

# Redgrave's Neighbourhood Plan



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## Redgrave Neighbourhood Plan Consultation Statement

May 2021

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## Chapter 1: Introduction

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- 1.1 The Redgrave Neighbourhood Development Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Redgrave and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Redgrave Neighbourhood Development Plan. It also demonstrates how the requirements of Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.3 The Redgrave Neighbourhood Plan Steering Group (RNPSG) have endeavoured to ensure that the Neighbourhood Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 1.4 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012.
- 1.5 Section 15(2) of Part 5 of the Regulations sets out what a consultation statement should contain:
  - a) Details of the persons and bodies who were consulted about the proposed Joint Neighbourhood Plan.
  - b) Explains how they were consulted;
  - c) Summarises the main issues and concerns that were raised by the persons consulted;
  - d) Describes how these issues and concerns have been considered and where relevant, addressed in the proposed Neighbourhood Plan.
- 1.6 This consultation statement will also demonstrate that the process undertaken to produce the Redgrave Neighbourhood Development Plan has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a Neighbourhood Plan to the Local Planning Authority (in this case Mid Suffolk District Council) a qualifying body (in this case the Parish Council) must:
  - i. Publicise, in a manner that it is likely to bring it to the attention of people who live or work within Redgrave civil parish,

- ii. Provide details of the proposals within the Neighbourhood Plan;
- iii. Provide details of where, how and when the proposals within the Plan can be inspected;
- iv. Set out how representations may be made; and
- v. Set out the date for when those representations must be received, being not less than 6 weeks from the date from when the draft proposals are first publicised;
- vi. Consult any consultation body referred to in Para 1 of Schedule 1 whose interests the qualifying body may be affected by the proposals for a Neighbourhood Plan;
- vii. Send a copy of the Neighbourhood Plan to the Local Planning Authority.

1.7 Furthermore, the Planning Practice Guidance (PPG) at paragraph 15, requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan and to ensure that the wider community:

- is kept fully informed of what is being proposed,
- can make their views known throughout the process,
- has opportunities to be actively involved in shaping the emerging Neighbourhood Plan.
- is made aware of how their views have informed the draft Neighbourhood Plan or Order

## 2. Context for the Redgrave Neighbourhood Development Plan

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- 2.1 The idea of producing a Neighbourhood Plan for Redgrave formally began in February 2018 when representatives from Mid Suffolk District Council gave a presentation to the Parish Council about Community Planning options – one of which was a Neighbourhood Plan. The Parish Council resolved that it needed to carry out consultation with the community before deciding what action to take. The idea of Redgrave preparing its own Neighbourhood Plan was then considered at a number of Parish Council meetings. On 14<sup>th</sup> November 2018, the District Council’s Neighbourhood Planning Officer was invited back to speak to the local community. The decision to prepare a Neighbourhood Plan was ratified at the meeting, which was attended by 61 residents.
- 2.2 The Parish Council endorsed the process and submitted an application for the designation of the Neighbourhood Area to Mid Suffolk District Council on 3<sup>rd</sup> December 2018. The area designation was approved on 20<sup>th</sup> December 2018 and covers the entire parish of Redgrave.
- 2.3 A Group to oversee and guide the Neighbourhood Plan was put in place that consisted of one Parish Councillor together with five other local residents. The Group was keen to be seen as democratic and open. All Steering Group Members were local residents.



**Redgrave Neighbourhood Plan Steering Group**

- 2.4 A key driver for the Neighbourhood Plan was to give residents a voice in the sustainable development of the Parish, by building a Plan that is inclusive, innovative and bespoke to the needs of the parish. The Plan is based on evidence from local people, preserving unique and positive features that residents value. It promotes community cohesion and develops a framework for economic, social, and environmental sustainability.
- 2.5 To spread the word about the emerging Neighbourhood Plan, the Steering Group agreed engagement needed to be effective throughout the process if it were to result in a well-informed plan and a sense of local ownership. Communication is dealt with in **Section 5** of this report.

### 3. Designation of the Neighbourhood Plan Area

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- 3.1 Redgrave Parish Council applied to Mid Suffolk District Council for the entire parish to be designated a Neighbourhood Plan area on 3<sup>rd</sup> December 2018, and the application was approved on 20<sup>th</sup> December 2018. The Redgrave NDP Area Designation Application, the Neighbourhood Area Map and Designation Statement can all be found on Mid Suffolk's website:

[Redgrave-NP-Area-Notice.pdf \(midsuffolk.gov.uk\)](https://www.midsuffolk.gov.uk/Redgrave-NP-Area-Notice.pdf)

- 3.2 The Neighbourhood Plan area application and Map can be found in full at **Appendix A**.
- 3.3 The Neighbourhood Plan Area Decision Notice can be found in full at **Appendix B**.

### 4. Community Engagement Stages

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- 4.1 The Redgrave Neighbourhood Plan Steering Group led on the preparation of the draft plan and it is hoped that the document reflects the community's vision and aspirations for the future of the parish. In order, to create a Plan that represents the needs and aspirations of residents, the Steering Group have drawn upon a number of sources including evidence gathered through the various stages and as a result of stakeholder and community input.
- 4.2 The management of the Neighbourhood Plan process has been undertaken by the

Steering Group Members themselves, with support from a wider forum group, the Parish Council and other local residents as required. The Steering Group have been supported through the process by an independent consultant who was appointed in June 2019.

- 4.3 There is a dedicated Neighbourhood Plan web page, which contains details of the progress of the Neighbourhood Plan, notes from Steering Group meetings, together with copies of the consultation materials and exhibition boards used for consultation events, together with feedback from those events. There are also contact details on the website for anyone wishing to receive direct updates on the progress of the Neighbourhood Plan. The Redgrave Neighbourhood Plan website has been updated regularly to provide information to residents about the process and as well as advance notice of any consultations or events and any write-ups from those events.

[Redgrave Neighbourhood Plan – Developing Redgrave to enable the whole community to enjoy living, playing and working here for the next 20 years](#)

- 4.4 Details of all consultation events were also published in the Parish newsletter. Posters and flyers were used to publicise events and banners were erected. Feedback from the consultation events indicated that the flyers were the most effective form of communicating and promoting the Neighbourhood Plan events. An update for the Parish Council on Neighbourhood Plan progress was presented at every meeting.

### **Evidence Gathering and Draft Vision and Objectives**

- 4.5 Following the appointment of a Planning Consultant in Summer 2019, work began on scoping the potential content of the Neighbourhood Plan. A questionnaire was delivered to all households in the parish in July 2019, which sought feedback on a range of issues such as housing, environment, transport, infrastructure, village facilities and amenities. The questionnaire was also publicised via the website and the parish magazine. 221 completed questionnaires were received, which was a response rate of just under 51%. The data from the questionnaires provided a strong platform for progressing the Neighbourhood Plan. A copy of the questionnaire can be found in **Appendix C** and the results are at **Appendix D**.
- 4.6 The Steering Group held a workshop meeting in September 2019, with the wider forum Group, in which they sought to establish a draft vision, a set of draft objectives that they could then test with members of the Redgrave Community.
- 4.7 The Steering Group were keen to begin to establish potential ideas for future planning policies but felt that it was important to reinforce to the local community how important the Neighbourhood Plan process can be and what it could or couldn't deliver for Redgrave. Stakeholder meetings were held with representatives from



local groups and organisations and local businesses and time was spent on evidence gathering and co-ordinating local evidence and data.

- 4.8 In addition, the Steering Group undertook a 'Call for Sites' between October and November 2019. This resulted in 5 sites being put forward for potential development. The Steering Group commissioned consultants AECOM through Locality funding to assess each of the sites and their findings were published in March 2020. The AECOM Site Options and Assessment Report is a supporting document to the Neighbourhood Plan.

### **Public Drop-in Sessions November and December 2019- Policy Ideas**

- 4.9 Following the compilation of the stakeholder consultation and questionnaire results, the Steering Group produced some draft policy ideas, which they shared with the local community to invite feedback. Two drop-in Exhibition sessions were held. The first took place on Saturday 30<sup>th</sup> November 2019, at All Saints Church between 10am and 1pm. Residents were invited to give their views on the emerging objectives and draft vision for the Neighbourhood Plan as well as to give feedback to the Steering Group about what they considered to be the important issues.
- 4.10 The information boards explained what a Neighbourhood Plan was, what its scope was, the draft timetable and how to find out further information on the future stages. The consultation boards asked for feedback on the vision and objectives, any other ideas and also contained space for comments. There was also a specific board asking for the views of local businesses and in particular asking them what their future needs and aspirations would be during the plan period and what issues the plan needed to address. Visitors to the exhibitions were also asked their views on potential new sites for housing, important views and local green spaces. Maps were available for annotation.
- 4.11 In addition, details of the sites submitted through the Call for Sites process were also available for comment. The second session took place three days later on Tuesday 3<sup>rd</sup> December 2019 at the Cross Keys Community Pub, between 6pm and 8pm. 45 residents visited the exhibition on the Saturday and a further 34 visited on the Tuesday. All comments left were recorded and a write-up of the results of the exhibitions, together with the exhibition material was posted on the Neighbourhood Plan website.

#### [Policy Ideas Exhibition Drop In Event – Redgrave Neighbourhood Plan](#)

The write-up from the exhibitions can be found at **Appendix E**. An example of the publicity for the event is at **Appendix F**.





### **Feedback Session 28<sup>th</sup> January 2020**

- 4.12 Given the interest shown by the community in the policy ideas exhibition, the Steering Group decided to hold a feedback session in the Community Pub on Tuesday 28<sup>th</sup> January 2020, which provided detail of all comments received displayed for people to view. There was also the opportunity to ask the Steering Group any questions. Over 30 people attended the feedback session.
- 4.14 Analysis undertaken by the Steering Group of the results of the two public consultation sessions reveals a number of issues for the parish with some consistent themes emerging:

- Concern that there should be a better balance of housing in the village – more for families, more bungalows and fewer new larger dwellings.
- Rural character of the village is important.
- Heritage and the Conservation Area are valued.
- Concern that new development will spoil countryside views.
- High traffic speeds through the village.
- HGV traffic through the village.
- Concern over the design and visual appearance of recent new developments.
- Some concerns over affordable housing development.
- Accommodation for young families is beyond financial means.
- Expansion of the village must not detract from the rural village character and community.
- Important to protect existing green spaces e.g. the Knoll, The Flat Iron and the playing field.
- Concern over the future of the Redgrave Activities Centre (The Green Hut) – should it be redeveloped/upgraded to provide a better facility?
- Concerns over light pollution from streetlighting.
- Natural environment and in particular Redgrave Fen seen as important to local people for wildlife and for recreation.
- Concerns over any potential future factory expansion.
- Any increase in the size of the village should meet local need and be small scale.
- Development should respect wildlife habitats, existing built, natural and existing environments.
- More moderate size properties to meet local need are required, in particular bungalows for older residents wishing to downsize and release larger houses for families.
- Village amenities such as the shop and the pub are valued.

### **Pre-Submission Consultation (Regulation 14) – 14<sup>th</sup> September to 8<sup>th</sup> November 2020**

- 4.15 The results of all of the public consultation exercises were considered in detail by the Steering Group during the Spring of 2020 and work began on drafting the pre-submission version of the Plan.
- 4.16 The Pre-Submission Regulation 14 Consultation was undertaken between 14<sup>th</sup> September 2020 and 8<sup>th</sup> November 2020. The consultation period was longer than the statutory 6 weeks due to the Covid-19 social distancing restrictions, which may have had an effect on local people being able to access copies of the plan and also the statutory consultees from responding within the statutory time frame.

4.17 The consultation began, with hard copies of the Plan being available for loan in the community shop and a flyer (**Appendix G**) distributed to every household, publicising the consultation and explaining how to respond. Copies of the plan and the response form (**Appendix J**) were posted onto the website, which also contained full details of the consultation dates.

[Public Consultation of RNP Draft Plan \(REG 14\) – Redgrave Neighbourhood Plan](#)

4.18 The pre-submission consultation was publicised via the website, and two articles in the Parish Magazine. A copy was also sent to Mid Suffolk District Council who included details of the consultation on their Neighbourhood Plan website.

[Redgrave Neighbourhood Plan » Babergh Mid Suffolk](#)

4.19 Notifications of the consultation and details of how to view the draft plan and submit and return comments were sent to a wide range of consultees. (**Appendix H**) The list of consultees is shown at **Appendix I**).

4.20 Following the closing date of the Pre-Submission Consultation, 20 responses had been received from members of the public, 4 from local landowners or their agents. In addition, responses had also been received from the following consultees:

- Mid Suffolk District Council
- Natural England
- Historic England
- Suffolk Wildlife Trust
- Anglian Water
- National Grid
- Environment Agency
- Suffolk County Council
- Water Management Alliance
- Highways England

4.20 All responses were acknowledged and respondents informed that their comments would be considered by the Steering Group. The Steering Group considered all responses received at their meetings in December 2020, January and February 2021 and each separate comment received consideration. The response table is at **Appendix K**. Each individual comment has been logged and assessed. The table shows each individual comment made together with the response of the Steering Group and any proposed changes to the Plan.

### **Summary of key issues raised.**

4.21 The key issues raised during the REG14 consultation exercise can be summarised as:

- General support for the plan
- Proposed Housing Allocation – Comments in support and against.
- Clarification required on existing permissions (commitment)
- Request for a settlement boundary amendment at Oak House, The Green – that would tie up with the Settlement Boundary used in the BMSJLP 2020.
- Support for the environmental and heritage policies
- Support for the policies on community facilities
- Clarification of criteria for identification of Local Green Spaces
- Suggestions for strengthening of policies and clarity around wording.
- Comments in respect of clarity of maps and photographs
- Requests for minor amendments to policies to aid clarity.

4.22 Following consideration of these representations the following key changes were made to the NDP policies:

- Factual updates and correction of errors
- Minor amendments to wording of Objective 2.
- Amendments to RED2 to include safeguards relating to historic environment and drainage.
- Minor amendment to RED3 to refer to the latest standards.
- Change of name of landscape designation to Area of Local Landscape Sensitivity (ALLS) in RED6.
- Rationalisation of the views identified in RED7.
- Minor amendment to title of RED10 to use ‘heritage’ instead of ‘historic’.
- Addition of references to ecological networks and wildlife corridors in RED9 (formerly RED8)
- Minor wording changes to RED11 to aid clarity.
- Agreement to use the base map and settlement boundary as used in the Pre-Submission Version of the BMSJLP November 2020.
- Changes to supporting text throughout the plan.
- Amendments to mapping.
- Factual updates following publication of latest version of the BMSJLP in November 2020.

## **REG 16 – Submission**

- 4.23 Following consideration of the revised Neighbourhood Plan documents at the Steering Group meeting of 8th April 2021 and approval by Redgrave Parish Council on 5<sup>th</sup> May 2021, the Neighbourhood Plan and its supporting documents were submitted to Mid Suffolk District Council.
- 4.43 The documents together with this Consultation Statement and the Basic Conditions Statement can be viewed at:

[Redgrave Neighbourhood Plan – Developing Redgrave to enable the whole community to enjoy living, playing and working here for the next 20 years](#)

and on Mid Suffolk's Neighbourhood Plan pages of their website:

[Redgrave Neighbourhood Plan » Babergh Mid Suffolk](#)

## **5. Communication**

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- 5.1 Good communication is key to the local community feeling included and informed about the progress and content of the Redgrave Neighbourhood Plan.
- 5.2 Essential to this was the Neighbourhood Plan website. [Redgrave Neighbourhood Plan – Developing Redgrave to enable the whole community to enjoy living, playing and working here for the next 20 years](#). The website was updated regularly during the production of the Neighbourhood Plan and new information included to publicise upcoming consultations as well as the results of the consultation exercises including all exhibition and consultation material, Neighbourhood Plan documents and contact details. There was also the ability for residents to sign up to the Neighbourhood Plan mailing list to be informed directly of progress on the plan.
- 5.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
- Neighbourhood Plan website
  - Direct emails to those signed up to the Mailing List.
  - Flyers delivered around the parish delivered by Steering Group Members
  - Event posters which went up throughout the Parish
  - Neighbourhood Plan Banners erected to publicise the drop-in events.
  - Regular articles and updates in the Parish Magazine
- 5.4 At each stage of consultation, copies of the exhibition boards have been placed on the website so that anyone unable to attend the events was able to view the information. The results of each stage of consultation have also been placed on the website to provide an overall picture of comments received.

## 6. Conclusion

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- 6.1 The programme of community engagement and communications carried out during the production of the Redgrave Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies. This is evidenced by the high return rate for the questionnaire, the turn-out at the drop -in events and the number of responses from local people to the Regulation 14 Consultation.
- 6.2 The comments received throughout and specifically in response to the consultation on the REG14 Pre-Submission draft of the Redgrave Neighbourhood Development Plan have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the policies in the development plan for Mid Suffolk and the emerging Babergh-Mid Suffolk Joint Local Plan.

# APPENDICES



## Appendices:

### Appendix A: Application for Neighbourhood Plan Area Designation and Map

## Application to Designate a Neighbourhood Plan Area

Town and Country Planning Act 1990  
Neighbourhood Planning (General) Regulations 2012 (as amended)

#### Publication of applications on the Babergh / Mid Suffolk District Council websites:

Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please contact: [communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)

\* Indicates a mandatory field

1. Town / Parish Clerk details		2. Additional contact (if different)	
* Title	Mrs	Title	Mrs
* First Name	Leeann	First Name	Janet
* Last Name	Jackson-Eve	Last Name	McGill
* Property name / no.	Wayside Cottage	Property name or no.	Highfield House
* Address 1	Cherry Tree Lane	Address 1	The Street
* Address 2	Botesdale	Address 2	
* Address 3		Address 3	
* Town	Diss	Town	Redgrave
* County	Suffolk	County	Suffolk
* Postcode	IP22 1DL	Postcode	IP22 1RW
* Email	redgrave_pc@ btopenworld.com	Email:	<a href="mailto:JanetMcGill@gmail.com">JanetMcGill@gmail.com</a>

#### 3. Relevant body:

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes	<input checked="" type="checkbox"/>	* District: Mid Suffolk District Council
No	<input type="checkbox"/>	

If 'Adjacent LA / Parish has been selected please provide details:

Not applicable
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**6. Intention of Neighbourhood Area:**

Please indicate which of the following you intend to undertake within your neighbourhood area: \*

<input checked="" type="checkbox"/>	Neighbourhood Development Plan
<input type="checkbox"/>	Neighbourhood Development Order
<input type="checkbox"/>	Community Right to Build Order

Please provide support for your choice below. For example, which parish and community meeting has the above choice been discussed at? Are the community aware of what is being proposed and why? Do the community support the choice selected? \*

The Parish Council supports the delivery of a Neighbourhood Plan in Redgrave. An initial public meeting took place in February 2018 when representatives from Mid Suffolk District Council gave a presentation on community planning options. The Parish Council resolved it would need to carry out further consultation with the community before deciding what action to take. The idea that Redgrave should prepare its own neighbourhood plan was then considered at a number of Parish Council meetings. On 14 November 2018 the Council's Neighbourhood Planning Officer was invited back to speak to the local community. The decision to prepare a Neighbourhood Plan was ratified at the meeting which was attended by 61 villagers.

...

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**7. Adjoining parish clerk details (multi-parish area):**

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish:

...  
Not applicable

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**8. Declaration:**

I hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

**4. Name of the Neighbourhood Area:**

Please give a name which your neighbourhood area will be formally known: \*

Redgrave Neighbourhood Development Plan

**5. Extent of the area:**

Please indicate below the intended extent of the area: \*

- |                                     |                                |
|-------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> | Whole parish boundary area     |
| <input type="checkbox"/>            | Part of the parish             |
| <input type="checkbox"/>            | Joint with neighbouring parish |

*Reminder: Your application needs to be accompanied by an OS plan showing the area. We can produce this for you so please ask if you have not already done so.*

Would you like our assistance producing an OS plan? (if you haven't already been provided with one) *(Already have one)*

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

To satisfy Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, a statement is required to explain why the proposed neighbourhood plan area is considered appropriate in order for it to be designated. Please provide a statement below that explains why you consider the extent of the neighbourhood area appropriate \*

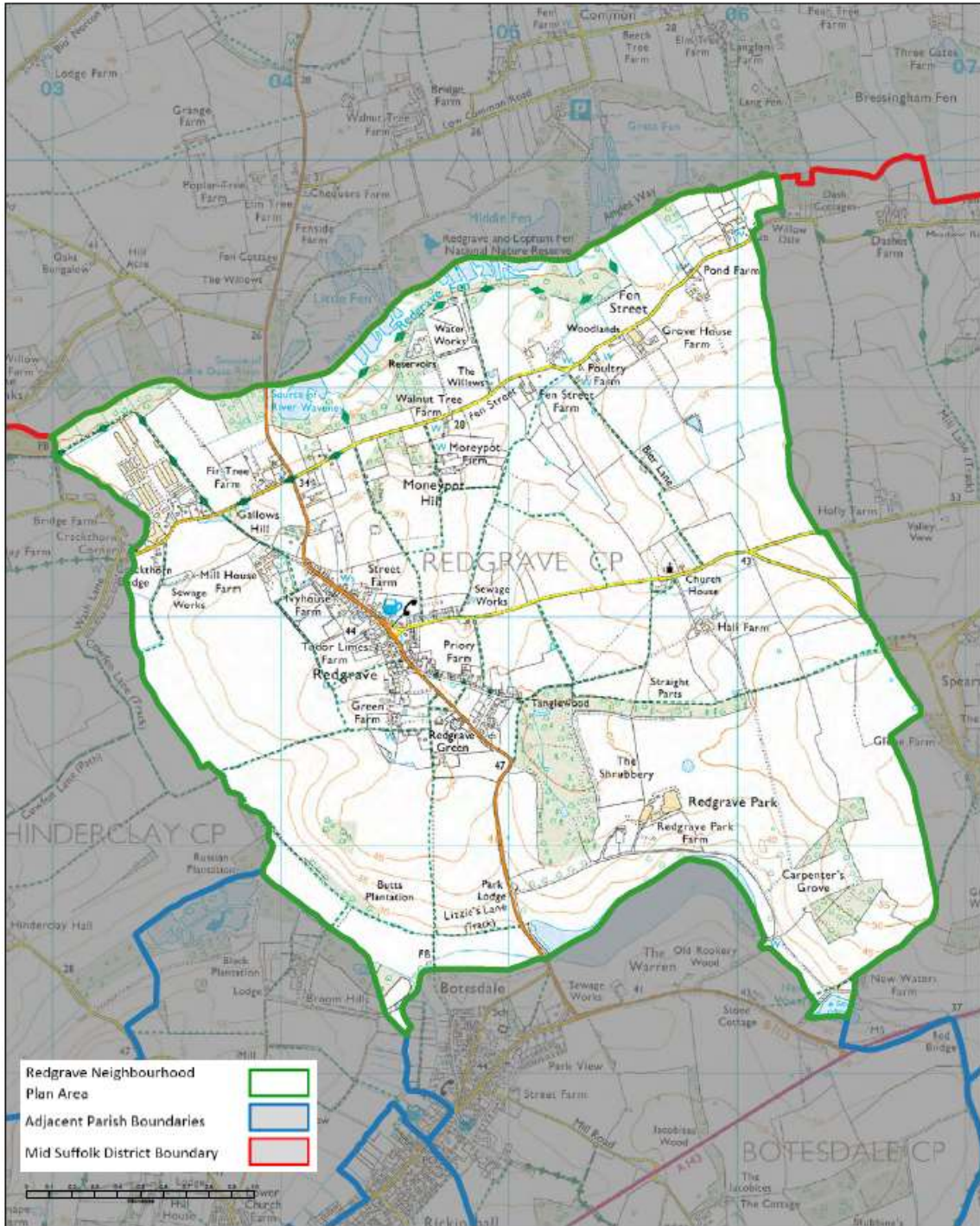
Redgrave is a hinterland village situated in North Suffolk adjacent to the border with South Norfolk District Council. It is also adjacent to two core villages - Botesdale and Rickinghall which are preparing their own joint neighbourhood plan.

The Parish boundary was chosen as the Neighbourhood Plan area because it is an existing and clearly defined community entity and because it will also reflect the electoral base of the persons who will be consulted on the plan and be asked to vote on it.

<b>Name(s) *</b>	John Giddings - Councillor Redgrave Parish Council
------------------	--

<b>Date (dd/mm/yy) *</b>	03/12/2018
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Redgrave Neighbourhood Plan Area



**MID SUFFOLK DISTRICT COUNCIL**  
 Endeavour House, 8 Russell Rd, Ipswich, IP1 2BX  
 Telephone : 0300 1234 000  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## Appendix B: Decision Notice for Neighbourhood Plan Area Designation



### NEIGHBOURHOOD PLAN AREA DESIGNATION NOTICE REDGRAVE NEIGHBOURHOOD PLAN

Mid Suffolk District Council received an application from Redgrave Parish Council (the 'Relevant Body') to designate the whole of the parish as a Neighbourhood Plan Area on the 3 December 2018.

The application was made under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended). A copy of the application and a map which identifies the area to which this relates can be found on the District Council website at:

[www.midsuffolk.gov.uk/RedgraveNP](http://www.midsuffolk.gov.uk/RedgraveNP)

Regulation 5A states that ... "where (1)(a) a local planning authority receives an area application from a parish council" and (1)(b) the area specified in the application consists of the whole of the parish council's area, (2) the local planning authority must exercise their powers under section 61G of the Town and Country Planning Act 1990 to designate the specified area as a neighbourhood area."

Regulations 6 and 6A relating to publicising an area application do not apply in this instance. Therefore, in accordance with Regulation 5A(2) and 7(1) of the Neighbourhood Planning (General) Regulations 2012 (as amended) Mid Suffolk District Council hereby give notice that it has designated Redgrave Parish as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by Redgrave Parish Council.

**Tom Barker**

Assistant Director - Planning for Growth  
Babergh and Mid Suffolk District Council  
Dated: 20 December 2018

**Babergh District Council**  
Endeavour House, 2 Russell Road, Ipswich, IP1 2BX  
Telephone: (0300) 1234 000  
SMS Text Mobile: (07627) 842833  
[www.babergh.gov.uk](http://www.babergh.gov.uk)

**Mid Suffolk District Council**  
Endeavour House, 6 Russell Road, Ipswich, IP1 2BX  
Telephone: (0300) 1234 000  
SMS Text Mobile: (07627) 842833  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



## Appendix C: Residents' Questionnaire



# NEIGHBOURHOOD PLAN QUESTIONNAIRE

**We, the residents of Redgrave, have the opportunity to shape the future of Redgrave through our Neighbourhood Plan.** A Neighbourhood Plan allows us to choose where we want new homes and offices to be built, what they should look like and what infrastructure **We, the residents of Redgrave, have the opportunity to shape the future of Redgrave through our Neighbourhood Plan.** A Neighbourhood Plan allows us to choose where we want new homes and offices to be built should be provided over the next 20 years. Once approved, planning decisions will be made using the Neighbourhood Plan within the Mid Suffolk Local Plan.

Please take the time to complete this Questionnaire and help us develop a Neighbourhood Plan which truly reflects the views of the residents of our village.

We want everyone to participate who is able. Please ask us for more questionnaires if you need them, or complete the survey on-line at [redgraveneighbourhoodplan.com](http://redgraveneighbourhoodplan.com)



**Section 1. Village Statement**

What aspects of Redgrave matter to you?

	Not Important	Important	Essential
Community spirit			
Peace and tranquillity			
Safe & secure neighbourhood			
Rural character of the Parish			
Traditional style houses			
Village identity			
A good place to raise a family			
Access to work from home			
Development to meet the future needs of the village			

What else matters to you?

**Section 2 Housing**

**Views on current housing levels and types** (please tick)

	Too many	About right	Need more
Bungalows			
Flats			
Low cost homes for 1 <sup>st</sup> time buyers			
Family homes (2-4 bedrooms)			
Large homes (5+ bedrooms)			
Supported housing for elderly or disabled			
Rental Homes			
Holiday Accommodation			



**Building Development i.e. New homes needed in the next 20 years** (please tick)

(The existing Local Plan suggests that villages like Redgrave should expect to grow by approximately 12 homes.)

