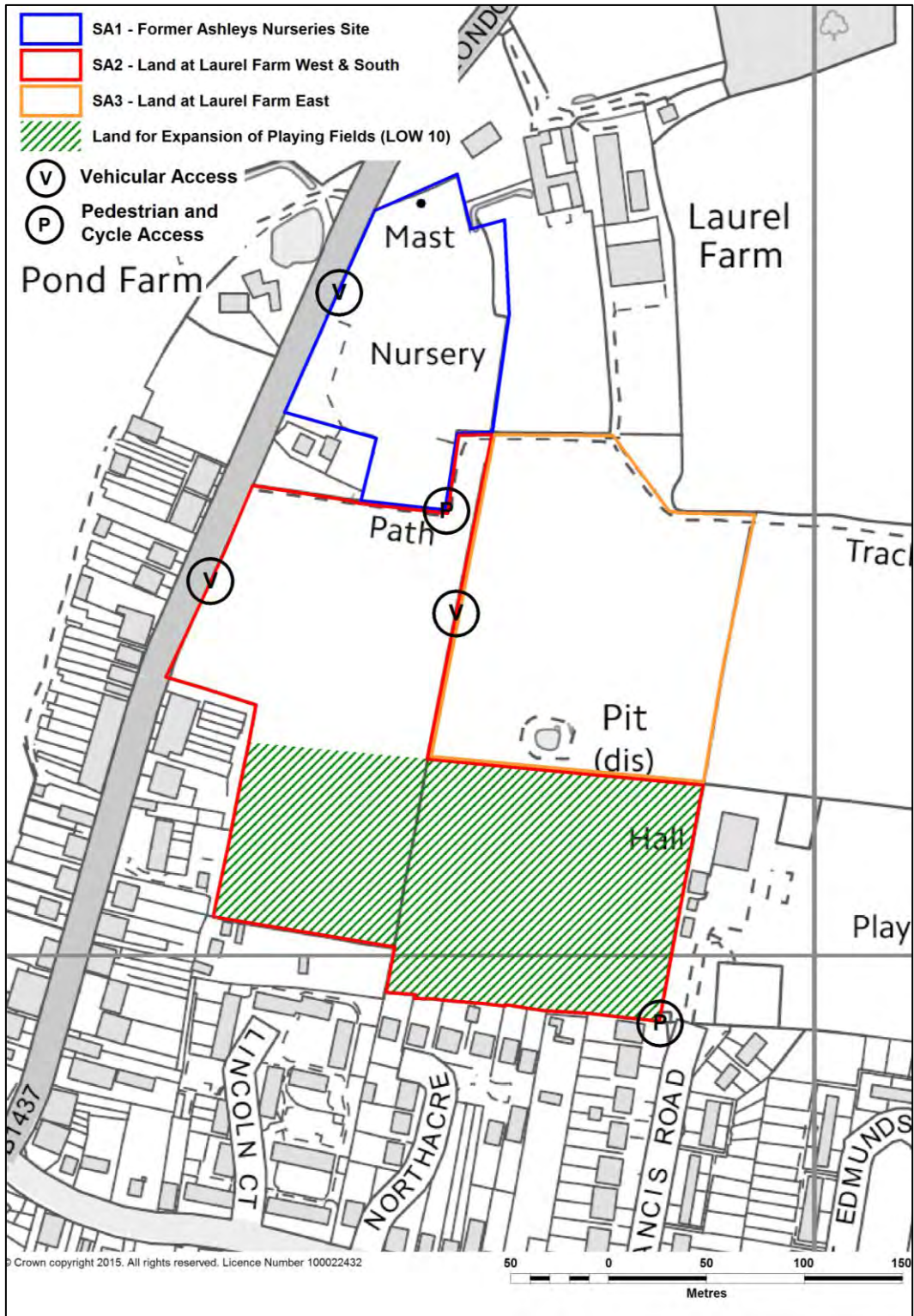
## 6 HOUSING ALLOCATIONS

- 6.1 This section of the Neighbourhood Plan allocates land for residential development.
- 6.2 The approach taken in the Kessingland Neighbourhood Plan is to identify housing allocations which achieve the objectives of the Neighbourhood Plan whilst also providing a clear spatial strategy for delivering the requirements of the Waveney Core Strategy **for the district's larger villages** to accommodate some housing growth.
- 6.3 The following sites are proposed for allocation:
- The former Ashley Nurseries site – for approximately 25 dwellings, with 15 of these being market dwellings and 10 affordable dwellings;
  - Land at Laurel Farm West & South - for approximately 55 dwellings with 45 of these being market dwellings and 10 affordable dwellings;
  - Land at Laurel Farm East – for approximately 25 dwellings, all of which will be affordable.
- 6.4 These allocations total approximately 105 dwellings and will be added to by windfall sites that come forward within the physical limits boundary of Kessingland over the plan period. This scale of growth is considered to represent an appropriate balance between the need to provide for a growing and changing population whilst also recognising the aim of maintaining Kessingland as a sustainable, rural village.

### Site selection criteria

- 6.5 The site selection criteria adopt the objectives of the Neighbourhood Plan listed in Section 3. Sites were identified through engagement with local landowners and site promoters were invited to demonstrate how their sites would contribute towards achieving these objectives.
- 6.6 Sites were then assessed against the following criteria:
- Availability – if the site is available for development;
  - Suitability – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;
  - Achievability - if there is a reasonable prospect that housing will be developed on the site, this being a judgement about its economic viability.
- 6.7 These criteria are provided by Government guidance on undertaking assessments of housing sites. As shown in Section 4, the process of preparing the Neighbourhood Plan has considered alternative areas for development and the sites proposed, following engagement with the community, are considered to represent the most sustainable options.
- 6.8 Both sites are **within Waveney's Strategic Gap and are protected by Policy DM28 of the Waveney Development Management Policies DPD which states that, 'In order to prevent coalescence of settlements, development will not be permitted where it would prejudice the aims of maintaining the open character of the Strategic Gap'**.
- 6.9 Whilst both sites do narrow the gap between Kessingland and Lowestoft, the previous use of the former Ashley Nurseries site means that the principle of development has been established and,

through sensitive design, its redevelopment would not erode the open character of the Strategic Gap as well as representing a significant opportunity to redevelop a brownfield site. With development of the former Ashleys Nurseries site, the development of the land at Laurel Farm would also not prejudice the open character of the Strategic Gap.



