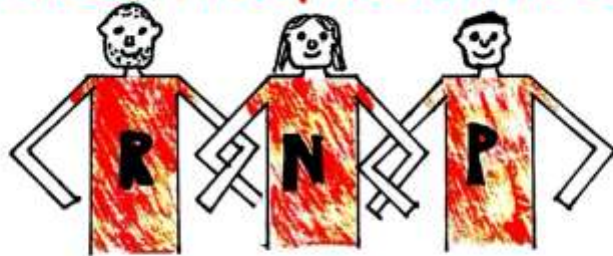


# Redgrave's Neighbourhood Plan



WORKING TOGETHER TO PLAN OUR FUTURE

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

Submission Version  
2018-2037



May 2021

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## Chapter 1: Introduction

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- 1.1 This version of the Redgrave Neighbourhood Plan (RNP) has been prepared during 2018, 2019 and 2020 by the Redgrave Neighbourhood Plan Steering Group (RNPSG)<sup>1</sup>.
- 1.2 The Redgrave Neighbourhood Plan is a community-led document, and its purpose is to provide policies to help guide development in the Parish from 2018 up to 2037. In order to create a Plan that represents the needs and aspirations of residents, the Steering Group has drawn upon several sources, including evidence gathered through the Redgrave Neighbourhood Plan Questionnaire launched in July 2019, a Business Survey undertaken in Autumn 2019 and public exhibitions held in November and December 2019, followed by a feedback session in January 2020. Other research such as census data, housing and employment statistics and analysis, from a wide range of national and local sources, has also been examined. Consultants AECOM were commissioned in January 2020 to undertake Site Specific Assessments of sites put forward by local landowners during the Call for Sites process.

The following stages have currently been completed:

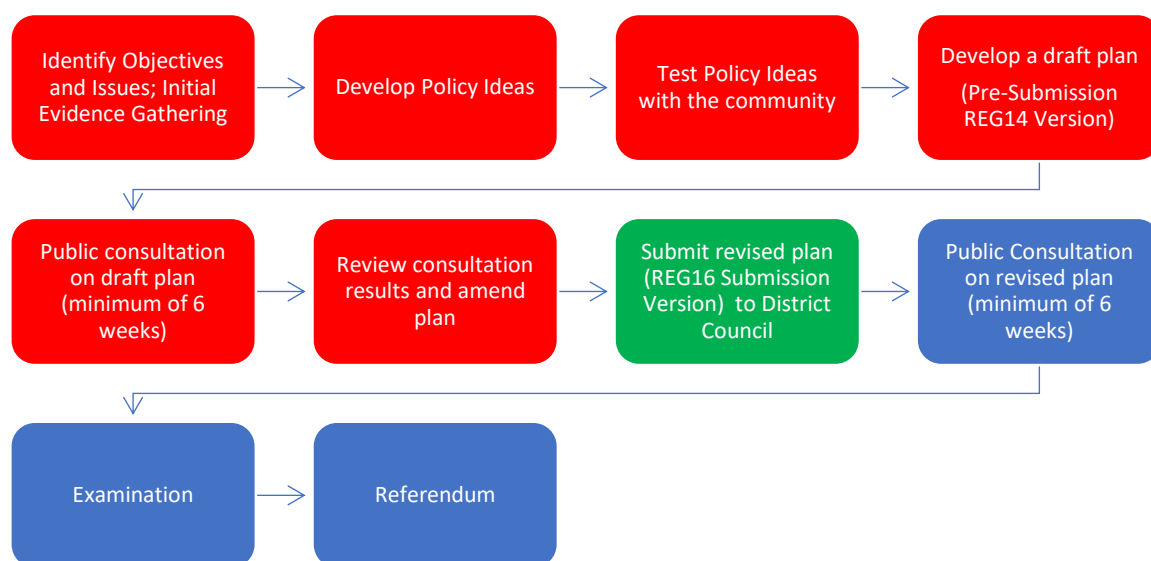
- Initial Background and Research January 2019 - June 2019
- Redgrave Neighbourhood Plan Questionnaire July 2019
- Call for Sites - October-November 2019
- Survey of Local Businesses Autumn 2019
- Policy Ideas Drop -in Exhibition – November and December 2019
- Public Drop-in Feedback Session January 2020
- Site Options Assessments – AECOM January to March 2020
- REG 14 public consultation - September-November 2020
- Strategic Environmental Assessment – AECOM January to March 2021
- Analysis of REG14 Comments and amendments to the Plan – November 2020 to March 2021

- 1.3 The Redgrave Neighbourhood Plan will provide the first ever statutory planning policy document specifically for the Parish of Redgrave. Neighbourhood Plans such as this were made possible by powers contained within the 2011 Localism Act which sought to decentralise policy making to the local level and give more powers to communities and the right to shape future development where they live. It complements existing national and local planning policy by providing a specifically local level of detail attained through consultation with the local community and further research.

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<sup>1</sup> Steering Group has been commissioned by the Parish Council. See Appendix A for Steering Group Membership

## Neighbourhood Plan Process Flow Chart

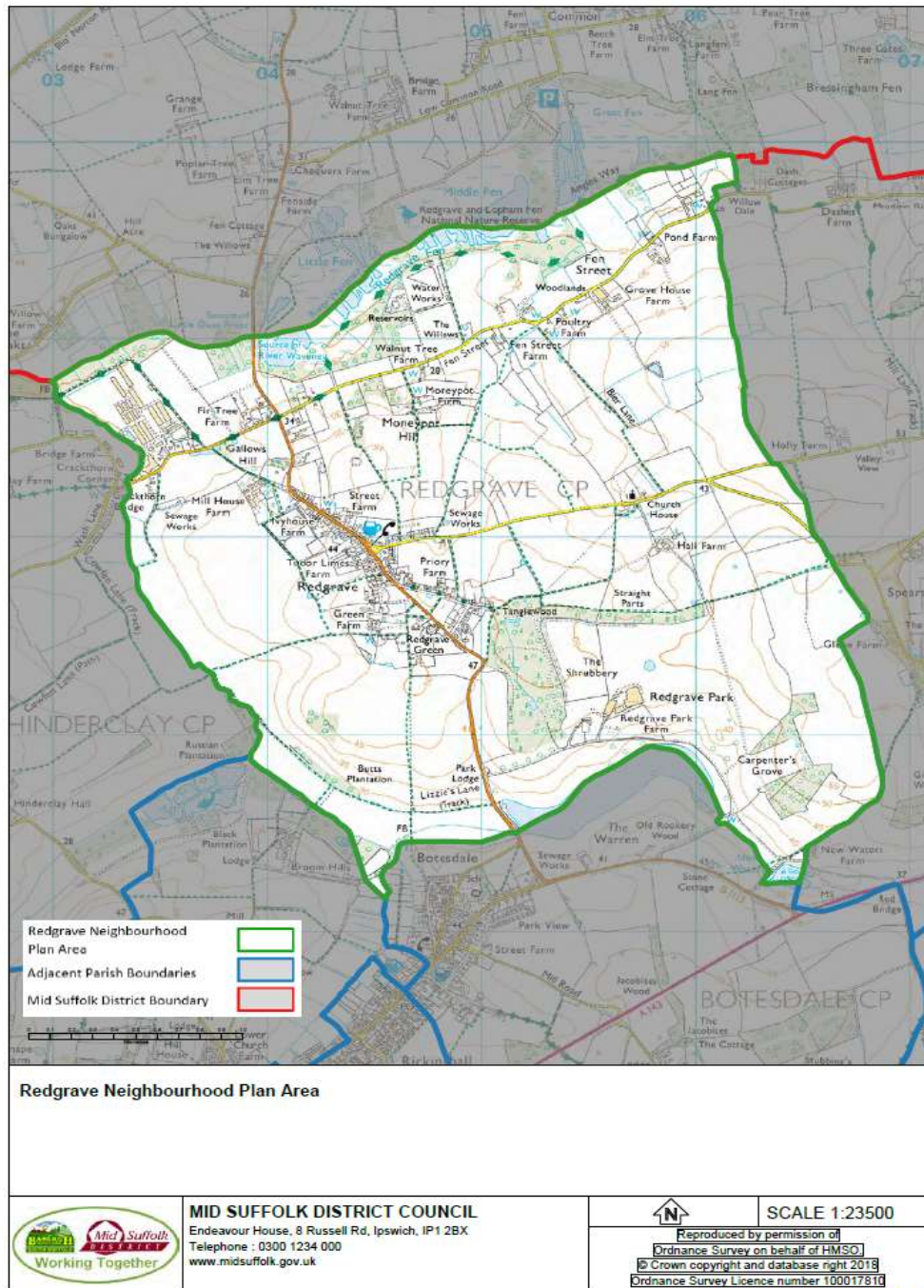


	<b>Completed Stage</b>
	<b>Current Stage</b>
	<b>Future Stage</b>

- 1.4 The Neighbourhood Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). The Neighbourhood Plan Period runs from 2018 to 2037. Once the Plan is “made” (adopted), it will be used by Mid Suffolk District Council to help determine planning applications and will form part of the statutory planning framework for the area.
- 1.5 The Redgrave Neighbourhood Plan is not a mechanism for stopping development- it is there to ensure that development takes place in an appropriate way for the parish. In practice, higher level planning documents such as the emerging Babergh and Mid Suffolk Joint Local Plan cannot feasibly deal with all of the issues particular to every town and village across the two districts, whereas Neighbourhood Plans can by providing additional details which reflect specific local circumstances and conditions.
- 1.6. The RNP covers the entire parish, and the Neighbourhood Plan area was formally designated by Mid Suffolk District Council on 20<sup>th</sup> December 2018.

1.7 The Neighbourhood Area is shown on the following Map.

**Map A - Neighbourhood Plan Area**



- 1.8 This is the submission draft of the Redgrave Neighbourhood Plan and was the subject of “pre-submission consultation”<sup>2</sup>for eight weeks between **14<sup>th</sup> September and 8<sup>th</sup> November 2020**<sup>3</sup>, with local residents, businesses and statutory agencies. All comments received during that period were collated and considered by the Neighbourhood Plan Steering Group and the Parish Council. The Plan has been amended and was approved by Redgrave Parish Council for submission to Mid Suffolk District Council on 5<sup>th</sup> May 2021. Following submission, the District Council will check the Neighbourhood Plan for conformity with existing national and local planning policies and then undertake a further 6-week period of public consultation. Following this, the Plan will be sent to an Independent Examiner appointed by the District Council to undertake an examination of the plan. Subject to the Examiner’s report the Plan should then proceed to referendum. At the referendum every resident of Redgrave, who is entitled to vote in elections, will have the opportunity to vote on the following question:

*“Do you want Mid Suffolk District Council to use the Neighbourhood Plan for Redgrave parish to help it decide planning applications in the neighbourhood area?”*

If the RNP receives over 50% support from those that vote in the Referendum, then Mid Suffolk District Council will “make” (adopt) the Neighbourhood Plan.

- 1.9 The idea of producing a Neighbourhood Plan for Redgrave came about in November 2018. Accordingly, the Parish Council established a Neighbourhood Plan Steering Group (RNPSG) to prepare the Neighbourhood Plan. The Steering Group have been assisted by the Neighbourhood Plan Working Group (RNPWG) which is a slightly wider group of residents that act as a reference and support mechanism for the Steering Group, contributing ideas and assisting with practical matters such as delivering and analysing the questionnaire and with public events. The Plan period will match that of the emerging Joint Local Plan (JLP) and run from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2037.
- 1.10 Photographs in this plan are courtesy of Steering Group members, Vic Joyce, Nyall Davies and Charles Greenough

### **Accompanying supporting documents**

- 1.11 When the Redgrave Neighbourhood Plan is submitted for independent examination; it will also be accompanied by the following documents:
- Basic Conditions Statement – outlines how the statutory basic conditions have been met.
  - Consultation Statement – outlines how and when the public have been consulted on the content of the Plan.

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<sup>2</sup> Reg 14 of the Neighbourhood Plan (General) Regulations 2012.

<sup>3</sup> Additional days to allow for Covid-19 guidelines.

- Strategic Environmental Assessment Screening Report – sets out the key environmental, economic and social issues in the plan area.
- Habitat Regulation Screening Report – identifies any potential impacts on protected species or habitats.
- Site Options Assessments produced by AECOM March 2020.
- Strategic Environmental Assessment produced by AECOM in March 2021.