0-5	6-10	11-15	16-20	More than 20

**Preferred build features** (please tick)

	Not Important	Important	Essential
Variety of housing types			
Use of local building materials			
Off street parking			
Eco friendly e.g. Solar panels, ground source heating			
Traditional design			
Contemporary design			

Further comments about housing:

**Section 3 Environment**

How important are the following to you? (Please tick)

	Not Important	Important	Essential
Conservation Area			
Green spaces within the village			
Preservation of trees & hedgerows			
Wildlife habitats			
Planting of new trees			
Redgrave and Lopham Fen and other reserves			
Access to foot paths away from roads			
Access to national cycle routes			

Further comments:

**Section 4 Village Facilities and Activities now and in the future –importance (please tick)**

<b>Facilities:</b>	Not important	Important	Essential
Village pub			
Brewery tap room and cafe			
Village shop			
Other places to eat and drink			
Mobile library			
Recycling facilities			
Activity Centre			
Village Hall with improved facilities			
Playing field and playground			
Outdoor exercise equipment			
Church and churchyard			
Childcare facilities including after school provision			
More benches around the village			
Arboretum or community orchard			
Village owned power supply eg. Solar panels			
Electric car charging point			
Technological support to stay in your own home			
Car share			
Road side footpath			
Public parking			
<b>Activities:</b>	Too many	About right	Need more
Day care for the elderly and/or disabled			
Groups and activities			

Youth club			
Exercise classes			
Music, film and other cultural events			

What are your ideas?

**Section 5 Other issues that may need addressing:**

These issues are outside the scope of the neighbourhood plan but may need to be addressed through other channels.

	Not concerned	Concerned	Very concerned
Village entry gates on all approaches			
HGV vehicles using village roads			
Burglary			
Road Maintenance			
Parking in the village			
Speeding through the village			
A regular bus service			
A community bus service e.g. Rickingham & District Community Bus			
Vandalism			
Car crime			
Anti-social behaviour			
Litter			
Fly tipping			

Noise pollution			
Number of litter/ dog waste bins			
Superfast broadband			
Mobile phone coverage			
Gas supply			
Surface water drainage			
Water supply & water pressure			

**Do you have any other comments on the future plans for our village?**

Thank you for taking the time to fill out this questionnaire. Your contribution is very important! It is only with the full involvement of all villagers that we can get a clear vision of how you would like the village to be in the future and enable us to produce a Neighbourhood Plan tailored to reflect your needs and wishes.

These questionnaires are hand delivered and will be picked up by volunteers in the next week.

Thank you from Charley Denmark, John Giddings, Chris Giddings, Jon Huckle, Shirley Shepherd and Janet McGill. If you would like to get involved, please contact us on [redgraveneighbourhoodplan@gmail.com](mailto:redgraveneighbourhoodplan@gmail.com). We would love to hear from you.

This survey is anonymous but it will help us analyse the data if you would complete the following

Age bracket (please circle)    Under 18    18-29    30-39    40-49    50-59    60-69    Over 70

How many children under 18 live in your house (only fill this once per household) .....

Ages of children .....

**Usage of village amenities** (please circle)

Do you use the community village shop? Yes/No

If so, how often  
Occasionally/Daily/Weekly/Monthly

Do you use the community pub (The Cross Keys)? Yes/No

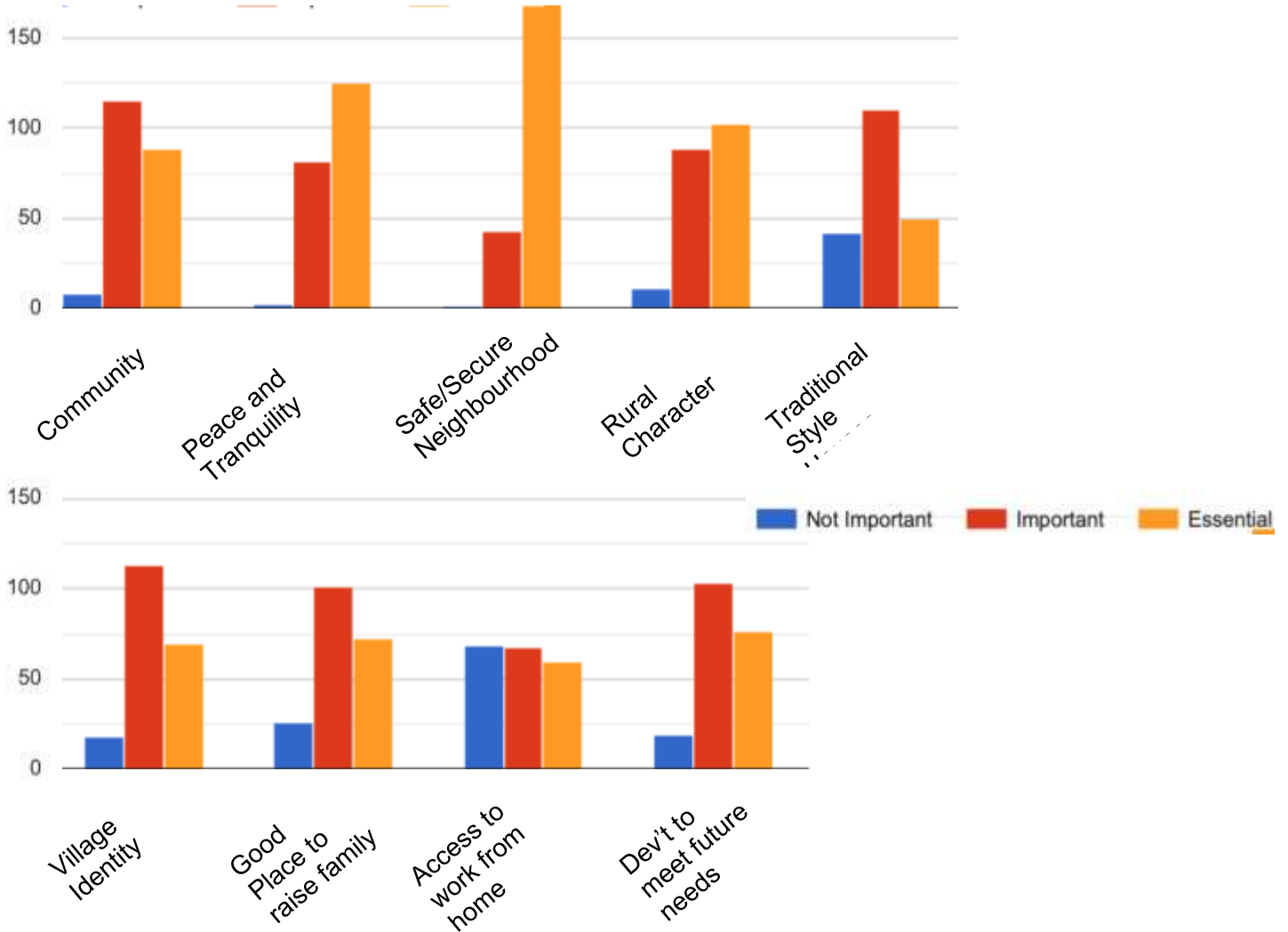
If so, how often  
Occasionally/Daily/Weekly/Monthly

Is there anything that could be done to persuade you to use either, more often?

**Appendix D: Questionnaire Results**

**VILLAGE STATEMENT**

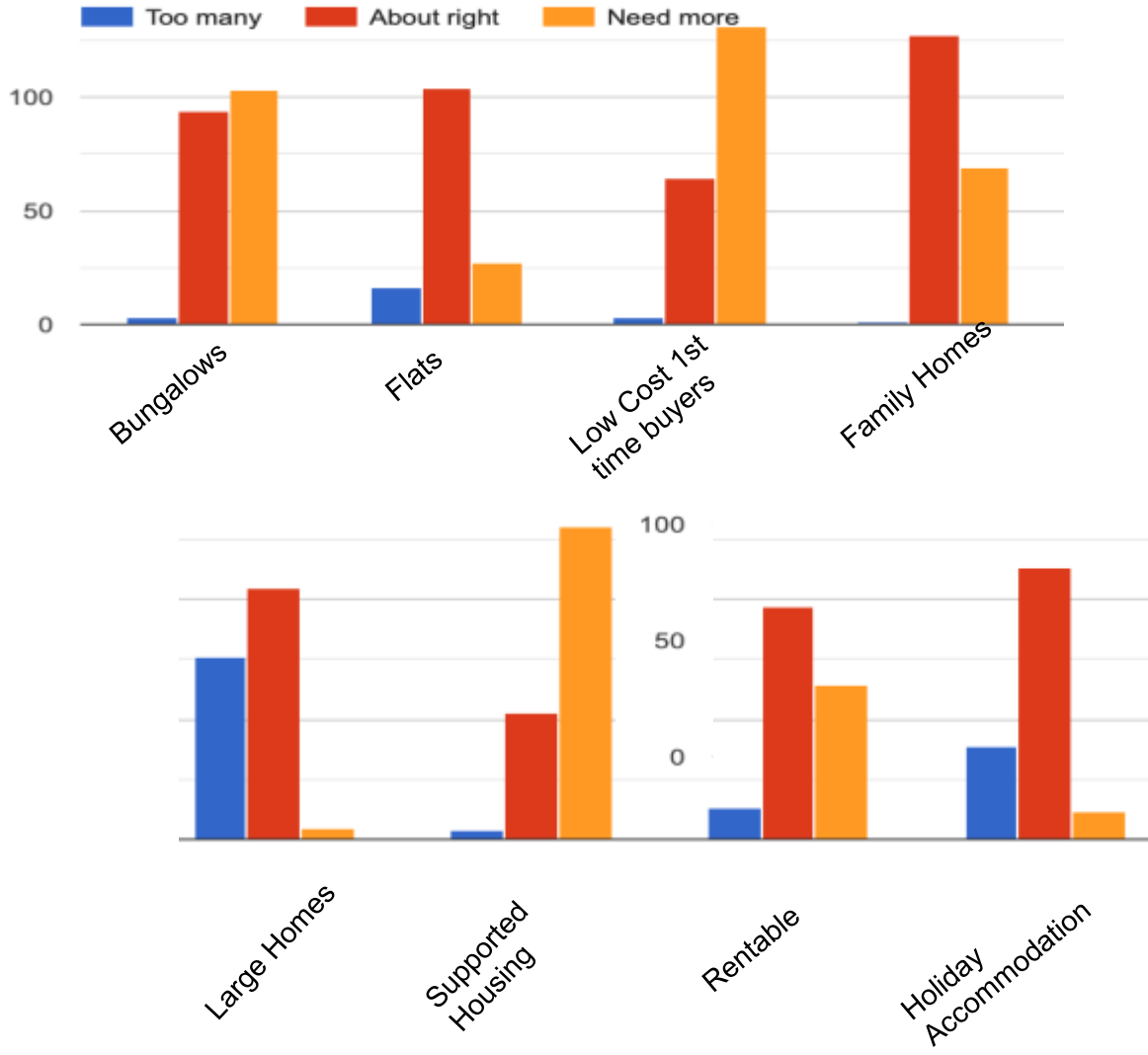
**What aspects of Redgrave matter to you?**





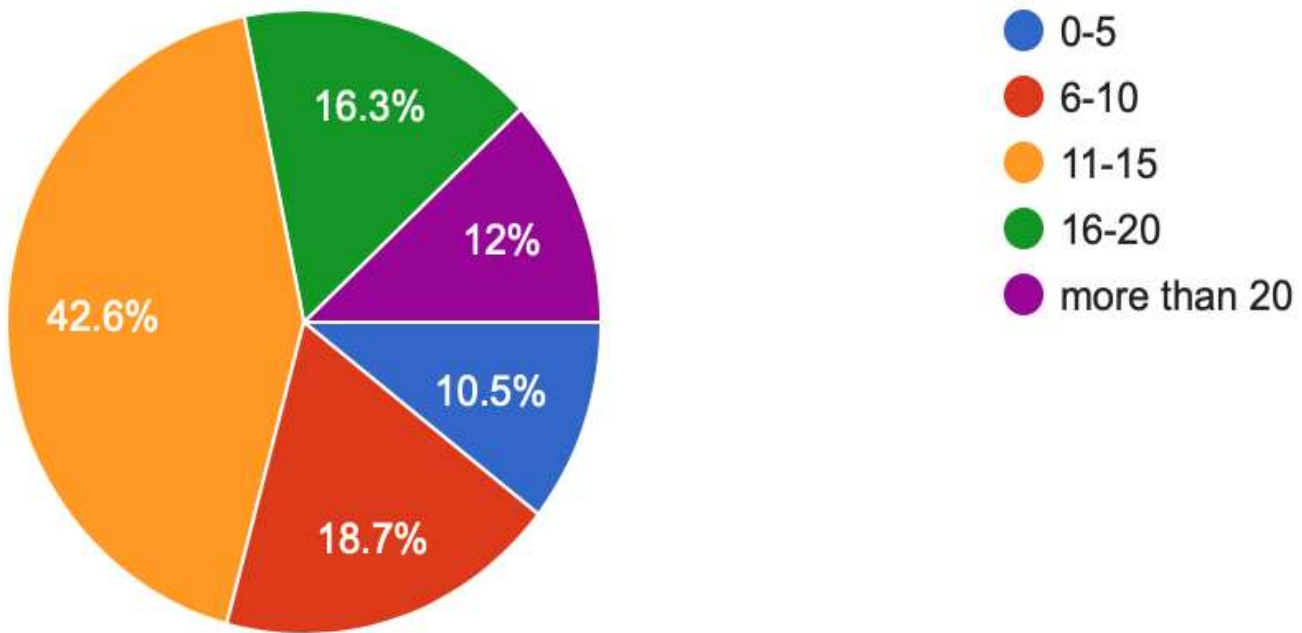
## HOUSING

**What are your views on current housing levels and types?**

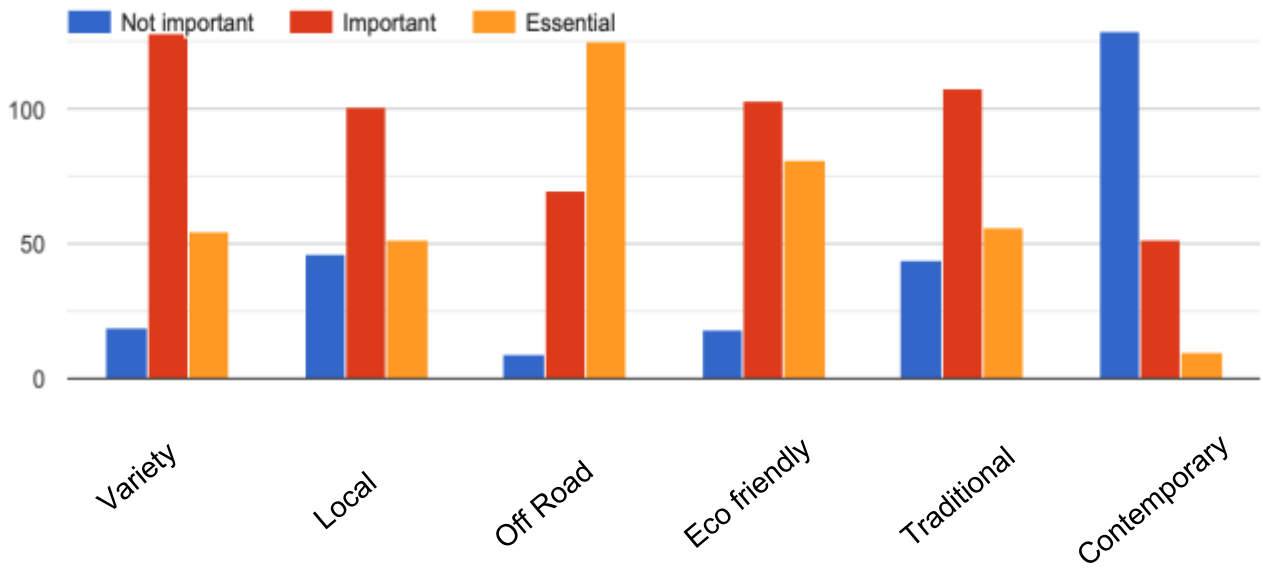


## **BUILDING DEVELOPMENT**

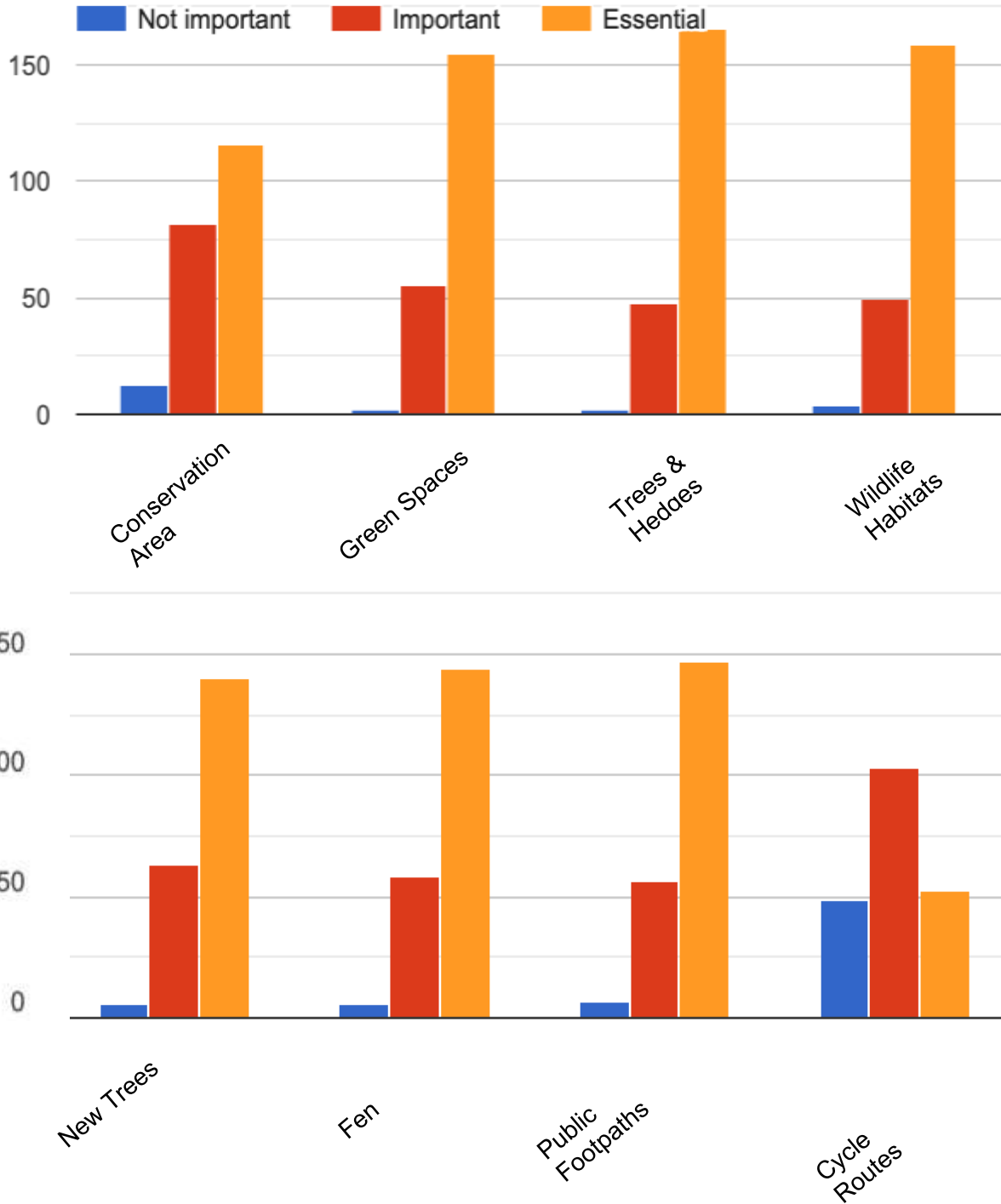
**How many new homes will be needed in the next 20 years? The existing local plan suggests that villages like Redgrave should grow by approximately 12 homes.**



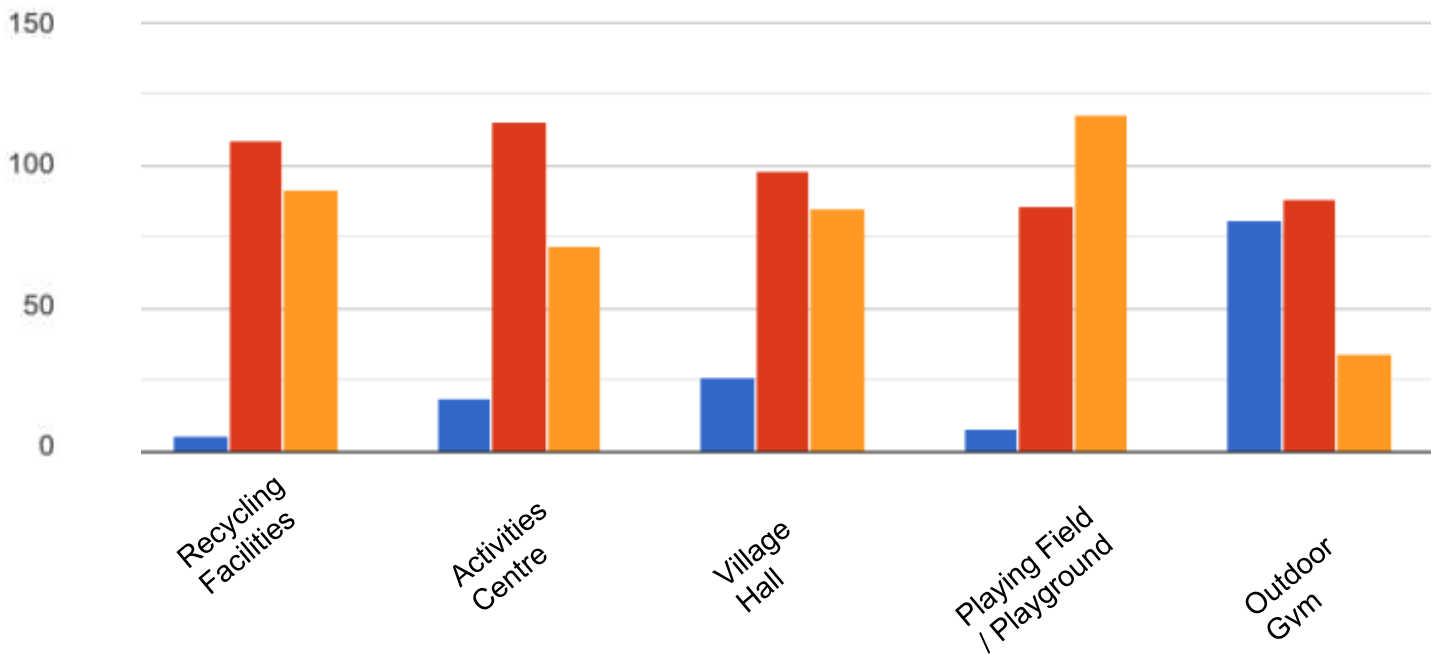
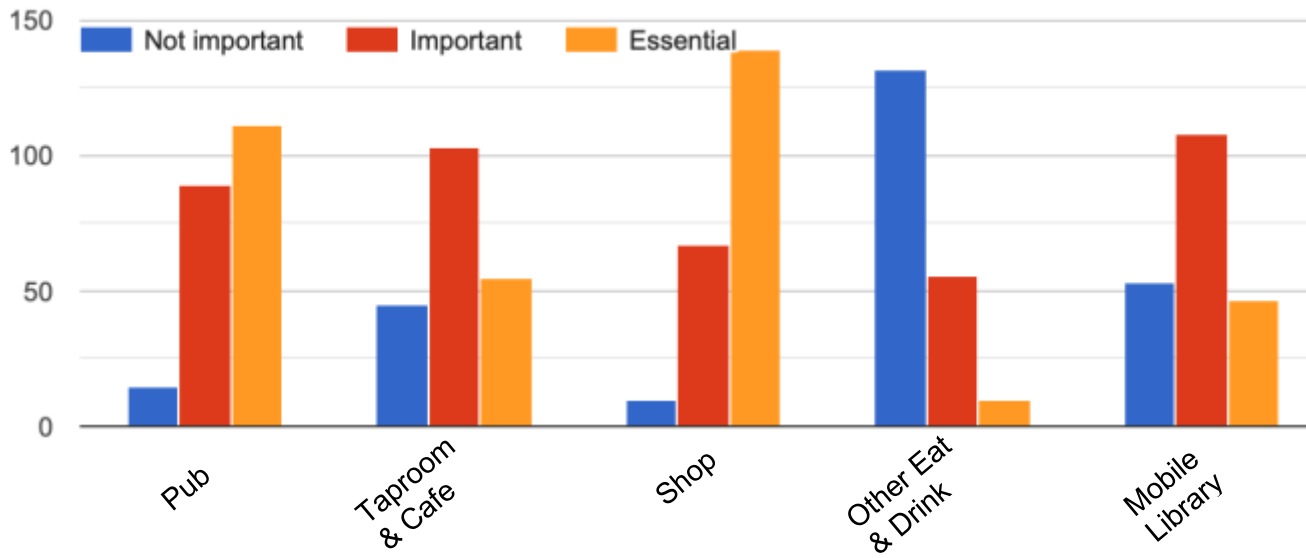
## PREFERRED BUILD FEATURES