## Former Ashley Nurseries site

- 6.10 This land totals 1.1 hectares and is currently a derelict brownfield site, being formerly used as a horticultural nursery. The site is largely surrounded by agricultural land, although there is a dwelling immediately to the south and also dwellings on the other side of the B1437 London Road at the south-western corner. It is adjacent to the other site allocation (Policy SA2) at Laurel Farm so development of both sites would form a single extension of the built-up area of the village.
- 6.11 Access can be provided directly off the B1437 London Road. This stretch of road provides reasonable visibility. The site can also provide a separate pedestrian link through the Laurel Farm site directly into the village. This will avoid the need for pedestrians to walk along the busy main road. This link will also create the opportunity for improved cycling links into the village in the form of a cycle path.
- 6.12 The site will be expected to fulfil the requirements of Policy CS14 the Waveney Core Strategy and Policy CI1 of the Neighbourhood Plan, particularly in respect of play space for children. This is important as the Waveney Green Infrastructure Strategy<sup>2</sup> identifies Kessingland as having the lowest amount of equipped play space in the district. **The site's location adjacent to Laurel Farm** and close to the playing fields and recreation facilities that are already in place or will be delivered under Policy SA2 are considered adequate to serve the needs of older children and youths.
- 6.13 In recognition of the opportunity that the site creates and the reduced requirement to provide open space, it is expected that the site will provide a small amount of Class B1 commercial employment floorspace. This floorspace should be targeted at providing incubator floorspace that gives opportunities for small start-up businesses to take space and grow their businesses. As a result, the amount of floorspace required will not be considerable (up to 500m<sup>2</sup> is considered to represent a reasonable quantum capable of providing a range of space) but the way it is provided – to address the needs of start-ups - will be important.
- 6.14 The site is opposite the grade II listed Pond Farmhouse. It will be important that development protects its setting.
- 6.15 The site is considered to be suitable to accommodate approximately 25 dwellings along with a commercial incubator facility. As required by Policy DM18 of the Waveney Development Management Policies DPD, a minimum of 35% of these dwellings should be affordable units. In light of the importance of maintaining viability, it may be appropriate to reduce this quantum of affordable housing slightly in order to ensure delivery of the employment floorspace.

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<sup>2</sup> Waveney District Council (2015) *Waveney Green Infrastructure Strategy*

### **POLICY SA1: FORMER ASHLEY NURSERIES SITE**

Planning permission will be granted for residential development on 1.1 hectares of land at the former Ashley Nurseries site subject to the following criteria:

- The provision of approximately 25 dwellings, with up to 35% (9 units) provided as affordable housing;
- The provision of 500m<sup>2</sup> of **Class B1 employment 'incubator' floorspace suitable for start-up businesses**;
- The provision of dedicated footpaths and cyclepaths linking the site with the land at Laurel Farm (Policy SA2);
- The **provision of a children's play area as required** by Policy C11 of the Neighbourhood Plan and the Waveney 2015 Green Infrastructure Strategy.

Development should demonstrate that it represents high quality and sustainable design and creates places and spaces for people. In particular proposals should:

- reflect local character and distinctiveness;
- protect local amenity;
- create safe, healthy and accessible environments;
- make good provision for access by all transport modes;
- makes provision for cycle parking;
- ensure adequate vehicle parking facilities are provided in line with Policy TM1, with off-road parking spaces designed so that they will be used for parking, e.g. the use of car ports;
- ensure accessible environments that give priority to pedestrian and cycle access and provide linkages and integration with surrounding housing, employment, services, facilities and spaces;
- protect the setting of the adjacent Grade II listed property; and
- provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors;
- incorporate Sustainable Drainage Schemes unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate;
- incorporate measures to minimise water and energy consumption, through carefully considered design, layout and orientation of buildings and to make provision for recycling waste, in particular ensuring that adequate bin storage areas are provided.

### **Land at Laurel Farm West & South**

- 6.16 This land totals 3.8 hectares and is currently an agricultural field on its northern half and land allocated for playing fields on the southern section (which totals 2.1 hectares). The land has been designated for playing fields under Policy LOW10 of the Waveney Site Specific Allocations Development Plan Document (DPD), adopted in January 2011. This was in recognition of the need for more playing field space and a lack of alternative sites in the village.

- 6.17 To the north of the site is the former Ashleys Nurseries site which has been allocated for development under Policy SA1.
- 6.18 Access can be provided directly off the B1437 London Road. This stretch of road provides reasonable visibility. As with Policy SA1, the site can also provide a separate pedestrian link through to the former Ashleys Nurseries site. In addition, footpath access to Francis Road will afford pedestrians easy and safe access into the main built-up area of the village. This will avoid the need for pedestrians to walk along the busy main road. As with Policy SA1, this link will create the opportunity for improved cycling links to the former Ashleys Nurseries site (and, in particular, its employment offer) in the form of a cycle path. It will also create the opportunity for vehicular, pedestrian and cycle access to the land at Laurel Farm East (Policy SA3).
- 6.19 The Waveney Open Space Needs Assessment 2015<sup>3</sup> recognised the opportunity, associated with development in the north of the village, of providing a green corridor linkage to the coast, at North Cliff. This would be in the form of a shared use path, for walkers and cyclists, to provide easy access to wider amenity spaces at and close to the beach.
- 6.20 The LOW10 part of the site will be used to provide extended playing field space, including sports pitches. The landowner has stated that, without supporting development, it is not viable to bring this area forward for playing field use and provide the necessary drainage and other improvements. The allocation of the site under this policy therefore represents a major opportunity to deliver the improved playing field provision. This also creates the opportunity to consider a comprehensive approach to ensuring that the enlarged Playing Fields provide for a wider range of open space needs than just formal green space. This was a recommendation of the Waveney Open Space Needs Assessment 2015.
- 6.21 In addition, the LOW10 part of the site is adjacent to the Kessingland Sports and Social Centre which has a community hall with a smaller community room and kitchen. Separately on the site is the Hang Out Youth Club, in a converted portable classroom, a multi-use games area (MUGA) and a building containing toilets, sports changing rooms and a storage/maintenance room). The changing rooms and MUGA are the responsibility of Kessingland Parish Council.
- 6.22 The development of the adjacent land will enable the improvement and expansion of these facilities so that they can provide a modern offer capable of supporting the increased level of playing field and sports usage. Contributions could also be used to improve the provision of facilities as part of the MUGA and to **improve the children's play area so that it is up to a modern 'Local Equipped Area for Play' (LEAP standard).**
- 6.23 The delivery of LOW10 for extended playing field space will be secured as part of the development through a Section 106 agreement. It is considered that this is appropriate because LOW10 is directly related to the proposed residential development of the remainder of the site and fulfils all the requirements of a developer contribution under the Community Infrastructure Levy (CIL) Regulations.
- 6.24 The area of the site outside the LOW10 allocation totals 1.7 hectares. This is considered to be suitable to accommodate approximately 55 dwellings. As required by Policy DM18 of the Waveney Development Management Policies DPD, a minimum of 35% of these dwellings should be affordable units. However, in light of the fact that this site and the adjacent land (at Laurel Farm East – Policy SA3) is being brought forward comprehensively by a single landowner, with Laurel Farm East being secured as 100% affordable housing, it is considered that affordable

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<sup>3</sup> Waveney District Council (2015) *Waveney Open Space Needs Assessment*

housing totalling 10 units will help to ensure the viability of the two sites. This would secure 35 affordable units over the two developments.

#### **POLICY SA2: LAND AT LAUREL FARM WEST & SOUTH**

Planning permission will be granted for residential development on 3.8 hectares of land at Laurel Farm West & South subject to the following criteria:

- The provision of approximately 55 dwellings, with 10 units provided as affordable housing;
- The provision of dedicated footpaths and cyclepaths linking the site with the former Ashleys Nurseries site (Policy SA1);
- The provision of additional playing fields on the land allocated under Policy LOW10 of the Waveney Site Specific Allocations DPD, identified as needed by the Waveney 2015 Green Infrastructure Strategy;
- The provision of improvements to the Kessingland Community Playing Field to support the increased playing field and sports provision.