## Chapter 2: Redgrave

### Redgrave Past

2.1 Redgrave is a pretty village situated just inside the Suffolk border with Norfolk, a few miles west of Diss. The village is centred on a large green known as the Knoll, ringed by attractive thatched cottages. The name Redgrave is derived from the Anglo-Saxon language meaning Reed Ditch. Earlier development of the parish occurred 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 Little Ouse and River Waveney, and Redgrave Fen, as well as dry valleys. <sup>4</sup>

2.2 The manor of Redgrave was given to the Abbot of Bury C1005 by Ulfketel, known as Earl of East Anglia, probably as a thanks offering for victory over the Vikings in the battle of Thetford.



### *Churches*

2.3 The site of the Church of St Mary the Virgin probably dates back to the Anglo-Saxon period as the Domesday Book of 1086 mentions a church with 30 acres of free land. The present church was built mid-C14th in the decorated style, apart from the south aisle which is perpendicular. There is no evidence of a medieval village being situated close to the church, but the site is situated between Fen Street, where there were many medieval homes, and the site of the hunting lodge built by Abbot Samson.



2.4

Thomas Wolsey, later to become Cardinal, was Rector of Redgrave for a few months in 1506. Before the Reformation the Church was dedicated to All Saints but was changed to St Mary the Virgin. The Church contains two very fine monuments. The tomb of Sir Nicholas Bacon, the son of Queen Elizabeth I's Lord



<sup>4</sup> further information can be found in the Suffolk Heritage Explorer <https://heritage.suffolk.gov.uk>

Keeper, is situated in the north aisle. He lies next to his wife Anne on a black marble alter tomb, which was erected on her death in 1616. The white marble figures were added later by his son, Sir Edmund Bacon and were carved by Nicholas Stone for £200. The sanctuary contains the magnificent monument in white marble of Sir John Holt, Lord Chief Justice, who died in 1709.

- 2.5 A peal of five bells cast by Thomas Newman (Norwich) in 1736 was augmented to six, by the addition of a new treble cast by Thomas Osborn (Downham Market) in 1785, when the whole peal must have been rehung in a new oak bell frame, (the bell frame having been dated by Cambridge University through dendrochronology to the 1780's). The bells were rehung in 1898 by Day of Eye, with new fittings, in the existing C18<sup>th</sup> frame. By the end of the C20<sup>th</sup> the bell frame had become seriously decayed in a number of key areas and the ringing fittings had reached the end of their life.
- 2.6 In 2018, Nicholson Engineering began a major restoration of the bells and bell frame. A conservation scheme was drawn up by the architect and others, which saw one third of the timbers in the bell frame replaced with new oak. The frame was then further strengthened by the addition of corner plates and posts and the whole structure bolted down to a new foundation frame of steel joists. The bells were then retuned, by Nigel Taylor of Bridport and rehung with entirely new fittings. The restoration was completed, and the bells rung for the first time, on 15<sup>th</sup> February 2019.
- 2.7 St Mary's Church is now a redundant church and owned by the Churches Conservation Trust. It is used for up to six services a year and public events.
- 2.8 A Mission Room was built in 1897 in the centre of the village as St. Mary's Church was dark and very cold in the winter and 1 mile out of the centre of the village. This has been renovated and is the principal church in the village now re-adopting the name of All Saints Church.



### *Redgrave Park*

- 2.9 Abbot Samson, who died in 1211, built a hunting lodge in Redgrave Deer Park. The manor was bought by Nicholas Bacon after the dissolution of the monasteries and subsequently passed to the Holt family who had the house and park designed by Capability Brown in the C18<sup>th</sup>.
- 2.10 The stream running through the parkland, forming the boundary between Redgrave and Botesdale, was widened to form a serpentine lake.
- 2.11 The park was used as the U.S. Army 65th General Hospital from 1944, with the house being used as the Officers' Mess. A prisoner-of-war camp was also situated in the

park on the opposite side of the lake. By the end of the war, the mansion had become very dilapidated, and it was decided that it should be dismantled.

### *Life and Work in the Village*

- 2.12 During the C19<sup>th</sup>, apart from the usual shops and public houses there was a wheelwright, a blacksmith, wine, spirit, coal and corn merchant, corn millers, tea dealer, tailor, saddler, harness maker, thatcher, horse dealer, plumber and in 1836 even an umbrella maker. The last shop and Post Office closed in 2003 with part of the original Post Office now leased as a community shop selling general supplies and newspapers.
- 2.13 At one time there were 6 public houses in Redgrave but sadly only one remains today, The Cross Keys, which was successfully purchased by the community in 2017.

### *Village Sign*



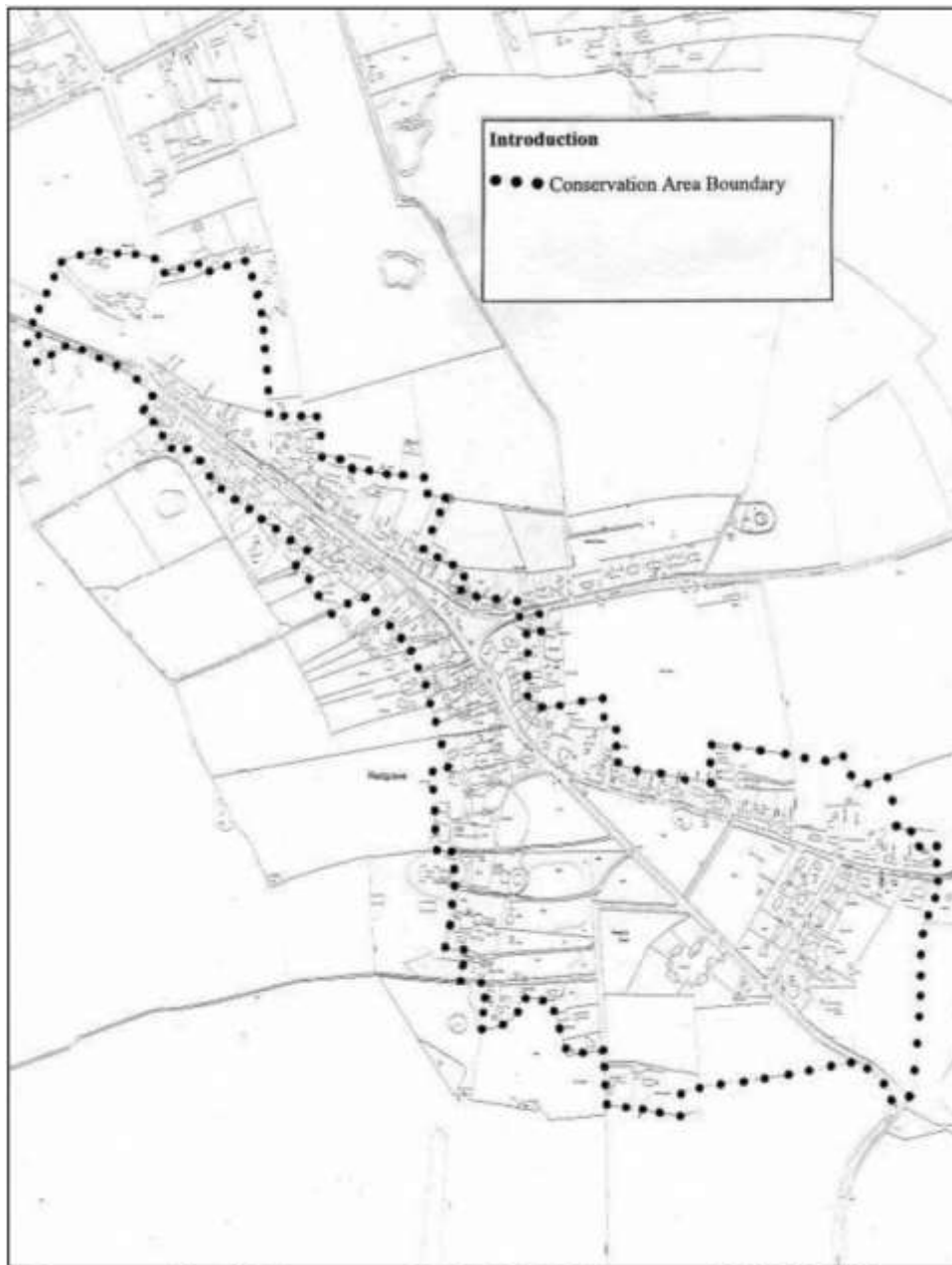
- 2.14 The Village Sign has 2 different sides depicting features of Redgrave and its history. One side shows St. Mary's Church, one of the mills and the gabled barn together with the bell and organ depicting 2 of the village trades. The fen side shows raft spiders, a reed warbler and an adder against a background of sedge cutting, plus ducks and the lake with monks fishing. The heraldic parts of the sign are the Holt and Wilson emblems plus the ermine pig of the Bacon family.

## **Redgrave Present**

### **Conservation Area**

- 2.15 The conservation area in Redgrave was originally designated by East Suffolk County Council in 1973 and inherited by Mid Suffolk District Council at its inception in 1974.

**Map B - Redgrave Conservation Area Map**



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2.16 A Conservation Area Appraisal was published in 2011 and notes the following:

- There are 49 listings covering the Parish of Redgrave, half of which are within the conservation area. The Pink House shown here is grade II\* listed.
- The Suffolk County sites and monuments record lists more than 50 sites of archaeological interest in the Parish of Redgrave.
- The Settlement of Redgrave is basically linear in form, a typical Suffolk “street”.
- On the eastern side, there are good views across fields towards a scattering of houses.
- The village green has the village sign and is in the heart of the settlement with both the Cross Keys pub and a former Methodist Chapel close by.
- The views to the countryside are important and although not always visible, the countryside is never far away.



### Environment / Wildlife

2.17 Redgrave sits on a spur of slightly higher ground, just south of the watershed between the westerly flowing Little Ouse and the easterly flowing River Waveney that form the boundary with Norfolk.

#### *Redgrave and Lopham Fen*

2.18 Redgrave and Lopham Fen spans 163 hectares and is managed by the Suffolk Wildlife Trust. It is the largest remaining area of river valley fen in England and consists of a number of different fen types including saw sedge beds, open water, heathland, shrub and woodland. It is famous for the Great Fen Raft Spider, one of only 3 places in the UK where it can be found.





### Little Ouse Headwaters Project

2.19 The Little Ouse Headwaters Project (LOHP)<sup>5</sup> was set up in 2002 by local residents to promote conservation and enjoyment of the fenland habitats bordering the upper reaches of the Little Ouse River. The Trust is working towards maintenance of a continuous corridor of wildlife habitat along the headwaters of the Little Ouse. Awards have already been achieved such as the Suffolk Greenest Community Award and ‘Re-building Biodiversity’ award.

### Map C - River Little Ouse Headwaters Project Area



<sup>5</sup> [Wildlife | Little Ouse Headwaters Project \(LOHP\) | Diss](#)

## *Landscape*

- 2.20 Redgrave is set within a heavy clay, largely flat landscape with ancient woodlands, although some areas have a light sandy, free draining soil. The landscape is characterised by large agricultural fields with hedge boundaries and tree lines with long views towards and away from the main built-up part of the village. There are two areas within the parish that were identified by the Mid Suffolk District Council as Special Landscape Areas (SLA) due to their high landscape value. (See also paragraph 8.5 and Policy RED6). One area is to the north of the parish and includes Redgrave and Lopham Fen, a National Nature Reserve. The other is to the south west of the Parish and is Redgrave Park, a privately-owned landscape park with woodlands, pasture and 45 acres of fishing lake.

## *Trees*

- 2.21 The most prominent trees in Redgrave are those within Redgrave Park, to the east, outside of the conservation area. Here there is a mixture of parkland and plantation. Within the conservation area near the centre of The Green, a small area of woodland sits either side of the drive serving The Cottage and other dwellings to the west. South of here, mature trees line the unmade access tracks to the scattered houses.

- 2.22 An oak graces the centre of the village, planted on the Knoll, the small triangular green adjoining the Churchway junction.

Nearby, other trees can be found skirting the pond and just over the road outside Tudor Limes, a single Lime tree is the subject of a Tree Preservation Order no.138.



- 2.23 Further afield in the parish there are other trees which have also been felt to be at risk and thus been made the subject of tree preservation orders. These include a number of Oak, Ash, Scots Pine, Hornbeam and Field Maple south of the village off Hall Lane and Lizzies Lane (TPOs 2 and 36) and another group of Oak and Ash adjoining Church Way to the east (TPO 46).
- 2.24 In 2019, 140 new native trees were planted in the parish owned land on Fen Street known as 'The Town Pit'. These trees were donated by the Woodland Trust and it is hoped that further trees will be planted here over the coming years.