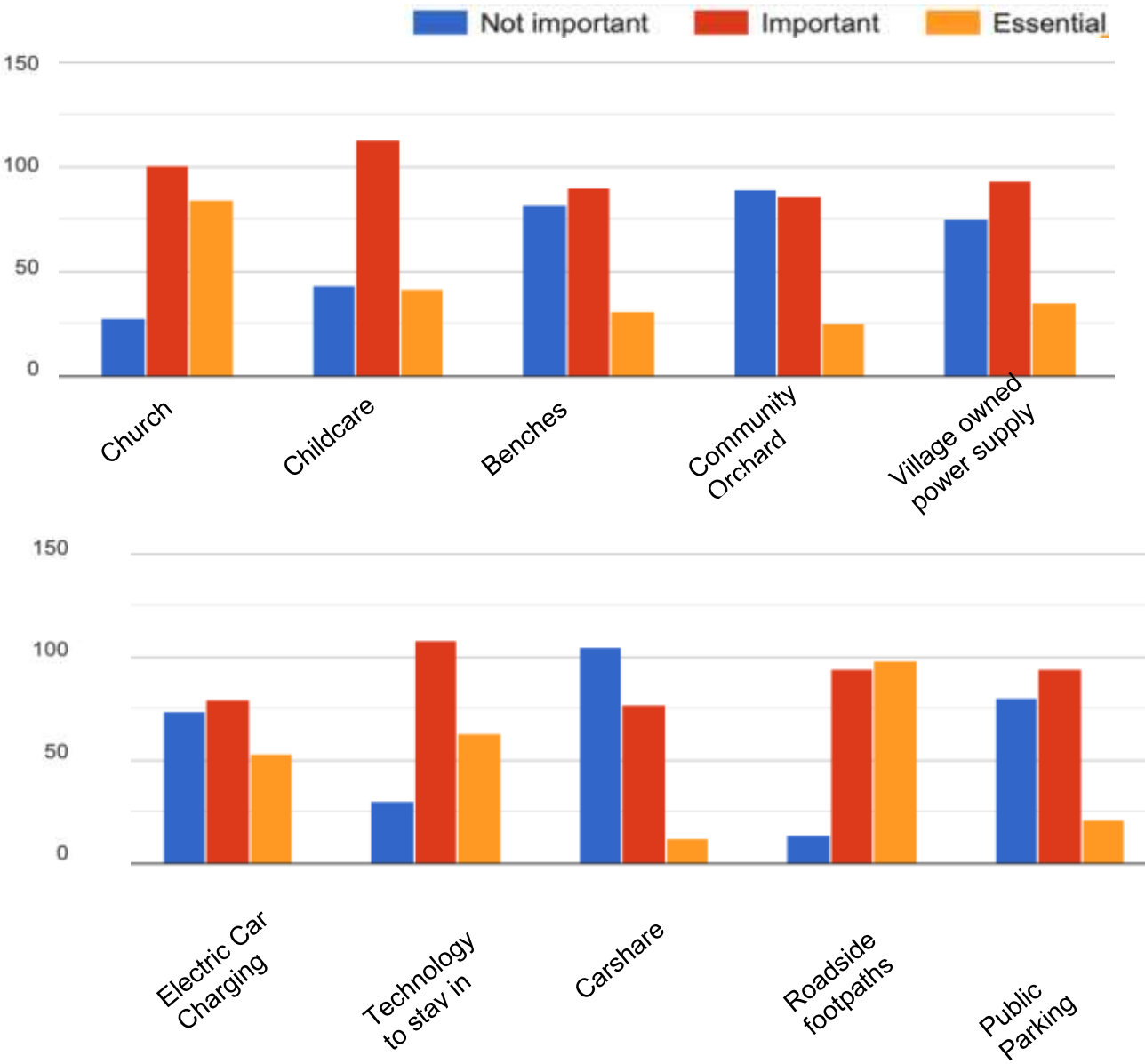
## ENVIRONMENT



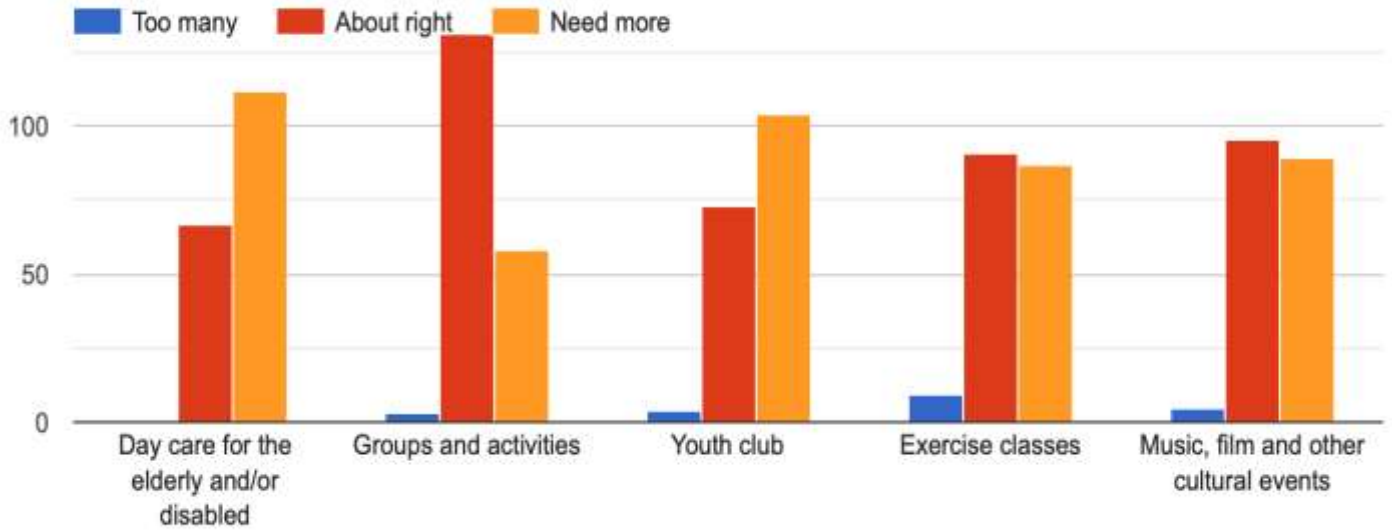
**VILLAGE FACILITIES NOW AND IN THE FUTURE (1 of 2)**



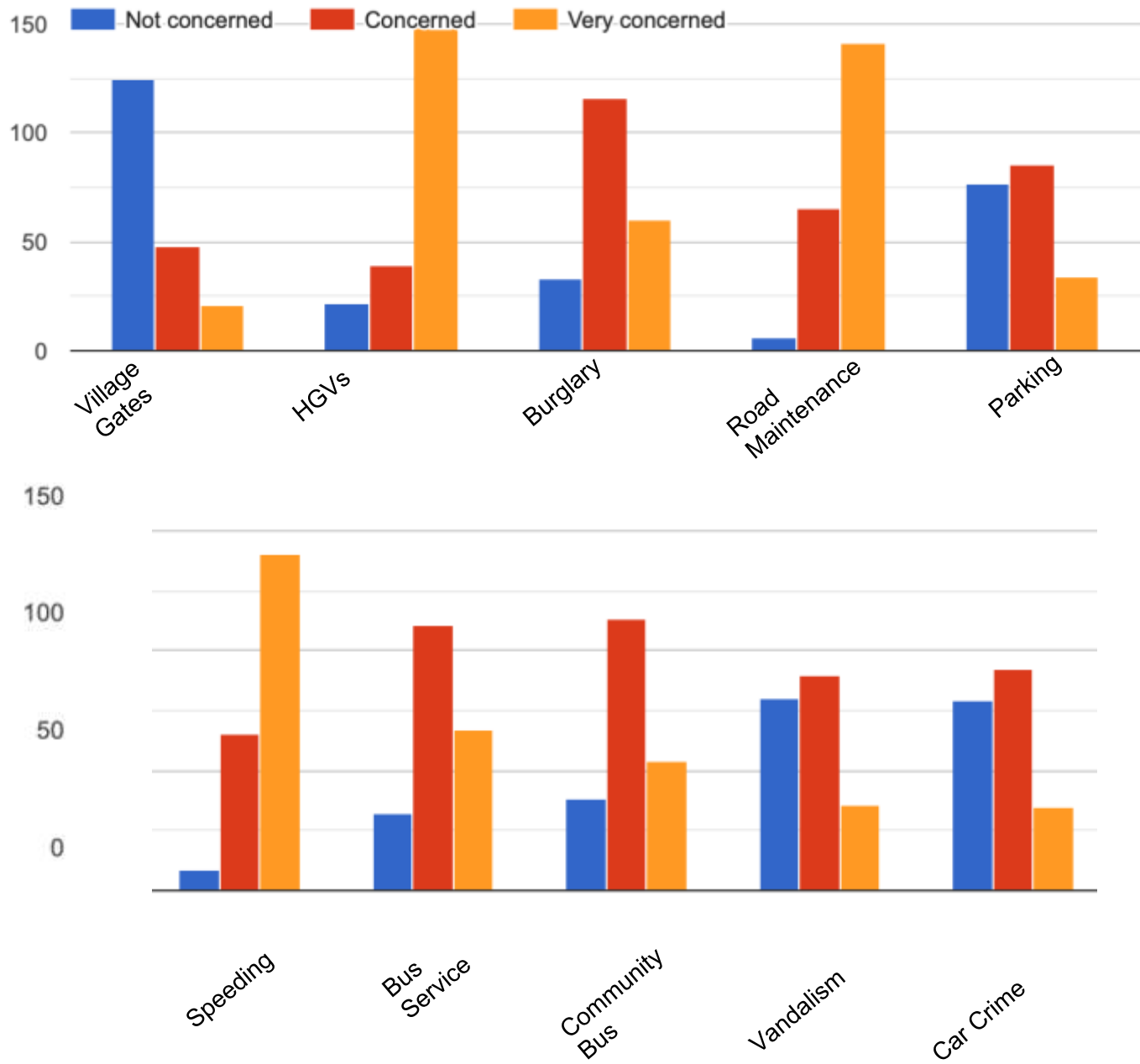
## VILLAGE FACILITIES NOW AND IN THE FUTURE (2 of 2)



## **VILLAGE ACTIVITIES NOW AND IN THE FUTURE**

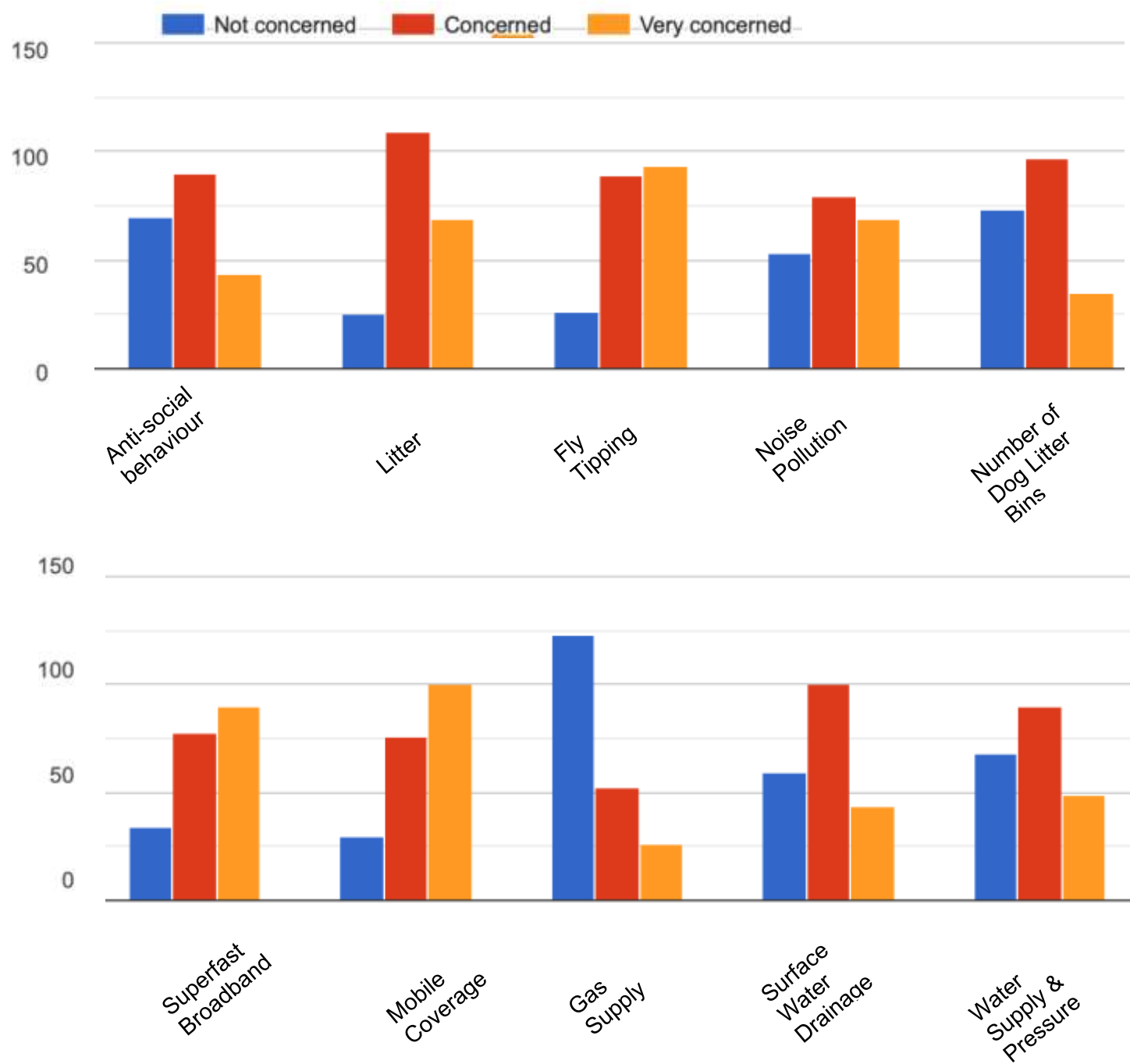


**OTHER ISSUES THAT MAY NEED ADDRESSING (1 of 2)**





**OTHER ISSUES THAT MAY NEED ADDRESSING (2 of 2)**



## Appendix E : Write up of Drop-in Exhibitions

### Results of Policy Ideas Exhibitions held on 30<sup>th</sup> November and 3<sup>rd</sup> December 2019



#### Demographics

	<b>Saturday 30<sup>th</sup> November</b>	<b>Tuesday 3<sup>rd</sup> December</b>	<b>Total</b>
<b>Male</b>	20	19	<b>39</b>
<b>Female</b>	25	15	<b>40</b>
<b>Total</b>	45	34	<b>79</b>

#### Connection to Redgrave

All respondents lived in Redgrave.(79)

#### Information Source

	Saturday 30 <sup>th</sup> November	Tuesday 3 <sup>rd</sup> December	Total
Flyer/Poster	25	20	45
Word of mouth	16	11	27
Parish Newsletter	5	4	9
Website	0	0	0

### Vision – Comments only

1. Fully agree with above statement but don't allow too much 'infilling' between properties as green space will disappear.
2. I agree with these comments; let's keep it that way
3. Yes, we understand there has to be some development but it needs to be controlled
4. Agree we need to maintain a village atmosphere and close community spirit +2
5. Yes I agree we must have some development but keep special green spaces to keep Redgrave, Redgrave.
6. Already ceased to be a rural village
7. Small amount of development; however, for elderly who don't want to move away especially.
8. Keywords that identify Redgrave: small, beautiful, rural, green, natural, balanced. All are important.
9. There is a need for new development to reflect the character of Suffolk – not just bland, red brick boxes but a nod to rural personality e.g. brick and flint, cladding etc on new builds.

### Policies and Objectives

#### Community

	Agree			Disagree			Comments
	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	
<b>Draft Objective 1: To provide for housing that</b>							1. Hello Milton Keynes +2

<b>meets the needs of the local population and achieves a better balance of available housing.</b>	<b>38</b>	<b>26</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>0</b>	<p>2. We need more homes for lower income families – probably rented.</p> <p>3. Agree and also needs to be integrated with adjacent villages. In reality Botesdale and Rickinghall may be a more pragmatic option for low-cost housing</p>
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**N.B Draft Objective 2 relates to sites**

	Agree			Disagree		
	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total
<b>Site 1 – Mill Lane</b>	17	4	<b>21</b>	3	9	<b>12</b>
<b>Site 2 – Godfathers Meadow</b>	21	8	<b>29</b>	3	7	<b>10</b>
<b>Site 3 – Churchway</b>	13	9	<b>22</b>	20	36	<b>56<sup>1</sup></b>
<b>Site 4 – Half Moon Lane</b>	14	8	<b>22</b>	12	14	<b>36</b>
<b>Site 5 – The Street</b>	18	7	<b>25</b>	8	9	<b>17</b>

**Comments on sites**

1. Not what they said
2. No way build on the playing field land. Use opposite field either side of the footpath
3. Totally disagree with it all
4. Redgrave Plan Page 15 – Disagree with plots 1 & 2 of phase 3 (current playing fields); Plot 3 (2 & 3) across from Churchway – agree. (+1)
5. Site 3 ok east section (east of footpath) and section north of Churchway. Section west of footpath should be left as it is providing green/play space for the village
6. Not what was agreed at previous meeting
7. Far too big would completely change the character of the village (+1)

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<sup>1</sup> One dot from Saturday placed on the line; plus one respondent from Tuesday placed 6 dots

8. Site 3 – Scale of development important and community assets (a new village hall and retained playing field need to be secured via planning obligation at the start of the development here.
9. (refers to 8 above) Totally agree. Me too! Approve Phase 3 page 15 of Llanover booklet. Not the other phases.
10. Looking at the Llanover booklet vast areas of land are proposed for development – how many houses are they intending to build.
11. Site 5 – Exit on the main road would be on a sharp bend.
12. These areas of land are large on which many houses could be built which would be carbuncles on the village – exactly what is the number of houses to be built? (+2)
13. Important – read the Llanover booklet on the table behind you – worrying proposals!!
14. What is the number of houses that have to be built per year – infilling would be more appropriate than large estates.
15. Site 3 – This would have a significant detrimental effect on Redgrave as a village; too big; changing character of the village unnecessary to meet housing needs of the community; loss of views and privacy of residents overlooking site and changing character of a number of listed buildings.
16. The playing meadow should never be lost

<b>Draft Policy Idea 2: Housing Type Policy that makes sure that the mix of any new housing development meets the needs of the village and extend the choice of housing available.</b>			No dots/comments left				
	<b>Agree</b>			<b>Disagree</b>			<b>Comments</b>
<b>Housing Types:</b>	<b>Sat 30th</b>	<b>Tues 3rd</b>	<b>Total</b>	<b>Sat 30th</b>	<b>Tues 3rd</b>	<b>Total</b>	
<b>Family housing</b>	16	6	<b>22</b>	0	0	0	I am not sue mixing young families and retired people works
<b>Starter Homes/First time buyers</b>	30	11	<b>41</b>	0	0	0	
<b>Bungalows</b>	26	10	<b>36</b>	1	1	2	Please don't mix bungalows with young affordable homes; the mix would be wrong
<b>Supported housing for older people</b>	27	9	<b>36</b>	1	0	1	
<b>Affordable housing</b>	20	14	<b>34</b>	2	2	4	

	Agree			Disagree			Comments
	Sat 30th	Tues 3rd	Total	Sat 30th	Tues 3rd	Total	
<b>Draft Objective 2: To improve the community infrastructure of Redgrave in order to provide more places for people young and old to undertake their work, leisure and community pursuits</b>	<b>32</b>	<b>14</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>No comments</b>
<b>Draft Policy Idea 3: Existing Community Facilities Policy that protects existing facilities e.g., shop, pub, churches, green spaces</b>	<b>39</b>	<b>26</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<p>1. We need policies in place to protect the community assets e.g., the pub.</p> <p>2. Concerned about Llanover plans. Need to protect green spaces/fields by activity centre. Too much building development (+2)</p> <p>3. Nothing wrong with present 'activity' centre. Call it the village hall. No activities go on at the centre!!</p>
<b>Draft Policy Idea 4: New Community Facilities Policy encouraging new/revamped/village hall/activities centre</b>	<b>32</b>	<b>18</b>	<b>40</b>	<b>1</b>	<b>3</b>	<b>4</b>	A better village hall would provide better facilities for events such as keep fit, films etc
<b>Any others?</b>	<b>No dots or comments left</b>						

**Comments on Redgrave Activities Centre**

1. Need to keep buildings in appropriate style (+4)
2. We do not need playing field covered in houses (+2)
3. A new village hall, well run and suitable for all activities including keep fit (+1)
4. A much better socially built structure with adequate heat and lighting that would be an asset to the village (+2)
5. Propose to Llanover estates that they give us half of recreation field so we can build more permanent village hall on land we own maybe they could build on part of the remainder.(+4)
6. New village hall please to stage concerts, theatre plays, choir etc
7. Activity centre is fine as it is. For big events other villages nearby have halls that can be hired. Would be good to have off road cycle track for children to use on surrounding playing field area
8. NB Building of new village hall needs to be in Phase 1 not in 50 years' time (+2)
9. Bungalows (+3)
10. Llanover and community to work together to give a new look and nicer feel 'hall' to develop Redgrave instead of old and stale (+1)
11. Nothing wrong with the activities centre except no activities! Has now lost out to pub thanks to bad management and lack of foresight (+1)
12. Agree new updated hall needed to expand facilities (+2)
13. Acquire part of the field for village facilities e.g. new hall and play equipment and playing field. The remainder to be housing of all types.
14. The comments re facilities to stage plays etc is nonsense. 400 m down the road is a church that has been doing all of that for years and it seats 300. (+3)
15. The green hut is very sad and neglected. Any improvement is desirable!
16. Replace with a new village hall designed to meet all community needs in approximately the same location (+4)
17. Replace with a larger purpose built 'village hall' facility for plays, indoor sports, table tennis, badminton, indoor archery (+10)
18. Facility to present concerts, plays etc
19. We need starter homes and affordable homes but getting the balance is the key! (+1)



**Built and Natural Environment**

	Agree			Disagree			Comments
	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	
Draft Objective 3: To protect and maintain Redgrave's rural village identity and ensure that new development respects its form and character	40	22	<b>62</b>	0	0	<b>0</b>	Very important that children have a place to go and play (+9)
<b>Draft Policy Idea 6: Design</b> Policy requiring high standard of design that reflects local character and includes the following design elements:	31	19	<b>50</b>	0	0	<b>0</b>	We need high standards of design but not necessarily with the suggested elements (+1)
Local Materials	25	11	<b>36</b>	0	2	<b>2</b>	
Eco friendly designs and measures	28	16	<b>44</b>	0	2	<b>2</b>	The world is constantly changing, and we have to move with the time. As long as it is within village needs. Eco suits the time we live in. (+1)
Off street parking/garages	33	13	<b>46</b>	1	2	<b>3</b>	
Storage for bins	16	14	<b>30</b>	7	0	<b>7</b>	
Usable garden space	23	11	<b>34</b>	1	0	<b>1</b>	One dot placed online between agree and disagree (Tuesday)
Landscaped areas	20	14	<b>34</b>	1	0	<b>1</b>	
Built in crime reduction measures	22	12	<b>34</b>	0	0	<b>0</b>	

**Additional Comments**

1. Street lighting times to go off
2. It's important the materials used suit the village and environment
3. No lights please
4. No to streetlights – light pollution! (+1)
5. Biodiversity and the natural environment need to benefit from any new development. We need to restore habitats such as ponds, hedgerows and woodlands that have declined in the past.

	Agree			Disagree			Comments
	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	
<b>Draft Objective 4:</b> To investigate the potential for community based low carbon initiatives.	12	12	<b>24</b>	1	0	<b>1</b>	No comments
<b>Draft Policy Idea 7: Sustainability/Carbon reduction</b> Policy that encourages a move to low carbon living. Should it include the following elements:	14	12	<b>26</b>	0	0	<b>0</b>	No comments
Electric Charging points	22	12	<b>24</b>	4	4	<b>8</b>	Np comments
Community energy/village owned power supply	28	16	<b>44</b>	5	1	<b>6</b>	It would be great if Redgrave had its own solar farm and wind energy providing community energy and financial benefits.  Who will pay for this?
Recycling facilities	22	13	<b>25</b>	3	0	<b>3</b>	No comments
Solar panels	24	12	<b>26</b>	6	3	<b>10</b>	No comments

	Agree			Disagree			Comments
	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	
<b>Draft Objective 5:</b> To protect and enhance Redgrave's natural and historic assets.	6	8	<b>14</b>	0	0	<b>0</b>	No comments
<b>Draft Policy Idea 8: Natural Environment</b> Policy that protects natural environment features such as trees, hedgerows and ponds and	41	24	<b>65</b>	0	0	<b>0</b>	No comments

encourages the creation of new wildlife habitats into new development.							
<b>Draft Policy Idea 9: Landscape and Important Views</b> Policy protecting landscape setting of the village; identifies the most important views and protects them.	39	20	<b>59</b>	0	0	<b>0</b>	Who identifies the views? Will they be taken into consideration when housing is planned?
<b>Draft Policy Idea 10: Historic Environment</b> Policy that protects important historic features; listed buildings, the conservation area and archaeological features	38	24	<b>62</b>	0	0	<b>0</b>	No comments

### **Business and Infrastructure**

	Agree			Disagree			Comments
	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	Sat 30 <sup>th</sup>	Tues 3 <sup>rd</sup>	Total	
<b>Draft Objective 6</b> To protect the existing business base of the village and ensure that the relationship between business and residents remains in harmony	23	13	<b>36</b>	0	0	<b>0</b>	Small businesses that do not involve large and frequent lorry movements. (+3)
<b>Draft Policy Idea 9: Business</b> Policy protecting existing business premises to remain in business use.	25	8	<b>33</b>	0	2	<b>2</b>	Need some control over types of business (+1)  Gressingham should never have been allowed to expand. Our village

							<p>and roads were not designed for their lorries.</p> <p>The development of Gressingham could act negatively. The lorry issues are particularly relevant. (+2)</p> <p>Reduce HGVs especially Gressingham (+2) Reduce through lorry traffic to A1066. (+2).</p>
<b>Draft Objective 7:</b> To seek to improve the physical infrastructure that serves the residents and businesses of Redgrave.	11	7	<b>18</b>	0	0	<b>0</b>	No comments
<b>Draft Policy Idea 10:</b> <b>Transport Safety</b> Policy promoting highway safety	40	16	<b>56</b>	0	0	<b>0</b>	<p>Roads are dangerous with HGVs (+6)</p> <p>Traffic calming on The Street and better road surface; (+1)</p> <p>20mph from the shop to the bottom of the Street (+2)</p>
<b>Draft Policy Idea 11:</b> <b>Walking and Cycling</b> Policy encouraging new routes making sure existing routes are joined up, safe and make a comprehensive network.	27	14	<b>41</b>	0	0	<b>0</b>	<p>Extend path to Fen Street.</p> <p>Pavements – linking all residential streets.</p>

<b>Draft Policy Idea 12: Infrastructure/ Drainage</b>	27	12	<b>39</b>	0	0	<b>0</b>	No comments
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### **Calling All Businesses – What should the plan contain over the next 20 years?**

1. Heavy Vehicle transit restriction through the village (+4)
2. Lorries and heavy vehicles through the village – traffic (+16)
3. Traffic HGVS becomes more of a problem every year (+5)
4. Limit to noise emissions (+7)
5. Measures to stop HGVs using the village as a rat run (+11)
6. Weight restriction to deter usage by HGVs (+13)
7. Do not discourage small development outside the village boundary (+2)
8. Gressingham expansion plans need to be contained
9. Restoration of habitats within village and creation of ‘wild areas’ for community benefit.(+7)
10. We need to get more working families into the village. It is a bit of a grey ghetto. Agree I’m grey; Agree I’m grey
11. Already lorries using the main road as a shortcut from the A1066 pose a serious hazard due to the narrowness of the road. The danger will increase with the increased usage of the road. Weight limit is essential. (+1).
12. Factory was present for many years before houses. Employment of local people. Don’t live near if you don’t like it!.

### **Have we missed anything?**

1. Fen Street and Hinderclay Road
2. What about the field on the corner of The Street and Fen Street?
3. Redgrave is a haven for moneyed retired people. Younger, and life needed in affordable houses.
4. Goodbye village! Hello housing estates! (+12)
5. Keep to village builds. Live in towns if want housing estates.

**Appendix F: Exhibition and Feedback Session Flyers**

**REDGRAVE NEIGHBOURHOOD PLAN TEAM NEEDS  
YOU !**



**TO ATTEND A POLICY IDEAS EXHIBITION  
DROP IN EVENT**

**Saturday 30<sup>th</sup>  
November**

**10.00am to 1pm  
All Saints Church  
Free Bacon Butties**

**OR**

**Tuesday 3<sup>rd</sup>  
December**

**6pm to 8pm  
The Cross Keys  
Bar Available  
Free Nibbles**

**TO SELECT AND PRIORITISE THE TOP COMMON SCORING  
RESPONSES TO THE VISIONS AND POLICIES YOU ALL SUBMITTED  
IN YOUR NEIGHBOURHOOD PLAN QUESTIONNAIRE**

*Redgrave's Neighbourhood Plan*



**WORKING TOGETHER TO PLAN OUR FUTURE**



## Redgrave's Neighbourhood Plan



WORKING TOGETHER TO PLAN OUR FUTURE

## Drop-In Event

Tuesday 28th January 2020

6:30 pm - 8:00 pm

The Cross Keys pub (Bar will be open)

Come to see feedback from the 2 events in November/December 2019 plus an update on the Neighbourhood Plan process and next steps.

Keep up-to-date at [redgraveneighbourhoodplan.com](http://redgraveneighbourhoodplan.com)  
Contact us at: [redgraveneighbourhoodplan@gmail.com](mailto:redgraveneighbourhoodplan@gmail.com)

## Appendix G: Regulation 14 Flyer



The flyer is a vertical rectangular graphic with a dark red background. At the top left, there is a small white box containing the text 'Redgrave's Neighbourhood Plan' above an illustration of three stylized human figures in red and white, and the slogan 'WORKING TOGETHER TO PLAN OUR FUTURE'. Below this, the words 'REDGRAVE' and 'NEIGHBOURHOOD PLAN' are written in white, bold, sans-serif capital letters. A dashed white line separates this from the main headline 'CONSULTATION TIME IS HERE!' in large, white, bold, sans-serif capital letters. Below the headline, the text 'WE NEED YOUR FEEDBACK' is written in white, bold, sans-serif capital letters. Underneath, there is a list of three bullet points in white, bold, sans-serif capital letters: '- OUR POLICIES IN PLACE', '- TYPE OF DEVELOPMENT NEEDED', and '- LAND PUT FORWARD FOR DEVELOPMENT'. To the right of the flyer is a vertical photograph of a flowering tree with pink and white blossoms against a blue sky.

