

Kesgrave Neighbourhood Plan 2018 - 2036

Initial Comments of the Independent Examiner

Prepared by

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24th March 2020

Introductory Remarks

1. As you will be aware, I have been appointed to carry out the examination of the Kesgrave Neighbourhood Plan. I have carried out my initial review of the plan and the accompanying documents.
2. I visited Kesgrave on Thursday, 19th March 2020. I spent the afternoon driving around the town, I visited all the local green spaces, saw the suggested non-designated heritage assets and visited the local centre and I walked a substantial part of the green space at Long Strops. I also visited all the residential areas that were specifically quoted in the document related to the infill and residential development policy.
3. I have come to the view, irrespective of the current coronavirus crisis, that I am able to carry out this examination, solely on the basis of written material only. However, my consideration of the issues would be assisted by responses to a number of questions. These are directed at the Town Council and East Suffolk Council but if the other party wishes to comment on any other question, that is fine.
4. I must stress that at this stage, I have not come to any conclusions whatsoever and that by asking specific questions, does not mean that I am in any way prejudging my considerations of the issues before me.

Regulation 16 Comments

5. Firstly, I would like to offer the Town Council the opportunity to respond to any of the comments made in the representations submitted as part of the Regulation 16 consultation.

Questions for Kesgrave Town Council

6. Can the Town Council explain its site selection process for selecting the allocation site? Were other sites considered, was there a call for sites undertaken which and was there an assessment against agreed criteria which lead to the choice of the site set out in Policy KE2? Please confirm that the planning permission granted on this allocation site is now in the process of being implemented – I saw hoardings around the site.
7. Does the Town Council have a proposed threshold, in terms of the minimum numbers of residential units which are expected to be for providing defined growing spaces in communal area, as set out in Policy KE4?
8. I have carefully reviewed the community survey reports in the Consultation Statement. Could the Town Council point me to evidence of the widespread public concern regarding the principle of garden development and infill development, which has lead it to promote Policy KE1, (beyond the issue of inappropriate on street parking)?

Questions for East Suffolk Council

9. Can the Council provide me with an indication of the likely date for the adoption of the new Local Plan? I appreciate that it will be preparing the Main Modifications and Additional Modifications – is there a timescale for that? My purpose for asking is how the timing of this examination relates to the Local Plan’s likely adoption, in view of the basic condition that the neighbourhood plan needs to be in general conformity with strategic policies in the adopted development plan.
10. I note that the emerging local plan is expecting the Kesgrave Neighbourhood Plan to be allocating land for at least 20 dwellings – will the planning permission on the Mead Drive site count towards achieving that 20-unit minimum requirement? Will infill and redevelopment sites count towards that figure or will it be windfall?
11. Please furnish me with the Council’s guidelines for the designation of non-designated heritage assets.
12. What are the Council’s intentions relating to future policy for land which is currently designated as “Areas to be Protected from Development”? I understand that it is a policy that is in the Site Allocation and Area Specific Policies DPD. Will that policy be superceded with the adoption of the new Local Plan?

Concluding Remarks

13. I am sending this note direct to Kesgrave Town Council, as well as East Suffolk Council. I would request that the respective responses should be copied to the other party as well as be sent to me by 5 pm on **17th April 2020**.
14. I will be grateful, if a copy of this note and any subsequent responses are placed on the appropriate neighbourhood plan websites.

John Slater BA (Hons), DMS, MRTPI

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Independent Examiner to the Kesgrave Neighbourhood Plan.

24th March 2020