## Community Facilities

2.25 The community in Redgrave is welcoming, sociable and inclusive - enhancing the living experience, health and well-being of residents. There is strong community support to safeguard important village assets. For a hinterland village with a community of 250 dwellings Redgrave is well endowed with community and recreational facilities, including:

**An amenities hall** with a kitchen, a main hall and a smaller room, showers, toilets



and changing rooms. The hall urgently needs to be updated as evidenced by the RNP questionnaire. The amenities hall is currently on leased land.

**Public house** which is owned by the Community and acts as a business/IT and community hub. Food is served 5 days a week. The pub hosts a quiz night once a month, Games and Social afternoons twice

a month, a coffee and cake morning twice a month, regular live music nights, snooker and



darts competitions and a get-together for the men of the village once a week. The pub employs 8 staff and has over 40 volunteers.



**A community shop**, run by volunteers and open seven days a week, which sells newspapers, milk, bread, farm produce, stamps and many other general supplies. The shop is

an asset of community value.





2.26 Other facilities include:

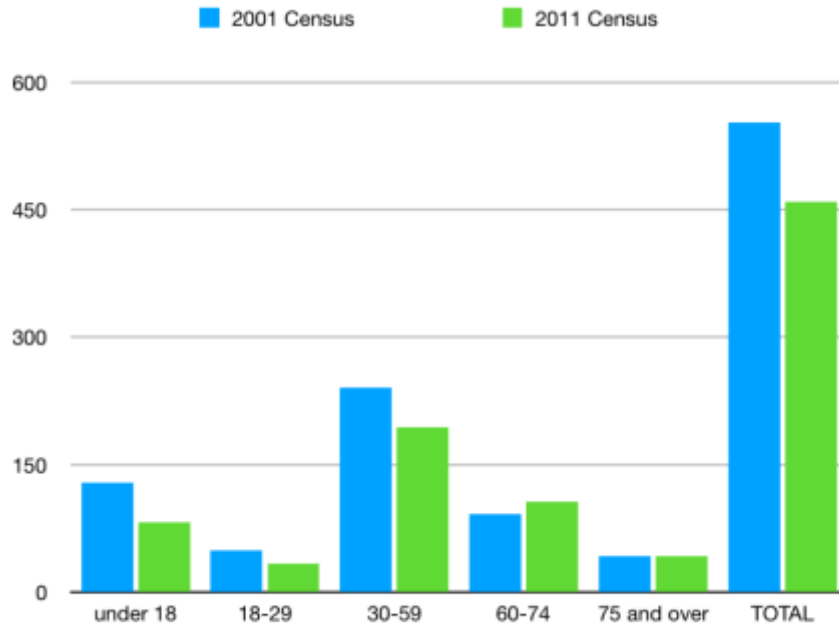
- 3 football pitches.
- Outdoor play facilities for children.
- Various luncheon groups for adults of all ages.
- A needlecraft club.
- A book club.
- A lunch group for ladies called the “Munch Bunch”.
- A men’s social group called “Redgrave Old Codgers” (ROC).
- An art club.
- A theatre club.
- A brewery with a tap room and cafe where beer festivals, quizzes and theatrical performances are held.
- A book swap housed in a telephone kiosk on The Knoll.
- Various discussion groups.
- A mobile library service once a month.
- Many organised activities for tots to adults at Redgrave & Lopham Fen.
- The rural surroundings are an important leisure asset with many opportunities for walking, cycling, horse riding and other outdoor pursuits.
- Good Public Rights of Way network with connections to neighbouring villages.



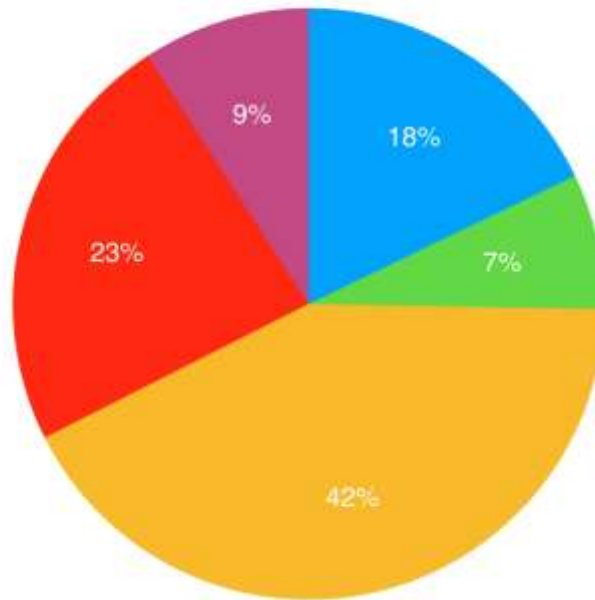
2.27 Redgrave Neighbourhood Plan recognises that all facilities should be retained, enhanced and supported. The wide range of activities testifies to the vibrancy of the community and their value to us and others from the surrounding areas. There is an active cohort of volunteers who support the facilities and activities.

## Demographics<sup>6</sup>

### Population

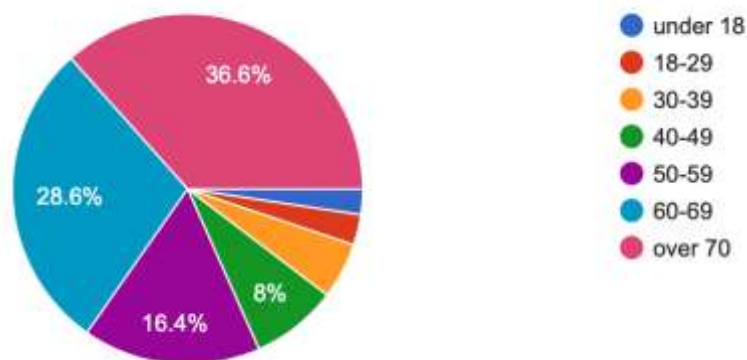


● under 18 ● 18-29 ● 30-59 ● 60-74 ● 75 and over



<sup>6</sup> Information from the 2011 Census

2.28 The population in Redgrave fell in the 2011 Census to 459, compared to 553 in the 2001 Census.



Age of Questionnaire Respondents

By comparison, the population of Mid Suffolk district grew by 11% in the same period and Rickingham/Botesdale combined grew by 14%. As can be seen in the chart, the fall was in age groups below 60. There was marginal growth in the age group 60-74, being 23% of the total population.

2.29 The 2019 Neighbourhood Plan Survey completed by 221 households showed the following breakdown by age of resident, albeit using different age bands.

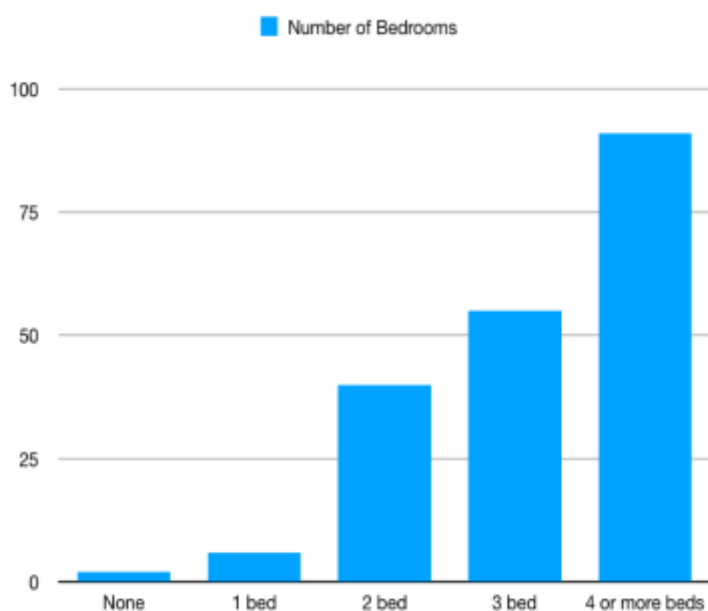
2.30 The village has a proportionally older population than is typical for England and Mid-Suffolk; there are 5.7% 20-29 year olds in Redgrave compared to 9.4% Mid-Suffolk and 13.7% in England and 32.4% over 60s in Redgrave compared to 27.9% Mid-Suffolk and 22.4% in England overall.

2.31 Future population projections indicate that by 2036 the population of Mid Suffolk is expected to increase by 15% with the most significant increase being in the over 65 age bracket.

#### *House Sizes and Types*

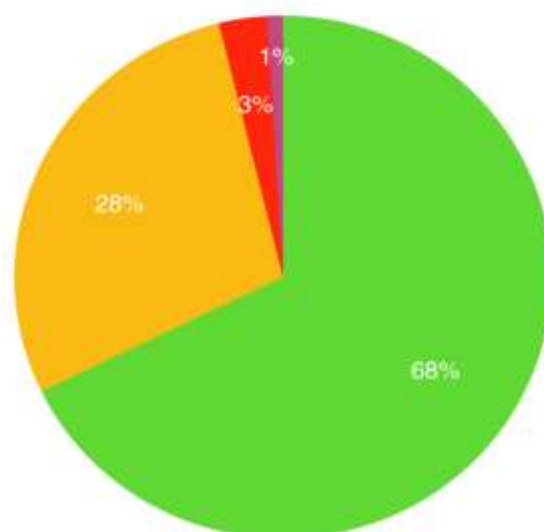
2.32 In 2011, there were 194 occupied houses in Redgrave, of which 46.9% had 4 bedrooms or more. This compares to an average figure for Mid-Suffolk of 28.5% and England of 18.9%

2.33 Since 2017, the number of houses has risen to over 250 and a housing survey commissioned by the Parish Council in 2016 showed that over 50% of houses had 4 bedrooms or more from a sample size of 93. In recent years, most new houses have been one-off detached houses with 4 or 5 bedrooms. The exception was a development of affordable housing in 2013.



2.34 In 2011, houses in Redgrave were predominantly detached and this has not changed. Nobody was living in a caravan or other mobile or temporary structure. The smaller sample housing survey of 2017 did identify 12 bungalows and 1 mobile home

Semi-Detached ● Terraced ● Flat ● Caravan



2.35 In 2011, 87% of properties were owner-occupied, increasing to 92% by 2017 -with some holding a mortgage. 8 were rented from the local council and 15 from private landlords.

2.36 Other key facts from the 2011 Census

- Ethnic diversity is very low with only 2.6% of residents of non-White ethnicities. Only 1% of residents do not have English as their first language.
- Not surprisingly, the most common religion is Christianity (59%), with 31% of residents claiming no religion and a very small number (1.1%) of other religions.
- The majority of residents are in good or very good health (82.6%) with a minority (3.2%) in bad to very bad health.
- in 2011, there were 351 cars or vans owned in Redgrave. This will have increased significantly with many households now having a car for every member of the household over 18 years of age. This has become necessary with the lack of public transport.

- 64% of the population was in some form of employment (full-time, part-time or self-employed), with a small number unemployed or in full-time education. 23% were retired, providing care, long-term sick or disabled. There is no predominant employment sector with employment largely in Manufacturing, Construction, Professional Services and Education.

### Public Transport / Access

2.37



In terms of public transport, the options are limited to the bus service to and from Diss and to and from Bury St Edmunds. The service is operated by Simonds Coach Services who are based in Diss. The service runs weekdays with a reduced service on Saturdays. There are four buses a day to Bury St Edmunds and four to Diss. The only bus stop in the village is opposite the village sign on the Knoll. The bus service is generally not well supported, probably due to the difficulty of returning at a convenient time.

- 2.38 A school bus operates from the Knoll to Hartismere High School in Eye during term times.

### Employment / Commercial Activity

- 2.39 The Redgrave Neighbourhood Plan seeks to support our locally based businesses and workforce, including the pub and the shop, farms, small enterprises (including workshops and those working from home). Key to this is improvements to communications and services (e.g., Broadband and mobile phone reception).
- 2.40 The sustainable growth and expansion of existing local businesses is supported, providing they do not cause undue traffic problems on our narrow roads, noise or other disturbances and do not harm the distinctive rural character of the area or the living conditions and amenities of residents.