The steering and working group have been working hard over the last year and a half to produce a legal document which puts policies in place to weight more decisions for the village regarding future building applications.

We need as many of you to read and comment so we know how to approach the next steps.

[www.redgraveneighbourhoodplan.com](http://www.redgraveneighbourhoodplan.com)

Green Space, Community assets,  
building materials, land for  
development, number of houses,  
bungalows, affordable housing,  
Protection, influence  
the list goes on.

---

**PLEASE NOTE:**

**THERE ARE NO NEW  
DEVELOPMENTS PLANNED, THIS IS  
ONLY TO UNDERSTAND WHAT THE  
COMMUNITY WANT.**

---

## Appendix H Regulation 14 Notification Letter

# Redgrave's Neighbourhood Plan



WORKING TOGETHER TO PLAN OUR FUTURE

Dear Consultee,

I am delighted to inform you that the pre-submission consultation on the Redgrave Neighbourhood Plan begins on 14<sup>th</sup> September and ends at midnight on 8<sup>th</sup> November 2020.

Details of the consultation including how to make comments on the plan and details of the previous public exhibitions can be found on the Redgrave Neighbourhood Plan web page:

<http://redgraveneighbourhoodplan.com>

All residents of Redgrave, businesses and statutory agencies are invited to comment.

The Pre-Submission Consultation Draft Plan can also be viewed using this link.

As this is a formal stage, comments on the plan should be made using the response form and emailed to:

[redgraveneighbourhoodplan@gmail.com](mailto:redgraveneighbourhoodplan@gmail.com).

A small number of printed copies of the Draft Neighbourhood Plan are available for households without internet connectivity and can be borrowed from Redgrave Community Shop. Hard copies of the consultation form can be printed from the website or collected from Redgrave Community Shop.

Yours faithfully

*Redgrave Neighbourhood Plan Steering Group*

redgraveneighbourhoodplan@gmail.com

**Appendix I: REG 14 Consultee List**

MP for Central Suffolk & North Ipswich	
MP for Bury St Edmunds	
County Cllr for Redgrave	Suffolk County Council
Ward Cllr to Redgrave	MSDC
Ward Cllr to adj Parish	Breckland Council
Parish Clerk to	South Lopham
Ward Cllr to adjacent Parish	South Norfolk Council
Parish Clerk to ...	Hinderclay
Parish Clerk to ...	Blo Norton
Parish Clerk to ...	Rickinghall
Parish Clerk to ...	Botesdale
Parish Clerk to ...	Wortham and Burgate
Parish Clerk to	Bressingham and Fersfield
BMSDC Community Planning	Babergh & Mid Suffolk DC
SCC Neighbourhood Planning	Suffolk County Council
Transport Policy	Suffolk County Council
Planning Obligations Manager	Suffolk County Council
HR Manager - SOR, Children and Young People	Suffolk County Council
Planning Policy Team	South Norfolk Council
Neighbourhood Planning Team/Planning Policy Team	West Suffolk Council
Planning Policy Team	East Suffolk Council
	The Coal Authority
Area Manager, Norfolk & Suffolk Team	Homes & Communities Agency (HCA)
Land Use Operations	Natural England

Essex, Norfolk & Suffolk Sustainable Places Team	Environment Agency
East of England Office	Historic England
East of England Office	National Trust
Town Planning Team	Network Rail Infrastructure Limited
	Highways England
Stakeholders & Networks Officer	Marine Management Organisation
	Vodafone and O2 - EMF Enquiries
Corporate and Financial Affairs Department	EE
	Three
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
	Transco - National Grid
Consultant	Wood Plc (obo National Grid)
Infrastructure Planner	UK Power Networks
Strategic and Spatial Planning Manager	Anglian Water
	Essex & Suffolk Water
	National Federation of Gypsy Liaison Groups
	Norfolk & Suffolk Gypsy Roma & Traveller Service
	Diocese of St Edmundsbury & Ipswich
Chief Executive	Suffolk Chamber of Commerce
Senior Growing Places Fund Co-ordinator	New Anglia LEP
Strategy Manager	New Anglia LEP
Conservation Officer	RSPB
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
Senior Conservation Adviser	Suffolk Wildlife Trust

Director	Suffolk Preservation Society
	Suffolk Coalition of Disabled People
	Suffolk Preservation Society
	Landowners; owners of NDH and LGS
Community Development Officer – Rural Affordable Housing	Community Action Suffolk
Senior Manager Community Engagement	Community Action Suffolk



## Appendix J: Regulation 14 Response Form

# Redgrave's Neighbourhood Plan



WORKING TOGETHER TO PLAN OUR FUTURE

## Pre-Submission (REG14) Consultation Response Form

### Redgrave Neighbourhood Development Plan (RNP)

14<sup>th</sup> September 2020 – 8<sup>th</sup> November 2020

Please use this form to submit comments about the pre-submission draft Plan. We would prefer to receive responses using the form, which is available to download from the web site. If this is not possible then please complete this paper copy. Further copies are available at Redgrave Community Shop.

Please submit your completed form in one of the following ways:

- 1) Email as an attachment to [redgraveneighbourhoodplan@gmail.com](mailto:redgraveneighbourhoodplan@gmail.com)
- 2) Hand deliver as a paper copy to Redgrave Community Shop

The document being consulted on may be viewed online at: <http://redgraveneighbourhoodplan.com> or borrowed from Redgrave Community Shop.

This public consultation begins on **14<sup>th</sup> September 2020** and will run for **9 weeks ending at midnight on 8<sup>th</sup> November 2020**. Responses received after the closing date may not be considered.

Please expand the boxes as necessary or attach additional sheets. Clearly mark any additional sheets with your Name, details and the part of the document the representation relates to.

You do not have to answer every comment box but the more you tell us the more we can ensure the Plan represents local views. Please let us know about the things that are important to you.

NAME	
ADDRESS	

Redgrave Neighbourhood Plan Consultation Statement May 2021

<b>ORGANISATION / CLIENT YOU'RE REPRESENTING</b> (Where applicable)	
<b>EMAIL (optional)</b>	

<b>CONSULTATION RESPONSE</b> <i>Please continue on a separate sheet if the box isn't big enough.</i>	
---	--

I am generally in favour of the Plan	AGREE / DISAGREE
I would like to see changes to the Plan	AGREE / DISAGREE

<b>General comments on the Plan</b>	

Do you have any comments on Chapters 1 – 4?	YES / NO
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Comment
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Do you agree with the Vision and Objectives of the Plan (Chapter 5)?	YES / NO
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Comment
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Do you have any general comments on the <b>Policies and Community Projects</b> (Chapter 6)?	YES / NO
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Comment
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Do you have any general comments on Chapter 7 – Community?	YES / NO
Comment	
Do you agree with Policy RED1 – New Housing?	YES / NO
Comment	
Do you agree with Policy RED2 – Housing Allocation?	YES / NO
Comment	
Do you agree with Policy RED3 – Housing Type?	YES / NO
Comment	
Do you agree with Policy RED4 – Existing Community Facilities?	YES / NO
Comment	
Do you agree with Policy RED5 – New or Improved Community Facilities?	YES / NO
Comment	
Do you have any general comments on Chapter 8 –Built and Natural Environment?	YES / NO
Comment	
Do you agree with Policy RED6 – Landscape Quality and Sensitivity?	YES / NO
Comment	

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Do you agree with Policy RED7 – Protection of Important Public Local Views?	YES / NO
Comment	
Do you agree with Policy RED8 – Protection of Natural Assets?	YES / NO
Comment	
Do you agree with Policy RED9 – Protection of Local Green Spaces	YES / NO
Comment	
Do you agree with Policy RED10 – Protecting Redgrave’s Historic Assets?	YES/NO
Comment	
Do you agree with Policy RED11 – The Design of New Development?	YES/NO
Comment	
Do you agree with Policy RED12 – Low Carbon and Future Sustainability?	YES/NO
Comment	
Do you agree with the Community Action Projects?	YES / NO
Comment	
Do you have any general comments on Chapter 9 – Business and Infrastructure?	YES / NO
Comment	
Do you agree with Policy RED13 – New and Existing Business?	YES / NO
Comment	

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Do you agree with Policy RED14 – Traffic and Highway Safety?	YES / NO
Comment	
Do you agree with Policy RED15 – Walking and Cycling?	YES / NO
Comment	
Do you agree with Policy RED16 – Drainage and Flood Risk?	YES / NO
Comment	
Do you have any other comments?	

***Thank You!***

## Appendix K: Regulation 14 Response Table

Rep No	Paragraph or Policy Number	Respondent	Response	Steering Group Response to Comment	Action
1	General	Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p><b>Natural England does not have any specific comments on this draft neighbourhood plan.</b></p>	Comments noted.	<p>No change to Plan</p> <p><input checked="" type="checkbox"/></p>
2	General	Historic England	<p>We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout. In particular, we are pleased to see specific policies and supporting text from paragraph 8.27 onwards, which aim to conserve your parish's historic environment.</p> <p>For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend</p>	Comments noted	<p>No change to Plan</p> <p><input checked="" type="checkbox"/></p>

Redgrave Neighbourhood Plan Consultation Statement May 2021

			that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.		
3	General	Suffolk County Council	Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.	Comments noted.	No change to Plan <input checked="" type="checkbox"/>
4	General	Environment Agency	<p>Thank you for consulting us on your Draft Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans. We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.</p> <p>Based on the environmental constraints within the area, we therefore have no detailed comments to make in relation to your Plan at this stage. However together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:  <a href="http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf">http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</a></p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>
5	General	Taylor	I disagree with the plan on a number of areas, see below: 1. The plan is qualitative in terms of information but not quantitative in terms of 'data' to support the proposal.	There is some confusion as to the purpose of the NP. It is a plan not a	No change to Plan <input checked="" type="checkbox"/>

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			<p>2. I find no reference to an assessment of the infrastructure in terms of Water Supply / Grey Water / Power capacity to Redgrave and therefore would be interested to know how the plan caters for this.</p> <p>3. The plan does not include any financial modelling in terms of ROM [Rough Order of Magnitude], what would the financial impact be in terms of council tax consumption? What? would the average cost of housing be and how could local village people afford this?</p> <p>4. I find no reference / data associated with Risk Assessments.</p> <p>5. I find no listings of any assumptions made to compile the report.</p> <p>6. The report states that the industries / businesses within Redgrave do not employ local resources, therefore additional buildings would be adding to the carbon footprint of the village as any new people of working age will be adding to the carbon footprint in terms of vehicle usage.</p> <p>7. RED 1 through 16 are objectives / targets – not policies.</p> <p>8. How does the plan maximise the use of local resources? [people / builders / suppliers]</p>	<p>report and the policies within it will be used to determine future planning applications. The draft has been put together using best practice from other successful plans and follows a similar format with content derived from public consultation and is in accordance with the statutory procedures it is required to comply with.</p>	
6	General	Stanley	<p>We disagree with the plan for new houses being built on a designated green space, as this should only be permitted in "very special circumstances" according to the information. in the draft plan. The one site that most people disagreed with, (policy ideas exhibition) was Churchway! if you ask for our opinions then please take note of them BMSDC have asked for 12 new homes to be delivered where 16 have already been approved, making further development unnecessary.</p>	<p>The rationale for the selection of RED2 is outlined in paras 7.21 to 7.29. It is a smaller site than that originally proposed for development by the landowner. Whilst the Local</p>	<p>No change to Plan <input checked="" type="checkbox"/></p>

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				<p>Housing Requirement set by MSDC has been reached, public consultation revealed an appetite for some specific types of housing e.g., bungalows for older people and affordable housing that were not catered for in the existing permissions. There have been some expressions of support for the allocation from local people through this consultation. See also responses to RED2.</p>	
7	General	Migliorato	<p>Congratulations, this is such a comprehensive and rounded review of the village and its future. It reflects a lot of hard work and analysis that was needed to complete the plan.</p>	Support noted	<p>No change to Plan  <input checked="" type="checkbox"/></p>

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			The plan balances future need and direction as well as respecting what needs to be preserved to retain Redgrave' character as a village. Thank you for the work and time you have given to this.		
8	General	Chaplin	My thanks to all members of the Redgrave Neighbourhood Plan Steering Group and Neighbourhood Plan Working Group for all their hard work.	Support noted	No change to Plan <input checked="" type="checkbox"/>
9	General	National Grid	An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
10	General	Andrews K	Thank you. Wonderful work	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
11	General	Andrews B	This is a phenomenal piece of work and a huge credit to the team putting it together. Well done!	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
12	General	Andrews B	Despite some of my comments, this is an amazing piece of work. Thankyou.	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
13	General	Lamb	We congratulate the team on such a comprehensive document	Support welcomed.	No change to Plan <input checked="" type="checkbox"/>
14	General	Water Management Alliance	The parish in question does not fall within the jurisdiction of any of our Internal Drainage Boards and therefore we have no comments to make on this Neighbourhood Plan.	Comments noted	No change to Plan. <input checked="" type="checkbox"/>
15	General	Highways England	We have reviewed the details and information provided. Due to the area and location that is covered by this Neighbourhood Plan being quite remote from the Strategic Road Network (SRN), any traffic generation from any future development would be diluted before reaching the SRN, therefore there would be no predicted adverse effect upon the Strategic Road Network.	Comments noted.	No change to Plan <input checked="" type="checkbox"/>



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			Consequently, we offer <b>No Comment.</b>		
16	General	Suffolk County Council (Education)	<p><b><u>Early Years</u></b> Redgrave is in the Rickinghall Ward, where there is a deficit of childcare. However, the housing proposed will only generate another two Full Time Places, so does not provide enough growth to warrant a new provision.</p> <p><b><u>Primary and Secondary Education</u></b> The catchment primary school for Redgrave is St Botolph's CEVCP School. Hartismere School is the nearest school, but it does not operate a catchment area. Instead, admissions to Hartismere School are based on a priority admission group based on the school's partner primary schools of which St Botolph's CEVCP School is included. As the Neighbourhood Plan is only allocating eight dwellings on the Churchway site, it is not anticipated that there would be any significant impact on the educational provisions of the area.</p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>
17	General	Polke	It has been interesting to read this document and I am struck by the huge amount of work that has gone into its production. If Redgrave does need to expand then the plan for housing seems reasonable and will be in keeping with the village – as long as it does not, then spread onto other parts of the playing field! Thanks to the committee for all their hard work!	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
18	General	Green	I will accept the plan in full	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
19	General	Warnes	Generally, I think that the Plan is a very comprehensive, competent and compelling piece of work.	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
20	General	Tucker Dickson	Very well thought through. I appreciate the work done on the context – good to see so much information on Redgrave being put together in one document. As I understand it there is a strong	Support Welcomed	No change to Plan <input checked="" type="checkbox"/>

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			rationale for a modest development of affordable housing, and also an upgrade of the amenities centre.		
21	General	Tucker Dickson	An excellent document thank you. Clearly a considerable amount of work has gone into compiling this. I think it will be invaluable in guiding future developments in the village. It is great that the whole process has been inclusive and transparent. I like the fact that you have a clear website with access to documents such as minutes of meetings. The plan will be an important resource for the village, thank you. I enjoyed reading it!	Support Welcomed	No change to Plan. <input checked="" type="checkbox"/>
22	General	Suffolk Wildlife Trust	We are pleased to see that the Redgrave Neighbourhood Plan recognises the importance of biodiversity and proposes measures to protect and enhance it. As stated within the National Planning Policy Framework (2019) and emerging Environment Bill, development should seek to provide net gains for biodiversity, so it is encouraging that this is recognised within the Parish. However, we believe that the plan can be expanded to further safeguard species and habitats from fragmentation caused by development.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
23	General	William H Brown for Mr and Mrs Hill	On behalf of my clients, William H Brown has no general comments on the Redgrave Neighbourhood Plan which would appear to be a well-considered document for the future of the village to 2036. However, William H Brown does propose one amendment to the plan in the form of a revision to the Settlement Boundary in relation to my client's property Oak House, The Green. As shown on the enclosed extracts from the Regulation 19 Babergh and Mid Suffolk Joint Local Plan (ref: MS0002-01& ref: MS0002-02) William H Brown would request that the boundary is amended to be consistent with the emerging Local Plan and incorporate the full extent of my client's property. The Neighbourhood Plan, reflecting the time it was drafted, defines the Settlement Boundary consistent with the 1998 Mid Suffolk Local Plan and particularly the Regulation 18 version of the emerging Babergh and Mid	Comments noted.  It is the intention to use the Settlement Boundary as defined in the Pre-Submission Consultation Version of the Emerging BMSJLP for the purposes	Amend supporting text that precedes Policy RED1 to refer to the version of the settlement boundary to be used for the purposes

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		<p>Suffolk Joint Local Plan which was consulted on between July-September 2019. Indeed, the plans referenced below within the Neighbourhood Plan, would appear to use the Regulation 18 Plan as their base with the Settlement Boundary shown with a purple line.</p> <p>As currently drafted, the boundary is somewhat imprecise, bisecting the garden of Oak House and is now superseded by the Regulation 19 Plan which was first published on 02 November 2020 as part of papers for the Extraordinary Meeting for Babergh District Council to take place on 09 November. The Regulation 19 consultation is proposed to begin on 12 November 2020 through to 24 December 2020 ahead of submission to the Planning Inspectorate for determination.</p> <p>William H Brown would, therefore, politely request that the boundary is amended to incorporate the full extent of my client’s property, and to ensure the Neighbourhood Plan is consistent with the emerging Local Plan.</p> <p>As considered in more detail in response to the questions below, this proposed revision, to properly reflect the extent of Oak House’s residential garden would allow for the delivery of a windfall new home that would be in accordance with the aspirations of the Neighbourhood Plan for small scale development to meet the demand for 2-3 bedroomed properties for new homeowners, families or the older population.</p> <p>In addition, it would also provide a smaller and more manageable garden for my clients to allow them to stay in Oak House specifically and Redgrave in general, again in accordance with the aspirations of the Neighbourhood Plan.</p> <p>Accordingly, William H Brown politely request that the following plans within the Neighbourhood Plan are updated to reflect the emerging Local Plan as shown on the attached extract (ref: MS0002-01): -  MAP A1 – p.45  MAP B – P.54  Green Spaces Map – P.77</p>	<p>of the Redgrave Neighbourhood Plan.</p> <p>This would appear to include the land referred to in this representation.</p>	<p>of the NDP policies.  <input checked="" type="checkbox"/></p>
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			<p>MAP F – p.84                  MAP G – p.96                  Appendix 5 – Policies Map Inner – P.122</p> <p>This will ensure the Redgrave Neighbourhood Plan is in general conformity with the strategic policies contained within the development plan in accordance with the basic conditions for a Neighbourhood Plan set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004.</p>		
24	General	LRM on behalf of Llanover Estates	<p>This response to the Redgrave Neighbourhood Plan Regulation 14 consultation is submitted on behalf of Llanover Estate. Our client owns a number of areas of land in and around the village of Redgrave, in particular they own land at Churchway which is proposed for allocation by policy RED1 &amp; RED2 and land at Half Moon Lane.</p> <p>Our client, Llanover Estate, has owned the Redgrave and Assington Estates, which comprise around 600 acres of mainly agricultural land and property for over 50 years and have built up close links with the local area and local people over this period. During that time the Estate has played a key role within local communities, as an employer, landlord (residential, employment and agricultural), and as the leaseholder of the current recreation area. The Estate consider that it can help to contribute towards meeting the various future needs of local people (including affordable housing), both in the short term and in the longer term, over the life of the Plan and beyond. This will ultimately help to sustain the viability and vibrancy of communities, which neighbour the Estate.</p> <p>It is recognised that the Neighbourhood Plan Steering Group on behalf of the Parish Council is consulting on a draft Neighbourhood Plan and that this is the first formal opportunity that stakeholders, including our client, have had to comment on the proposals. It is acknowledged that the plan</p>	Comments noted. (See response to later representations)	No change to Plan

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			<p>may be subject to further revision following the receipt of responses from both the community and a number of technical/statutory consultees to the current consultation. With this in mind Llanover Estate reserves the right to make additional or alternative comments on the emerging plan during the plan making process.</p>		
25	General	LRM on behalf of Llanover Estate	<p><b>Summary</b>  As stated within these representations, Llanover Estate are pleased to see the Redgrave Neighbourhood Plan proceed to the Regulation 14 stage.  The Estate are also supportive of land at Churchway being allocated for residential purposes. The allocation will be key in helping the Plan to meet its vision and objectives. It can help to ensure that there is a better balance of homes and will safeguard the recreation ground for the community in perpetuity.  Notwithstanding their general support for the emerging Neighbourhood Plan, our Client has identified a number of areas of concern, which are summarised below:</p> <ul style="list-style-type: none"> <li>• The plan should take a comprehensive approach to the future planning of the village for homes, infrastructure and amenities. Indeed, if the pattern of incremental plots and piecemeal development continues then the much-needed investment will not materialise.</li> <li>• Our Client’s proposals at Churchway provide a clear foundation for the Plan to meet its vision and objectives. Whilst our Client supports the allocation, we believe that it should be amended in order to reflect the proposals submitted by our Client. This would provide a slight increase in housing numbers initially which would even out during the Plan period together with a means of safeguarding the recreation area in the longer term; and</li> <li>• Given the prospect of housing needs increasing in the future, we believe that our Client’s phase 2 and potentially phase 3 proposals</li> </ul>	<p>Comments noted.  See response to detailed responses below (RED2)</p>	<p>See detailed responses below.</p>

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			<p>should be included within the Plan as reserve sites. This will help safeguard against speculative and incremental proposals in the future that are not been planned for and put increased pressure on existing infrastructure and services.</p> <p>It is considered that our Client's proposals will help the Plan to meet the basic conditions tests for a Neighbourhood Plan and we hope these representations will be welcomed and received favourably.</p>		
26	General	Verkroost N	I would like to thank the Steering Group for the hard work and time spent on this project so far.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
27	General	Heffernan	<p>Don't feel that the village requires anymore houses as Redgrave is portrayed as a picturesque place and with additional housing, particularly where they are planned then it will take away the beauty.</p> <p>Redgrave is known for its bike riding, quiet lanes, glorious views and is fen. With the potential of adding more houses, which equals more pollution and goes against the natural legacy the fen promotes.</p> <p><b>DISAGREE IN BUILDING BACK OF CHURCHWAY AND ON PLAYING FIELD</b></p>	<p>The rationale for the selection of RED2 is outlined in paras 7.21 to 7.29. It is a smaller site than that originally proposed for development by the landowner. Whilst the Local Housing Requirement set by MSDC has been reached, public consultation revealed an appetite for some specific types of housing e.g.,</p>	No change to Plan <input checked="" type="checkbox"/>

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				<p>bungalows for older people and affordable housing that were not catered for in the existing permissions. There have been some expressions of support for the allocation from local people through this consultation. See also responses to RED2.</p>	
28	General	Eason	<p>I understood we had too many facilities to be a Hinterland village. If we are classed as Hinterland, doesn't that adversely affect the amount of money available to us?</p>	<p>The criteria for Hinterland classification are contained within the Joint Local Plan. The hierarchy contains, Towns, Core Villages, Hinterland Villages and Hamlets. It may be that the respondent has confused</p>	<p>No change to Plan <input checked="" type="checkbox"/></p>

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				'hinterland' with hamlet. There is no direct link between the settlement hierarchy and funding	
29	General	Preston J	In view of the fact that the NPPF seems to only talk about increasing housing and industry, which of course means more people, while at this time the services in our area are stretched to say the least, schools, surgeries, transport, police, highways, children's services, mental health support. I can't understand why our "Hinterland" village is expected to cope with 10% of the grand plan without any resources being directed to support local services.	This comment is more specifically related to the emerging JLP. The figure of 10% relates to the hinterland villages as a group not specifically Redgrave. See also response from SCC (16 above) in respect of Education	No change to Plan <input checked="" type="checkbox"/>
30	General	Mitchell	We have chosen to make a general comment on the proposal as a whole rather than on specific policies (other than RED11). There is a great deal to assimilate in the proposed plan. Analysis of the public meetings, exhibitions, surveys etc has certainly produced policies that we think meets the general view held by residents of how the village should develop over the next 15 years and which we fully support. One concern would be that the BMSJLP previously expected to get government approval and be adopted in 2019 has not happened	The Pre-Submission Consultation Version of the BMSJLP is currently in the subject of consultation taking place until	No change to Plan <input checked="" type="checkbox"/>



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			<p>and is apparently still only in the early stages of preparation. Since RNP will not become an effective tool in managing development here until adopted into a finalised LP we wonder how effective our Plan would be in the meantime. This delay at district level is disappointing.</p> <p>Finally, we would like to congratulate the committee and various working groups of producing this draft plan – a remarkable achievement in the time since the village agreed to proceed and against the difficulties of 2020. Well done.</p> <p>As we leave for another village, which is at about the same point as Redgrave with their plan, we will watch with interest as RNP proceeds and is finally accepted at Referendum. We wish you every success.</p>	<p>24<sup>th</sup> December 2020.</p> <p>The RNP and the BMSJLP will both have the same status i.e., being part of the statutory development plan.</p> <p>Support noted</p>	
31	General	MSDC	<p>By the time that this Neighbourhood Plan is ready for submission, the next iteration of the Joint Local Plan (JLP) will be in the public domain. An opportunity therefore exists to ensure that cross-references to the JLP are relevant and up to date, e.g., para 3.5, 3.7, 7.3, 7.18, 7.27 (where policy LP28 becomes LP30). If it is not relevant to update the text the JLP cross-reference should include an appropriate date reference, e.g., '(July 2019)', or (Nov 2020)'</p> <p>A reminder to ensure that relevant text is updated as this Plan progress e.g., stages completed in para 1.2 and flow chart on page 7 etc.</p> <p>A reminder that while there is no legal requirement to examine this NP against emerging policy, Planning Practice Guidance advises us that the reasoning and evidence informing the JLP process may be relevant to the consideration of the basic conditions against which this NP is tested and, that conformity with emerging plans can extend the life of NPs, providing this does not result in conflict with adopted policies.</p>	<p>Comments noted</p>	<p>References to the JLP have been updated as appropriate.  <input checked="" type="checkbox"/></p>

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32	Contents	MSDC	Include page numbers to aid quick navigation to the various Chapters. A list of Plan Policies and key Maps (i.e., Policies Maps), with page numbers, will also be helpful.	Comments noted	List of policies added to the front of the plan (with page numbers) <input checked="" type="checkbox"/>
33	Chapter 2	MSDC	<p><b>Para 2.15:</b> The conservation area was inherited by Mid Suffolk District Council at its inception in 1974, and not Suffolk County Council as stated.</p> <p><b>Para 2.18:</b> Suffolk Wildlife Trust's own website suggest the Fen covers an area of 163 hectares. Perhaps you can clarify this with them? [See also para 8.11]</p> <p><b>Para 2.19:</b> Perhaps include a footnote with a hyperlink to the LOHP website.</p> <p><b>Para 2.20:</b> With regards to the SLA, perhaps include a cross-reference here to direct readers to para 8.5 in the Plan.</p> <p><b>Para 2.49:</b> Perhaps make it clear to those unfamiliar with the area that Starwings operates out of Hall Farm and is not a business area in its own right.</p> <p><b>Bar charts / pie-charts:</b> Can these be reproduced so they match the quality on page 37? [Same comment applies to other charts etc. throughout the Plan.]</p>	Comments noted	Plan amended accordingly. <input checked="" type="checkbox"/>
34	Para 2.1 Page 9	Suffolk County Council (Archaeology)	In paragraph 2.1, it would be helpful to add a note about the earlier development of the parish, prior to written record, with recorded prehistoric, Roman and Anglo-Saxon finds and burial monuments. Topographically, valley sides were favourable for early occupation, and Redgrave offers land over tributaries of the	Agreed	Amend plan accordingly. <input checked="" type="checkbox"/>