The provision of the following will also be strongly supported:

- Improvements to the existing multi-use games area (MUGA)
- **Improvements to the existing children's** play area in order to bring it up to Local Equipped Area for Play (LEAP) standard.
- The provision of a shared use green corridor linking the site with North Cliff and the beach.

Development should demonstrate that it represents high quality and sustainable design and creates places and spaces for people. In particular proposals should:

- reflect local character and distinctiveness;
- protect local amenity;
- create safe, healthy and accessible environments;
- make good provision for access by all transport modes;
- makes provision for cycle parking;
- ensure adequate vehicle parking facilities are provided in line with Policy TM1, with off-road parking spaces designed so that they will be used for parking, e.g. the use of car ports;
- ensure accessible environments that give priority to pedestrian and cycle access and provide linkages and integration with surrounding housing, employment, services, facilities and spaces;
- provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors;
- incorporate Sustainable Drainage Schemes unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate;
- incorporate measures to minimise water and energy consumption, through carefully considered design, layout and orientation of buildings and to make provision for recycling waste, in particular ensuring that adequate bin storage areas are provided.



## **Land at Laurel Farm East**

- 6.25 One of the major issues raised by the community of Kessingland was the lack of affordable housing to address those with a local connection to the parish. Moreover, when affordable housing is delivered, it is not held for local people and retained in perpetuity as affordable housing for their use.
- 6.26 The solution has been to identify the land at Laurel Farm East as a site for 100% affordable housing to be retained as affordable housing in perpetuity for those with a local connection to Kessingland that are in proven housing need. The 2015 Kessingland Affordable Housing Needs Study identifies that there is a need for properties to accommodate 58 households. The land at Laurel Farm East is the only site that has been put forward for use as a site to specifically address this identified need.
- 6.27 The site could only come forward following the allocation at Laurel Farm West & South because access must come through this site onto the B1437 London Road.
- 6.28 In order to provide a break between this area of housing and that at Laurel Farm West & South, it will be important that part of the site is used to provide green open space that serves the wider community.
- 6.29 The site has also been identified as an opportunity to provide a Neighbourhood Equipped Area for Play (NEAP). The Waveney Open Space Needs Assessment 2015 identified that Kessingland lacked a NEAP which could provide a more comprehensive play offer for older children and youths as well as the existing provision more targeted at younger children. With the quantum of new development proposed in the area, a location on the west side of the development area, coupled with wider green space, could address these needs.
- 6.30 The area of the site totals 2.1 hectares. A NEAP and wider green space will be expected to take at least 1.2 hectares of land. Therefore the site is considered suitable to accommodate 25 affordable dwellings.



### **POLICY SA3: LAND AT LAUREL FARM EAST**

Planning permission will be granted for a 100% affordable housing development on 2.1 hectares of land at Laurel Farm East & South subject to the following criteria:

- The provision of approximately 25 dwellings; and
- The provision of all dwellings solely as affordable housing, held in perpetuity for those with a proven housing need and a proven local connection to Kessingland; and
- The provision of dedicated footpaths and cyclepaths linking the site with the land at Laurel Farm West & South (Policy SA2) and in particular the playing fields and other facilities at the Kessingland Sports and Social Centre; and
- The provision of green space for wider public use and a Neighbourhood Equipped Area for Play (NEAP), identified as needed by the Waveney 2015 Green Infrastructure Strategy.

The provision of the following will also be strongly supported:

- The provision of a shared use green corridor linking the site with North Cliff and the beach.

Development should demonstrate that it represents high quality and sustainable design and creates places and spaces for people. In particular proposals should:

- reflect local character and distinctiveness;
- protect local amenity;
- create safe, healthy and accessible environments;
- make good provision for access by all transport modes;
- makes provision for cycle parking;
- ensure adequate vehicle parking facilities are provided in line with Policy TM1, with off-road parking spaces designed so that they will be used for parking, e.g. the use of car ports;
- ensure accessible environments that give priority to pedestrian and cycle access and provide linkages and integration with surrounding housing, employment, services, facilities and spaces;
- provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors;
- incorporate Sustainable Drainage Schemes unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate;
- incorporate measures to minimise water and energy consumption, through carefully considered design, layout and orientation of buildings and to make provision for recycling waste, in particular ensuring that adequate bin storage areas are provided.

## 7 TRANSPORT AND MOVEMENT

### Residential parking standards

- 7.1 It is a concern of the community that all new dwellings should have sufficient off-road parking spaces to cater for the residents of those dwellings. This is based on experience of existing dwellings and the amount of on-street parking.

### Policy justification

- 7.2 Recent developments in Kessingland have provided insufficient off-street parking for the number of cars owned by those occupying the dwellings. As a result, there are high levels of on-street parking, which make it difficult for vehicles to pass, particularly emergency vehicles. It also makes it more dangerous for pedestrians who have to cross the road between parked cars.

### Parking in Heritage Green



- 7.3 Section 2 showed that Kessingland parish has levels of car ownership at the district average. Whilst this is not exceptional, the growing nature of car ownership – which partly reflects the limited services within Kessingland – is such that this is expected to grow. As has been demonstrated in recent developments, poor design of parking and insufficient provision can result in significant problems. It is therefore appropriate to impose minimum off-road parking standards for any new development.

### Parking in Heritage Green



- 7.4 The standards in Policy TM1 are in line with the Suffolk Guidance for Parking<sup>4</sup> to act as supplementary planning guidance once adopted. This updated guidance reflects modern parking **matters and, in particular, the guidance notes that, "...providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes are available."** The guidance should therefore be used as a minimum standard. It is considered that providing a policy relevant to a rural parish such as Kessingland ensures that these matters are dealt with as policy matters, rather than through guidance which holds less weight in decision-making.
- 7.5 The density of dwelling numbers on the allocated sites in Policies H2 and H3 is such that these standards are considered to be possible with well-designed proposals. In particular the use of open parking or car ports is encouraged as opposed to garages. Commonly garages are not used for parking and instead are used for storage, thereby failing to address the parking issue. Car ports provide an easily accessible off-road parking space whilst still providing the opportunity for storage space to be provided in the roofspace.

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<sup>4</sup> Suffolk County Council (2014) *Suffolk Guidance for Parking – Technical Guidance*

### **POLICY TM1: PARKING STANDARDS FOR NEW RESIDENTIAL DEVELOPMENT**

For all new residential developments, the following minimum standards shall apply for the provision of off-road parking:

- 1-bed house/flat                      1 off-road car parking space
- 2-bed house/flat                      2 off-road car parking spaces
- 3-bed house/flat                      2 off-road car parking spaces
- 4-bed house/flat                      3 off-road car parking spaces
- 5+ bed house/flat                    4 off-road car parking spaces

The use of open parking spaces and car ports will be encouraged instead of garages.

- 0.25 unallocated visitor parking spaces per dwelling

Visitor/unattended parking can, subject to appropriate design, be located on the street.

### **Estate roads and parking courts**

- 7.6 A common problem raised by the community has been the design of 'estate' roads on new developments. A good example is provided by Heritage Green, a relatively recent development in Kessingland. The estate roads serving the development have failed to understand how residents will use them. Parking courts have been provided but residents view them as a crime risk for their vehicles so instead park at the front of their properties. This causes a long stretch of 'single road' on a bend where it is not possible to see if there is any oncoming traffic (below).