#### *Gressingham Foods*

- 2.41 The largest business in Redgrave is Gressingham Foods. No major



development is planned as they opened a new packing hall and distribution centre in 2019 which satisfies their present needs. Most staff travel in by car or company bus and few live in Redgrave. Many of their staff members are seasonal workers. Gressingham Foods aims to be a good neighbour to Redgrave and will strive to act promptly on any complaints. The majority of their lorries are driven by their workers and speed limits are adhered to. Drivers are instructed to be considerate to residents. They acted promptly in December 2019 when many of the workers travelling to work in cars exceeded the 30-mph speed limit in the village (as recorded by the Redgrave Speed watch Group). Subsequent readings recorded reduced speeds.

2.42 Gressingham Foods' main concerns are road safety at the junction of Hinderclay Road/Fen Street/B1113. They would like the 30-mph speed limit extended further to South Lopham. Concerns over potholes were expressed.

2.43 The site is self-sufficient, including water supplies, Broadband and mobile phone service.



*Gressingham Foods  
Satellite Image sourced from  
Google Maps.*

There are two business parks in Redgrave.

#### *Hall Farm Business Park*

2.44 Hall Farm Business Park is situated on Churchway, opposite the Church at the Hall Farm site. There are four businesses at this site: Starwings Brewery and tap room,

an electric bike company, a poultry solutions firm and a baker. All are happy with the site. The businesses have been here between 1 and 7 years.



- 2.45 No business has trouble finding skilled staff and retaining them, although not many are from Redgrave. The brewery employs a lot of students who go off to university, but they manage to replace them quite easily from the surrounding villages. The poultry solutions business has employees living in Diss, Thetford, Harleston and Ipswich.
- 2.46 All report good transport links, although two businesses would like the road from the centre of Redgrave and the road to Wortham to be gritted when snow is predicted. The businesses there need to keep going and welcoming customers whatever the weather, especially as one is working with livestock. Three of the businesses mentioned that they would like better signage, particularly on The Knoll – to direct customers and suppliers. The electric bike company found the train service to Diss and taxi to Redgrave to be efficient for their customers although a better bus service would be preferable.
- 2.47 All reported that their workspace would be large enough for at least 5 years. None of them were taking steps to move from Redgrave as they found the site perfect for their needs. They had no trouble in attracting customers even though they are in a remote spot. The brewery reported a surprisingly good footfall from far and wide. Similarly, the electric bike company had no difficulty in attracting customers from all over the country.
- 2.48 The utilities and essential services are adequate to support the businesses as well as the IT infrastructure, although one company reported that their Broadband connection is slow and therefore time consuming. They would like a faster service. They also reported that their mobile phone service is extremely bad so they use their landline, which is not good for business, as most of their customers would like to use a mobile phone.
- 2.49 Overall, the businesses at the Hall Farm site were very satisfied with Redgrave as a place to do business. All said that they would like to be kept informed of any developments within the village especially as far as other businesses are concerned.

### *Redgrave Business Park*

2.50 There are four businesses at Redgrave Business Park on the B1113 at Gallows Hill in Redgrave. One is a carpet supplier who has recently set up in the Park. Lorries come to the business infrequently but there was no reported difficulty in doing business. There are two staff members who do not live in the village and they have no plans to expand at present. IT links are good, as is the mobile phone service. They are happy with their site in Redgrave.



2.51 The upholstery business has been there for a year and is run by a husband-and-wife team. They are very happy with their premises, having moved from elsewhere in Suffolk. Their transport links are good as are all other services. They may expand their business depending on trade. They intend to advertise their business locally, which the NP representatives volunteered to help with.

2.52 Another business at the Business Park makes specialist parts for racing cars. They employ skilled workers from a wide area – none from Redgrave. They have recently expanded their premises within the Park. They are completely happy with their business being situated in Redgrave. Road links are good, phone and IT work well for them. They do not envisage expanding further within the next few years.

2.53 The fourth business is a double-glazing firm, making and fitting windows and doors. They are a thriving business working throughout the county and beyond. They are happy with their premises, with road links, with phone connections and attracting customers.



2.54 All businesses are keen to keep in touch with developments within the village and are interested in the village plan but, as they are situated at the far end of the village, they do not have too much involvement in the village itself.

### *The Cross Keys Pub*

2.55 The Cross Keys pub has been in Redgrave since the turn of the 16<sup>th</sup>/17<sup>th</sup>C before being purchased by the community in 2017. It is now run by a Community Benefit Society (Redgrave Community Society Limited) with a committee of volunteers and



staffed by 8 employees and approximately 40 volunteers. It is a successful food and drink business and community hub for many activities in Redgrave. The pub has found good managers and chefs difficult to retain to its rural location. It encourages walkers through “Pub Walks” developed by volunteers and supported by Mid Suffolk and would like to see walking and cycling better supported in the village. The pub car park would be a suitable site for an electric vehicle charging point in the village and grant funding could be possible. The pub would like to see a 20mph speed limit imposed at the front of the pub.

### *Home Workers*

- 2.56 In common with much of the UK, there are a high number of local residents who work from home, either as employed or self-employed professionals. An initiative called the Water Cooler Group meets once a month in the Cross Keys Community Pub, a forum for professionals to share ideas, best-practice and socialise with their local peers facing similar issues and opportunities.

## Chapter 3: National and Local Context

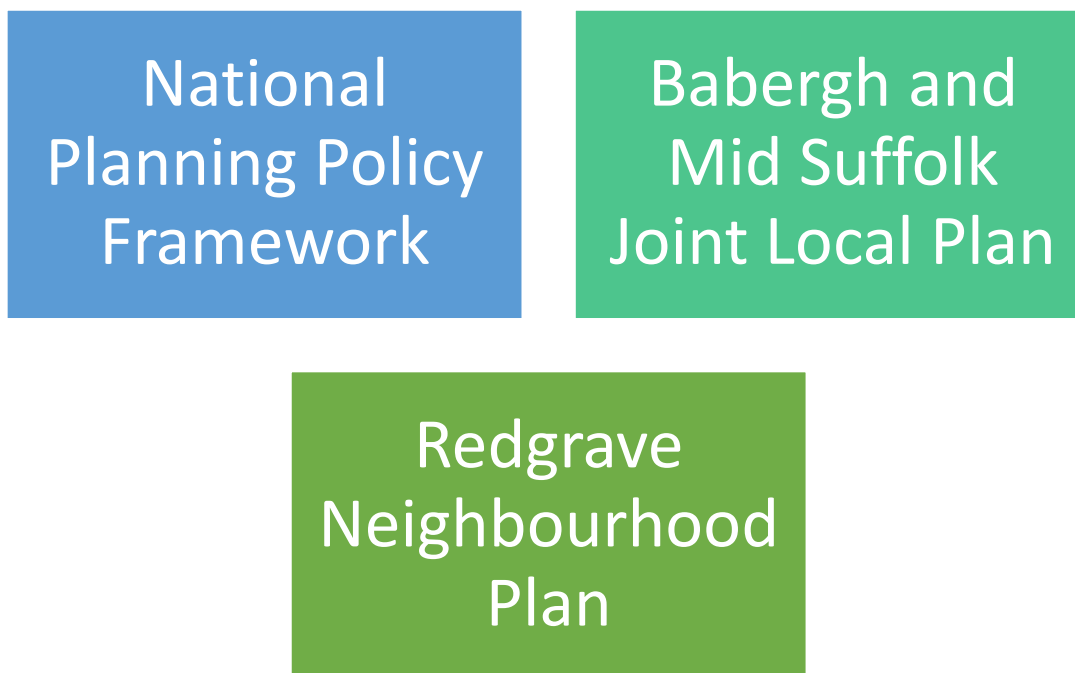
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- 3.1 The National Planning Policy Framework (NPPF)<sup>7</sup> sets out the Government’s planning policies for England and how they are expected to be applied. Every local planning authority in England is required to prepare a Local Plan. This Local Plan includes all of the local planning policies for that area and identifies how land is used, determining what will be built where. The Local Plan that covers Redgrave is produced by Mid Suffolk District Council. The District Council’s Local Plan, along with any Neighbourhood Plan, provides the basis for determining planning applications and future development in the local area and should be consistent with the National Planning Policy Framework.
- 3.2 The Redgrave Neighbourhood Plan is believed to be in conformity with the revised NPPF, in particular taking a positive approach that reflects the presumption in favour of sustainable development.
- 3.3 Development is defined as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.<sup>8</sup> Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a “plan-led” system and restates the requirement that “determination must be made in accordance with the Plan unless material considerations indicate otherwise”.
- 3.4 The Redgrave Neighbourhood Plan once “made” will form part of the statutory Development Plan for the area and future planning applications for new development will be determined using its policies.
- 3.5 Currently, the statutory development plan for the area consists of the saved policies in the Adopted Mid Suffolk Local Plan (1998), the Adopted Mid Suffolk Core Strategy (2008) and the Adopted Mid Suffolk Core Strategy Focussed Review (2012). These documents are to be replaced by the emerging Babergh Mid Suffolk Joint Local Plan (BMSJLP). The plan period of the existing documents runs to 2026, whereas the emerging BMSJLP looks to 2037. The Plan period of the Redgrave Neighbourhood Plan is consistent with that of the emerging Local Plan. The Pre-Submission (Regulation 19) Version of the BMSJLP was published in November 2020. This Plan was submitted for Examination by the District Council on 31<sup>st</sup> March 2021. Earlier iterations of this Neighbourhood Plan were prepared in the context of the previous version – the Preferred Options (Regulation 19) which was published in July 2019.

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<sup>7</sup> NPPF Revised in February 2019 - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> Town and Country Planning Act 1990 Section 55.



- 3.6 In the adopted Core Strategy 2008, Redgrave is identified as a ‘secondary’ village within the settlement hierarchy with the expectation that new development will be required to meet local needs.
- 3.7 The Pre-Submission (Regulation 19) Version of the BMSJLP defines Redgrave as a ‘hinterland’ village. It indicates that hinterland villages are expected to account for 10% of planned growth over the plan period (April 2018 to 2037) which equates to 11267 dwellings over approximately 43 settlements. However, all settlements within each category are not equal, and there will be some variance in levels of growth dependent upon a number of factors including the availability of suitable development sites and considerations of the built and natural environment. This version of the Local Plan indicates a minimum figure of 11 dwellings for Redgrave to be accommodated over the Plan period.

## Chapter 4: Preparing the Neighbourhood Plan

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- 4.1 The Neighbourhood Plan has been prepared by the Redgrave Neighbourhood Plan Steering Group supported by a wider group known as the Neighbourhood Plan Working Group. Professional support and advice have also been provided by an Independent Planning Consultant. The formal process began initially in February 2018 when representatives from Mid Suffolk District Council gave a presentation to the Parish Council about 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.
- 4.2 An application for the designation of a Neighbourhood Area was submitted to Mid Suffolk District Council on 3<sup>rd</sup> December 2018 and the formal designation for the Neighbourhood Area was approved on 20<sup>th</sup> December 2018. The Area Designation covers the entire Parish of Redgrave.

### Funding

- 4.3 The Plan has been commissioned by Redgrave Parish Council. Funding has come from a Locality grant from central government, the local District and County Councillor, as well as officer support in kind from Mid Suffolk District Council.



### Community engagement and consultation

- 4.4 The Redgrave Neighbourhood Plan has been developed with extensive community engagement, consultation and communication. There have been 4 stages in which the Neighbourhood Plan Steering Group has actively engaged the community through consultation. More details of all the consultation will be outlined in the Consultation Statement, accompanying the submission of the Neighbourhood Plan to Mid Suffolk District Council in May 2021. Full results of all consultation events and notes are on the Neighbourhood Plan website.  
<https://redgraveneighbourhoodplan.com/>

Below is a summary of each of the stages:

### **Consultation 1: Initial community consultation – February and November 2018**

- Public meetings held in February 2018 and on 14th November 2018, where consideration was given to producing a Neighbourhood Plan for Redgrave.
- There was overwhelming public support for proceeding with a Neighbourhood Plan. A Steering Group and supporting Working Group were established.



### **Consultation 2: Evidence Gathering – January to October 2019**

- Co-ordination of evidence and local data.
- Establishment and promotion of Neighbourhood Plan website <https://redgraveneighbourhoodplan.com/>.
- Logo competition for children.
- Appointment of independent consultant.
- Preparation and distribution of Neighbourhood Plan questionnaire to every household in the parish.
- 'Call for Sites' – October and November 2019.