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			Little Ouse and River Waveney, and Redgrave Fen, as well as dry valleys (further information can be found in the Suffolk Heritage Explorer <a href="https://heritage.suffolk.gov.uk/">https://heritage.suffolk.gov.uk/</a> ).		
35	Para 2.8 page 10	Warnes	In para 2.8 on page 10 it should read “.and is the principal church.” not principle	Comments noted	Amend Plan accordingly <input checked="" type="checkbox"/>
36	Para 3.4 Page 25	Warnes	In para 3.4 on page 25 it should read “...using its policies.” Not it’s.	Comments noted	Amend Plan accordingly <input checked="" type="checkbox"/>
37	Para 3.5	MSDC	A reminder to check and update (as appropriate) the text with regards to the current status of the JLP prior to formally submitting this N’hood Plan.	Comments noted	Plan will be updated as required <input checked="" type="checkbox"/>
38	Chapters 1 – 4	Taylor	<ol style="list-style-type: none"> <li>1. None of the images - photograph’s / flowcharts have references / configuration control data.</li> <li>2. Chapter 1 contains a great deal of background information that would be better served as an appendix.</li> <li>3. Map page 6 is difficult to read in terms of granularity.</li> <li>4. Process flow on page 7 is good.</li> <li>5. Page 12 ‘Redgrave conservation map’ is not clear / readable.</li> <li>6. Page 25 para 3.2: is it known if the plan conforms? Or is it an assumption that it does and if? not, what is the impact in terms of progressing to a decision.</li> <li>7. Page 26: the image is not clear in terms of the relationship between the 3 boxes</li> </ol>	<p>Agreed that the plan would benefit from titles for the graphs and maps where they currently are omitted. Maps to be reviewed generally for clarity.</p> <p>No issues of conformity have been raised by MSDC, who are</p>	Amend maps/diagrams accordingly

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				the Local Planning Authority.	
39	Chapters 1 – 4	Migliorato	<p>3:7 Redgrave is a Hinterland Village which means a growth of 10%, 12 dwellings. This has been met with current planned building. The insurance of suggesting planned building in Churchway is a good idea. It may protect the recreational ground surrounding it. What insurance is there that Llanover Estates will not increase their building programme.</p> <p>4:8 The village feedback was that more bungalows were needed, so resident villagers can downsize. There was a recognition that there needed to be a balanced age and stage population. The demography of the village has changed from 2011 and 2019. Approximately 64% of current residents are over 60. If the new housing were just bungalows and goes to open market, it might encourage more of the elderly to live here, and further skewing the population. Don't know the answer to that!</p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>
40	Chapters 1 – 4	Chaplin	<p>2.6 Were the bells “returned” by Nigel Taylor of Bridport or “retuned”?</p> <p>2.20 My soil is light/sandy and free draining.</p> <p>2.26 Garden Club has closed down</p>	It is retuned.	Amend plan accordingly <input checked="" type="checkbox"/>
41	Chapters 1 – 4	Polke	Good to learn about some of the history of the village	Comments noted	No change to Plan <input checked="" type="checkbox"/>
42	Chapters 1-4	Tucker Dickson	Excellent summary of Redgrave and the photos help to illustrate the points.	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
43	Chapters 1-4	Preston A	Chapter 2 will need adjustment on village facilities as we have sadly lost the Garden Club, the Brewery is staggering and the effects of COVID19!	Comments noted	Reference to garden club

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					has been removed. <input checked="" type="checkbox"/>
44	Chapters 1-4	William H Brown on behalf of Mr and Mrs Hill	<p>William H Brown has no particular comments on Chapters 1-4. However, we note at paragraph 4.8, the following points raised as a result of the consultation: -</p> <ul style="list-style-type: none"> <li>- <i>Concern that there should be a better balance of housing in the village – more for families, more bungalows and fewer new larger dwellings.</i></li> <li>- <i>Accommodation for young families is beyond financial means.</i></li> <li>- Any increase in the size of the village should meet local need and be small scale; and</li> <li>- <i>More moderate size properties to meet local need are required, in particular bungalows for older residents wishing to downsize and release larger houses for families.</i></li> </ul> <p>Realigning the Settlement Boundary as shown on the attached extract: MS0002-01, would allow for a building plot to be created immediately south of Oak House, which could equally meet the needs of young families or assist with provision for older residents. It would also retain an appropriate garden size for Oak House, which would be considerably more manageable for my clients. A single plot would also be in keeping with the aspirations for small scale growth.</p>	<p>Comments noted.</p> <p>The settlement boundary as defined in the Pre-Submission Version of the BMSJLP November 2020 is the one that will be used for the purposes of the Neighbourhood Plan and the supporting text to Policy RED1 will be amended to reflect this.</p>	<p>Amend text preceding RED1. <input checked="" type="checkbox"/></p>
45	Chapters 1-4	Verkroost N	<p>Although the adopted BMSDC Local Plan and the revised but not yet adopted BMSDC is mentioned there is no mention of the government’s latest white paper Planning for the Future. Has this been discussed by the steering group to highlight any changes to the planning system which may affect the neighbourhood plan?</p>	<p>The draft Neighbourhood Plan was agreed for consultation prior to the White Paper being issued. However, it is still a White</p>	<p>Review to keep up to date. <input checked="" type="checkbox"/></p>

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				Paper and does not have any legislative or statutory weight at present. The NP will be in accordance with the most up to date legislation relevant at the time and changes made as appropriate	
46	Chapters 1-4	Heffernan	<p>Love the fact we have a community spirit and love the place we live. The village like others requires funding to keep up to date and attract visitors. Keeping the pub and shop open for me is important to encourage visitors and also the keep the spirit that those establishments bring.</p> <p>I feel the potential developments will:</p> <p><b><u>Spoil countryside views</u></b> of which the village is known for and the reason we decided to move to the village 2 years ago. We have relocated from the city of Sheffield to a rural setting to allow our children (7 &amp; 2 years old) to grow up in. To enjoy the rural setting and take advantage of the views and countryside. We don't want rows and rows of houses spoiling this.</p> <p><b><u>Increase the High traffic and speeds through the village.</u></b> With a wide spectrum of ages in this village from young to old, the amount of traffic from the housing development will increase the possibility of on road traffic accident and the levels of pollution. With the village know for the Fen which promotes nature etc,</p>	<p>Comments are noted.</p> <p>The allocation is for 8 dwellings and is to meet a specific need identified by the community. The site has been chosen to ensure that views are not spoilt – there is existing development opposite and the level of additional</p>	No change to Plan <input checked="" type="checkbox"/>

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			<p>having a village adjacent to it with hundreds of houses just doesn't work and goes against everything Redgrave believes in.</p> <p><b><u>Affect the green spaces in the village.</u></b></p> <p>It is very important to protect existing green spaces e.g., the Knoll, The Flat Iron and the playing field. The playing field is very important to our family as we use this facility 3-4 times a day. We are fortunate to be blessed with this green space and I feel the housing development will hinder the views onto this glorious space from our house, increase traffic on a small country lane and decrease the available green space.</p> <p><b><u>Overall affect our lives in general.</u></b></p> <p>The potential development at the back of our house would be catastrophic. We bought the house on the basis it had glorious views and a big garden which was ideal for our young family. However, reading the planning document, that the houses could decrease our garden by 90% and be built literally 6 metres from the house is unbelievable and we are totally against this!!!</p>	<p>traffic generated will be modest.</p> <p>The reminder of the existing recreational area is to be protected from future development as a Local Green Space and will remain undeveloped.</p>	
47	Chapters 1-4	Eason	<p>Is it worth updating the list of 'other facilities'? Delete the Garden Club; add the Ladies Club, which arranges talks and outings throughout the year.</p>	<p>Comments noted. The Ladies club is referred to as 'the Munch Bunch'.</p>	<p>Plan amended accordingly. <input checked="" type="checkbox"/></p>
48	Para 4.4	MSDC	<p>Penultimate sentence may need updating with regards to the date of submission</p>	<p>Comments noted</p>	<p>Plan to be amended accordingly. <input checked="" type="checkbox"/></p>
49	Pages 28-29	MSDC	<p>Your Consultation Statement should set out the details of the stages gone through in preparing this Plan. Is there an opportunity to show the information here in a more streamlined manner?</p>	<p>Comments noted. This section is already a summary</p>	<p>Photos moved to the</p>

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				with more detail in the Consultation statement – photos moved to consultation statement.	consultation statement. <input checked="" type="checkbox"/>
50	Chapter 5 Vision and Objectives	Taylor	<p>1. If the vision is correct, then any plans for expansion goes against the vision.</p> <p>2. Objectives</p> <p>a. 1: in order for ‘available housing’ to be affordable, where does the income come from. that enables people to buy.</p> <p>b. 2: fully agree with leisure and community; but how do you influence work, when all of the current employer’s source resource from outside Redgrave</p> <p>c. 3: fully agree.</p> <p>d. 4: fully agree; but should also consider leveraging as a form of income to local facilities.</p> <p>e. 5: fully agree; but would note that any new buildings will increase the carbon footprint. as a result of low employment potential in Redgrave that will result in the additional population commuting to ‘work’</p> <p>f. 6: fully agree.</p> <p>g. 7: what does this mean? As the plan does not quantify what additional infrastructure is required?</p>	<p>The vision does not preclude development from taking place provided that it is consistent with the policies of the Neighbourhood Plan. The plan contains a definition of affordable housing in the glossary.</p> <p>The plan does not identify any specific infrastructure requirements, which in part is due to the low level of new development being proposed.</p>	No change to Plan <input checked="" type="checkbox"/>



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				None has been identified by the statutory consultees/infrastructure providers who have all been consulted.	
51	Chapter 5 Vision and Objectives	Tucker Dickson	The vision and objectives are clear and are the outcome of consultations. I do not disagree with any.	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
52	Chapter 5 Vision and Objectives	Suffolk County Council (Health and Well Being)	<b><u>Community Objective 2</u></b> We would encourage expanding this objective to emphasise the need to support the health and wellbeing of residents.	Agree. Comments noted	Plan amended accordingly <input checked="" type="checkbox"/>
53	Chapter 5 Vision and Objectives	Preston A	Housing is a real problem for some in the village. Officially we needed 12 dwellings over the next 16 years. There are outstanding permissions for more, but will they be what we need, and not what developers make most profit from? Now we need 24!!	The rationale for the selection of RED2 is outlined in paras 7.21 to 7.29. It is a smaller site than that originally proposed for development by the landowner. Whilst the Local Housing Requirement set by MSDC has been reached, public consultation	No change to Plan <input checked="" type="checkbox"/>

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				revealed an appetite for some specific types of housing e.g., bungalows for older people and affordable housing that were not catered for in the existing permissions. There have been some expressions of support for the allocation from local people through this consultation. See also responses to RED2.	
54	Chapter 5 – Vision and Objectives	William H Brown for Mr and Mrs Hill	<p>No specific comments on the Objectives within Chapter 5. However again William H Brown notes that the proposed amendment to the Settlement Boundary and provision of a single plot would not conflict with these Visions and Objectives and would specifically help to meet Objectives 1 &amp; 3, namely.</p> <p><i>- Objective 1: To provide for housing that meets the needs of the local population and achieve a better balance of housing; and</i></p> <p><i>- Objective 3: To protect and maintain Redgrave’s rural village identity and ensure that new development respects its form and character.</i></p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>

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			<p>With regard to Objective 1, the single plot would allow for the provision of a plot that could meet the needs for either young families or older residents and would also redefine the curtilage of the current property to better meet the needs of its owners.</p> <p>With regard to Objective 3, the potential plot is already residential garden and has previously contained an outbuilding. Therefore, its development would respect the form and character of Redgrave's village identity.</p>		
55	Chapter 5 – Vision and Objectives	Heffernan	Does the business centre really need an additional car park for 40 cars?!! No, it doesn't, I understand it was in the original planning, but it isn't overflowing in the current setting. Having a 40-car park on a green space is uncalled for and yet again spoils the views and would be the first thing you see coming into the village from that direction. Not the best first impression!!!	This comment relates to a planning application that was being considered at the same time that the NP was being consulted on and the application has been withdrawn.	No change to Plan <input checked="" type="checkbox"/>
56	Objectives Page 33	MSDC	Objective 3 and Objective 4 do not match their re-appearance on pages 57 and 86. Logic suggests switching the descriptions around on page 33 so that Objective 3 refers to natural and historic assets and Objective 4 refers to village identity.	Agreed	Plan amended accordingly <input checked="" type="checkbox"/>
57	Chapter 6	Taylor	1. Chapter 6 should be redrafted to be more focused – too vague	The chapter explains what Community Projects are and	No change to Plan <input checked="" type="checkbox"/>

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				how the plan is structured.	
58	Chapter 6	Preston J	How much CIL cash is anticipated “to set out locally led requirements in advance of new developments in the Parish”??	Currently the Parish Council is entitled to 10% of CIL monies levied on new development in the parish. A ‘made’ Neighbourhood Plan would increase this to 25%. The individual CIL levies are currently being consulted on by MSDC	No change to Plan <input checked="" type="checkbox"/>
59	Para 6.5	MSDC	Third line: Inverted comma missing at end of ‘community action projects. The penultimate sentence states: “ <i>These are included below, not an exhaustive list.</i> ” The only obvious list of CAP’s is on page 92. Did you intend that this would be the list below?  <ul style="list-style-type: none"> <li>• Final sentence: The cross reference should be to Chapter 10.</li> </ul>	Agreed	List of projects moved from the Environment chapter to here. <input checked="" type="checkbox"/>
60	Chapter 7	Taylor	1. What is a self-build unit? Is this private individuals or companies? 2. What is the type of ‘build’ – bungalow / 2 storey??	Self-build units are commissioned or built by individuals. Inclusion of the	Self-build definition included as footnote. <input checked="" type="checkbox"/>

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				definition might be useful	
61	Chapter 7	Migliorato	7:18, 7:29; A positive points for approving Churchway as a site for building. Permission for 8 dwellings in Churchway being given, would meet outside criteria from Government and Mid Suffolk Council etc. And, most importantly, hand control to the Parish Council.	Support noted	No change to Plan <input checked="" type="checkbox"/>
62	Chapter 7	Preston A	I feel the biggest threat to our community is the wrong type of housing and as government reduces protective legislation, developers will hold all the cards. No starter homes, no bungalows, smaller dwellings. We've got enough large houses.	Agreed. The proposed allocation is the result of community consultation.	No change to Plan <input checked="" type="checkbox"/>
63	Chapter 7	Stanley	7.18 housing requirements might change. maybe they won't, who knows but if we have already built on our recreation ground then any change in the future will be extra to those, surely it would be better to keep these houses in reserve (in case) the plan changes	The latest BMSJLP 2020 contains the same figure for Redgrave as earlier versions therefore it is not proposed to change the allocation figure	No change to Plan <input checked="" type="checkbox"/>
64	Chapter 7	Verkroost N	The inclusion of a site on the Playing Fields /Churchway in principle is a good idea, how do the steering propose to guarantee that the site would only be used to build small affordable houses? Are the Parish Council to initiate a community – led housing scheme as this would seem the only way to guarantee affordable houses were built and not more executive homes?	The purpose of the allocation and Policy RED2 is to specify the type of housing that will be appropriate for the site. The policy would be used to judge any	No change to Plan <input checked="" type="checkbox"/>

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				subsequent planning applications. <b>PC?</b>	
65	Chapter 7	William H Brown on behalf of Mr and Mrs Hill	William H Brown has only recently been appointed to represent Oak House and, therefore, it has not been previously represented through the Neighbourhood Plan process. William H Brown note the comments from Chapter 7 that Godfather's Meadow, which adjoins our client's property, and was proposed for 2 dwellings, was the most supported of the 5 sites promoted through the Neighbourhood Plan. With our client's site able to accommodate a single dwelling, it would be reasonable to contend that it would be equally supported and not contentious should the Settlement Boundary see a minor revision so that it includes the full garden of Oak House to provide a new home.	See response to representations above in respect of the settlement boundary	See above. <input checked="" type="checkbox"/>
66	Chapter 7	Eason	The poor quality of the photographs (from Google Earth) makes it very difficult to gain a clear understanding of the proposed developments	This map is taken from another document and we will try to access the original to improve it or remove it.	
67	Chapter 7	Preston J	So, whatever we feel or think we must fit in with THEIR plan??	Noted. It is a statutory basic condition that the Neighbourhood plan should be in general conformity with the Local Plan	No change to Plan <input checked="" type="checkbox"/>

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68	Chapter 7	Heffernan	<p>Don't believe Site 1 &amp; 3 (Back and front of my house) is the best site for developing on. As mentioned before, both obviously affect my house front and back but village wise, they are both on wonderful green spaces of which used regularly. Both sites would just stick out like a sore thumb and would be seen as an add on due to both being on natural land.</p> <p><b>DISAGREE</b></p>	<p>The maps may be misleading here. Only one new allocation is proposed. Site 1 has been rejected for reasons set out in Appendix 2 of the Neighbourhood Plan The rationale for the selection of RED2 is outlined in paras 7.21 to 7.29. It is a smaller site than that originally proposed for development by the landowner. Whilst the Local Housing Requirement set by MSDC has been reached, public consultation revealed an appetite for some specific types of housing e.g., bungalows for</p>	<p>Maps to be amended accordingly and text to be redrafted as a consequence of other representations</p>
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				older people and affordable housing that were not catered for in the existing permissions. There have been some expressions of support for the allocation from local people through this consultation. See also responses to RED2.	
69	Para 7.3	MSDC	(See comment re para 3.5 above)	Noted	Noted
70	Maps on Pages 36 and 38	MSDC	The Call for Sites map, and AECOM summary map are helpful, but the site reference numbers are difficult to read. If the quality could be improved that would be helpful.	Agree the maps need reviewing.	Maps to be reviewed.
71	7.6	Lamb	Six sites are shown on the picture. Text only refers to five. Picture not legible	Map is to be reviewed	Amend plan to refer to all 6 sites and map has been amended <input checked="" type="checkbox"/>
72	Para 7.8	MSDC	May be helpful to note that the additional site on the Street is the one identified as SS1042 on the map on page 36.	Agreed	The map and text have been amended <input checked="" type="checkbox"/>



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73	Para 7.9	MSDC	Suggest including a cross reference here to Appendix 2.	Agreed	Plan amended accordingly <input checked="" type="checkbox"/>
74	7.14	Lamb	Agree with protecting the playing field area. However, the concept of building around it is sound. Agree with the idea of using land on North and West of playing field on Churchway	Support welcomed.	No change to Plan <input checked="" type="checkbox"/>
75	Para 7.14	MSDC	Para' 7.14 refers to scope for limited development of part of Site 3, which we take to mean the site now allocated in Policy RED 2. Some could read the last sentence in para' 7.14 as implying that the landowners may have other ideas. Would " <i>That proposal is now set out in more detail in Policy RED 2.</i> ", be more appropriate?	Agreed	Amend plan accordingly.  On hold pending resolution of Llanover issue.
76	Para 7.16	MSDC	For consistency, record the Ivy House Farm proposal as DC/19/05371/FUL.	Comments noted	Plan amended accordingly <input checked="" type="checkbox"/>
77	RED1	Tucker Dickson	Yes. This seems sensible, with an emphasis on affordable housing.  A small point but does RED1 stand for Policy 1 for Redgrave. So, you have 16 policy statements, colour coded to reflect the 3 categories (7 objectives) of community, built environment etc. and business etc.  I was looking to see what RED1 stood for, but I assume just Redgrave abbreviated. I might have missed the explanation on this structure. I think it is clear once you have worked it out.	Yes. RED is short for Redgrave and the chapters are colour coded.	No change to Plan <input checked="" type="checkbox"/>

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78	RED1	Preston A	I am in favour of infill but not large developments. Once planning permission has been granted, the applicant can then submit new plans. This often results in a plan for a 2-bed turning into a 4 bed!!	Agree this can happen. However, the policy governing the allocation sets out the specific type of housing required. This will be used to determine any subsequent planning applications.	No change to Plan <input checked="" type="checkbox"/>
79	RED1	Preston J	I do not support the site in Churchway. It is not suitable for our village.	Comments noted. See other responses on this matter	See other responses. <input checked="" type="checkbox"/>
80	RED1	Stanley	The hinterland village requirement is 12, we already have permission for 16 without any new infill which will surely happen before 2036	Noted. It is likely that both the Neighbourhood Plan and the Local Plan will be reviewed before 2036.	No change to Plan <input checked="" type="checkbox"/>
81	RED1	Verkroost N	Permission has already been granted for 9 homes and the minimum requirement is 12 so only 3 houses are required. With the large developments in Botesdale and Rickinghall on our doorstep it does not seem necessary for any addition homes.	The rationale for the selection of RED2 is outlined in paras 7.21 to 7.29. It is a smaller site than that originally proposed for	No change to Plan <input checked="" type="checkbox"/>

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				<p>development by the landowner. Whilst the Local Housing Requirement set by MSDC has been reached, public consultation revealed an appetite for some specific types of housing e.g., bungalows for older people and affordable housing that were not catered for in the existing permissions. There have been some expressions of support for the allocation from local people through this consultation. See also responses to RED2.</p>	
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82	RED1	William H Brown on behalf of Mr and Mrs Hill	William H Brown notes the provision under part 3 of this policy for windfall development and our proposals for Oak House would be in keeping with this allowance. We would contend that for a single dwelling it is not necessary for a specific additional allocation to be made, but the revision of the Settlement Boundary suggested, and now proposed within the Local Plan, would allow for development to come forward under the windfall policy and meet the other aspirations of the Neighbourhood Plan for a dwelling suitable for either families or the older population.	The Settlement Boundary as shown in the Pre-Submission Version of the BMSJLP November 2020 is the settlement boundary that will be used for the purposes of the Neighbourhood Plan and the text preceding Policy RED1 will be amended to reflect this.	Plan amended accordingly. <input checked="" type="checkbox"/>
83	Chapter 7	Andrews K	The main group visible in the village are in the older groups but clearly there are many younger people with children who are barely seen	Noted.	No change to plan <input checked="" type="checkbox"/>
84	7.21-7.25	Tucker Dickson	A wide range of options considered. I was concerned about the fact that the lease for the playing field etc. from Llanover comes to an end in 2021. Presumably, this document will help in discussions.	Comments noted. Please see other representations on this subject.	No change to Plan <input checked="" type="checkbox"/>
85	7.29	Lamb	Community Orchard: It is ironic that development of an orchard in the future is considered, when one of the sites already given permission in section 7.16 involves the destruction of an old existing orchard.	Noted. It is recognised that the proposed allocation would result in a loss of existing open	No change to Plan <input checked="" type="checkbox"/>

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				space. Therefore, it is important to ensure that there is an enhancement in the overall provision of accessible green space in the village	
86	RED1	Andrews B	I would have liked to see a slightly larger allocation of new housing, but not the unrestrained development proposed by some agencies.	Noted	No change to Plan <input checked="" type="checkbox"/>
87	RED1 and RED2	Historic England	We note the inclusion of an allocation for up to 8 dwellings (RED1). We do not have any specific objections to this site allocation, noting that it is outside the boundary of the conservation area	Noted	No change to Plan <input checked="" type="checkbox"/>
88	RED1 and RED2	MSDC	<p>As mentioned in our informal comments, Redgrave is currently identified as a 'Secondary Village' in the Mid Suffolk Core Strategy (2008). The emerging JLP places Redgrave in the Hinterland Village category but, of course, the JLP is yet to be adopted. There isn't a significant different in policy implications between the two classifications, so this may only be a question of timing.</p> <p>We note para 7.18 cautions that the minimum housing requirement for this NP area might be higher than the number set out in policy SP04 of July 2019 JLP. A copy of the next iteration of the JLP (Nov 2020) is now in the public domain and it will be noted that this sets out a slightly revised figure for this NP area of 11 dwellings over the plan period Apr 2018 – Mar 2037. Redgrave's decision to proactively plan above and beyond that figure is welcomed.</p> <p>Noted also is that the proposed Playing Field Local Green Space boundary has been redrawn in order to accommodate the allocation made at policy RED 2.</p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>