#### **On-street parking at Heritage Green**



- 7.7 This in turn creates safety issues for pedestrians trying to cross the road and can cause congestion when cars have to pass long stretches of parked vehicles on what is effectively a

single car-width carriageway. These problems are exacerbated when refuse vehicles come to collect domestic waste and also for emergency vehicles. When this parking is near to junctions it creates further safety hazards for motorists because they do not have clear visibility when approaching a junction and sometimes block the road when a vehicle on the main road wants to turn into the estate road; this in turn creates a highway safety hazard.

### **Parked cars near to a junction**



- 7.8 It is considered that new estate roads and parking courts serving developments should be better designed to ensure that they minimise on-street parking and provide sufficient space for vehicles to pass in two directions.
- 7.9 Parking courts should be designed to maximise use by adopting the following principles:
- Avoiding being located on a main through route with open access to the public.
  - Avoiding provision of large communal parking courts that are used by many residents, thereby making it more difficult to recognise legitimate users of the parking court.
  - Maximise the number of dwellings that have a clear view of the parking court from habitable rooms in their properties.
- 7.10 The design of estate roads should demonstrate how and where potential pinch points are and how the issue is proposed to be resolved.

### **POLICY TM2: DESIGN OF ESTATE ROADS AND PARKING COURTS**

Developments which propose the provision of new estate roads will be expected to demonstrate how they will minimise potential safety issues created by parked cars on narrow road spaces.

Where parking courts are proposed, it must be demonstrated how high levels of usage will be secured through good siting and design.

## 8 BUSINESS AND EMPLOYMENT

### Protection of existing commercial premises or land

8.1 One of the main objectives of the NPPF is to build a strong, competitive economy. In more rural areas, the aim is equally to support a prosperous economy as part of that. It states that, "local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."*

#### The Sweet Retreat and The Beach Hut



8.2 The community of Kessingland – both residents and existing businesses – considers that the first and last of these objectives are the most important. Equally though, there is an important balance that the Neighbourhood Plan seeks to achieve. It wishes to encourage the growth of appropriate commercial activities which create jobs for local people. This will be achieved by protecting existing commercial premises from change of use where the existing businesses are of demonstrable benefit to the community (i.e. they create jobs which are capable of being accessed by the local workforce and/or they provide day-to-day services which are required by the local community).

8.3 Kessingland has a small business base and it is important that this is protected. In recent years there have been a number of businesses that have ceased trading from commercial units on

Church Road and without adequate protection, such commercial premises will then be lost to subsequent businesses looking to trade in Kessingland. Away from Kessingland there are limited employment opportunities in the surrounding villages and the large proportion of employment opportunities are in Lowestoft. Whilst there are opportunities to commute by non-car modes, inevitably the majority of people working away from Kessingland will do so by car. The protection of local employment opportunities will not only provide greater prospects for local people to access jobs but will ensure that these are sustainable in terms of the patterns of commuting that they generate.

- 8.4 The Plan considers that it is important to protect the stock of commercial property in the parish. To do so, it is necessary to restrict the demolition or conversion of existing commercial premises (A- and B-class uses) for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be permitted.
- 8.5 In order therefore to demonstrate that commercial land or property can be redeveloped for non-commercial uses, the land or buildings must not have been in active use for at least twelve months and it must be clear that there is little or no prospect of the premises or land being reoccupied by an employment-generating user in the future. This must be demonstrated by a sustained marketing campaign lasting at least six months, undertaken through an appropriate commercial agent. This must show that all reasonable steps have been taken to market the property and that there has been no interest from a credible party.

#### **POLICY BE1: PROTECTION OF EXISTING COMMERCIAL PREMISES OR LAND**

There will be a strong presumption against the loss through conversion or demolition of commercial premises or development of land which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- the commercial premises or land in question has not been in active use for at least 12 months; and
- the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months; and
- the commercial premises are relocated within the Plan area.

#### **Conversion of vacant premises for employment**

- 8.6 Over recent years, a number of important services have been lost in Kessingland. These include the Post Office and the Police Station. The impact of these closures can be far reaching but the longer term implications are significant when those vacant units are redeveloped. Most commonly they are lost to housing and once this happens, there is little prospect of them returning to a commercial use which creates jobs and value to the local community.

### Former betting shop and Kings Head pub



- 8.7 National planning policy currently permits the change of Class B1(a) office and Classes A1 (retail) and A2 (financial/professional services) uses to residential uses (Class C3) without the need to apply for planning permission. It is therefore not possible for the Neighbourhood Plan to prevent such changes from happening. However, it is important that retail and commercial activities in the parish are encouraged to stay and are not restricted by restrictions in the planning system from realising appropriate growth and change as necessary.
- 8.8 So whilst it is not possible to prevent the conversion of existing retail and other commercial premises to residential uses, it is possible to provide flexibility for the reuse of such properties for alternative commercial purposes. Again, there are certain circumstances where national planning policy allows commercial premises such as shops, offices and leisure uses are permitted to change for a period of up to two years to certain retail and office uses without the need for planning permission. It is considered that this is a positive policy which seeks to provide flexibility in the use of commercial buildings and the Neighbourhood Plan seeks to ensure that the same positive approach follows when a planning application is required.
- 8.9 Planning applications for the re-use of commercial premises should therefore be viewed favourably where they can demonstrate that they will provide employment through their on-site activities.

#### **POLICY BE2: CONVERSION OF VACANT PREMISES FOR EMPLOYMENT**

Planning applications for the conversion of existing commercial units to alternative commercial uses will be permitted, subject to the following criteria:



- The on-site activities proposed can be demonstrated to provide employment; and
- The activities do not have an unacceptable impact on the amenity of neighbouring residents; and
- There is sufficient off-street parking (based on Suffolk County Council Parking Standards) to accommodate workers and visitors.

## 9 COMMUNITY INFRASTRUCTURE

### Leisure facilities for young people

- 9.1 Kessingland is generally assessed by Waveney District Council to have a good quality and range of play spaces for all ages across the parish. However, in recognition of the key objective of the Neighbourhood Plan to retain young people within the parish, there is need for an improvement in some facilities for play and recreation.
- 9.2 The Waveney District **Children's** Play Programme Evaluation<sup>5</sup> states that in the whole of the village, "Teenage provision is the area of most deficiency in Kessingland play spaces...well below the district average..." **It goes further by summarising that, "Kessingland's play spaces offer average to excellent play value for toddlers and juniors, but offers poor provision for teenagers."**
- 9.3 When referring, specifically to the Francis Road Community Playing Field, the Evaluation Report states that the MUGA (Multi Use Games Area) "...is the only site suitable for accommodating further teenage provision."
- 9.4 The Waveney Open Space Needs Assessment 2015 does identify however that Kessingland is under-provided for in terms of equipped play space. Whilst it notes that this shortfall is mitigated by the facilities that are provided being high quality, there is still a shortfall and with the growth planned through the Neighbourhood Plan, this situation will worsen.
- 9.5 It therefore would appear that the emphasis on development of recreation facilities should be for teenagers as a priority but for younger children as well.
- 9.6 Kessingland Community Playing Field (KCPF) can be found at the far end of Francis Road on the northern outskirts of the village. It is open to the north, east and west to agricultural land and is approximately four hectares in size. Since 2013, KCPF has been controlled and managed by Kessingland Parish Council and shares the area with Kessingland Sports and Social Centre (KSSC) which is separately managed by its own committee and trustees.
- 9.7 **Within the grounds of the KCPF can be found a fenced and equipped children's play area, a covered shelter for teenagers and a multipurpose, fenced MUGA suitable for all ages with basketball and football goal areas. It can also be used for short tennis and other games. Also within the Francis Road site is the Kessingland Youth Club ('hangout').**
- 9.8 At present the field is marked out for a soccer pitch and has portable goals available. There are good facilities adjacent including toilets including disabled, double changing rooms and showers. The potential for generating interest from further football teams and other games is being promoted by the Parish Council.
- 9.9 Considering the assessment of the Play Programme Evaluation, and in consultation with the community of Kessingland through the neighbourhood plan, interest has been shown in the need for expanding activities and facilities in Kessingland, particularly at KCPF.
- 9.10 A skate park at KCPF has recently been completed and opened and it is hoped that this proposed facility will help to address some past problems in the village by providing a popular interest for **the community's young people, and particularly for teenagers.**
- 9.11 In addition there have been requests for further facilities at the field. These include an outdoor gym.