### **Consultation 3: Public Drop-in exhibitions sessions on emerging policy ideas – November and December 2019; feedback session January 2020**

- Two drop-in events to check emerging policy ideas, assess options and develop detail to help draft the Neighbourhood Plan, whilst continuing to inform the community. 10am - 1pm on Saturday 30<sup>th</sup> November at All Saints Church and Tuesday 3<sup>rd</sup> December 6pm-8pm at Cross Keys Community Pub.
- 79 people attended the exhibition over the two days. Views were collected via a Visitor Feedback Form, which contained specific questions relating to the exhibition boards.
- A write up of the results of the exhibitions was placed on the website and a feedback session was held on Tuesday 28<sup>th</sup> January at the Cross Keys Community Pub.

#### **Consultation 4: Pre-submission consultation on the draft Neighbourhood Plan – 14<sup>th</sup> September 2020 – 8<sup>th</sup> November 2020**

- The purpose of this consultation was to present the draft pre-submission Neighbourhood Plan to obtain comments from both residents and statutory consultees. The consultation was held for 8 weeks between September and November 2020. The draft plan was available in hard copy to all residents and on-line (with an online consultation response form).

#### **Communication**

4.5 Communicating with residents through the development of the Redgrave Neighbourhood Plan has been particularly important at consultation stages, but also throughout the process.

4.6 There is a dedicated Neighbourhood Plan website, which contains details of the progress of the Neighbourhood Plan, minutes from Steering Group meetings, together with copies of the consultation materials and exhibition boards used for Consultation 3 above, as well as the analysis of the results of those exercises. There are also contact details on the website for anyone wishing to receive direct updates on the progress of the Neighbourhood Plan.

<https://redgraveneighbourhoodplan.com/>

4.7 Details of the consultation events were also published in the Parish magazine. Posters and flyers were used to publicise events and banners were erected at the village entrances. Flyers were delivered to every household to publicise events. Feedback from Consultation Event 3 indicated that the flyers were the most effective form of communicating the consultation events. An update for the Parish Council, on Neighbourhood Plan progress, was presented at each monthly meeting.

#### **Key Issues Arising from Consultation**

4.8 Analysis undertaken by the Steering Group of the results of the public consultation 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.

4.9 The key issues raised during the Regulation 14 Consultation were as follows:

- 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.
- Re-ordering of policies RED8 and RED9 to help with thematic flow.

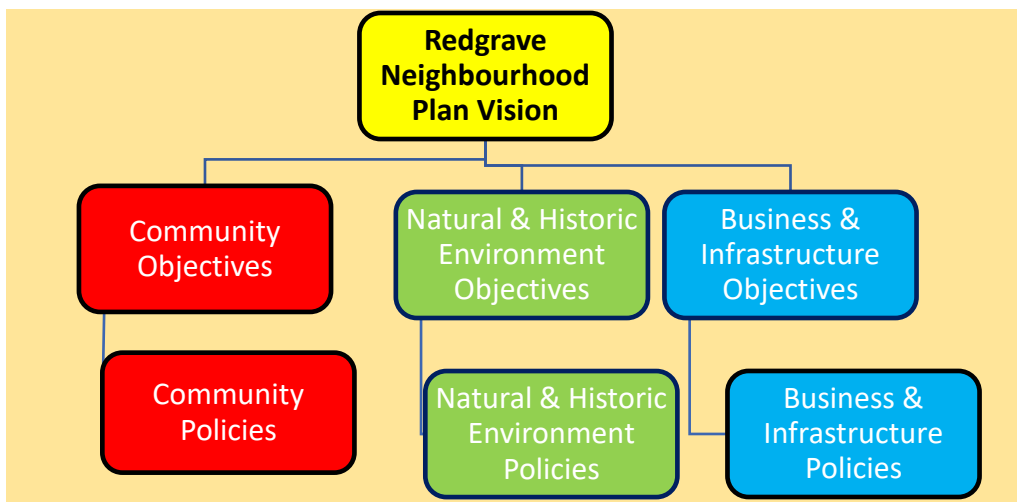
4.10 The themes that have emerged through the consultation exercises have helped to shape the Neighbourhood Plan's Vision and Objectives and, ultimately its policies.

## Chapter 5: Vision and Objectives

### Our Vision for Redgrave

“By 2036, Redgrave will continue to be a small, beautiful village that has developed sustainably. It will develop in proportion to its rural character; rich in green spaces surrounded by a diverse rural environment with a better balance of housing to meet the needs of its residents.”

- 5.1 It is important that any Neighbourhood Plan contains a short and simple vision statement which sums up the community’s aim for the future of the parish. The Neighbourhood Plan vision is an overarching statement describing what Redgrave should be like at the end of the Plan period i.e., 2036. It has been developed with local people and has been refined and adapted through the two public exhibition sessions held in November and December 2019. The result is a vision statement, which captures the overarching spirit and ambition of the local community and the Neighbourhood Plan.
- 5.2 The vision underpins the objective and policies of the Redgrave Neighbourhood Plan and is referred to throughout.
- 5.3 From the vision flows the different objectives of the Neighbourhood Plan and from there, the policies. The diagram below outlines this relationship.



- 5.4. The objectives of the Neighbourhood Plan are broad statements of intent, which are there to help deliver the vision and link to the issues that Redgrave is seeking to address. They have been drafted using themes picked up at an early stage and have been refined through the community consultation exercises.



<b>Community Objective 1</b>	To provide for housing that meets the needs of the local population and achieve a better balance of available housing
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<b>Community Objective 2</b>	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 and to support the health and well-being of residents
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<b>Natural &amp; Historic Environment Objective 3</b>	To protect and enhance Redgrave's natural and historic assets
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<b>Natural &amp; Historic Environment Objective 4</b>	To protect and maintain Redgrave's rural village identity and ensure that new development respects its form and character
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<b>Natural &amp; Historic Environment Objective 5</b>	To encourage low carbon initiatives and future sustainability
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<b>Business &amp; Infrastructure Objective 6</b>	To protect the existing business base of the village and ensure that the relationship between business and residents remains in harmony
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<b>Business &amp; Infrastructure Objective 7</b>	To seek to improve the physical infrastructure that serves the residents and businesses of Redgrave
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## Chapter 6: Neighbourhood Plan Policies and Community Projects

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- 6.1 The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates to a particular objective under the following three broad themes: Community, the Built and Natural Environment, and Business and Infrastructure.
- 6.2 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from a series of consultation events, stakeholder engagement and desk research, which provide the justification and evidence base for their selection.
- 6.3 The Neighbourhood Plan policies follow the government’s guidance. They exist to:
- Set out locally led requirements in advance for new development in the parish.
  - Inform and guide decisions on planning applications.
  - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole<sup>9</sup>.
- 6.4 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans. This is set out before each of the policies.

### Community projects and community aspirations

- 6.5 As expected, during consultation events, the local community identified a number of projects that fall outside the remit of planning policy. These have been identified as non-planning policy actions called ‘community action projects and are listed in the relevant chapter. The Community Action Projects will be taken forward outside the Neighbourhood Plan process and they will be used by the Parish Council as the basis for the Community Infrastructure Levy income that will be received as a consequence of new development. These are included below, not an exhaustive list. See **Chapter 10** for more details on implementation of the Plan.

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<sup>9</sup> Tony Burton, Writing Planning Policies, Locality.

### **Community Action Projects**

1. Recording of natural and semi natural features e.g., historic hedgerows, ponds and woodlands.
2. Ancient/Veteran Tree Audit.
3. To identify features that might be restored.
4. To consider how to improve network links/corridors for wildlife.
5. To identify Biodiversity Priority Species – those that are declining and to promote nature-friendly farming e.g., bumble mixes for game cover etc.
6. On-going survey of flora and fauna to inform future applications/applications for works to protected trees.
7. Investigate the feasibility of village owned power supply.
8. Continue to monitor traffic speeds and HGV movements through the village centre and lobby for alternative routing.



**Window - St Mary's Church**

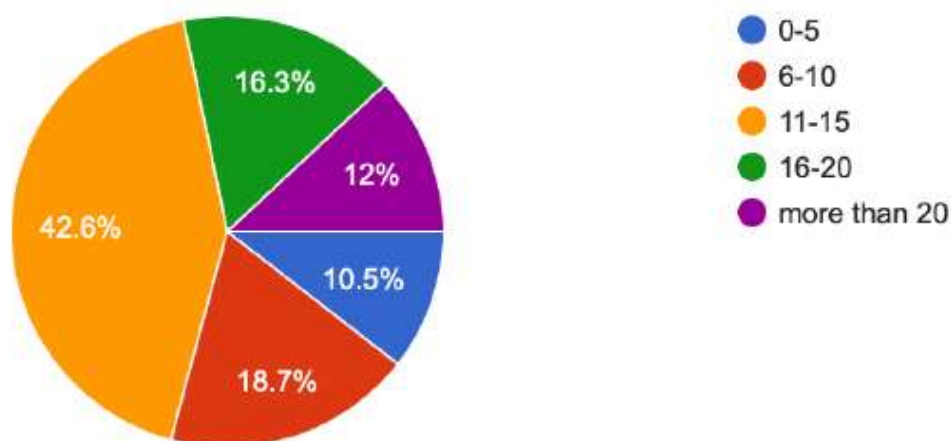
## Chapter 7: Community

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### Housing

#### **Objective 1: To provide for housing that meets the needs of the local population and achieves a better balance of available housing.**

- 7.1 The issue of new housing is often a key determinant in the decision by a local community to embark upon the production of a Neighbourhood Plan. The issue of future housing development in Redgrave has been a feature of each of the public consultation events undertaken to date.
- 7.2 Government guidance advises that Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area. In addition, they should support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 7.3 The current adopted Development Plan for Mid Suffolk is the 2012 Core Strategy, however as mentioned in previous chapters the District Council together with Babergh District Council has made some progress in replacing that document with a Joint Local Plan covering both Districts – the Babergh Mid Suffolk Joint Local Plan (BMSJLP). The emerging Local Plan also indicates a figure of 11 dwellings for Redgrave up to 2037.
- 7.4 The Neighbourhood Plan questionnaire included questions for residents on the proposed level of new housing and referred to the 12-dwelling figure in the emerging Local Plan as a guide.
- 7.5 The results shown below reveal that between 11-15 new dwellings was the most supported range, however, there was also support for figures both higher and lower. Generally, the results reveal that there is an understanding within Redgrave that some new housing was required over the plan period.



7.6 During October and November 2019, the Steering Group undertook a ‘Call for Sites’ and invited local landowners to put forward potential sites for development. 5 sites were put forward as part of this process. Details of the sites and their locations are shown in Appendix 2. The sites are as follows:

1. Land at Mill Lane – 15 houses; including affordable and self-build<sup>10</sup>.
2. Land at Godfather’s Meadow - 2 dwellings in large plots plus a solar farm.
3. Land at Churchway (3 phases):
  - Site A: 12 to 20 dwellings (to include an element of bungalows) proposed timescale 2021-2036.
  - Site B: 10 to 20 dwellings proposed timescale – beyond 2036;<sup>11</sup>
  - Site C: 15 to 30 dwellings proposed timescale – beyond completion of Site B<sup>12</sup>
4. Land at Half Moon Lane – 10 self-build units.
5. Land adjacent Jade House, The Street – 2-3 eco-friendly dwellings.