89	RED1	LRM on behalf of Llanover Estate	<p>This section considers the various components of Policy RED 1, matters related to our Client’s site are considered more fully in section 4.</p> <p><b>Housing numbers</b></p> <p>In the first instance our Client welcomes the approach that is adopted within the draft plan in respect of housing numbers and in particular recognising that the indicative figure within the emerging JLP for Redgrave is a minimum. Indeed, NPPG encourages Neighbourhood planning bodies <b>“to plan to meet their housing requirement, and where possible to exceed it. A sustainable choice of sites to accommodate housing will provide flexibility if circumstances change and allows plans to remain up to date over a longer time scale.”</b> Accordingly, it is appropriate and consistent with NPPF (para 59) <b>“to boost significantly the supply of homes”</b> that the figure of 12 dwellings identified within the emerging JLP for Redgrave is increased accordingly.</p> <p>Given local circumstances and National Policy it is clearly the case that exceeding the number identified in the emerging Mid Suffolk JLP will help to provide a more sustainable framework for the community both in terms of meeting needs and safeguarding facilities. Indeed, our Client’s proposals set out a way in which future aspirations can be achieved in a comprehensively planned manner.</p> <p>Notwithstanding that, the emerging JLP is subject to change and based on the consultation version, there is a significant gap in housing numbers identified. Indeed, the NPPF indicates that in order to support the Government’s objective of significantly boosting the supply of homes, it is important that a</p> <p>6</p>	<p>The proposed allocation as put forward in the Development Framework attached to this representation is not supported either in technical terms or by the local community.</p> <p>The site was assessed by the AECOM Site Options Report and rejected. MSDC also agree with this conclusion. They have raised concerns in respect of heritage impacts in respect of listed properties on Half Moon Lane. The site is not required to fulfil any housing numbers up to</p>	No change to Plan.
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			<p>sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.</p> <p>It is also a requirement that (Para 67 refers) Local Authorities (in this case Mid Suffolk District Council) should “identify <b>deliverable sites for years 1 to 5 of the plan period and specific, developable sites or broad locations for growth for years 6 to 10 and where possible for years 11 to 15 of the plan</b>”. These matters are of key importance in meeting the requirements of para 11 of the NPPF (a) which requires plans to “<b>positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change</b>”.</p> <p>However, we have significant concerns over the lack of information within the JLP regarding how the overall Mid Suffolk housing requirement figure is to be met. It is our view that the plan will not comply with the various requirements of the NPPF and will fail to provide the policies to meet requirements. Indeed, there is a significant gap in the amount of housing to be developed over the plan period at the District level. We estimate that this could equate to the need to identify an additional c.4,000 dwellings to provide the 12,636 dwellings that are required in Mid Suffolk. This represents an additional 1/3 of the pool of sites that is required and absent this, then the plan will be unable to achieve the overarching objectives and it will fail to meet the overarching requirements of the NPPF.</p> <p>Given the overarching shortfall in numbers identified, it will be difficult to ensure a “rolling” supply of 5-year land. It will not meet needs, provide the relevant flexibility to meet the requirements of the NPPF nor will it help to significantly boost supply. As such we believe that communities such as Redgrave ought to take a</p>	<p>2036 and the site is identified as an open space in the Pre-Submission Version of the BMSJLP November 2020. It is considered unlikely that the inclusion of this site would be considered favourably at Examination for these reasons.</p> <p>Following the Regulation 14 Consultation, consultants AECOM were commissioned to undertake a Strategic Environmental Assessment of the RNP. The report completed in March 2021, which supports</p>	
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			<p>pragmatic approach to the future of their village to avoid speculative applications on greenfield sites (a number have been submitted over recent years) where there is no five-year supply at the district level.</p> <p>Furthermore, the current White Paper being consulted upon by Government seeks to introduce a new standard methodology for calculating housing numbers that if adopted will see the District requirement increase further.</p> <p>We believe that it is inevitable that additional land must be allocated in order to meet the future needs of the District. In this regard, we believe that there is an opportunity on our Client's site to modestly increase the overall housing numbers in a sustainable and appropriate way as set out within the documentation submitted that can have significant benefits to the community rather than relying on incremental and piecemeal development that will not contribute towards facilities and sustainability.</p> <p><b>Small windfall sites and infill plots</b></p> <p>We note that historically there has been incremental and piecemeal growth at Redgrave with the existing 16 dwellings permitted being identified in an unplanned manner. In the period from 2010 to 2018 there were 14 other dwellings with planning permission (including 5 affordable units on land previously in our Client's ownership). This equates to a total of 30 dwellings approved between 2010 and 2019 and the majority of those dwellings would not have contributed towards infrastructure or housing needs, except for the 5 on our Client's site and 2 affordable dwellings proposed on the Hall Lane site which equate to just 23% of all dwellings approved. We cannot find any evidence that any of the private dwellings made any contribution towards local facilities such as open space despite the cumulative impact</p>	<p>the identification of this site. In assessing the proposed site against 'reasonable alternatives', the larger Churchway Site (phse1, Phase 2 and Phase 3) were already discounted due to scale.</p> <p>The inclusion of this site is also not supported by the local community. (See results of community consultation events and representations made by local people and if included within the Neighbourhood Plan is unlikely to</p>	
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			<p>that they would undoubtedly have. Surprisingly, the site at Hall Lane did not and it looks as if the Council have left the developer an opportunity to infill within the site to provide additional housing and the Council also accepted a reduction in the requirement for Affordable Housing allowing the developer to pay a commuted sum freeing up the 3rd affordable unit for private sale.</p> <p>Whilst this may respond to local opportunities as and when they arise, we note that numerous problems arise as a result of this approach to development:</p> <p>7</p> <ul style="list-style-type: none"> <li>• lack of contribution towards infrastructure requirements coupled with erosion of spare capacity and stretching the capacity of the existing supply.</li> <li>• lack of contribution towards affordable housing and if anything, a tendency towards larger properties that exacerbate existing problems of affordability and lack of small properties.</li> <li>• lack of contribution towards CIL and existing amenities / facilities which is manifested in lack of investment and deteriorating quality of facility and</li> <li>• Consents for extensions and large house remodelling have also created an imbalance in the village with a predominance of larger detached family houses.</li> </ul> <p>Accordingly, we are strongly of the view that such single dwelling sites should be only approved in exceptional circumstances and rather than allowing several small plots per annum a comprehensive approach should be taken otherwise the existing problems resulting from incremental growth will be exasperated. Realistically and based on past trends over the plan period this could amount to an additional 20 to 30 plots (over the stated level</p>	<p>be supported at referendum.</p> <p>The site as proposed is therefore not to be included in the REG16 version of the Neighbourhood Plan.</p>	
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		<p>of 24) that would be developed that would have an unmitigated impact on local amenities and infrastructure.</p> <p>Indeed, had there been a single development for say 20 dwellings (rather than individually) then there would have been scope to provide a more comprehensive package of mitigation and a greater range of choice and tenure for residents.</p> <p>We believe that the most appropriate and sustainable route for the Parish to proceed mindful of the stated objectives is to plan properly for the additional growth. Indeed, Objective 7 seeks to plan properly for infrastructure, but will be fundamentally undermined if an additional 20 to 30 single dwelling permissions are approved (based on a continuation of the trend over recent years). However, if this growth is planned for positively then the objective can be achieved.</p> <p>We consider the “list of requirements” stated in Policy RED2 below, however note that a development of 8 units at our Client’s site will not create the benefits anticipated and <b>all dwellings</b> should be making a contribution. Indeed, our Client’s site cannot make up for the historic lack of investment in infrastructure and facilities resulting from the piecemeal approach to infill sites that has seen single plots approved without making an appropriate contribution nor can it compensate for a continuation of this.</p> <p><b><i>Suggested Changes to Policy RED1</i></b></p> <p>In the first instance it is suggested that the plan RED 1 should provide for a minimum of 36 dwellings in the Neighbourhood Plan to include the proposals put forward by our Client (up to 20 dwellings) with an additional reserve site (phase 2 of our Client’s proposals, in the event that this is required, subject to future needs and requirements arising during later periods of the Plan). In addition, we note that there should be a mechanism for</p>	<p>It would be unreasonable to refuse permission for individual dwellings based solely on this criterion if they satisfied all other policies of the development plan.</p>	
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			<p>discounting permissions that have lapsed and are not implemented and limiting piecemeal and incremental growth that adversely impacts upon the ability of the Parish to meet its vision and objectives.</p> <p>We are of the view that windfalls should only be permitted in exceptional circumstances and the plan should seek to accommodate sustainable growth in a comprehensive manner.</p> <p>We are strongly of the view that this would help to achieve a sustainable outcome for the future of the village in a manner that is consistent with various layers of policy but also the overarching requirement of the basic conditions to achieve sustainable development.</p>		
90	RED2	Suffolk County Council (Archaeology)	<p>Policy RED2</p> <p>The site lies in an area of potential for archaeological remains, on a historic route leading out from The Street towards the church. SCCAS would therefore advise that any consent is conditioned to secure a programme of archaeological work, with trial trenched evaluation in the first instance to inform a mitigation strategy. It may be useful to include an advisory note in the plan so that potential developers are aware. Developers may also wish to commission evaluation ahead of submitting a planning application, to reduce unknowns.</p>	<p>Noted.</p> <p>Agree to include this in the policy.</p>	<p>Policy wording amended accordingly.</p> <p><input checked="" type="checkbox"/></p>

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91	RED2	Chaplin	Would car parking space be maintained for the Activities Centre and playing field?	This would be the intention; however, it would need to be in a slightly different location.	No change to Plan <input checked="" type="checkbox"/>
92	RED2	Tucker Dickson	The rationale looks OK.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
93	RED2	Anglian Water	<p>There is an existing rising main (pressurised) foul sewer located within the boundary of this site allocation and it is important that Anglian Water can continue to access this asset for maintenance purposes.</p> <p>It is therefore proposed that Policy RED2 include the following wording in the policy and that additional text is also included in the supporting text:</p> <p>‘vii. There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. (Policy wording)’.</p> <p>‘This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. If this is not possible a formal application to divert Anglian Water’s existing assets may be required. (Supporting text)’.</p>	Noted	Amend plan accordingly. <input checked="" type="checkbox"/>
94	RED2	Suffolk County Council (Flooding)	<p><b>Flood Risk</b></p> <p>The Neighbourhood Plan reproduces the EA’s Flood Map for Planning, this shows extent of flooding from Rivers only. However, reference to surface water flooding maps shows that the eastern end of the plan development site RED2 – Churchway is subject to</p>	<p>Noted</p> <p>This can be added to the Policy.</p>	Amend Plan accordingly <input checked="" type="checkbox"/>

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			<p>surface water flooding, this will need to be considered in development layout.</p> <p><b><u>Surface water drainage at RED2 site allocation</u></b></p> <p>It would be worth noting in the plan that there is some risk of surface water flooding at the RED2 site allocation, which would need to be addressed as part of a planning application.</p> <p>The soil type in the region doesn't lend itself to infiltration-type SuDS, so a positive outfall from the development may be required – surface feature pond or wet area may be required if infiltration rates are insufficient.</p>		
95	RED2	MSDC	<p>In addition to the above, the Councils Heritage Team offer the following advisory note:</p> <p><i>“We now note the more precise area allocated for housing. Given the extent that it stretches to the east, we consider that there may be the potential for some harm to arise to the character and appearance of the Conservation Area and Listed Buildings along Half Moon Lane due to loss of some views towards these from Churchway, which allow appreciation of the Listed Buildings’ rural backdrop and the one-plot-deep development pattern.”</i></p> <p>They also suggest that the level of harm would probably be fairly minor but because the proposal lacks detail at this stage, they are unable to suggest any specific amendments.</p> <p>The views of Historic England (if forthcoming) may also be helpful, as might any lessons the Group can learn from a recent and similar situation re the Wilby NP.</p>	<p>Noted</p> <p>Agree to add to policy a criterion relating to heritage impact.</p> <p>Note: No objection from HE</p>	<p>Amend plan accordingly.</p> <p><input checked="" type="checkbox"/></p>
96	RED2	Andrews B	<p>This is a sensible allocation for this site as it preserves the functionality of the play/games area.</p>	<p>Support Noted</p>	<p>No change to plan <input checked="" type="checkbox"/></p>
97	RED2	Preston A	<p>I would prefer a site past the playing field, along Churchway, past the green shed.</p>	<p>The site referred to was rejected for the reasons set out in Appendix 2</p>	<p>No change to Plan <input checked="" type="checkbox"/></p>

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				of the Neighbourhood Plan and the AECOM site options report.	
98	RED2	Preston J	Would agree to policy if site was on landowners' field next to playing field north to south	See above	See above. <input checked="" type="checkbox"/>
99	RED2	Heffernan	No houses to be built on the playing field due to having something in the local community to enjoy, not just from Redgrave but other surrounding villages. Example, Botesdale doesn't have a playing field and I know for a fact that people use and enjoy this area	Whilst it is acknowledged that the proposed allocation would result in the loss of some recreation space, it does safeguard the remainder as a Local Green Space	No change to Plan <input checked="" type="checkbox"/>
100	RED2	Stanley	It is most important to protect our existing green spaces. any further development apart from the 16 already given permission can be obtained through infill over the next 16 years. I'm sure we will far exceed the 12 required homes before 2036. without the need to dig up the playing field	See above	See above. <input checked="" type="checkbox"/>
101	RED2	Chappell-Holt-Wilson	I write on behalf of my brother and myself in regards to the Redgrave Neighbourhood Draft Plan. We understand that final comments are due at the end of this week.  We wanted to let you know we would still like to explore the opportunity for a small residential development on Godfathers meadow and to be considered in the forthcoming Neighbourhood Plan. The dwellings don't necessarily need to be two large houses, merely a landscape and design to meet local demand as outlined in the plan.	The comments in respect of the solar element is noted.  It is proposed to use the settlement boundary as set	No change to Plan. <input checked="" type="checkbox"/>

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			<p>We also wanted to say that this development is not something we intend to do for a while (at least five years) but we were urged to submit our intentions with your call for sites last year, hoping not to be 'locked out' of any consideration till 2036.</p> <p>There are access issues which we need to resolve and investigate with our solicitor as well. Green Street was originally owned by the Holt-Wilsons but it doesn't seem to be showing up on any land registry documents at the moment.</p> <p>Finally, it is important to let you know that we have been informed, that the rest of Godfathers Meadow would be too small for a viable solar farm so that part of the submission will need to be shelved.</p>	<p>out Pre-Submission Version of the BMSJLP November 2020, which is slightly different to that in the REG14 Version of the Neighbourhood Plan.</p> <p>This may allow some scope for overcoming the access issue here. Whilst the site may be outside of the settlement boundary, until it is reviewed this does not preclude the submission of an application during the plan period.</p>	
102	RED2	LRM on behalf of Llanover Estate	<p>Llanover Estate welcomes the inclusion of RED2 (Churchway) in the draft Neighbourhood Plan and we outline detailed comments on the site allocation policy herein. The development of the site will clearly be key to the delivery of the Plan's vision and objectives. Ongoing discussion with Llanover Estate will therefore be essential in order to ensure that the Plan meets the</p>	<p>The proposed allocation as put forward in the Development Framework attached to this</p>	<p>No change to Plan.</p>

			<p>requirements of the basic conditions and delivers the sustainable development that the community want to see in the area. With this in mind we encourage the Neighbourhood Plan Steering Group to continue to engage with our client in a positive and open manner as they work towards the finalisation of the Plan. Given their ongoing interest in reviewing and responding to planning policy as it relates to Redgrave and the proposed allocation of land to the south of Churchway under RED1 and RED2, it follows that Llanover Estate are pleased that the Parish Council have published the Regulation 14 version of the Plan and are broadly supportive of its content. In this regard they support the proposed allocation of land within their control by policy RED2. However, the Estate has served notice in respect of the recreation area that it owns as the present lease ends in October 2021. After this time, they have yet to decide whether the land will revert to agricultural use or form part of any future plan for the Village and suggest that the scheme submitted by the Estate in its Development Framework Document (attached to this representation) is a viable and deliverable solution to satisfy the requirements of all parties.</p>	<p>representation is not supported either in technical terms or by the local community.</p> <p>The site was assessed by the AECOM report and rejected. MSDC also agree with this conclusion. They have raised concerns in respect of heritage impacts in respect of listed properties on Half Moon Lane. The site is not required to fulfil any housing numbers up to 2036 and the site is identified as an open space in the Pre-Submission Version of the BMSJLP November 2020. It is considered</p>	
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				<p>unlikely that the inclusion of this site would be considered favourably at Examination for these reasons. Following the Regulation 14 Consultation, consultants AECOM were commissioned to undertake a Strategic Environmental Assessment of the RNP. The report completed in March 2021, which supports the identification of this site. In assessing the proposed site against 'reasonable alternatives', the larger Churchway Site (phse1, Phase</p>	
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				<p>2 and Phase 3) were already discounted due to scale.</p> <p>The inclusion of this site is also not supported by the local community. (See results of community consultation events and representations made by local people and if included within the Neighbourhood Plan is unlikely to be supported at referendum.</p> <p>The site as proposed is therefore not to be included in the REG16 version of the</p>	
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				Neighbourhood Plan.	
103	RED2	LRM on behalf of Llanover Estate	<p>Summarily, our Client is clearly supportive of the allocation of the site and welcome the Neighbourhood Plan's recognition of the role that it can take in the future of the village. Indeed, it will plainly be critical to achieving the vision and objectives.</p> <p>We believe that our Client's site provides a sustainable opportunity to meet local needs now and, in the future, safeguard a local recreation ground and associated facilities at the heart of the village facilities and help the long-term viability of the village. As such, whilst we are supportive of its allocation within the plan, we are strongly of the view that Policy RED2 should be amended in line with the proposals that were put forward by the landowner in the DFD (which was originally submitted to the Steering Group in November 2019). In this regard, the area identified as phase 1 on the submitted plan (c.0.9ha) should be allocated for up to 20 dwellings within the proposed timescale 2021-2036, along with an associated amendment to the area of amenity. We believe that this approach can provide a longer term and more sustainable approach to infrastructure, facilities and need.</p> <p>Our Client remains open to continuing to work with stakeholders to provide a long-term solution to the village's needs. Indeed, their proposals look to provide housing that would meet specified needs and to ultimately transfer a reconfigured recreation ground to ownership of the Parish. We believe that this represents an opportunity to safeguard the future viability of the village by facilitating a range of house types and new facilities rather than a</p>	<p>The proposed allocation as put forward in the Development Framework attached to this representation is not supported either in technical terms or by the local community.</p> <p>The site was assessed by the AECOM report and rejected. MSDC also agree with this conclusion. They have raised concerns in respect of heritage impacts in respect of listed properties on Half Moon Lane. The site is</p>	No change to Plan.

			<p>continuation of incremental executive homes that increase the likelihood of the village becoming a dormitory / commuter settlement without the range of required supporting facilities. Should there be a need for additional dwellings, phase 2 and 3 could be brought into the subsequent plan period or brought forward earlier. Accordingly, we propose that phases 2 and 3 are identified as reserve sites which would be brought forward in order to avoid any future housing shortfall and avoid incremental development elsewhere in the Village. The remainder of the recreational area could be available to the community subject to phased transfer to correspond with housing releases thus securing formal leisure provision as well as a community hub for other forms of recreation and classes.</p> <p><b>Detailed Requirements</b></p> <p>With regards to the detailed requirements of RED 2 it is noted that the proposals put forward (in the accompanying development framework document) demonstrate how the various components can be met:</p> <p><b>i. Access from Churchway:</b></p> <p>Stuart Michael Associates (Highways &amp; Drainage Engineers) have prepared initial access proposals that demonstrate how the site could be accessed safely along with new sections of footways to link into the existing.</p> <p><b>ii. Existing hedge on the northern boundary to be retained as much as possible.</b></p> <p>It is envisaged that existing hedgerows would be maintained and enhanced albeit except where this requirement would conflict with requirements (i) and (iii)</p> <p><b>iii. Provision of new footway on south side of Churchway to link with rest of the village.</b></p>	<p>not required to fulfil any housing numbers up to 2036 and the site is identified as an open space in the Pre-Submission Version of the BMSJLP November 2020. It is considered unlikely that the inclusion of this site would be considered favourably at Examination for these reasons.</p> <p>Following the Regulation 14 Consultation, consultants AECOM were commissioned to undertake a Strategic Environmental Assessment of the RNP. The report</p>	
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			<p>As (i) Stuart Michael Associated have demonstrated how new sections of footway could link into the existing.</p> <p>9</p> <p><b>iv. Dwelling mix to meet identified village needs and to consist of bungalows and small units including affordable housing in accordance with Policy RED3.</b></p> <p>The proposals allow for a mixture of house types to be provided.</p> <p><b>v. Dwelling layout to be predominantly frontage development.</b></p> <p>It is expected that frontage development would form an important component of any future scheme.</p> <p><b>vi. Creation of 5m landscaping belt between the development and existing adjacent residential properties to the west of the site.</b></p> <p>The submitted drawings allow for a number of landscape buffers including as required.</p> <p><b>The Recreation area</b></p> <p>The current recreation area will revert back to the ownership of Llanover Estate in October 2021 with the various elements returned to their previous state. There has been no alternative formal suggestion put forward to the landowner and presently the only other option available is that presented by the Estate in the accompanying document. The landowner is considering separately the future of the site for agricultural use in the event that a suitable solution is not included in the Neighbourhood Plan. Indeed, our Client’s proposal is the only feasible option being considered capable of securing a substantial recreation and amenity facility. This is a long-term solution for the village and Llanover Estate consider that it remains a viable and deliverable option.</p> <p><b>Loss of Open Space</b></p>	<p>completed in March 2021, which supports the identification of this site. In assessing the proposed site against ‘reasonable alternatives’, the larger Churchway Site (phse1, Phase 2 and Phase 3) were already discounted due to scale.</p> <p>The inclusion of this site is also not supported by the local community. (See results of community consultation events and representations made by local people and if included within the</p>	
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			<p>We note and support the reasons listed for identifying the site as an allocation within 7.29. In respect of point 5 however we would draw attention to the fact that the lease is ending in 2021. As things stand after this date it will no longer be publicly available. We note that our Client’s proposals provide an opportunity to safeguard the long-term future of the majority of the recreation area through transferring ownership to the community. This represents a significant betterment on the existing situation.</p> <p><b>Benefits in RED2</b></p> <p>RED2 indicates that mitigation will be required to include:</p> <ul style="list-style-type: none"> <li>• Enhancement to the existing children’s play area.</li> <li>• Enhanced or additional playing pitch provision.</li> <li>• Enhanced youth provision.</li> <li>• Establishment of community orchard and wildflower meadow in south eastern corner of the site to benefit wildlife and provide informal recreation.</li> <li>• Retention of existing footpath and Rights of Way.</li> </ul> <p>This is a significant list of requirements yet 8 new modestly sized dwellings (as proposed for allocation) would yield a requirement for c.0.04ha of open space including 0.001ha of children’s play space. As such the list of requirements within the policy including provision of a 4.85ha recreation ground is highly ambitious, above policy requirements and unlikely to be achievable from just 8 new dwellings particularly when it is likely that there will be a continued supply of a greater number of large, detached individual plots that will not make any similar contribution. Our Client’s proposals set out a framework in which these benefits could potentially be achieved.</p>	<p>Neighbourhood Plan is unlikely to be supported at referendum.</p> <p>The site as proposed is therefore not to be included in the REG16 version of the Neighbourhood Plan.</p>	
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		<p>Our Client is concerned that the list of requirements and restricted number of dwellings associated with the site could render the scheme unviable and the site undeliverable. Given the central role that the site has within the emerging Neighbourhood Plan, it would also not be deliverable. This would conflict with national planning guidance. Therefore, as written, the Policy would fail to meet the relevant basic conditions.</p> <p>Notwithstanding this, for completeness we consider it is appropriate to ensure that any obligations sought as part of an allocation are compliant with the CIL Regulations (122 and 123). These place limits on the use of planning obligations in three respects:</p> <ul style="list-style-type: none"> <li>• they put the policy tests on the use of planning obligations on a statutory basis, for developments that are capable of being charged the levy.</li> <li>• they ensure the local use of the levy and planning obligations does not overlap; and</li> <li>• they impose a limit on pooled contributions from planning obligations towards infrastructure that may be funded by the levy.</li> </ul> <p>You will also be aware, that a planning obligation can only be taken into account when determining a planning application for a development, or any part of a development, if the obligation meets <b>all</b> of the following tests:</p> <ul style="list-style-type: none"> <li>• necessary to make the development acceptable in planning terms</li> <li>• directly related to the development; and</li> <li>• fairly and reasonably related in scale and kind to the development.</li> </ul>		
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			<p>It follows therefore that any the scope of any associated obligation will be limited by these statutory requirements for planning obligations.</p> <p><b>Suggested Changes</b></p> <p>We believe that the wording of RED2 should be amended to reflect the proposal put forward by our Client. In this regard, we believe that the site boundary and text should be amended to reflect the phase 1 area identified in the accompanying document with the provision of up to 20 dwellings alongside the new recreation area identified.</p> <p>In order to provide long term flexibility and ensure that future needs can be accommodated we believe that the area identified as phase 2 (c.0.8ha) should be identified as a reserve site to accommodate up to 20 dwellings. In addition, we believe that it would be worthwhile considering identifying phase 3 (c.1.4ha) as a secondary reserve site that could accommodated up to 30 dwellings given that the plan period runs to 2036.</p> <p>The proposals would include the long-term retention of the recreation area and associated benefits in the same way as proposed by para 7.29 of the consultation draft as well as the transfer of elements to the local community. In addition, the CIL payable would allow the community to enhance facilities as required.</p> <p>We believe that this will provide a long-term sustainable option for the future of the village that will play a major role in achieving the vision and objectives as well as national policy requirements.</p> <p>In terms of the allocation's wider compliance with national planning policy and guidance, the National Planning Policy</p>		
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		<p>Framework (hereafter NPPF), confirms that the purpose of the planning system is to</p> <p>11</p> <ul style="list-style-type: none"> <li>. The planning system has three overarching objectives, which are interdependent. The objectives are economic; social and environmental.</li> <li>. These objectives should be delivered through the preparation and the implementation of plans, including neighbourhood plans.</li> <li>.</li> </ul> <p>contribute to the achievement of sustainable development<sup>1</sup>. The planning system has three overarching objectives, which are interdependent. The objectives are economic; social and environmental<sup>2</sup>. These objectives should be delivered through the preparation and the implementation of plans, including neighbourhood plans<sup>3</sup>.</p> <p>As reflected within the accompanying development framework Document, the proposed development does constitute sustainable development through incorporating the following measures (please note that this list is not exhaustive):</p> <p><b>Economic Objective:</b> The provision of appropriate development within the village will not only provide an initial economic boost from associated construction and knock-on's I twill provide a longer-term benefit from providing the right type of development in the right area and in particular close to a successful employment area.</p>		
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			<p><b>Social Objective:</b> The proposals provide an opportunity to seek to provide a more balanced approach to housing in the Village as well as securing the long-term future of the recreation area, which is a key facility within the Village. Importantly it will help achieve the vision and a number of key objectives of the plan itself including diversity of house size and tenure to address the current lack of housing for young families and the elderly.</p> <p>As demonstrated within the accompanying DFD, the subject site is located within walking and cycling distance of a range of services, facilities and residential properties. It benefits from access to public transport provision and provides valuable parking for use by village residents and visitors in the heart of the village.</p> <p>The provision of homes and recreation in such a location is an eminently sustainable proposition and accords with the NPPF. As shown on the indicative masterplan, formal recreational green space will be provided to ensure that the scheme delivers social benefits.</p> <p><b>Environmental Objective:</b> The indicative masterplan has evolved having strong regard to the technical work undertaken to date in respect of ecology, landscape, heritage and drainage.</p> <p>Given the above, the allocation of the proposed site has a strong fit with national planning policy and guidance.</p>		
103a	RED2	Susie Phillips on behalf of	<b>UPDATED RESPONSE RECEIVED 9<sup>th</sup> November 2020 on behalf of Llanover Estates:</b>		

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		Llanover Estate	<p>Michael Rees submitted a consultation response on Friday on behalf of the Llanover Estate and hopefully the reasoning behind the submission made is clarified therein.</p> <p>Unfortunately, the Trustees have an obligation to protect the interests of the Trust and at times these are in direct conflict with proposals set out in the Plan. They regret that this situation has arisen and have offered on a without prejudice basis to see if a solution satisfactory to all parties can be reached.</p> <p>As a result of the conflict identified in the Plan, the Trust was advised to serve Notice on the Recreation Ground, in order to protect its long-term interests. I appreciate that this may not have been expected and regret the need to do this but hope Michael's submission will explain more fully the difficulty faced by the Estate.</p> <p>Notwithstanding the strict nature of the response, the Estate have expressed a desire to work with all relevant parties to try to overcome these issues and I hope they will be afforded an opportunity to work with you for the long-term benefit of the village.</p>	<p>Original representation is duly noted and shown above.</p> <p>The position in respect of the lease is noted and is regretted.</p> <p>The desire for the Estate to work with all relevant parties is noted and welcomed.</p>	
103b	RED2	Susie Phillips on behalf of Llanover Estate	<p><b>FURTHER CORRESPONDENCE ON BEHALF OF LLANOVER ESTATES SUBMITTED 11<sup>TH</sup> DECEMBER 2020.</b></p> <p>From the estate's perspective it is disappointing that attempts are being made to designate such a large parcel of private land as open space without proper consideration/compensation. The estate has very generously allowed the land to be used by the public in the</p>	<p>The area of land referred to in respect of the LGS is an area of land in active public,</p>	

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			<p>past on attractive terms but such a designation as is currently being proposed would affect the Trust’s ability to charge a reasonable rent and the Trustees have no real alternative but to terminate the lease and let the land revert to agricultural use to protect the value of the land and the interests of the Trust. Perhaps another landowner in the village would like to make a comparative offer of open space to the village but the terms of my Client’s Trust do not allow the Trustees to do this on the terms proposed in the NP/LP.</p> <p>At the time you have referred to when the estate initially reacted to the news of an allocation, they were not aware of the detail being proposed and the Trustees would be derogating from their duty if they allowed such a large parcel of land to be effectively sterilised at no cost when it could be used for an alternative more valuable use. The residents of Redgrave will be aware that the estate has helped in the past by making land available at a reduced land value for Hastoe Homes to build 5 affordable homes in the village but the current proposal to allocate 8 low cost / low value (in terms of land take) ‘affordable’ homes in return for designating over 12 acres of valuable agricultural land as public open space is unjustified, unlawful and excessive.</p> <p>The estate have not had any discussions with the RAT in relation to the playing fields and without support from the village the land will revert to agricultural use where it will form a valuable part of the current farm. Obviously, this is a very regrettable situation and one that the estate would have preferred not to have arisen and I wonder whether there is an opportunity to work with the NPSG to try and find a solution favourable to all parties. If not, then it seems that both parties will need to plan for the future. The estate</p>	<p>recreational use and has been for some time.</p> <p>The area is identified in the emerging BMSJLP 2020 as open space and is included within the Open Space Survey information which underpins this policy.</p> <p>The Activities Centre has also been in public use (save for Covid restrictions) for some time.</p> <p>The proposal to designate the area as LGS is not unjustified – the area meets the LGS criteria set out in the NPPF para</p>	
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			<p>will include the parcel in its farm management plans and the Parish will need to consider its requirement for alternative open space provision.</p> <p>I remain grateful to you for providing a commentary on the submission and we hope that our explanation of the estate's disappointment will assist as my clients would very much like to help ensure that the village continues to be vibrant and viable in terms of community offer and not just a dormitory village for affluent retirees and second homeowners. If the NPSG would like to discuss this further, then we would be more than happy to continue the dialogue.</p>	<p>100, is not unlawful – the designation of LGS in Neighbourhood Plans is an open, transparent and recognised process. The area proposed for LGS in the Neighbourhood Plan is less than that proposed as open space in the Local Plan and is not excessive.</p> <p>The purpose of the proposed allocation on is to provide affordable homes suitable and accessible for local people. The scale of development proposed by the landowner in Phase 1 is not required to meet</p>	
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				the Local Housing requirements as set in the emerging BMSJLP, has the potential to adversely affect both the natural and historic environment. Nor would this scale of development be supported by the local community and therefore would be unlikely to be successful at referendum.	
104	Para 7.37	MSDC	Poor health can also be a consequence of socio-economic factors, not just age. The last sentence in para 7.37 may therefore be superfluous. The point about Redgrave having a proportionally older population seems to be already well made.	Noted	Plan amended accordingly. <input checked="" type="checkbox"/>
105	Para 7.42	MSDC	The text feels a little repetitive. How about? ... <i>“All of the evidence gathered; the Housing Needs Survey, the Neighbourhood Plan Questionnaire, the Policy Exhibition results, and the census data, clearly point towards a strong desire to see more affordable housing, housing for older people (including supported housing and bungalows), and starter homes. There is less support for more large family homes. This preferred housing mix is set out in Policy RED3 below</i>	Agreed	Plan amended accordingly. <input checked="" type="checkbox"/>
106	RED3	Taylor	1. Does housing type take account of building 1.5 / 2 storey houses next to bungalows, how will this impact in terms of privacy	The issue of overlooking could	No change to Plan

