

Kessingland Neighbourhood Plan

Examiner Question 26.07.2016

It would be helpful to get a Council view in terms of your Planning policies on two of the Reg 16 responses which I have attached. (Badger Building and Goldsmith)

In terms of the Submission document itself as you know the site allocations that are recommended lie outside the Physical boundary limits. Would they all be considered by the Council as Rural exception sites? Does Policy H1 fit with your Council policy?

Waveney District Council Response (Dickon Povey) 29.07.2016

Badger Building

Kessingland Neighbourhood Plan Group have stated that they have engaged with the owner of the site throughout the Neighbourhood Plan (NP) process and have provided some evidence to the Council. I can forward this to you if required.

The Council does not hold any evidence to demonstrate a need for the business units in Kessingland.

I note Badger Building's contentions regarding viability and SuDS requirements but they have not submitted evidence to show the proposed development is not viable or workable with SuDS. They have not considered floor space over more than one storey in their spatial analysis.

Mr and Mrs Goldsmith

There is some evidence of a sequential approach to site allocation in the Neighbourhood Plan. For example, para. 4.4 highlights the sequential approach set out in Waveney's policy CS11 'Housing' and the NP broadly follows this approach. Further, the physical limits set out in Waveney's DM01 policy are not strategic and the NP could vary the physical limits. As such, I do not consider that allocation of site CI4 is in conflict with the Local Plan. The matters of scale, traffic and parking are detailed matters which can be dealt with at the planning application stage by existing local plan policies or the proposed NP policy.

The AONB is some 800m to the south of the CI4 site and the proposal is not considered to conflict with Waveney's policy DM27.

I would not consider the site allocations to be rural exceptions sites, but they are in broad compliance with the sequential approach in policies CS01 and CS11 of the Core Strategy.

The Council is satisfied with the wording of the H1 policy but would not wish to see a policy which is any more restrictive and result in letting to local people *only*.