

# Kessingland Neighbourhood Plan

# Summary of Comments

## Submitted to the independent Examiner

Full copies of comments can be viewed on the following webpage:

<http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-areas/kessingland-neighbourhood-area/>

Respondent	Summary of comment
Anglian Water	Anglian Water stated that they had no further comments to add to those made at earlier stages of the Neighbourhood Plan.
Badger Building	<p>Badger Building welcomed the proposal to allocate the Ashley Nurseries site although they raised concerns about the detail and lack of recent contact between the Parish Council and the landowners. Concerns were also raised regarding the space available for housing on the site and the compatibility of housing and commercial activities on the site.</p> <p>Badger Building questioned if there was evidence to support the demand for starter units on the former Ashley Nurseries site. They commented that affordable housing may not be viable on the site and that the start up units should not be required to be built in advance of, or in parallel with, housing. They raised concerns over the available space for the proposed housing numbers given the requirements for Sustainable Urban Drainage Systems, on-site open space, and on-site parking spaces. The development of this site should not be delayed to allow for pedestrian and cycle connections to be constructed on adjoining sites.</p>
Historic England	<p>The Neighbourhood Plan area includes a number of designated heritage assets (below) and it is important that the Plan safeguards those elements. including:</p> <ul style="list-style-type: none"> <li>• Grade I Church of St Edmund on Church Road</li> <li>• Grade II The Old Rectory on Church Road</li> <li>• Grade II 59 High Street</li> <li>• Grade II The Ark on London Road</li> <li>• Grade II Pond Farmhouse on London Road</li> </ul>

	<p>Historic England set out some proposed revisions to policies and text as follows:</p> <p><b>Reference to Local Plan Policy</b></p> <p>Policy CS17 of the Core Strategy applies and this policy should be added on page 16.</p> <p><b>Neighbourhood Plan Objectives para. 3.3</b></p> <p>The Neighbourhood Plan would benefit from a reference to a positive strategy for the conservation of heritage assets. A new bullet point should be added to read 'Heritage assets both designated and non-designated must be conserved in a manner appropriate to their special interest or significance and this includes the impacts of development within their setting.' This also links to policy SA1 and the impacts of development on the setting of Pond Farm.</p> <p><b>Section 6 Housing Allocations</b></p> <p>Housing development at site SA 1 has the potential to affect the setting of the nearby Pond Farm. Historic England would support the reference to setting and to their Good Practice Advice Note 3 as a footnote to para. 6.14.</p>
Wellington Construction	<p>Wellington Construction stated that the site they are promoting in Kessingland (site 85 in the Council's 'Call for Sites') could assist in funding infrastructure through Community Infrastructure Levy (CIL) payments. New housing would address affordable housing needs, including starter homes, and could fund sporting facilities through CIL. It would also reduce reliance on windfall development to provide housing.</p> <p>The proposed sites SA 1, SA 2 and SA 3 extend beyond the physical limits. SA 1 and SA 2 are Greenfield sites within the Strategic Gap. Wellington Construction's site is also a greenfield site beyond physical limits of Kessingland but in their view it is less intrusive and planting could take place which would mitigate the development's visual impact.</p> <p>Wellington Construction commented that the Consultation Statement does not appear to indicate that all land owners of the edge of the village have been approached with regards to promoting sites in the Neighbourhood Plan.</p>
Anonymous	<p>Suggested that under 'Environment' in para. 3.3 An additional objective is added to identify non-designated heritage assets within the plan area. This would give the opportunity for communities to identify buildings</p>

	and other features which are important to them.
Mr and Mrs S Goldsmith	Development at site CI 4 is outside the physical limits of Kessingland and in the Area of Outstanding Natural Beauty (AONB). A two-storey building on this site would be out of scale and a single storey building would be more in keeping. They raised concerns over highway safety, parking issues, strain on the GP surgery and strain on the sewerage system arising as a result of development at this site.