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				is already covered by criterion c) in Policy RED11 on Design	R
107	RED3	Andrews K	We have a preponderance of elderly who need appropriate housing and housing for those poorly paid carers who might be needed to support their care.	Noted. The policy recognises the need for affordable housing in all forms	No change to Plan <input checked="" type="checkbox"/>
108	RED3	Andrews B	I would like to see greater emphasis on housing for rent. There is a national push towards home ownership, but the greatest need is for those who have no hope of ownership in the foreseeable future; predominantly younger people.	Agreed. The policy refers to affordable housing in all its forms including social rented. The proposed allocation also caters for affordable housing	No change to Plan <input checked="" type="checkbox"/>
109	RED3	Suffolk County Council (Health and Wellbeing)	<b>Ageing Population</b> Whilst the population of Redgrave is not specifically one that is elderly, as displayed in the demographic graphs on page 18, it is important to have considerations for an ageing population as that is the typical demographic of Suffolk as a county and is expected to rise with time. Paragraphs 7.34 – 7.36 indicates that there is a strong desire to remain in the village area for many years, and that there is the need for smaller properties in order to accommodate those wishing to downsize. There is a focus on bungalows as accommodation for the older population, however it is suggested that there should also be considerations for building homes that	Agreed	Plan amended accordingly. <input checked="" type="checkbox"/>

			<p>are adaptable, as this meets the needs for the smaller properties for easier maintenance, as well as for young people and first-time buyers.</p> <p>Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example if their mobility worsens with age. While it is appreciated that RED3 states that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.</p> <p>Therefore, the following wording is recommended for Policy RED3 Housing Type:</p> <p><i>"Support will be given for smaller 2 and 3 bedroomed homes that are adaptable (meaning built to optional M4(2) standards), in order to meet the needs of the aging population, without excluding the needs of the younger buyers and families."</i></p> <p>We would encourage the plan to consider the needs of residents who are living with dementia in the community, and the potential for making Redgrave a "Dementia-Friendly" village. The Royal Town Planning Institute has guidance on Town Planning and Dementia<sup>1</sup>, which may be helpful in informing policies. The Waveney Local Plan contains a good example of a "designing for dementia" policy. 'Dementia-friendly' communities will include features such as clear signage, wide walkways and sufficient lighting. Provision of seating in communal areas will ensure that developments enable residents of all ages to socialise outside. We would also suggest that section 8.23 might be updated to suggest</p>		
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			inclusion of seating on the edge of the playing field to make it accessible for all ages.		
110	RED3	MSDC	We make no specific comment on the policy working but do ask if the asterisk after 'new developments' in the second para' should link to the final para' which states that not all housing types may be accommodated on every site.	Yes, it should. Asterisk needs adding	Plan amended accordingly <input checked="" type="checkbox"/>
111	RED3	Preston A	Why no "Social Housing"?	The policy caters for affordable housing in all of its forms including rented housing as shown in the footnote	No change to Plan <input checked="" type="checkbox"/>
112	RED3	Tucker Dickson	Yes, a mix of family housing bungalows and affordable housing is what is needed, from the outcome of the consultation.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
113	RED3	William H Brown on behalf of Mr and Mrs Hill	William H Brown strongly endorses this policy and would emphasise that the minor revision to the Settlement Boundary we propose, would allow for an additional new dwelling to be provided to meet the requirements of this policy, as well as ensuring Oak House remains suitable for its owners. Paragraph 7.34 in particular supports the approach we are proposing in terms of the likely provision of a 2-3 bedroomed property on this plot, as well as providing a smaller and easier to maintain garden for our clients.	Comments noted. Settlement Boundary issue to be covered under separate representations.	No change to Plan <input checked="" type="checkbox"/>
114	RED3	LRM on behalf of Llanover Estates	<b>POLICY RED 3</b>  We are supportive of the policy that seeks to address local needs. Importantly there are a number of key trends within the village that have seen a general depopulation alongside a tendency	Comments noted	No change to Plan <input checked="" type="checkbox"/>

		<p>towards an increase in average dwelling size and an ageing population.</p> <p>These trends are largely reflected at the District level with some of the key social issues faced in the area including:</p> <ul style="list-style-type: none"> <li>• <b>A Growing Population</b> - the population is expected to continue to grow over the period 2014 to 2036. The official 2014 Sub-National Population Projections identify an increase of around 12</li> </ul> <p>13,000 people in Mid Suffolk; • <b>An Ageing Demographic</b> - the District has similar demography with fewer younger people and an increasing proportionate ageing population. The ageing population is a clear issue to be addressed with 45 - 59-year-olds representing the single largest age group at present. In addition, a significant percentage of the population are aged 65 years or older (20.13%). Babergh and Mid Suffolk also have a relatively long-life expectancy at about 81 years for males and about 84 years for females. As the population ages, there will be different demands on services and facilities, in particular housing and medical and social care.</p> <ul style="list-style-type: none"> <li>• <b>Housing Need and Affordability</b> - house prices on average are around 9 times above the average earnings of residents and rural parts of the Districts are unaffordable for many. Furthermore, there are just 5 recently developed affordable rent properties that we are aware of within the village (on our client's former site) with a further 2 with planning permission at Hall Lane. Currently this represents less than 3% of homes in the village and not sufficient to enable needs to be met.</li> </ul> <p>As such, we are strongly of the view that our Client's proposals would actively seek to address each of these key issues by providing additional</p>		
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			accommodation that would address the needs of the ageing population (and potentially freeing up some properties as people downsize) and help with the provision of affordable housing to encourage younger families and people to remain in the village. In this regard the proposals will help to contribute towards the stated objective to provide a better balance of housing within the Village, if just 8 homes are allocated it is likely that this would result in 2 additional affordable homes as was the case with Hall Lane.		
115	Para 7.48	MSDC	This might need rewording. We suspect it was never the intention to have a policy that would ' <i>result in the loss or would adversely affect</i> ' valued local services!	Agreed!	Plan amended accordingly <input checked="" type="checkbox"/>
116	RED4	Suffolk County Council (Archaeology)	Policy RED4 SCCAS would be likely to give same advice as above, RED2, in relation to a new community facility, depending on the scale of proposals that may come forward. It is requested that Chapter 8 be renamed as "Historic and Natural Environment", rather than Built and Natural Environment, as this chapter is regarding the history of the architecture in the area and is less about recent infrastructure.	Agree. This can be referred to in the supporting text.	Plan amended accordingly. <input checked="" type="checkbox"/>
117	RED4	MSDC	The changes in response to our previous informal comments are noted. We make no further comment on this policy at this time.	Noted	No change to Plan <input checked="" type="checkbox"/>
118	RED4	Taylor	Has anyone calculated the impact on additional population with reference to the medical facilities and does said facilities have 'spare capacity'	The local primary care trust has been consulted but has not yet responded. (However,	No change to Plan <input checked="" type="checkbox"/>

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				numbers likely to be too small?)	
119	RED4	Andrews K	We are well served but clearly the amenities centre is not used for the younger residents of the village and is not appropriate for many physical, social or cultural events	Comments noted. Policy RED5 seeks to address this issue	No change to Plan <input checked="" type="checkbox"/>
120	RED4	Webster	The bus service could be improved. If one goes to Diss or Bury St Edmunds, there is a long wait before one can return to Redgrave. If more houses are built, not everyone will have a car. The time between buses leaves little time to do any shopping.	Comments noted. However, the ability to influence bus timetabling is outside of the scope of the Neighbourhood Plan.	No change <input checked="" type="checkbox"/>
121	RED4	Eason	Is it sensible to stipulate 'Twelve months of marketing...'? Would that be set in stone as it may be detrimental to both parties? However, it is absolutely essential to protect our existing community facilities in the best way possible.	The twelve-month period is best practice for such policies to overcome any seasonal changes.	No change to Plan <input checked="" type="checkbox"/>
122	RED4	Tucker Dickson	Yes, I agree with the protection of existing community facilities which are invaluable – and even more so during Covid	Comments noted	No change to Plan <input checked="" type="checkbox"/>
123	RED4 and RED5	Suffolk County Council (Health and Wellbeing)	We support policies RED4 and RED5 as they will ensure continued provision of facilities that support community cohesion and the mental wellbeing of residents. We suggest an update to RED5 to state that facilities will include cycle racks in addition to parking in order to promote active travel.	Comments noted. Agree.	Plan amended accordingly <input checked="" type="checkbox"/>
124	RED5	Taylor	1. We need to understand what the requirement is first; the report does not quantify.	The large-scale community	No change to Plan

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			2. Supporting infrastructure should also address water / grey water / power and telecoms	infrastructure issues are included in the Infrastructure Delivery Plan for the emerging Local Plan. No specific capacity issue have been identified for Redgrave but have been for other settlements	R
125	RED5	Andrews K	Yes. We need upgraded village hall facilities	Noted	No change to Plan <input checked="" type="checkbox"/>
126	RED5	Andrews B	Yes! A new Village Hall!	Noted	No change to Plan <input checked="" type="checkbox"/>
127	RED5	Tucker Dickson	I agree that attention needs to be given to a community space for activities for the village	Comments noted	No change to Plan <input checked="" type="checkbox"/>
128	RED5	Verkroost	Would be in favour of new Activity Centre to incorporate the use of Village Hall/showers/changing room/table tennis/yoga/Pilates and other indoor activities. How about an all-weather tennis court/5 a side football pitch? A multi-sport all weather complex.	Comments noted. Policy RED5 allows for this.	No change to Plan <input checked="" type="checkbox"/>
129	RED5	MSDC	The intent of the policy is noted but we repeat an earlier word of caution that it may not be possible in every circumstance for an applicant to demonstrate compliance if, for example, evidence of health / education need is unavailable given the scale of development proposed. That lack of evidence in itself may be insufficient grounds to substantiate a refusal.	Noted.	No change to Plan <input checked="" type="checkbox"/>

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130	Chapter 8	Migliorato	It is vital to preserve our unique local environment and the Plan does this well.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
131	Chapter 8	Andrews K	Redgrave is an especially beautiful, historic village within an exceptional natural environment, which needs careful support and maintenance.	Comments noted	No change to plan <input checked="" type="checkbox"/>
132	Chapter 8	Kleiser	Any building in this special landscape area would cause significant harm to the countryside and scenic beauty. No building can be more beautiful than the countryside, however one tries to mitigate the effects of bricks and mortar.	Noted	No change to Plan <input checked="" type="checkbox"/>
133	Chapter 8	Warne	I agree (with this chapter) although see my general comment about Redgrave Park. Protection of the parkland should be afforded where there are positive benefits to the community and (as per 8.8) where they are “publicly viewable”.	Comments noted. However, changes in access at Redgrave Park would not constitute development and therefore lies outside the scope of the Neighbourhood Plan.	No change to Plan <input checked="" type="checkbox"/>
134	Chapter 8	Heffernan	You talk about protecting the natural landscape and the important local views, site 1 behind my house on Churchway is a potential site for redevelopment. Totally contradict yourself!!! Disagree that the plans do not have the best intentions of the village when it comes to Site 1	Site 1 (off Mill Lane) was rejected, and the Neighbourhood Plan only includes one site for new development which is on Churchway. The	No change to Plan <input checked="" type="checkbox"/>

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				<p>rationale for the selection of RED2 is outlined in paras 7.21 to 7.29. It is a smaller site than that originally proposed for development by the landowner. One of the reasons for this is impact upon historic environment, specifically properties on Half Moon Lane. There is however support for the smaller site with its emphasis on affordable housing and bungalows.</p>	
135	Chapter 8	Preston J	8.8 The development on Hall Lane will obscure an important view of our valley towards Botesdale	Noted. This site already has the benefit of planning permission	No change to Plan <input checked="" type="checkbox"/>
136	Chapter 8 – Page 57	Tucker Dickson	I like the detail about Redgrave and Lopham Fen and the Little Ouse Project and support their conservation and sustainability. I like the proposals for wildlife corridors and think a link may be	Comments noted	No change to Plan <input checked="" type="checkbox"/>

			made to the wilding project in East Anglia <a href="https://www.wildeast.co.uk/">https://www.wildeast.co.uk/</a>		
137	RED6	Kleiser	We have to be guardians of our beautiful landscape and countryside. It has never been more important to preserve this, both for our mental wellbeing, and for the environment and wildlife, which have suffered great loss of habitat.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
138	RED6	LRM on behalf of Llanover Estate	<p><b>POLICY RED 6: LANDSCAPE QUALITY AND SENSITIVITY</b></p> <p>Our clients object to the inclusion of this policy absent any justification or evidence to support it. Indeed, an SLA was not taken forward within the Local Plan and is not considered justified in line with National Policies.</p> <p>The only available evidence in respect to elements of the area covered is within the evidence base for the Mid Suffolk / Babergh Joint Local Plan. This has assessed our client’s site at Half Moon Lane and indicates that it has moderate landscape sensitivity. As such it would not meet National Guidance in respect of landscape protection. Indeed, it is noted within the Council’s evidence base that <b><i>“Development of the site would be in keeping with the settlement pattern of Redgrave and would not reduce the sense of separation between Redgrave and any surrounding settlements, limiting overall landscape sensitivity.”</i></b></p> <p><b>Suggested change</b></p> <p>Given that there is no evidence that would justify the inclusion of this policy we are of the view that it should be deleted. Should there be justification for its inclusion, then we believe it would need to be redrawn to remove our client’s site at Half Moon Lane as it does not contribute towards any wider landscape significance and the edge of Tanglewood (woodland to the east of the village) would form a more logical boundary. It follows that given the</p>	The former SLA designation is being taken forward in this plan as an Area of Local Landscape Sensitivity, which is consistent with the approach taken in a number of Neighbourhood Plans including Rickinghall and Botesdale. There are no objections from the statutory consultees in respect of this designation nor is it considered to be inconsistent with the NPPF.	No change to Plan.



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			Council’s assessment and the position of our clients site, that the settlement boundary should include land at Half Moon Lane.	It is a feature of other adopted NDPs in the area including neighbouring Botesdale and Rickinghall.	
139	RED6	MSDC	<p>As we have seen elsewhere, the re-designation of parts of the landscape currently identified at the district level as a ‘Special Landscape Area’ (SLA) is a common theme running through many Neighbourhood Plans. The evidence and justification for this re-designation should be appropriate and robust.</p> <p>Consistency terminology will help decision makers. Redgrave shares a parish boundary with both Botesdale and Rickinghall. In policy B&amp;R11 of their adopted NP (Jan. 2020) we see their part of the same SLA re-designation as an ‘Area of Local Landscape Sensitivity’ (ALLS). We also suggest that the same phrase be used as the policy title.</p> <p>See: <a href="https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/BoteRick-NP-Adopted-Jan20.pdf">https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/BoteRick-NP-Adopted-Jan20.pdf</a> (page 39).</p>	Agreed.	Plan amended accordingly. <input checked="" type="checkbox"/>
140	Para 8.7-8.10 and RED7	MSDC	<p>To avoid confusion with policy RED6 and its supporting text (para’s 8.5 to 8.6), and to offer some thoughts around wording we suggest the following revised text for para’s 8.7 &amp; 8.8:</p> <p><i>8.7 - At the Policy Ideas Exhibitions, opinions were also sought on important views into and out of the village. From the results of the mapping exercise (see below) it is evident that there was a high degree of agreement among participants about where the important views were.</i></p> <p><i>8.8 – In analysing the result, the Steering Group were mindful that any policy which sought to protect these views should focus on those that are ‘important’ to the character of Redgrave and which can be enjoyed from publicly accessible locations, e.g., footpaths, an existing open space, or through a gap between buildings.</i></p>	Agreed	Plan amended accordingly. <input checked="" type="checkbox"/>

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			<p><b>A question:</b> Beyond the map on page 60 (which is further annotated as Map D on page 63), the text in policy RED 7, and the accompanying photographs on pages 63 to 67, have the NP Group produced or do they intend to produce any other written evidence to quantify / justify what it is that is so special about these views? We are not suggesting that this needs to be an onerous task, but your Examiner may wish to see more than a collection of dots on a map.</p> <p>As stated in the first paragraph, the identified views should be shown on the Policies Map.</p>		
141	RED7	Taylor	<p>I agree that the image of the village should be maintained to encourage 'tourism / visitors. that will, in turn generate revenue for the local public house and take-aways.</p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>
142	RED7	Migliorato	<p>Certainly, one of the joys of living here.</p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>
143	RED7	Lamb	<p>In our opinion, the importance of views is over exaggerated</p>	Noted. Further justification for the chosen views has been incorporated.	No change to Plan <input checked="" type="checkbox"/>
144	RED7	Kleiser	<p>It is vital that these are protected.</p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>
145	RED7	Suffolk County Council (Natural Environment)	<p><i>Policy RED7 Protection of Important Views</i> Policy RED7 states that views are displayed on the Policies Map, but this does not appear to be the case. The photo pages of the identified important views would benefit from a short, written description about what is depicted and what makes it special. It is suggested that Map D is recreated, to show more accurately where the viewpoint is for each of these Important Views, and to</p>	<p>This section could benefit from supporting text being reinforced. This will be included in text or as an appendix.</p>	Views to be included on the Policies Map.

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			ensure that they are all publicly accessible, i.e., from roads or footpaths, and not from private land, as stated in paragraph 8.8. It is important for the new “Map D” to display the views in greater clarity.		
146	RED7	Eason	‘Norman’ has become ‘Norma’ in point 9!	Noted	Plan amended accordingly <input checked="" type="checkbox"/>
147	RED7	Preston J	View 6) to be obscured by planning permission DC/18/05289/FUL. Why?	Agree that the view here will be obscured by development already permitted. Obscured.	Plan amended accordingly. <input checked="" type="checkbox"/>
148	RED8	Taylor	Natural assets / habitats should be maintained, any increase in traffic – throughput that has the potential to impact should not be allowed	Comments noted. Although a refusal of a permission based on traffic impacts on natural assets would need to be evidenced	No change to Plan <input checked="" type="checkbox"/>
149	RED8	Andrews K	The local fens are vitally important to conserve biodiversity being lost elsewhere.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
150	RED8	Tucker Dickson	Is there a survey of natural habitat, wildlife flora and fauna for Redgrave? I would be interested in any habitat screening report identifying potential impacts of developments when appropriate.	There will be a full SEA produced by AECOM as well as an HRA Screening Report by Place Services. These	No change to plan <input checked="" type="checkbox"/>

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				will both be publicly available once complete	
151	RED8	Suffolk Wildlife Trust	<p>Whilst we are pleased that Policy RED8 identifies the need for development to repair and connect fragmented wildlife corridors, we believe that the policy should be expanded to encompass landscape scale ecological networks. The River Waveney is an important wildlife corridor as not only does it pass through Redgrave and Lopham Fens SSSI and RAMSAR and Waveney and Little Ouse Valley Fens SAC, but it also provides a network for wildlife to disperse along its length. This is highlighted within paragraph 8.18. Therefore, we believe that the policy should highlight the River Waveney as an important ecological network and protect it and its associated habitats from future development. Furthermore, the Little Ouse River is on the eastern boundary of the Parish. Therefore, we recommend that this river and its associated habitats is also recognised as an important ecological network and given protection.</p> <p>Redgrave Lake County Wildlife Site, is located at the southern border of the Parish. County Wildlife Sites are non-statutory designation sites recognised within the National Planning Policy Framework as 'Locally Designated Sites'. Therefore, the County Wildlife Site should be referenced within Policy RED8, to help ensure that the objectives of maximising the Parish's biodiversity are met.</p>	Agree.	Amend plan accordingly. <input checked="" type="checkbox"/>
152	RED8	Suffolk County Council (Natural Environment)	<p><i>Policy RED8 Protection of Natural Assets</i></p> <p>SCC is welcome of the biodiversity section of Policy RED8, with the key phrases of "net gain" "wildlife corridors" and highlighting the need for reparation and restoration of fragmented biodiversity networks.</p> <p>It is suggested that this policy could be strengthened by the following amendment:</p>	Agree replace 'practical' with 'possible'	Plan amended accordingly. <input checked="" type="checkbox"/>

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			<p>“...and where <i>possible</i> practical to do so, provide a net gain in biodiversity through, for example:”</p>		
153	RED8	MSDC	<p>This is an understandably detailed policy, particularly with regards to Redgrave &amp; Lopham Fen. The views of relevant agencies (e.g., Natural England and Suffolk Wildlife Trust) will, if submitted, be of interest. It may be that some suggestions are also forthcoming as a consequence of the HRA Screening process.</p> <p>Under the Redgrave &amp; Lopham Fen sub-heading: Should the first line read: “<i>The highest level of protection is given ...</i>”? Insert line space between first and second paragraph. In third para, should it read: “<i>...ecological impact assessment (EclA)</i>.”</p>	<p>This wording is consistent with that taken in the Breckland Local Plan – the adjoining LPA in which part of the Fen is located.</p> <p>Agree the other amendments</p>	<p>Plan amended accordingly. <input checked="" type="checkbox"/></p>
154	Para 8.21	Suffolk County Council (Health and Well Being)	<p><u><i>Green Spaces and Facilities</i></u></p> <p>The provision of the designated Local Green Spaces in the Neighbourhood Plan is welcomed. There are proven links between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children.</p> <p>Therefore, the following addition is suggested for paragraph 8.21: “Such spaces can be viewed locally as equally as important as the landscape setting of an area. Such spaces are green spaces found within the built-up area that contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community, <i>particularly for benefits to mental and physical health and wellbeing and help define what makes that specific settlement what it is.</i>”</p>	<p>Agree</p>	<p>Plan amended according. <input checked="" type="checkbox"/></p>

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155	Para 8.24	Suffolk County Council (Natural Environment)	Paragraph 8.24 appears to have some inaccurate wording, and therefore the following slight amendments are proposed: “Neither space <i>None of these spaces are</i> identified in the emerging Local Plan for any specific protection and therefore <i>all three</i> both spaces are identified for protection under Policy RED10 9 below.”	Agree	Plan amended accordingly. <input checked="" type="checkbox"/>
156	RED9	Suffolk County Council (Natural Environment)	<i>Policy RED9 Protection of Local Green Spaces</i> SCC is welcome of the designated Local Green Spaces in Policy RED9, which are clearly justified with good use of photographs to support this, as this supports the ongoing work to make Suffolk The Greenest County3. However, in this iteration of the document Map D was located on page 63, not page 61 as stated in the Policy RED9. There is a map following this policy, which displays clearly the Local Green Spaces. However, there is no title for this map, and there appears to be no references to it in the plan. It is therefore recommended that this map should have a clear title and key, and should be referenced within Policy RED9, as the map that is displaying the LGS, rather than Map D, which is a little unclear.  Paragraph 2.22 talks about a young oak on the Knoll, while the LGS description on page 76 talks about ‘an historic protected oak’ (amongst other trees). This appears to be contradictory information, and therefore some explanation would be useful, as to whether the young oak is a replacement or an addition to the historic oak.	Agree to review maps and titles  Oak tbc	Plan amended accordingly. <input checked="" type="checkbox"/>
157	RED9	Taylor	The green spaces enhance the village and also provides a habitat for wildlife, compromising this is not a responsible approach	Comments noted	No change to Plan <input checked="" type="checkbox"/>

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158	RED9	Andrews K	The loss of a small part of the field for building whilst retaining the majority is a small price to pay if it supports some of our older residents to stay in the village	Comments noted	No change to Plan <input checked="" type="checkbox"/>
159	RED9	Tucker Dickson	Very helpful to have photos of some of the listed buildings in the village. I agree with the 3 spaces to have a priority for protection – the flat iron, knoll and playing field.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
160	RED9	Shorten	<p>In summary, we disagree with the proposal to designate the area known as the “Flat Iron” as a Local Green Space for special protection on the basis that we do not believe that it meets the criteria set out in paragraph 100 of the National Planning Policy Framework (“NPPF”) (and in particular sub-paragraph b of paragraph 100) and that there is no need to make this designation given the protection the Flat Iron already has from being within a conservation area.</p> <p>Pursuant to s38A of the Planning and Compulsory Purchase Act 2004 (“2004 Act”) and Schedule 4B paragraph 8 of the Town and Country Planning Act 1990 the draft Redgrave Neighbourhood Plan (“RNP”) needs to meet a number of “basic conditions”.</p> <p>One of the basic conditions that the RNP must have regard to national policies and advice contained in guidance issued by the Secretary of State (such as the online Planning Practice Guidance (“PPG”). One of the most important national policies that the RNP must have regard to is the NPPF. Paragraph 100 of the NPPF makes it clear that the Local Green Space designation should only be used where the green space in question meets all of the following criteria:</p> <p>a) in reasonably close proximity to the community it serves.  b) 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  c) local in character and is not an extensive tract of land.</p>	It is considered that the Flat Iron does meet the criteria for LGS designation. Although it is within the Conservation Area boundary, which recognises its historical value as an historic common and also the contribution it makes to the setting of nearby listed buildings, the LGS designation will offer stronger protection from development.	No change to Plan. <input checked="" type="checkbox"/>