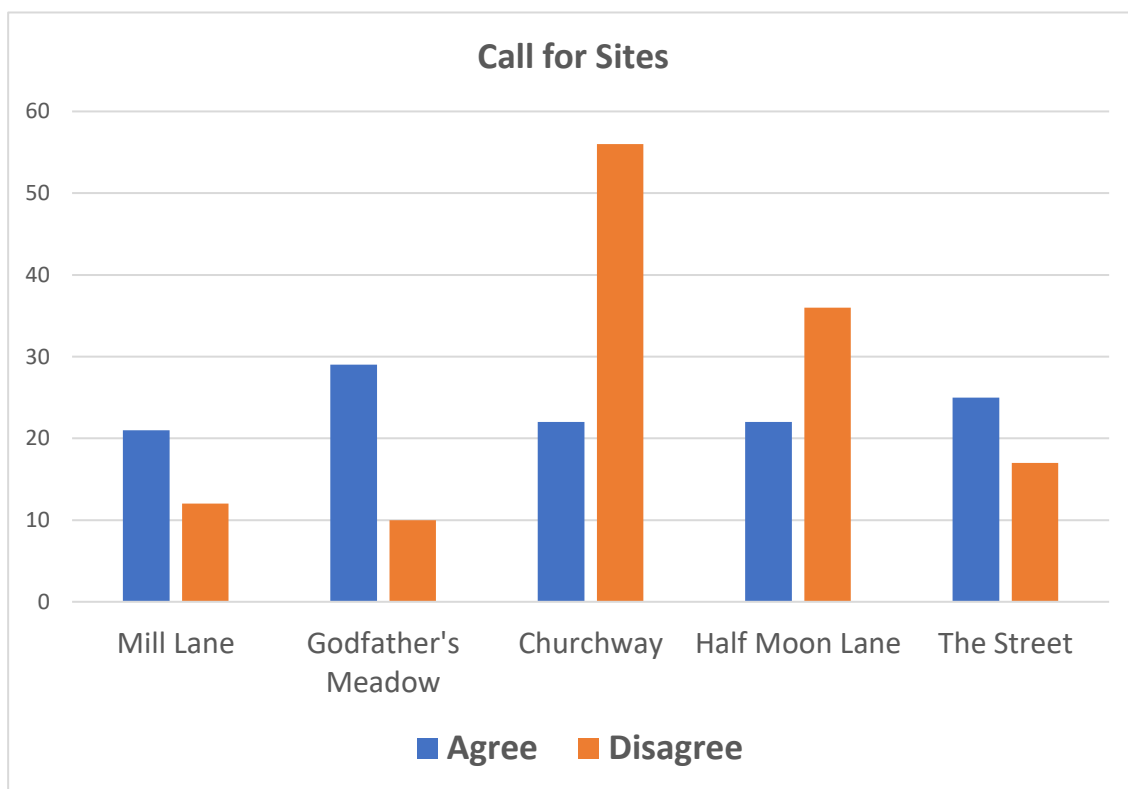
7.7 At the Policy Ideas Exhibitions held in November and December 2019, the views of the public were sought on the 5 proposed sites. The results are as follows:

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<sup>10</sup> <sup>10</sup> Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual.

<sup>11</sup> This would be outside of the Plan period for this Neighbourhood Plan which is up to 2036.

<sup>12</sup> This would be outside of the Plan period for this Neighbourhood Plan which is up to 2036.

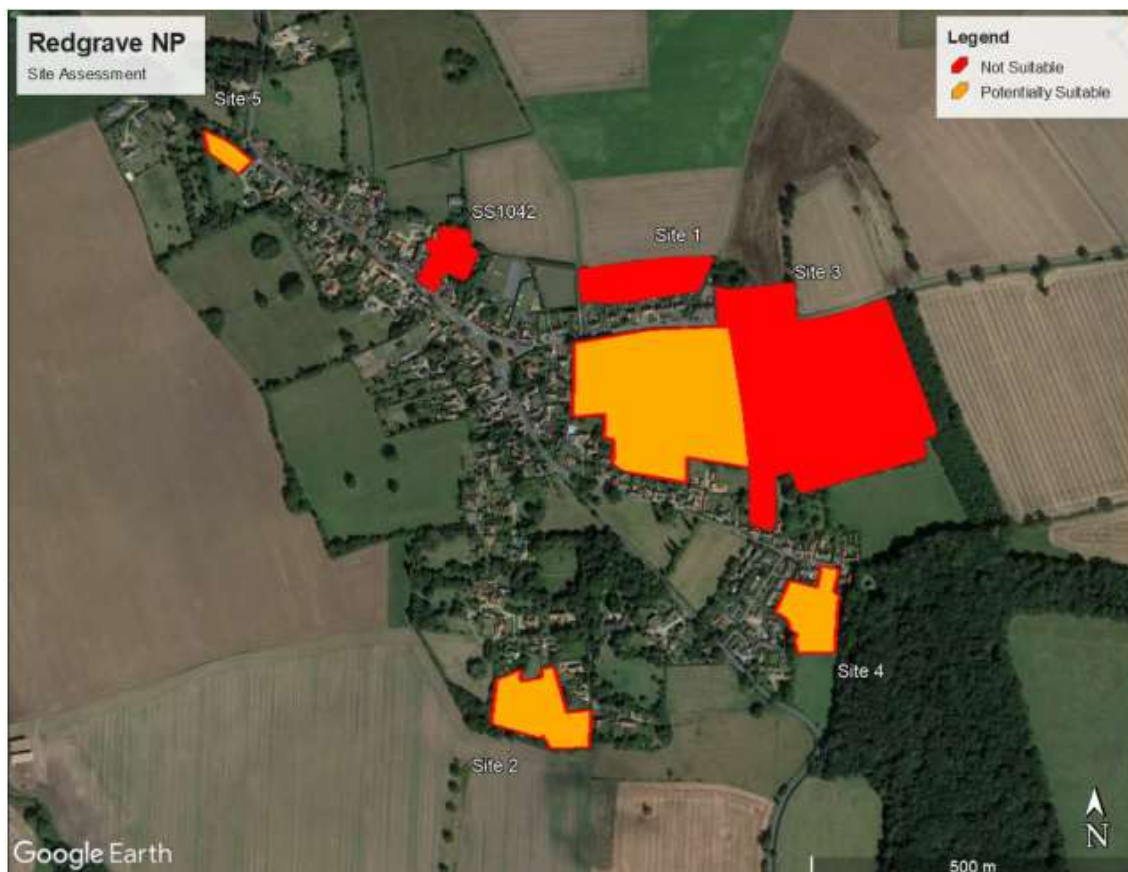


7.8 In January 2020, the Steering Group appointed independent consultants AECOM via Locality to undertake a Site Options Assessment of each of the sites put forward under the 'Call for Sites'. AECOM undertook their survey work in January and February 2020. In addition to the 5 sites, they also appraised sites that had been previously put forward for inclusion in the Local Plan and that had been assessed through the MSDC Strategic Housing and Employment Land Availability Assessment (SHELAA) conducted in July 2019 (and subsequently updated in November 2020). This included one additional site in The Street (shown on page 451 of the SHELAA as Site SS1042<sup>13</sup>). Details of this site and its location are shown in Appendix 2 and it is known as Site 6, The Street. The method of assessment followed the standard methodology traditionally used by AECOM and was agreed by Locality. The sites would be assessed using a Red, Amber, Green rating.

7.9 The AECOM report was published in April 2020 and placed on the Neighbourhood Plan website. The AECOM summarised assessment is shown below (See also Appendix 2):

<sup>13</sup> [BMSDC-Joint-SHELAA-Report-Oct-2020.pdf \(babergh.gov.uk\)](https://www.babergh.gov.uk/Document/Download/1326/BMSDC-Joint-SHELAA-Report-Oct-2020.pdf)

**Map D – Sites Assessed by AECOM in the Site Options Assessment Report**



- 7.10 As can be seen from the Site Options Assessment, none of the suggested sites are coded green as there are constraints associated with each of them.
- 7.11 At the end of April 2020, the Steering Group decided to investigate the site constraints further and contacted Mid Suffolk District Council and Suffolk County Council and asked for their comments upon both the AECOM Site Options Report and on the acceptability of sites for future development. Sites 1, Part of 3 and 6 had effectively been ruled out by the AECOM report. (See Appendix 2 for full details). In addition, as a result of the Strategic Environmental Assessment Screening Process carried out on the REG14 Version of the Neighbourhood Plan, the need for a full Strategic Environmental Assessment was identified. This full SEA was carried out by AECOM and completed in March 2021. It forms one of the submission documents to support this plan.
- 7.12 Comments received from Mid Suffolk in respect of the AECOM report revealed that two appeal decisions had been dismissed in locations close, adjacent to and opposite to Site 5 – The Street and that an outline application for 4 dwellings on the site had been refused in 1988. Comments in respect of Site 2 indicated that access

agreements would need to be in place before this site could be allocated in the Neighbourhood Plan and that more work in respect of heritage impacts would be required particularly if the renewable energy element was to be pursued.

- 7.13 In addition, concerns were raised over the potential access to Site 4 (Half Moon Lane) and impact on heritage given the number of listed buildings in this location, the character of the Conservation Area and impacts on Redgrave Park, which is considered to be a non-designated heritage asset.
- 7.14 Comments received in respect of Site 3 (Churchway) indicated that development of all three phases would destroy the village and its character. The existing playing field is also identified in the emerging Local Plan as a Designated Open Space in terms of its recreation value. Concerns were also raised from a heritage perspective that development towards the south and east of the site (Phase 1), would have potential heritage impacts on the listed buildings in Half Moon Lane. There was, however, considered some scope for limited development in the north and west of the proposed site Phase 1 adjacent to the Churchway frontage and that proposal is now set out in more detail in **Policy RED 2**.
- 7.15 The results of Suffolk County Council’s comments indicated that appropriate development of Site 3, Churchway, would meet their needs of visibility, carriageway width and satisfactory footways; some concerns were raised in respect of Site 4, Half Moon Lane over highway safety, lack of footways and carriageway width and there were some concerns over visibility for Site 5, adjacent to Jade House, but that a new footway was possible.
- 7.16 At the start of the pre-submission consultation of the Neighbourhood Plan (24<sup>th</sup> August 2020), there were outstanding planning permissions for 16 dwellings in Redgrave. These were as follows:

Ref No	Location	Approval Date	No of dwellings
M/3845/16/FUL	Green Farm Cottage, The Green	24.02.17	1
DC/18/01303/RES	Charters Towers	19.09.17	1
DC/18/00312/FUL	The Cottage, The Green	11.04.18	2
DC/18/03950/FUL	The Mill House, The Street	19.11.18	1
DC/19/00008/OUT	Reed House, The Knoll	19.02.19	1
DC/19/05371/FUL	Ivy House Farm	13.01.20	1
DC/18/05289/FUL	West of Hall Lane	25.09.19	9
<b>Total</b>			<b>16</b>

- 7.17 In considering responses from statutory consultees and the views of the public expressed through the public exhibitions, the Steering Group concluded that there was appetite within the village for some small-scale new development in the form of a single allocation.



- 7.18 The Steering Group also considered that, although the housing figure identified in the emerging BMSJLP of 11 had been met by existing permissions, there were no guarantees that the housing requirement would not change. This could be due to factors such as a change in the Mid Suffolk District Council housing land supply figures (which could lead to a need to provide for more new homes in the hinterland villages), or existing permitted sites within the village not coming forward. It was therefore concluded that the allocation of an additional site, which provided for new homes above the existing housing requirement, would place the parish in a position of greater control over the location of future development in the neighbourhood area, and in a better position to be able to resist future applications for large and/or unsuitable development.
- 7.19 The development of part of the proposed Phase 1 at Churchway meets the technical considerations required by statutory consultees in terms of highways, impact upon landscape and heritage. However, this site was not the most popular within the local community. On closer analysis of the consultation results and the comments made, it is clear that the concerns raised by local people were in respect of the 3 phases that were being suggested by the landowner and the cumulative impacts of developing all three sites, which would be understandable given the scale of development involved, balanced against the scale of existing development in the village.
- 7.20 An additional consideration, was that existing planning commitments in the village e.g., the 9 dwellings off Hall Lane did not go far enough to meet the aspirations of the local community in terms of types of dwelling required. The permission is for 9 dwellings with a mix of 2, 3 and 4 bedrooms. There are no bungalows provided within the permitted scheme and the open market provision of 2 x 2 bedrooms, 4 x 3 bedroom and 3 x 4- bedroom leans towards the larger house types. Redgrave is already well served by 4 bedroomed dwellings and consultation with the community reveals a preference for smaller dwellings which could be purchased by first time buyers or bungalows suitable for older people and families. The Steering Group therefore concluded that an allocation that catered for these groups would be appropriate and would reflect the community consultation to date.
- 7.21 The emerging Joint Local Plan requires that settlement boundaries are the focus for future development in the form of unallocated development such as windfall or the conversion of existing boundaries. For the purpose of this Neighbourhood Plan, the settlement boundary will be that as defined in the Babergh Mid Suffolk Joint Local Plan (REG 19) Pre-Submission Version published in November 2020 and submitted by the District Councils for Examination on 31<sup>st</sup> March 2021..

## **RED1** New Housing

The Neighbourhood Plan will accommodate new housing development in Redgrave commensurate with its classification in the Local Plan settlement hierarchy as a 'hinterland village'.