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<sup>5</sup> Waveney District Council (2012) *Children's Play Programme – Evaluation Report to Big Lottery Fund, for The National Lottery*

- 9.12 The provision of further play equipment and facilities will therefore be welcomed, particularly to support the growth of the community that will happen over the plan period. It is important that new developments, as they come forward, establish exactly what the needs are in terms of leisure provision for young people, and ensures that such provision is made as part of any development proposals. This is particularly the case in respect of the land at Laurel Farm (Policy SA2).

### **POLICY CI1: PROVISION OF LEISURE FACILITIES FOR CHILDREN AND YOUNG PEOPLE**

Planning applications that propose the provision of leisure facilities for children and young people will be viewed favourably. New residential developments of 10 homes or more will be expected to demonstrate that they have assessed the likely needs of the new resident under-16 population and have sought, where possible, to address these needs.

### **Sports facilities**

- 9.13 Existing playing pitch provision in Kessingland comprises:
- an adult football pitch at the Kessingland Community Centre (with space to accommodate at least one further pitch subject to local demand);
  - a bowls green at The Avenue; and
  - a disused tennis court at the Community Centre which is planned for redevelopment to provide an Early Years Centre.
- 9.14 **Waveney District Council's Playing Pitch and Outdoor Sports Facilities Assessment**<sup>6</sup> assessed that there was limited provision of sports pitches to serve Kessingland that, whilst sufficient at present, would need to be expanded to support an additional population.
- 9.15 In addition, as part of the neighbourhood plan work and the work of the Parish Council in respect of plans for KCPF, enquiries have been received for the provision of facilities to play cricket, rugby and volleyball.
- 9.16 The Waveney Local Plan has allocated an area of land for further provision for sports pitch needs (Policy LOW10). This provides a suitable location for additional pitch provision but, as was identified by the Playing Pitch and Outdoor Sports Facilities Assessment, the existing Kessingland Sports and Social Centre will need improvement and expansion, including the provision of additional changing facilities. This is facilitated by Policy SA2 in respect of the land at Laurel Farm.

### **POLICY CI2: PROVISION OF SPORTS FACILITIES**

Development proposals which provide or enable the provision of expanded sports facilities, particularly sports pitches and supporting facilities, will be strongly supported.

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<sup>6</sup> Ploszjajski Lynch Consulting (2014) *Playing Pitch and Outdoor Sports Facilities Assessment*, for Waveney District Council

## Community educational facilities

- 9.17 There are proposals that are well advanced for the provision of an Early Years centre within Kessingland. This is being driven by East Coast Community Healthcare (ECCH) which has identified a market need to provide sustainable, affordable, quality, full-day childcare across Suffolk and Norfolk. This includes in Kessingland where a business case has been made to apply **for Big Lottery Funding as part of a partnership involving Kessingland Parish Council and 'The Hangout', the local youth club.**
- 9.18 The provision of such a facility in Kessingland will provide Early Years services underpinned by ECCH's **health and safeguarding services, plus additional wrap around care through holiday and after school clubs.** At present, many struggle to find pre-school and wrap-around care which would otherwise enable them to take up employment opportunities. In addition, this will also create new jobs which have the potential to be accessed by local people.
- 9.19 A site has been identified for the Early Years centre on land which formerly accommodated tennis courts at the playing fields just off Francis Road. In order to ensure that the scheme can be delivered once the funding is in place, the Neighbourhood Plan is allocating this land for the provision of the Early Years centre and appropriate parking. It will be important that any such provision does not impact detrimentally on the amenity of the residents at the northern end of Francis Road.

### **POLICY CI3: PROVISION OF AN EARLY YEARS CENTRE, LAND OFF FRANCIS ROAD**

Development proposals for the provision of an Early Years centre on land at the Playing Fields off Francis Road will be permitted, subject to the following criteria:

- the provision of appropriate levels of parking;
- demonstration that the proposals would not have a detrimental impact on the amenity of residential properties on Francis Road.

## Care facilities

- 9.20 The ageing population, both nationally and locally, is considered to be an issue that the Neighbourhood Plan should address. In particular, the need for specialist care is an area where there is felt to be a growing need for provision over the plan period.
- 9.21 At present in the parish, care needs of older people are provided by the Manor Farm Care Home in Church Road. This is a 25-bed care home specialising in elderly and dementia care. The existing home is an old manor house converted into a care home with a single storey extension. It currently runs at almost full occupancy throughout the year.
- 9.22 **The 'State of Suffolk' Report<sup>7</sup>** identified that people aged over 85 years make up a higher percentage of the care home population in Suffolk compared to the national average and that Suffolk has high rates of permanent admission to residential care and nursing homes in people aged 65 and over when compared to many other regions in England.
- 9.23 Engagement with care providers has shown that there is a significant demand for purpose built care homes in the Suffolk County area, mainly single rooms with en-suite facilities. This has been

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<sup>7</sup> Suffolk County Council (2015) *State of Suffolk*

supported by the view of local residents engaging in the Neighbourhood Plan process. The land adjacent to the existing Manor Farm Care Home building within the existing site provides an opportunity to extend provision in Kessingland. This is the most efficient option because the level of facilities and on-site support that is required mean that provision elsewhere would need to be **provided 'from scratch'**.

- 9.24 Any new development would provide the opportunity for a wider range of care as opposed to just the elderly and those with dementia. It could offer alternative types of care such as respite, end of life care, assisted living, day centre and short term breaks. This has the potential to bring the community together and also provide relief to the overcrowding of local hospital beds.

**POLICY CI4: PROVISION OF ADDITIONAL CARE FACILITIES, LAND OFF CHURCH ROAD**

Development proposals for the provision of additional care facilities (use class C2) on land off Church Road will be permitted, subject to the following criteria:

- the provision of appropriate levels of parking; and
- the retention of the existing tree belt on the frontage with Church Road and the provision of suitable screening of buildings on the southern and western boundaries of the site; and
- development should be of a height and scale that is in keeping with the surrounding area; and
- the use of materials that ensure it is in keeping with the existing adjacent care home facility.