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		<p>Paragraph 100(b) sets out that land subject to a Local Green Space designation should be both “<i>demonstrably special to a local community</i>” and hold a “<i>particular local significance</i>”. Both of these criteria need to be met for Paragraph 100(b) to be satisfied.</p> <p>The Flat Iron has (in modern times at least) always been privately owned and controlled. It is used for private agricultural purposes and has never been used by or for the community to our knowledge.</p> <p>When we purchased the land in 2016 (at market value) there were no expressions of interest from any of the local community (whether individually or collectively) to purchase the land themselves or indeed assist us with this purchase so that the Flat Iron might be brought within community ownership or offered any special protection. Neither have we had any offers of support from the community in maintaining the Flat Iron.</p> <p>The nature use and ownership of the Flat Iron is entirely different to that of the two other areas proposed to be so designated (which are both regularly used (and maintained) by the local community).</p> <p>We consider that these facts entirely contradict the assertion that the Flat Iron is “<i>demonstrably special to [the] local community</i>”.</p> <p>Neither do we believe that the Flat Iron can be said to “<i>hold a particular local significance</i>”. We do not consider the Flat Iron to hold any particular local significance which sets this apart from many other areas of the village (including those earmarked for development) and in any event already has the benefit of protection by way of being within a conservation area.</p> <p>We note that the PPG (Paragraph: 011 Reference ID: 37-011-20140306) requires consideration to be given to whether any additional local benefit would be gained by designation as Local Green Space where land is already protected by another designation. In this case, the Flat Iron forms part of a conservation area so already benefits from the protection this offers. We would be interested to understand to what extent this has been considered when preparing the RNP and why in this case an added layer of designation as a Local Green Space is considered appropriate.</p>	<p>Community value does not necessarily imply public access and the LGS designation does not alter the existing access arrangements pertaining to the site – it does not confer any greater public access. The community value derived from an LGS can be from a visual perspective it does not necessitate public access. The site was nominated by the community and there is support for its to be LGS voiced through the REG14 consultation. The site has a clear historical value as identified by</p>	
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		<p>We do note the Local Green Space Assessment in Appendix 3 of the RNP. This indicates that the Flat Iron is identified on historic maps as part of a former common, provides an <i>“open, undeveloped area which forms the setting of listed buildings along Half Moon Lane”</i> and has <i>“historic and visual values”</i>.</p> <p>It is not clear from this short explanation what <i>“historic”</i> values the Flat Iron has which give this land any <i>“local significance”</i> and we do not consider forming the setting of listed buildings along Half Moon Lane gives the Flat Iron itself any significance in itself.</p> <p>Indeed, in order to meet the criteria in paragraph 100(b) of the NPPF the Flat Iron would need to be <i>“demonstrably”</i> special to the local community. We cannot see anything in the RNP which indicates or proves that the local community consider the Flat Iron to be special.</p> <p>We are extremely disappointed that, contrary to the Paragraph: 019 Reference ID: 37-019-20140306 of the PPG, which requires the entity preparing a neighbourhood plan to contact landowners <i>“at an early stage”</i> about proposals to designate any part of their land as Local Green Space, we have not been approached directly on this matter. Had we not managed to find the time (no easy feat given the difficult times we are in) to review all 123 pages of the plan, we would not have been aware of the proposal to designate land within our private ownership as Local Green Space.</p> <p>Without prejudice and notwithstanding our in-principle objection to the designation of the Flat Iron as Local Green Space, it is clear that the proposed wording of draft Policy RED 9 is deficient in any event. As set out above, the RNP must have regard to national policy and guidance in order to meet the <i>“basic conditions”</i> required by law. In this regard, paragraph 101 of the NPPF goes on to confirm that policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>Draft Policy RED 9 sets out that development on designated Local Green Spaces will <i>“only be permitted in very special circumstances”</i>. This goes</p>	<p>MSDC historic buildings officer in their informal comments and their formal REG14 representation. The site is shown on the Historic Landscape Character Maps as common.</p> <p>It is good practice to contact owners where they are known. This should have been done prior to the consultation. However, the owners have had the opportunity to comment through REG14 prior to the plan being finalised.</p>	
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			<p>further than then national policy relating to the Green Belt for the reasons set out below:</p> <ul style="list-style-type: none"> <li>• It is only “inappropriate development” which should not be approved within the Green Belt except in “very special circumstances” (paragraph 143 of the NPPF).</li> <li>• In this regard, paragraph 145 of the NPPF sets out that the construction of new buildings should be considered “inappropriate” in the Green Belt, subject to a number of important exceptions including for example:             <ul style="list-style-type: none"> <li>o buildings for agriculture and forestry; and</li> <li>o provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. ▪</li> </ul> </li> <li>• Paragraph 146 of the NPPF goes on to set out that certain other forms of development are also not “inappropriate” in the Green Belt – provided they preserve its openness and do not conflict with the purposes of including land within it.</li> </ul> <p>Without prejudice to our in-principle objection to the designation of the Flat Iron as a Local Green Space, if Policy RED 9 is to be consistent with the protection offered to the Green Belt then it should a) acknowledge that “very special circumstances” should only need to be proven where the development proposed is “inappropriate”; and b) reflect and incorporate all of the exceptions to what should be considered “inappropriate” development as set out above.</p> <p>If draft Policy RED 9 is not altered in this way, it would go further and be more restrictive than a Green Belt designation which is not consistent with the principle of designating land as a Local Green Space or national policy.</p>		
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161	RED9	LRM on behalf of Llanover Estate	<p><b>POLICY RED 9: LOCAL GREEN SPACES</b></p> <p>The current circumstances mean that in its present form the designation of “the playing field” as a Local Green Space simply will not comply with the NPPF as para 99 indicates that they should “<i>be capable of enduring beyond the end of the plan period.</i>” The lease will end in October 2021 and following this date it will not be able to meet the stated tests.</p> <p><b>Suggested change</b></p> <p>Plainly in its present form, the designation of the recreation area at Churchway as a Local Green space is contrary to the NPPF and would fail the relevant basic conditions test. Currently there are only two options for how this is dealt with, in the first instance and if no new lease is agreed then the Local Green Space will need to be deleted as it will revert to agricultural use as was the case previously. The second option would be our Client’s suggestion that the plans that they submitted should form the basis for any future designation subject to agreement with the Trust on the terms for the lease and/or licence for temporary periods for any land that is identified for future development.</p>	The Playing field is protected in the emerging Local Plan as open space due to its recreational value. Policies in the Local Plan would resist the land being lost to this use. The site fulfils the LGS criteria for designation.	No change to Plan.
162	RED9 Appendix 3 Para 8.24	MSDC	<p>Map D on page 63 not only identifies the Important Views set out in policy RED 7 but also identifies the three proposed Local Green Spaces. We see also that the justification for these are helpfully set out in Appendix 3.</p> <p>The annotations on Map D (where 1 = The Flat Iron, 2 = The Playing Field, and 3 = the Knoll), do not match the images / descriptions on page 76 and the table in Appendix 3, where the Playing Field and Knoll are numbered the other way around. Policy RED 9 also chooses to give these three sites an alphabetical reference. All maps etc. should be consistent and cross-referable.</p>	Agreed  Needs reviewing for consistency	Map to be reviewed <input checked="" type="checkbox"/>
163	RED9	Heffernan	But refer to my comment about potential housing on the school playing field area = increase in traffic on quiet road and poor views	Noted	No change to Plan <input checked="" type="checkbox"/>

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164	8.27	Lamb	Picture of Ivy Barns in the section on grade 2 listed . Please check this as the owners do not think it is listed	Ivy Farmhouse is listed. However, the barns are not listed in their own right	Photos and Maps will be checked. <input checked="" type="checkbox"/>
165	Para 8.29	Historic England	We note that the 'County Sites and Monuments Record' is now known as 'Historic Environment Record' (paragraph 8.29.).	Comments noted	Plan amended accordingly <input checked="" type="checkbox"/>
166	Para 8.29	Suffolk County Council (Archaeology)	Heritage is a theme in the plan and is evident in the baseline and policies, and the reference to archaeology in section 8.29 is welcomed by Suffolk County Council Archaeological Service (SCCAS), as is the general overview of the history of Redgrave and its heritage.	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
167	RED10	Taylor	1. Historic assets should be protected and published. 2. Leveraging the assets would, potentially, provide a resource income for village infrastructure	Comments noted	No change to Plan <input checked="" type="checkbox"/>
168	RED10	Historic England	We welcome policy RED 10, but suggest it is entitled 'Heritage Assets' instead of Historic Assets. This is in line with the terminology found in the NPPF.	Noted	Plan amended accordingly <input checked="" type="checkbox"/>
169	RED10	Suffolk County Council (Archaeology)	Policy RED10 SCCAS would strongly encourage that this section and policy includes a reference to non-designated heritage assets, as some non-designated assets may be identified through the planning process (particularly if conversions of agricultural buildings or other non-listed buildings are proposed). It is requested that the following paragraph is included within the plan, in order to provide some guidance for developers: <i>"Early consultation with SCC Archaeological Service is encouraged,</i>	A new policy would require a repeat of the REG14 consultation however, reference to NDHA could be included within the existing	Plan amended accordingly. <input checked="" type="checkbox"/>

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			<i>for advice on the requirements for developing a planning application for a site or likely requirements on any consent.”</i>	policy RED10 and supporting text	
170	RED10	Migliorato	The natural environment and history is our heritage and needs to be preserved	Comments noted	No change to Plan <input checked="" type="checkbox"/>
171	RED10	Tucker Dickson	I agree with protecting historic assets including those in Redgrave park such as the folly, boat house and icehouse. I wonder if there is a way that access could be given to Redgrave Park to those living in the village & the general public.	Comments noted. This lies outside of the scope of planning policy	No change to plan <input checked="" type="checkbox"/>
172	RED10	Warne	Although my agreement is subject to my comments about Redgrave Park above	Noted	No change to Plan <input checked="" type="checkbox"/>
173	RED10	MSDC	<p>The Council’s Heritage Team welcome the improvements made to this policy in response to their earlier, informal comments, but ask that the following further amendments also be implemented:  Criteria c) should read: “...<i>development which affects it, including in relation to views...</i>” [This addition would address their previous concern that views are not the only consideration.]</p> <p>The last paragraph has been improved, but the last sentence is still repetitive. They suggest amending the second sentence to read “...<i>identify the significance of the asset, including the contribution made by setting, undertake an assessment ...</i>” so that setting is included and so that it more closely follows the wording of para.189 of the NPPF. The last sentence can then be removed.</p> <p>Also, in line 5 of the last paragraph, the word ‘<i>the</i>’ is repeated twice.</p>	Agreed	Plan amended accordingly. <input checked="" type="checkbox"/>
174	RED11	Andrews K	There is too much dependence on large houses in current proposals. The housing on Churchway goes a small way to redress the imbalance to a more appropriate provision.	Noted	No change to Plan <input checked="" type="checkbox"/>

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175	RED11	Andrews B	Is there a risk here of pricing less affluent home buyers out of the market? Clearly shoddy and/or unsympathetic building is not desirable but I'm conscious of villages where rigid control over building materials and design has been a less than positive experience.	Noted. The policy is focussed on improving the standard of design but is flexible enough to ensure development is still viable.	No change to Plan <input checked="" type="checkbox"/>
176	RED11	Mitchell	Shouldn't discount modern/contemporary design depending on location	Noted. The policy seeks to cover this in the last sentence. But could include the word contemporary to emphasize the point	Plan amended accordingly. <input checked="" type="checkbox"/>
177	RED11	Tucker Dickson	In principle I agree – although appreciate the difficulties of balancing requirements for eco-housing with those in keeping with the village character. This may be a matter of interpretation.	Noted	No change to plan <input checked="" type="checkbox"/>
178	RED11	Historic England	We are pleased to note that Policy RED11 ensures that the design of dwellings should complement the existing character of the Parish, but we recommend that the requirement to add another footway on the south side of Churchway is removed in favour of an appropriate crossing point from the development to the existing footway on the north side of the road. This is to avoid an overly suburban and unnecessarily over-engineered 'highways infrastructure' appearance on this important approach to the centre of the village, which would detract from its positive rural qualities, which are enhanced by soft road edges and grassed	Agreed	Supporting text to this policy has been amended accordingly.  See also RED2 <input checked="" type="checkbox"/>

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			verges.		
179	RED11	MSDC	<p><b>Criteria b).</b> To pick up on an informal comment, could this read: <i>“Make efficient use of the site while respecting density in the immediate locality;”</i>?</p> <p><b>Criteria e).</b> We previously suggested that ‘usable garden space’ could be quite subjective and that the density requirement in criteria b) would ensure that plot sizes are typical to the surrounding development, which may assist in delivering the garden sizes that the NP Group envisage. <b>Qstn:</b> Was there any specific reason for retaining criteria e) beyond this?</p> <p><b>Criteria h).</b> Note the changes made in response to Suffolk CC’s earlier informal comments. Would it be better to say: <i>“... average sized car and allow for opening of the car doors;”</i> ?</p> <p><b>Criteria l) and m):</b> Suggest these be swapped around so the two references to tree and hedgerows appear consecutively.</p> <p>Suggest a re-wording of the final paragraph as follows: <i>“Proposals for outstanding or innovative design which respects the character of the area and promotes the use of high-quality materials will be supported.”</i></p>	Agree.	Plan amended accordingly. <input checked="" type="checkbox"/>
180	RED11	Suffolk County Council (Natural Environment)	<p>The following slight amendments are suggested to the ‘Landscaping and environmental features’ section, in order to provide some additional detail and clarity:</p> <p><i>Policy RED11 The Design of New Development</i> “j) include soft well landscaped <i>soft</i> boundary edges and where adjacent to open countryside or edge of settlement include a <i>minimum</i> 5m landscape strip;” “o) <i>include</i> the use of SuDS wetland</p>	Agree	Plan amended accordingly. <input checked="" type="checkbox"/>

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			and water features to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits.”		
181	RED11	Suffolk County Council (Transport)	Policy RED11 refers to the Suffolk Guidance for Parking, which is welcomed by SCC.	Noted	No change to Plan <input checked="" type="checkbox"/>
182	RED11	Suffolk Wildlife Trust	We are pleased to see that features to encourage and attract wildlife, create new habitats and enhance and extend existing wildlife corridors are referenced within this policy, as well as retaining existing tree belts and hedgerows within developments. We believe that this policy should also reference that developments should deliver biodiversity net gain as stated within the National Planning Policy Framework.	Agreed	Plan amended accordingly <input checked="" type="checkbox"/>
183	RED11	William H Brown on behalf of Mr and Mrs Hill	William H Brown agrees with the aspirations for high quality design within this policy. It should be noted that currently the garden of Oak House is bisected by the Settlement Boundary and, therefore, the potential provision of an additional dwelling within the current Settlement Boundary could result in a cramped form of development. By making a minor revision to the Settlement Boundary to properly reflect the existing residential garden of Oak House, would allow for a windfall new home meeting policies RED1 and RED3, that will also ensure delivery of the design quality aspirations of policy RED11	Noted. Settlement boundary issue is addressed above.	No change to Plan <input checked="" type="checkbox"/>
184	RED12	Taylor	How do you intend to accommodate technologies within space constrained environments?	This will be for the developer to decide	No change to plan <input checked="" type="checkbox"/>
185	RED12	Migliorato	This is an issue, which will grow as a future priority.	Support noted	No change to Plan <input checked="" type="checkbox"/>
186	RED12	Chaplin	Whenever possible new builds should be eco friendly	Support noted	No change to Plan <input checked="" type="checkbox"/>
187	RED12	Andrews K	The village is very dependant of oil fuels for both heating and transport whilst government policy is moving in the direction of	Support noted	No change to Plan <input checked="" type="checkbox"/>



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			sustainability. It is possible to retain the special character of the village whilst moving to sustainability and must come for the future of next generations.		
188	RED12	Tucker Dickson	Yes, I think these should be explored further.	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
189	RED12	Kleiser	Mainly agree, except that solar panels tend to be visually unattractive.	Noted. The appearance of solar panels is improving over time. There are also other measures promoted through the policy	No change to plan <input checked="" type="checkbox"/>
190	RED12	MSDC	The policy is clearly well intended so we merely issue a note of caution. Whether or not a NP can refer to additional local technical standards seems open to interpretation, i.e., there is a reasoned argument that it is not appropriate for an NP to refer to additional standards such as this in the context of residential development. Policy RED 12 might therefore only be applicable to non-residential development and the wording need to be adjusted accordingly.	Will depend on the examiner!	No change to Plan <input checked="" type="checkbox"/>
191	Chapter 8 – Community Action Projects	Chaplin	Who organises this?	The Parish Council or any other community group who wishes to do so	No change to plan <input checked="" type="checkbox"/>
192	Chapter 8 – Community	Tucker Dickson	Strongly support these projects, particularly 1-6. I would give a priority to No.4 – wildlife corridors.	Support welcomed	No change to Plan <input checked="" type="checkbox"/>

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	y Action Projects				
193	Chapter 9	Taylor	Is the survey complete or is it assumed to be complete and therefore inaccurate? It would a straightforward to confirm the number of businesses in the area?	The survey was a sample of businesses who were willing to participate. The results gave a flavour of the issues	No change to plan. <input checked="" type="checkbox"/>
194	Chapter 9	Migliorato	Glad businesses are happy here and don't wish to develop on a large scale.	Noted	No change to plan <input checked="" type="checkbox"/>
195	Chapter 9	Chaplin	HGV lorry journeys through Redgrave do not all go to the Banham Poultry (Gressingham?) site, but continue through South Lopham to the A1066, thence on to Thetford and the M11. This traffic increased greatly after the introduction of Satnav. Lorry weights/size have also increased and the B1113 is not a suitable route.	Noted. This lies outside of the scope of the NDP although it is an issue of concern locally	No change to plan <input checked="" type="checkbox"/>
196	Chapter 9	Tucker Dickson	I think that the pros and cons of having businesses and factories are explored – with particular issues of traffic.	Noted	No change to plan <input checked="" type="checkbox"/>
197	Chapter 9	Preston J	9.1 Once again – to deliver the economic object related to sustainable development that are set out in NPPF. BUT where are the resources to come from?	The economic objectives of the NPPF are delivered through the planning system – e.g., the submission of applications.	No change to Plan <input checked="" type="checkbox"/>

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198	RED13	Migliorato	Comments regarding the amount and size of lorries is of a general concern.	Noted This lies outside of the scope of the NDP although it is an issue of concern locally	No change to plan <input checked="" type="checkbox"/>
199	RED13	Tucker Dickson	The proposal appears to look at safeguards.	Comments noted	No change to Plan <input checked="" type="checkbox"/>
200	RED13	MSDC	We note that the policy now includes guidelines around marketing etc., which is helpful, but make no specific comment beyond that. In their informal comments, colleagues at Suffolk County Council suggested removing the 'traffic generated' part of the policy as this is covered in RED 14.	Noted	No change to plan <input checked="" type="checkbox"/>
201	Map G	MSDC	Suggest a map centered on Business Park area will be more helpful in this context.	Agreed. Map to be reviewed	New map has been produced <input checked="" type="checkbox"/>
202	Para 9.13	MSDC	Third line. Is the word 'car' missing? " <i>...(particularly by the private car)</i> ...."	Noted	Plan amended accordingly <input checked="" type="checkbox"/>
203	RED14	MSDC	We make no comment on this policy at this time	Noted	No change to Plan <input checked="" type="checkbox"/>
204	RED14	Taylor	1. Have risk assessments identified any issues. 2. Additional traffic flow during construction periods will increase the probability of 'accident' – has any consideration being taken as to how construction, if approved, would be safely executed?	This is a planning policy document which will be used to determine planning applications in the future. The	No change to Plan <input checked="" type="checkbox"/>

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				Highway Authority are consulted on every planning application and will undertake their own assessment which they will use to inform their comments	
205	RED14	Migliorato	It would be good to have a footpath along Churchway to the field.	Noted. This may be required as part of Policy RED2	Amend Plan accordingly <input checked="" type="checkbox"/>
206	RED14	Andrews K	This is an issue in the village	Noted	No change to Plan <input checked="" type="checkbox"/>
207	RED14	Andrews B	Much has been said about heavy lorries driving through the village and it would seem to be an issue we cannot resolve. Road safety is an issue of concern; speeding is an ongoing issue, but cannot something practical be done about the junction at Hinderclay Road and the B1113; replacing the mirror for example?	This is an issue outside of the scope of the Neighbourhood Plan	No change to Plan <input checked="" type="checkbox"/>
208	RED14 and RED15	Suffolk County Council (Transport)	The County Council acknowledges that there will be a high proportion of private car usage, due to the rural and isolated nature of the village of Redgrave, which has minimal public transport. However, we welcome the support for sustainable travel in Policy RED14, and the encouragement for walking and cycling in Policy RED15.	Noted	No change to Plan <input checked="" type="checkbox"/>
209	Paragraph 9.18 and RED15	Warne	The only point that I would make of any substance is about the comments on Redgrave Park. While I agree with the desire to preserve and protect the Redgrave Park estate, such protection should come, in my opinion, with an obligation to put more back	The issue of public access to Redgrave Park lies outside of the remit of the	No change to Plan <input checked="" type="checkbox"/>

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			<p>into the community in the way of positive benefits. At present it adds little or no such benefits: a possible open weekend each year is by grace and favour and is not substantive. I would suggest that in turn for the community protecting Redgrave Park then the Park should offer benefits to the community such as opening walking /public footpaths and cycling paths, including with access to the lake. Redgrave Park might, in its own interests, consider opening a visitor centre on the site, although I think that the main benefit would be footpaths/cycling paths. This would also fit in with the desires expressed elsewhere in the plan at para 9.18 and at RED 15.</p>	Neighbourhood Plan.	
2010	RED15	Suffolk County Council (Natural Environment)	<p><b>Public Rights of Way</b> Policy RED15 Walking and Cycling is very welcome as it highlights the importance of the public rights of way network in providing access. It is suggested that the plan could reference The Angles Way, a promoted long-distance trail between Thetford and Great Yarmouth, which lies across the north of the parish. There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)<sup>4</sup>. This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p>	<p>Agreed  This could be referred to in supporting text.</p>	<p>Plan amended accordingly. <input checked="" type="checkbox"/></p>
211	RED15	Suffolk County Council (Health and Wellbeing)	<p><b>Active Travel</b> Design of both new developments and changes to existing infrastructure should maximise the potential for active travel. It is encouraging to see the Redgrave Neighbourhood Plan encourages</p>	Support welcomed	No change to Plan <input checked="" type="checkbox"/>

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			healthier lifestyles through active travel for exercise and recreation and includes a specific principle around safe walking and cycling.		
212	RED15	MSDC	We make no comment upon this policy at this time	Comments noted	No change to Plan <input checked="" type="checkbox"/>
213	RED15	Taylor	I agree that any development should consider Walking & Cycling as a general modus operandi	Support noted	No change to Plan <input checked="" type="checkbox"/>
214	RED15	Warne	Note my comments on the desirability of opening up pathways in Redgrave Park	See above	No change to Plan <input checked="" type="checkbox"/>
215	RED15	Preston	Unfortunately, the enforcement of maintaining footpaths has no teeth when it comes to Footpath 2 where the stile is impassable unless you are super fit.	This issue lies outside of the remit of the Neighbourhood Plan	No change to Plan <input checked="" type="checkbox"/>
216	RED16	Suffolk County Council (Flooding)	SCC welcomes the inclusion of Policy RED16 Drainage and Flood risk.	Support noted	No change to Plan <input checked="" type="checkbox"/>
217	RED16	MSDC	Include a cross-reference, either within policy RED 16 or in the supporting text to the Environment Agency Flood Risk Map shown in Appendix 4. [Para 9.22 would appear to be the most logical place.]	Noted	Plan amended accordingly. <input checked="" type="checkbox"/>
218	RED16	Taylor	This does not consider if the existing 'systems' has the capacity to take any increase, a basic risk assessment would identify if this were achievable.	Anglian Water have been consulted on the Neighbourhood Plan and have not raised this as an issue. In addition, Suffolk County Council as Lead	No change to plan. <input checked="" type="checkbox"/>

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				Local Flood Authority have also been consulted.	
219	RED16	Anglian Water	Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS) in all new development proposals. The use of SuDS would help to reduce the risk of surface water and sewer flooding and which have wider benefits e.g., water quality enhancement.	Noted	No change to Plan <input checked="" type="checkbox"/>
220	RED16	Chaplin	Landowners should be reminded to clear ditches, especially near footpaths.	This issue lies outside of the remit of the Neighbourhood Plan	No change to plan <input checked="" type="checkbox"/>
221	RED16	Migliorato	Infrastructure and new building, always a concern.	Noted. The Neighbourhood Plan attempts to resolve some of that tension through policy.	No change to plan <input checked="" type="checkbox"/>
222	Other Appendix 2	Taylor	Page 111 / 112: site 4 Half Moon Lane. 1. It would be better to apply the highway standards and requirements therein to the narrative on page 112. 2. On which side of Half Moon Lane does the author of the comment on page 12 believe there is sufficient space for a 'footway'? and does the author mean footpath?	This is a comment upon the AECOM site assessment options report which is separate to the Neighbourhood Plan. The term footway is used to	No change to Plan <input checked="" type="checkbox"/>

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				denote a footpath next to a highway	
223	Other Appendix 2	Hayward	<p>Corrections Regarding SS1042 Land at Red House which I own.</p> <p>SS1042 is my September 2017 application to BMSDC Call for Sites for the following reason in the first sentence of my letter to them. "The purpose of this submission is to request that you change the settlement boundary around Red House and its land back to where it was in 1974 when I bought the property." This was rejected by SHELAA as being unsuitable and discounted due to being incapable of providing 5 or more dwellings to meet the SHELAA threshold" See your page 115.</p> <p>It is reasonable to include it in the AECOM Appendix and the map on page 105 is therefore correct to show it. You should perhaps label it on the p105 map as Site 6 to correspond to the text.</p> <p>I did not make a Call for Sites application to RNP, so I have not asked for it to be included in the RNP. You have a correct map on your website showing only the 5 actual applications. SS104 should therefore not appear on the map on page 36 of the plan as the map should correspond to the website map. The text is correct as it only lists the 5 actual sites. Similarly, site SS104 should not appear on the map of site assessments on page 38 of the plan. In section 7.11 "and 6" should be deleted. Hope you find it less confusing than I did.</p>	<p>Agree that paras 7.11 and 16 could be better amended for clarity (See also MSDC rep)</p> <p>The respondent does not indicate why they wish to see the settlement boundary returned to its former position other than it used to be there. The Settlement Boundary is a policy tool used to delineate areas where development would be acceptable. The reason for moving the settlement boundary to its current position</p>	<p>Plan amended accordingly. <input checked="" type="checkbox"/></p>



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				was to prevent development in this location that would impact upon the significance of the adjacent heritage asset. Therefore, the only reason to move it were to be if development was desired (see also William H Brown responses)	
224	Another Appendix 2	MSDC	<p>We commented earlier on improving the quality of the maps on pages 36 and 38. The map on page 38 is repeated here on page 105 and the same applies.</p> <p>The quality of the AECOM Assessment extracts appear to have suffered from the copy and paste exercise. Could these be transcribed instead to improve legibility?</p>	Agreed. Relevant maps to be reviewed	Maps have been reviewed. <input checked="" type="checkbox"/>
225	Other Appendix 3	MSDC	<p>The Council's Heritage Team ask for a further clarification. Under the entry for The Flat Iron, in the box for reasons of designation, the entry should be changed to "<i>provides an open, undeveloped area which forms part of/an important part of the setting of listed buildings along Half Moon Lane.</i>"</p> <p>... so that it does not imply that it comprises the entirety of their setting</p>	Comments noted	Plan amended accordingly. <input checked="" type="checkbox"/>
226	Mapping and Other	Suffolk County Council	It is suggested that the Contents Page ought to include page numbers for each of the chapters and could also include a list of	Noted	Plan amended to make

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			<p>policies with the corresponding pages. This would make the plan easier to navigate, and to find specific polices quickly.</p> <p>The Policies Map Inner as well as Map A1 and A2, Map B, the untitled map on page 77, Map F, and Map G are missing the two purple lines from their Keys, the brighter purple and the burgundy-purple lines. It is assumed that one of these is the conservation area, and the other is the Settlement Boundary/built-up area, however clarification is needed.</p> <p>Policies Map – Outer has no key.</p> <p>It is suggested that the map on page 6 showing the Neighbourhood Plan Area, and the map on page 12 showing the Conservation Area ought to be labelled in the same format as the others, i.e., “Map A – Neighbourhood Plan Area” etc, for the sake of consistency.</p> <p>It is also suggested that a list of all of the maps could be included as part of the Contents Page, which would make navigation to a specific map easier</p> <p>Typo of “20th” in paragraph 4.2 "... Neighbourhood Area was approved on 20h December 2018."</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC’s Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p>		<p>policies easier to locate. <input checked="" type="checkbox"/></p> <p>Maps have been reviewed. <input checked="" type="checkbox"/></p>
227	Appendix 5 Policies Maps Inner and Outer	MSDC	<p>The purple Settlement Boundary line is missing along the south and west sides of the Playing Field. As this Plan is proposing the allocation of land at RED 2 for new housing development, the settlement boundary should also be re-drawn to encompass this site. [Check other relevant maps to and amend as necessary].</p>	Agreed	<p>Changes made accordingly. <input checked="" type="checkbox"/></p>

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			<p>Adding policy reference numbers to all Key entries would be helpful. Remove the '1st Draft March 2020' text box from the Outer Map on page 123.</p> <p>See also our comments at RED 6 above and amend page title as appropriate.</p>		<p>MAPs have been reviewed. <input checked="" type="checkbox"/></p>
228	Minerals and Waste	Suffolk County Council (Minerals and Waste)	<p><u>Minerals and Waste</u> Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020.</p> <p>The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan.</p>	Comments noted	No change to Plan <input checked="" type="checkbox"/>
229	Other	Preston A	<p>Thanks to all who have worked so hard to produce the plan, even though government restricts what we can and cannot do to protect our village.</p>	Support welcomed	No change to Plan <input checked="" type="checkbox"/>
230	Other	Preston J	<p>I must say, in spite of my cynicism (I'm always half empty) I think the whole team/steering group has done a wonderful job and I congratulate you all. Thank You.</p>	Support welcomed	No change to plan <input checked="" type="checkbox"/>
231	Other	Eason	<p>Thank you for such a detailed and well-presented document. It is just a shame about the poor definition of the maps and some of the photos as this diminishes our understanding of some of the information.</p>	Comments noted	<p>Maps and diagrams have been reviewed and hopefully improved. <input checked="" type="checkbox"/></p>