This plan provides for up to 24 dwellings to be developed in the Neighbourhood Plan area between April 2018 and March 2036, of which 16 already have the benefit of planning permission<sup>14</sup> but are not yet constructed. The housing target will be met through a combination of the existing commitment together with:

- 1) Allocation of a site at Churchway for up to 8 dwellings.
- 2) small 'windfall' <sup>15</sup>sites and infill<sup>16</sup> plots within the Settlement Boundary that come forward during the Plan period and are not specifically identified in the Plan.
- 3) conversions and new development opportunities outside the Settlement Boundary where it can be demonstrated that there is a need for the dwelling which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation, and other exceptional uses.

### *Allocation at Churchway*

- 7.22 The Neighbourhood Plan includes an allocation for up to 8 dwellings at Churchway. For clarity, it should be recognised that the inclusion of an allocation does not confer an automatic planning permission on the site – planning permission will need to be applied for in the usual way. The allocation identifies that the site may be suitable for future development and includes criteria that will control the development of the site and ensure that any development is consistent with the policies, aims and objectives of the Neighbourhood Plan and that an overall community benefit is achieved.
- 7.23 The existing use of the proposed allocation site is part of a wider recreation area of 13 acres that is currently leased by the landowners (Llanover Estates) to the Redgrave Activities Trustees (RATS). RATS operate and maintain the Redgrave Activities Centre (The Green Hut) and the Parish Council manages the children's play area. The majority of the 13 acres consists of sports pitches (football and cricket). The current lease arrangement expires in September 2021.

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<sup>14</sup> See Table in Paragraph 7.16

<sup>15</sup> Development that comes forward that is not allocated and is generally unforeseen, usually small scale and can include, conversions, infill plots.

<sup>16</sup> A site between existing buildings

- 7.24 There has been speculation around the implications for the renewal of the lease if part or all of the land were to be allocated for housing in the Neighbourhood Plan. It should be noted, however, that the landowner has the right to serve a notice to bring the tenancy to an end, irrespective of whether land is allocated in the Neighbourhood Plan or not. It should also be noted that a landowner is entitled to submit a planning application at any time and is not bound to wait for a Neighbourhood Plan to be in place. The landowner previously indicated in 2018 that they were interested in developing within the village and held preliminary discussions with the Parish Council. Their original submission for inclusion in the Neighbourhood Plan included a much larger area of development in this area. Any planning application submitted ahead of the Neighbourhood Plan being in place, would be determined in the context of the wider strategic context in place at the time i.e., the Local Plan and would therefore not be controlled or guided by more localised criteria such as that in the Neighbourhood Plan. (See Policy **RED2**).
- 7.25 The Mid Suffolk Open Space Assessment<sup>17</sup> which supports the emerging BMSJLP indicates that Redgrave is well served in terms of recreational open space when measured against other local standards using per head of the population and in fact has a surplus of this form of open space (+4.42hectares). However, in the village there are slight shortfalls in other types of open space such as Allotments (-0.04), Amenity Space (-0.46) and Youth provision (-0.01).
- 7.26 It is recognised that developing a small area of this overall 13 acres (approximately 1 acre) for housing to meet locally identified housing needs, would result in a loss of existing recreational space provision available to the community. It is therefore important to ensure that any loss of open space is compensated for and that the development of the site results in an overall community benefit. The form this compensation/mitigation takes is important in this case due to community concerns over losing open space (even though there is a surplus) and therefore must be a demonstrable and tangible overall benefit to the community achieved from the development of part of this site. This could also include improvements to the Activities Centre itself.
- 7.27 The NPPF at paragraph 97 recognises that there may be certain circumstances when it may be necessary or desirable to build on existing open spaces and therefore does not specifically preclude it from happening. It does, however, seek to minimise this occurrence and ensure that any loss is mitigated and that an overall benefit to the community is achieved. The NPPF does require that this should only take place where:
- a) an assessment has been undertaken which has clearly shown the open space to be surplus to requirements; or*
  - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

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<sup>17</sup> <https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/open-space-assessment/>

*c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

- 7.28 Policy LP30 of the emerging BMSJLP (November 2020) also recognises such circumstances. Therefore, any loss of recreation space in this location would need to be mitigated and opportunities sought to enable an overall benefit to recreation through financial contributions to enhancing the existing children’s Play area, enhancing the existing youth and playing pitch provision, improvements to the Activities Centre, and providing new opportunities for informal recreation and biodiversity e.g. in the form of a community orchard and wildflower meadow and improving the overall open space provision in line with the MSDC Open Space Standards Study.
- 7.29 The remaining recreational area including the current children’s and youth areas will be protected as a **Local Green Space** under **Policy RED8** and the Redgrave Activities Centre is identified as a **Community Facility** under **Policy RED4**.
- 7.30 The reasons for identifying this site are as follows:
- 1) It is of sufficient size to provide a mix of housing that accords with the results of the questionnaire e.g., small dwellings, bungalows, and affordable housing.
  - 2) The site is suitable in terms of access, heritage, and landscape constraints.
  - 3) The site is well related to the existing built-up area of the village and easily accessible from the rest of the village.
  - 4) Development will provide a new footpath along the south side of Churchway linking the Activities Centre/carpark with the rest of the village.
  - 5) The site does result in a loss of open space, however there is currently a surplus of open space within Redgrave (according to MSDC Open Space Standards) and the loss can be compensated for.
  - 6) Development will provide financial contributions to either improving the existing facilities or providing additional facilities e.g., children’s play area, sports pitches, provision for Youth.
  - 7) Development of the site can enable the provision of wildlife or biodiversity benefits in the form of a community orchard and wildflower meadow.
  - 8) The remainder of the existing open space can be identified as a Local Green Space, which protects it from further development (**See RED8**).
  - 9) The Activities Centre can be identified as a Community Facility, which protects it from redevelopment for another use, unless an alternative can be provided (**See RED 4**).

## **RED2** Housing Allocation

A site of approximately 1 acre (0.50 hectares) at Churchway is allocated for new housing development of up to 8 dwellings. The site is indicated on Map D and E and the Policies Map.

Mitigation for the loss of existing recreational open space will be required in the form of a financial contribution to improving and enhancing overall open space and biodiversity provision on the remaining area of adjacent open space in accordance with the District Council's Open Space Standards. This should include:

- Enhancement to existing children's play area.
- Enhanced or additional playing pitch provision.
- Enhanced youth provision.
- Establishment of community orchard and wildflower meadow in south eastern corner of the site to benefit wildlife and provide informal recreation.
- Retention of existing footpath and Rights of Way.

Detailed proposals for the allocated site should provide for the following:

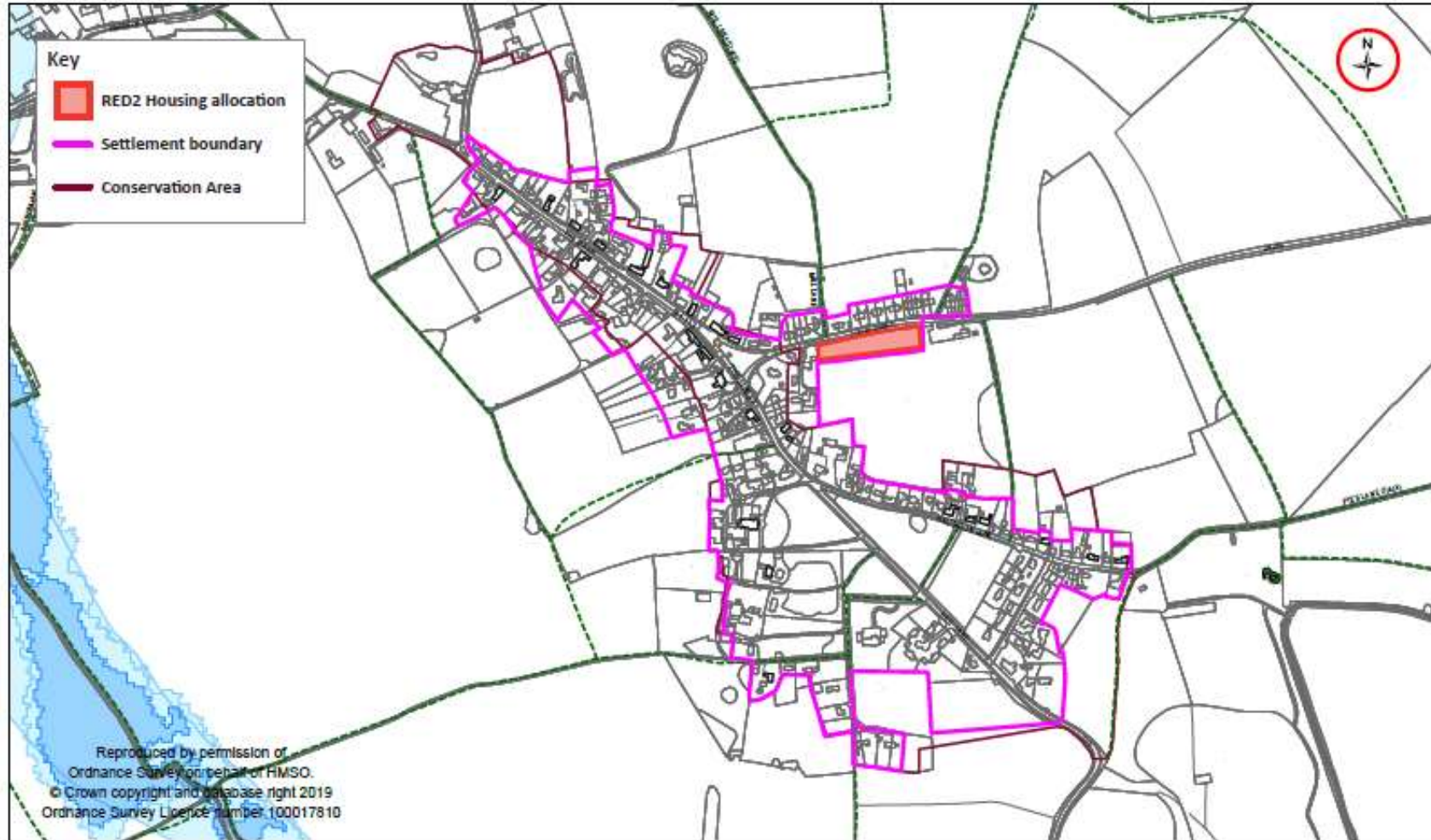
- i. Access from Churchway.
- ii. Existing hedge on the northern boundary to be retained as much as possible.
- iii. Provision of new footway on south side of Churchway to link with rest of the village.
- iv. Dwelling mix to meet identified village needs and to consist of bungalows and small units including affordable housing in accordance with **Policy RED3**.
- v. Dwelling layout to be predominantly frontage development.
- vi. Creation of 5m landscaping belt between the development and existing adjacent residential properties to the west of the site.
- 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.
- viii. Any risks of surface water flooding will need to be addressed, the soil type is not compatible with infiltration type SuDs, and a surface feature such as a pond or wet area may be required.
- ix. The layout should avoid the potential for harm 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.
- x. The site lies in an area of potential for archaeological remains, on a historic route leading out from The Street towards the church. Therefore,

a programme of archaeological work, with trial trenched evaluation in the first instance will need to be secured to inform a mitigation strategy. This evaluation should be commissioned ahead of submitting a planning application, to reduce unknowns.

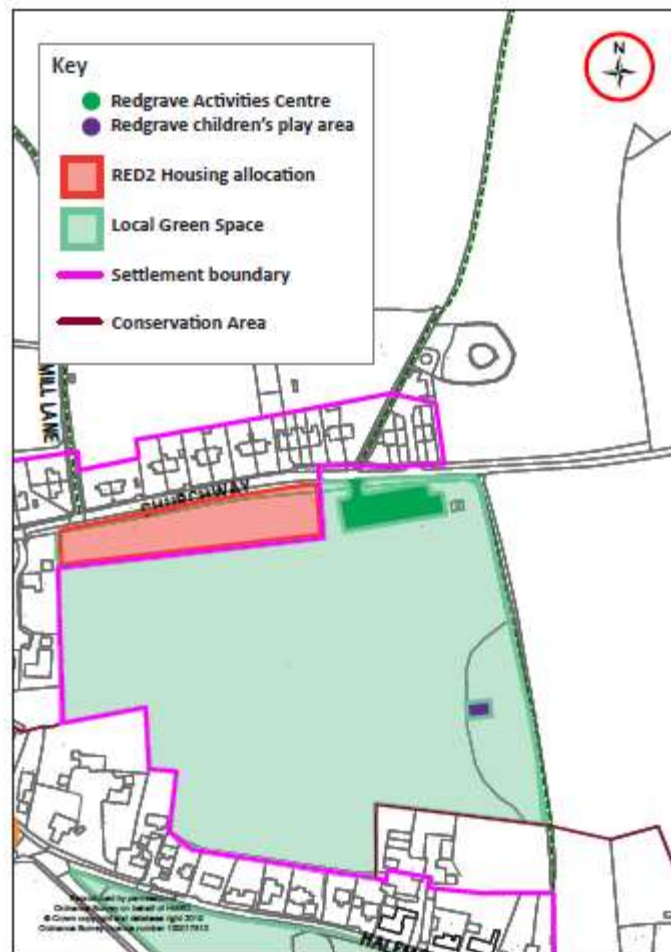
- xi Given the wealth of historic assets (designated and non-designated) within Redgrave, early consultation with Suffolk County Council’s Archaeological Service is encouraged for advice on any proposals before they reach application stage.