## 10 ENVIRONMENT AND GREEN SPACES

- 10.1 The Waveney Open Space Needs Assessment, published in 2015, identifies that Kessingland has no parks or gardens to serve its population. For its population, an acceptable level of provision would be approximately 1.75 hectares. The Assessment states that Kessingland should have access to at least one open space that is of a quality equivalent to a park.
- 10.2 It is not possible to provide a park or equivalent space within Kessingland, or to improve access to the beach as an alternative open space. As is recognised by the Open Space Needs Assessment, the Playing Fields, which will be enlarged through the delivery of additional formal open space through the LOW10 allocation and the delivery of Policy SA2 (Land at Laurel Farm), this can provide a multi-functional open space. However, the nature of formal playing pitch provision means that ultimately this space will not be able to completely undertake the function of a park.
- 10.3 The community, in recognition of the lack of such provision, has identified the importance of its network of smaller green spaces, in particular in terms of the role it plays in making Kessingland a 'green' and rural village.

### Local Green Spaces

- 10.4 Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 77 of the NPPF says that Local Green Spaces should only be designated:
- *"where the green space is in reasonably close proximity to the community it serves;*
  - *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - *where the green area concerned is local in character and is not an extensive tract of land."*
- 10.5 The network of green spaces were identified in the Open Space Needs Assessment as being '...important to the townscape and street scene' of Kessingland.
- 10.6 The areas that have been identified by the community as being of value to them and in need of protection<sup>8</sup> fall into three categories:
- Playing pitches and outdoor sports facilities
  - Play spaces
  - Allotments
- 10.7 Each is briefly described below, with photographs of each provided in Appendix 1.

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<sup>8</sup> The numbering of each Local Green Space corresponds with the numbering shown on Figure 10.1

### ***Playing Pitches and Outdoor Sports Facilities***

**1 Community Recreation Ground, Francis Road.** This is the main recreation ground serving the community of Kessingland, providing for both formal and informal sporting and leisure activities.

### ***Play Spaces***

**2 Rider Haggard Community Garden.** This site has been used as a play area in the past but there has been demand for it to provide for wider community needs. Kessingland Parish Council has purchased the land and it is being transformed into a community orchard.

**3 Church Road Play and Picnic Area.** This is an area which is of value to the local community in this part of Kessingland because it is in regular use by local children. It is also provides for the play needs of visitors to Kessingland because it is adjacent to the Beach Car Park.

**4 Marram Green Play Area.** This play area is widely used by children from the adjacent Kessingland Primary School.

**5 High Street.** This area of open space contains a children's play area, public seating, a children's garden with a Queens Jubilee Oak planted nearby. Its central location provides a place for families to meet and enjoy outdoor recreation.

### ***Allotments***

**6 Church Road allotments.** These allotments are owned by the Diocese and are rented to Kessingland Parish Council. In total there are 24 plots. As at November 2015, a total of 22 were occupied (20 full plots, 4 half plots, 1 plot for composting and 1 plot for bee keeping).

**7 St Edmunds East allotments.** These allotments are owned by Waveney District Council and are rented to Kessingland Parish Council. In total there are 9 plots and as at November 2015, a total of 8.5 were occupied.

**8 St Edmunds West allotments.** These allotments are owned by Waveney District Council and are rented to Kessingland Parish Council. In total there are 5 plots and as at November 2015, all were occupied.

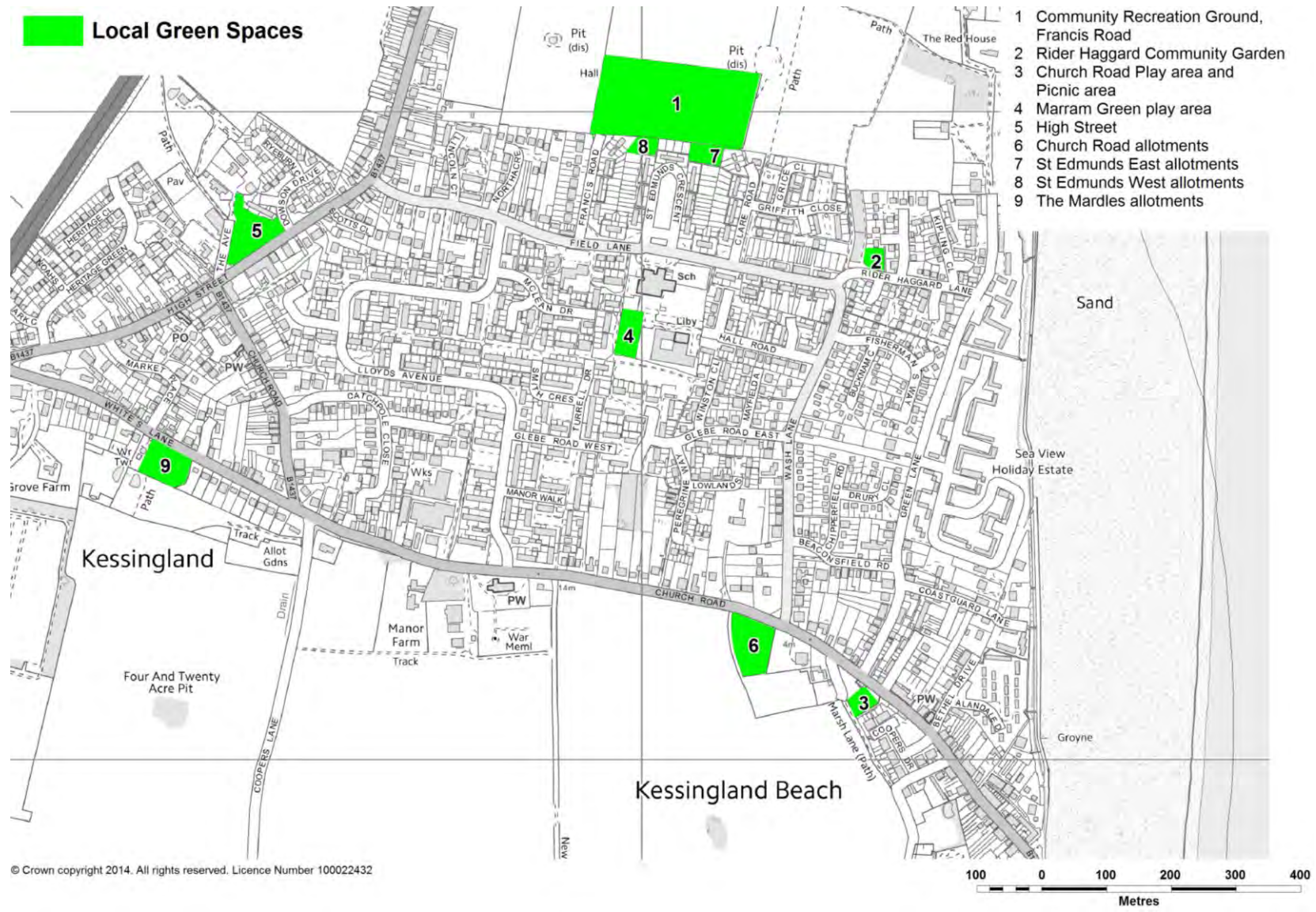
**9 The Mardles allotments.** These allotments are owned and operated by the Mardles Charitable Trust. In total there are 20 plots and as at November 2015, all were occupied.

10.8 The Waveney Open Space Needs Assessment recognised that many of the amenity spaces are 'passive' spaces because they offer limited value to residents as usable space; at present their value is solely provided by the visual amenity they create. The Assessment recommended that:

*'Providing ancillary facilities such as seating and planting on passive amenity spaces could assist with creating walking routes to destinations such as the village centre, beach or the playing field that could encourage people to be more active.'*

10.9 Therefore any ancillary provision which helps to improve the more active enjoyment of these spaces will be permitted. The connectivity between the green spaces should also be improved through the use of features to encourage wildlife, including native planting, scrub, trees, hedgerows and ponds.

**Figure 10.1: Local Green Spaces**



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**POLICY E1: PROTECTION AND MAINTENANCE OF LOCAL GREEN SPACES**

The following areas and as shown on Figure 10.1 are designated as Local Green Spaces:

1. Community Recreation Ground, Francis Road
2. Rider Haggard Community Garden
3. Church Road Play and Picnic Area
4. Marram Green Play Area
5. High Street
6. Church Road allotments
7. St Edmunds East allotments
8. St Edmunds West allotments
9. The Mardles allotments

Proposals for built development on these Local Green Spaces will not be permitted unless the proposal is of a limited nature and it can be clearly demonstrated that it is required solely to enhance the role and function of an identified Local Green Space.

## 11 TOURISM

- 11.1 Being located on the coast, tourism is an important part of the economy of Kessingland. A significant number of properties along and close to the seafront are used for tourist accommodation. People come to stay in Kessingland and do so from Spring to Autumn, over approximately a six-month period. This directly brings income to Kessingland but these tourists also spend money in the local area.
- 11.2 A review of the cost of a typical two-bedroom accommodation shows that properties in Kessingland are slightly cheaper than those in other tourist destinations within a 20-mile radius but not significantly so. Moreover, it is observed that most of the seafront properties in Kessingland are occupied for most of the six-month main tourist season.
- 11.3 Many of these tourist properties are retained as such due to planning conditions placed on their use. This means that they cannot be occupied by the same tenant for a full 12-month period, often restricting this to a maximum of eight months. This prevents these properties from being used as permanent residences. Over recent years there have been planning applications seeking to vary these conditions so that these properties can be used as permanent residences. Once these properties are lost to the tourist sector they are not replaced, neither is the loss of direct and indirect income from the people that stay in them.
- 11.4 It is therefore considered important that the tourist properties in Kessingland – which are located close to or on the seafront – are protected as tourist properties and do not have their status changed to permanent residences.
- 11.5 If such a change is to occur, then it must be clearly demonstrated that the continued use of the property as a tourist chalet is no longer viable. This must be achieved through a clear and detailed marketing campaign for tourist occupancy, using recognised sources for advertising properties, e.g. through Visit East Anglia or a suitable accommodation website. This campaign must be undertaken for at least a period of 12 months.

### **POLICY T01: PROTECTION OF TOURIST ACCOMMODATION**

For properties within the area to the seaward (east) side of the line identified on the Proposals Map as a tourism protection area, there will be a strong presumption against the loss of accommodation intended for the use of tourists.

Applications for the removal or variation of conditions restricting the maximum period of holiday occupancy for the purpose of using the property as a permanent residence, will only be permitted if it can be demonstrated that such use is no longer viable. This must be demonstrated through the results of a marketing campaign lasting for a continuous period of at least twelve months.

## 12 FLOODING AND DRAINAGE

- 12.1 Whilst there are no areas proposed for development which are likely to be at risk from flooding, i.e. in Flood Zones 2, 3a or 3b, this does not mean that new development cannot create localised flooding impacts. The community of Kessingland has identified several examples of development which has been assessed by the strategic flood authorities to have no impacts in terms of flooding yet, when completed and occupied, have created local flood events that have detrimentally affected the new residents and those in the immediate surrounding area.
- 12.2 Development will therefore have to ensure that it minimises the potential for all types of flooding, including surface water. This can be through a range of flood mitigation measures, both for the scheme as a whole and for individual buildings.
- 12.3 Additionally, it is not acceptable for new development to require measures that could worsen flooding impacts elsewhere, such as the loss of open watercourses. The creation of new culverts will not be viewed favourably as it is consistently observed that developments which do so serve to increase the prospects of localised flooding.
- 12.4 Positive actions to reduce flooding across the parish will be welcomed. For example, where there are existing culverts and development creates the opportunity to open these up, then proposing to do so will likely result in reduced risks of localised flooding, therefore will be viewed favourably.
- 12.5 New developments will be expected to incorporate sustainable drainage systems (SuDS) where feasible. Ideally SuDS should be at or near the surface, providing water quality, biodiversity and amenity benefits and reducing flood risk.

### **POLICY FD1: MINIMISING THE IMPACT OF FLOODING FROM DEVELOPMENT**

Development proposals will be expected to:

- be designed and constructed to minimise the overall level of flood risk within the parish; and
- provide appropriate Sustainable Drainage Systems (SuDS) unless it can be shown to be impractical; and
- re-open existing culverts where practicable.

Development will not be permitted in flood attenuation areas where that development would reduce the ability of these areas to alleviate flooding.

Proposals that would create new culverts (unless essential to the provision of access to water systems) will not be permitted.

Proposals that would result in the loss of open watercourses will not be permitted.

## **13 NON-LAND USE ISSUES**

- 13.1 There are a number of issues that have been raised through the process of preparing the Neighbourhood Plan that are not directly related to land-use matters (although several indirectly relate to the use of land in some form). As such, they are not matters that can be addressed directly by the provision of a planning policy in the Neighbourhood Plan. However, this is not to say that these are not important matters and it is important that a strategy for dealing with these matters is assembled and taken forward. In doing so, this will help to achieve the vision and objectives of the Neighbourhood Plan.
- 13.2 The issues that have been identified are shown in Table 13.1, along with possible actions:

**Table 13.1: Non-land use issues to be addressed**

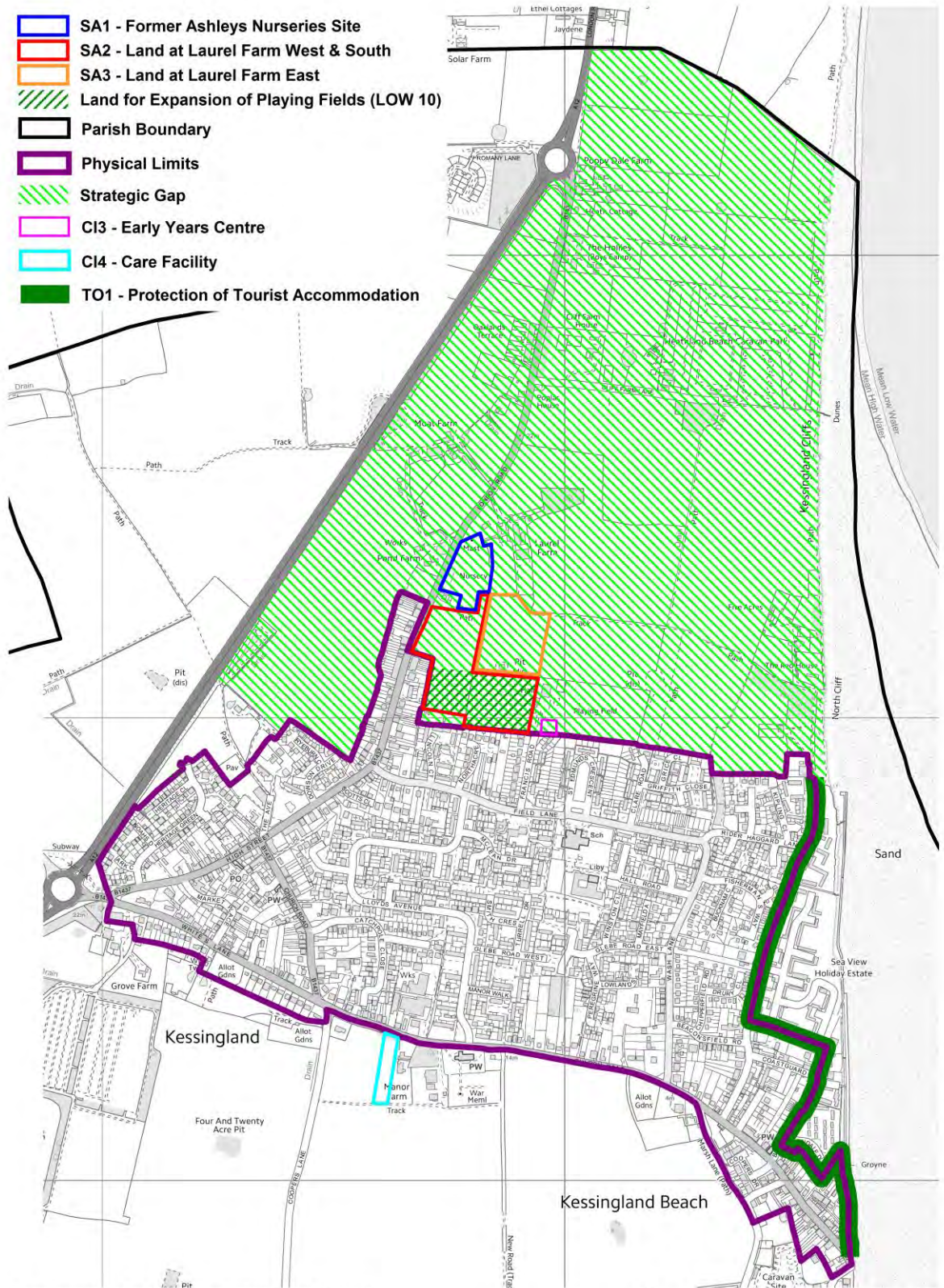
<b>Issue</b>	<b>Possible Actions</b>	<b>Lead agencies and partner</b>	<b>Funding needed?</b>	<b>Priority</b>
<b>Transport</b>				
Buses – specifically the need to provide evening, weekend and early morning services	Contact existing bus companies to ascertain whether they could provide a more comprehensive service	Anglia Bus's Belles Coaches First	Not known in early stage	High
<b>Environment and appearance</b>				
Dogs out of control and dog mess	Employ a number of wardens to educate irresponsible dog owners	Kessingland Parish Council Waveney District Council	Not known	Medium
Improve state of footpaths	Check them on a regular basis and lobby for improvements	Kessingland Parish Council Waveney District Council	Yes	Very important for public safety
Wind turbines and associated amenity problems for neighbours caused by noise and shadow flicker	Continue to lobby Waveney district Council to take action over noise, particularly with night time running	Kessingland Wind Turbine Pressure Group	Not known	Medium
<b>Community infrastructure</b>				
Provision of an outdoor gym	Identify a suitable unused green space or on existing playing field	Kessingland Parish Council	Yes	Medium-low
Provision of community facilities required by older people	Further survey work of over-60s to ascertain what they would like.	Not known	Yes	Medium-low
Pre-school/wraparound care facility (helping young working families with child care etc). Should also include before and after school and holiday provision	A location for such a facility has been identified at the old tennis courts, Francis Road Playing Fields. A project is currently being planned.	Kessingland Parish Council East Coast Health	Yes	High
Better access to doctors and dentists	Contact existing local dentist to ascertain whether they would consider opening a new branch in Kessingland. Canvas residents to discover doctor concerns.	Local clinic commissioning group	Not known	Medium

Kessingland Neighbourhood Plan  
Referendum Version

Issue	Possible Actions	Lead agencies and partner	Funding needed?	Priority
<b>Heritage</b>				
Maintain open spaces and community areas	Make sure they are suitably planted and maintained	Kessingland Parish Council	Yes, possible sponsorship from local businesses	Medium
Protect amenity green spaces	Work with landowners and WDC to ensure that these spaces are preserved to provide a high quality environment within the built-up area of Kessingland.	Kessingland Parish Council	No	High
Protect heritage assets	Identify non-designated heritage assets	Kessingland Parish Council	No	Medium
Kessingland Beach	Make sure it maintains SSSI status	Waveney District Council Environment Agency Natural England	Yes	High

# PROPOSALS MAP

- SA1 - Former Ashley's Nurseries Site
- SA2 - Land at Laurel Farm West & South
- SA3 - Land at Laurel Farm East
- Land for Expansion of Playing Fields (LOW 10)
- Parish Boundary
- Physical Limits
- Strategic Gap
- CI3 - Early Years Centre
- CI4 - Care Facility
- TO1 - Protection of Tourist Accommodation



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100 0 100 200 300 400 500  
Metres

## GLOSSARY

- **Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
- **Built form** – this refers to the man-made landscape and the various aspects of physical development within it.
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by Waveney District Council.
- **Local Plan** – the planning policy document prepared by Waveney District Council, covering Kessingland parish. This addresses strategic planning matters and the Kessingland Neighbourhood Plan, as required by the National Planning Policy Framework, must be in general conformity with the Local Plan.
- **Intermediate tenure housing** - Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
- **Lifetime Homes** - dwellings that incorporate 16 design criteria which can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. In particular, it ensures that many disabled or older people are able to live within their own home as opposed to a care setting.
- **Micro-business** - a company employing fewer than ten people.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **‘Permitted’** (relating to development) – throughout the Kessingland Neighbourhood Plan policies for forms of development are stated “will be permitted”. This means that those parts of planning applications for developments which conform to those policies will be permitted. It does not mean that a planning application is not required to be submitted.
- **Shared surfaces** – the minimisation of demarcations between vehicle traffic and pedestrians.
- **Sheltered housing** - a group of flats or bungalows where all residents are older people (usually over 55). With a few exceptions, all developments provide independent, self-contained homes with their own front doors. There are usually some common facilities that all residents can use - such as a residents' lounge, a guest suite, a garden and often a laundry.
- **Social rented housing** - Housing owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.



- **Strategic Housing Land Availability Assessment (SHLAA)** – an evidence base exercise undertaken by all local authorities to determine the amount of land that has theoretical potential for housing development. All sites put forward are considered for their availability, suitability and deliverability for housing. If a site addresses all of these requirements then it is considered to have theoretical potential for housing development; however this does not mean that the site will be brought forward for development or that a planning application will be granted planning permission. All sites for consideration are collated through a **'Call for Sites' exercise which invites** anyone to put forward land for consideration through the SHLAA process.
- **Super Output Areas** – a unit of area for which statistics, including the UK Census, are collected.

**Appendix 1      Local Green Spaces (Policy E1)**

1. Community Recreation Ground, Francis Road



2. Rider Haggard Community Garden



3. Church Road Play & Picnic Area



4. Marram Green Play Area



5. High Street



6. Church Road allotments



7. St Edmunds East allotments

8. St Edmunds West allotments



9. The Mardles allotments