**See also Policies RED4 – Existing Community Facilities and RED8 – Local Green Spaces.**

Map E – Housing Allocation – RED2 at Churchway



Map F – Housing Allocation Detailed Map with Local Green Space and Community Facility shown



## Housing Mix (Type)

- 7.31 In addition to overall housing numbers, the size, type and tenure of any new housing is also a key housing issue for local communities. The specific mix of housing will clearly have an impact on the existing community and therefore careful thought needs to be applied to determining that mix.
- 7.32 Government guidance indicates that delivering a wide choice of high-quality homes is essential to support a sustainable, vibrant and mixed community. Community consultation has indicated that residents are interested in a range of types of accommodation within the parish to meet their changing needs and to cater for any needs that are currently not being met, for example, families wishing to move into the parish. New homes should be of high quality, accord with environmental design standards and meet community aspirations for new and existing residents.
- 7.33 The most significant development in Redgrave over the last 5 years was granted planning permission in September 2019 and is yet to be constructed. Permission was



granted west of Hall Lane for 9 dwellings. The housing mix of the approved scheme is as follows:

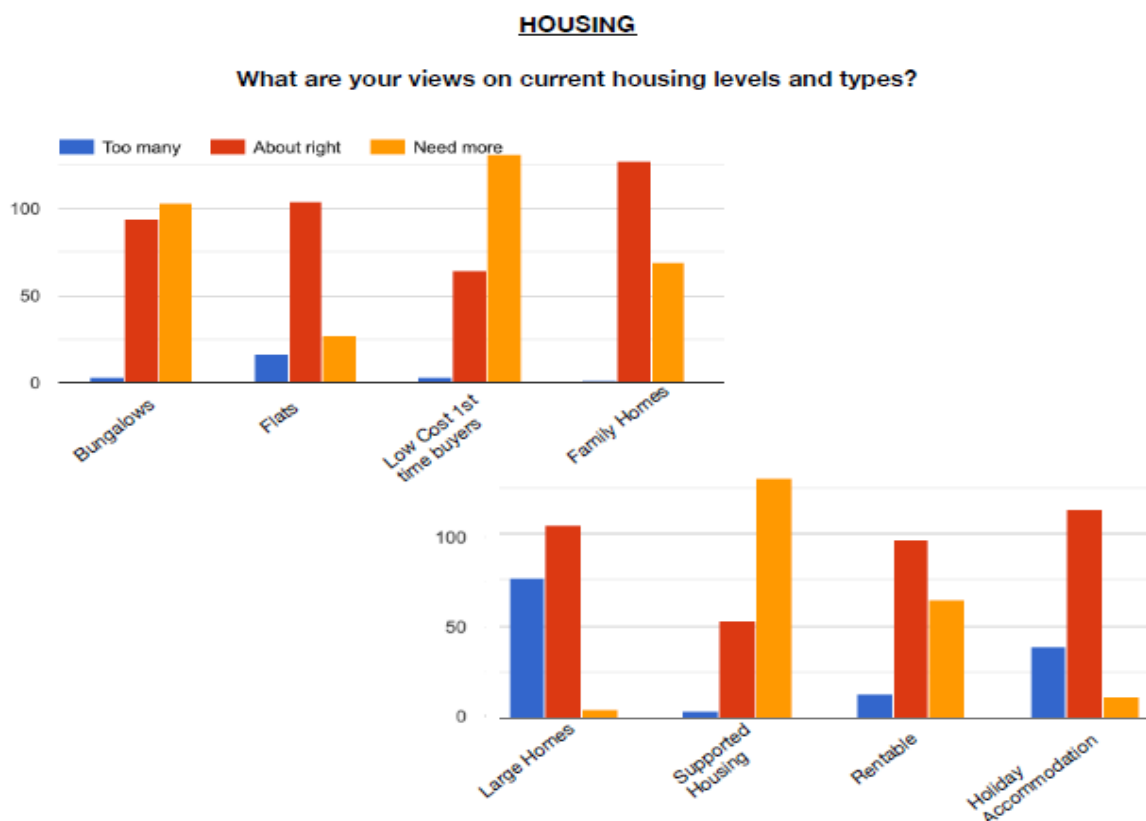
- 2 x 2-bedroom dwellings (affordable).
- 4 x 3-bedroom dwellings (open market).
- 3 x 4-bedroom dwellings (open market).

The approved dwellings are a mix of two storey and 1.5 storeys and there are no bungalows included within the scheme.

- 7.34 The mix of housing types in Redgrave is clearly an important issue. In July 2017, the Parish Council conducted a Housing Needs Survey. Its purpose was to understand more about the current housing position of Redgrave residents and also their future needs and aspirations. The results revealed very low levels of second home ownership, high levels of owner occupancy, houses with 3,4 and 5 bedrooms, low household size (over half of respondents had only 2 people in their household). The survey also asked questions about how long residents had lived in Redgrave and about their motivations for moving to the village. The most popular answers were wanting to move away from an urban area (31.6%), retirement (22.7%) and wanting to live closer to family members (22.75%).
- 7.35 At the time of the survey, over 40% of respondents did not anticipate moving away from the village. Of those that did anticipate moving 40% wished to stay within Redgrave. The majority of those wishing to move also anticipated that their move would be to a 2-bed (35%) or 3-bed (41%) property and that the main reason that they had yet to move was because they could not find the right property. The most common reasons given in the survey for wishing to move were smaller garden (30%), smaller property (30%), an easier to maintain home (23%) and a larger home (23%).
- 7.36 The results of the Housing Needs Survey can be summarised as revealing a Redgrave population that enjoys living in the village, who intend to remain here for some time, and who would like to move to either a smaller or easier to maintain property should it become available as their current property is likely to be too big for the current needs.
- 7.37 Similar responses were revealed in the Neighbourhood Plan questionnaire conducted in July 2019. The questionnaire asked for residents' views on the current levels of various housing types in the village. The results are shown below and indicate that in terms of large homes, family homes, holiday homes and flats, the current provision was considered to be about right. However, there is a perceived need for more homes for 1<sup>st</sup> time buyers (smaller homes) and for homes for older people (bungalows).
- 7.38 As mentioned in earlier chapters, the population of Redgrave fell by 94 between 2001 and 2011 and the most marked drop in numbers was seen in the age ranges under 60. The number of residents aged 64 and over, actually increased during this period. This has resulted in Redgrave having a proportionally older population than that experienced in Mid Suffolk and England over the same period. The highest

proportion of residents returning the Neighbourhood Plan questionnaire were aged over 70 (36.6%) and the second highest were those aged 60-69 (28.6%), which would indicate that the village has a slightly elderly population.

7.39 When looking at the existing housing stock <sup>18</sup>, it can be seen that 46.9% of dwellings in Redgrave are 4+ bedrooms. This is considerably higher than the Mid Suffolk average (28.5%) and double that of England (18.9%) and is again consistent with the results from the questionnaire.



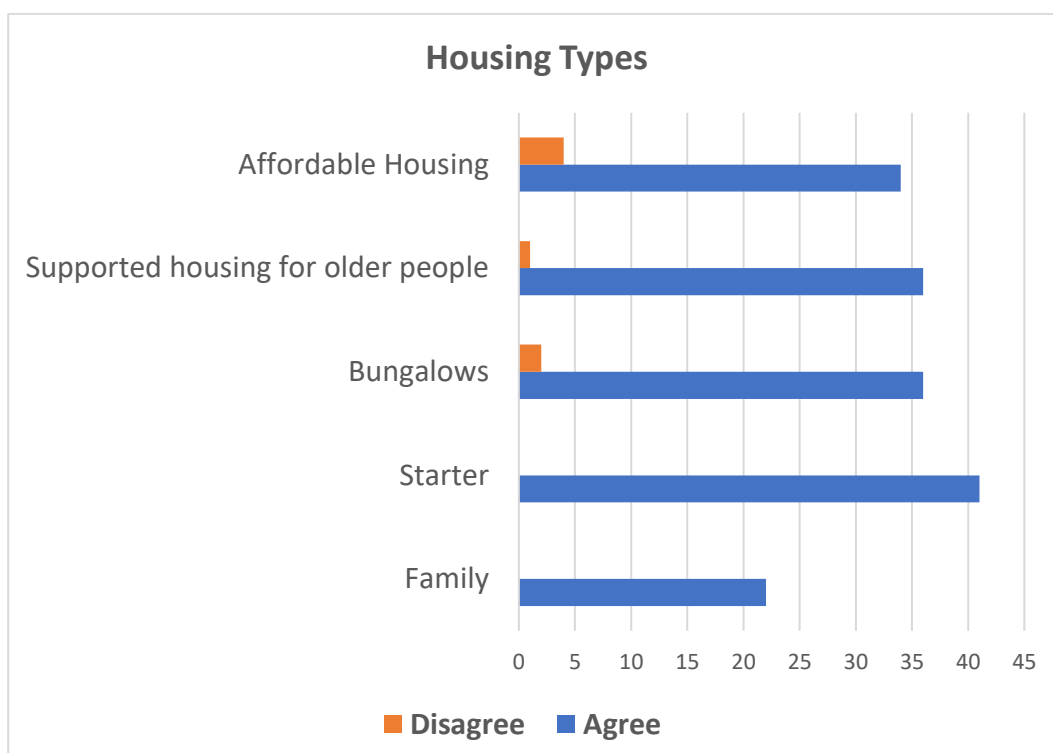
7.40 However, when it comes to the smaller end of the housing market, the proportion of 1, 2 and 3 bedroomed properties within Redgrave are significantly lower than the Mid Suffolk and England averages.

	Redgrave	Mid Suffolk	England
1 bedroom	3.1%	6%	11.8%
2 bedrooms	20.6%	25%	27.9%
3 bedrooms	28.4%	40.4%	41.2%

<sup>18</sup> ONS 2011 Census

7.41 These figures are consistent with the questionnaire results as smaller properties tend to be those that are desired either by first time buyers wishing to purchase their first home or by older people seeking to downsize. The census also revealed that 88.1% of Redgrave residents had under occupied bedrooms in their property suggesting that there may be scope for older residents to downsize should smaller properties become available.

7.42 The Policy Ideas Exhibitions explored the issue further and sought views from residents on what types of new housing should be supported in the Neighbourhood Plan policies. The results are shown below:



7.43 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

## **RED3** Housing Type

Support will be given to the provision of a wide range of types of housing that meet local needs and achieves a better balance of housing to enable the creation of a mixed, balanced, and inclusive community.

In line with the latest evidence of need<sup>19</sup>, new developments\* should provide a broad range of homes suitable for first time buyers, families, and older people, where appropriate, and should include:

- Family housing - 2 & 3 bedrooms.
- Low-cost market homes suitable for first time buyers and Shared Ownership- 1-2 bedrooms.
- Bungalows and housing for older people.
- Affordable Housing<sup>20</sup>.

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 ageing population, without excluding the needs of the younger buyers and families.

\*It should be noted that the above housing types may not be suitably accommodated on every site.

## **Existing Community Facilities**

**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 and to support the health and wellbeing of residents.**

7.44 The overarching social objective of the planning system as set out in the NPPF is to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, with accessible services and open spaces that reflect current and future needs and support the health, social and cultural well-being of communities.

7.45 In order to achieve this, planning of new development must go hand in hand with planning for the community services and facilities that need to be in place to support development and meet the needs of residents. This includes transport, education, library provision, green infrastructure, sports facilities, local shops, footways and

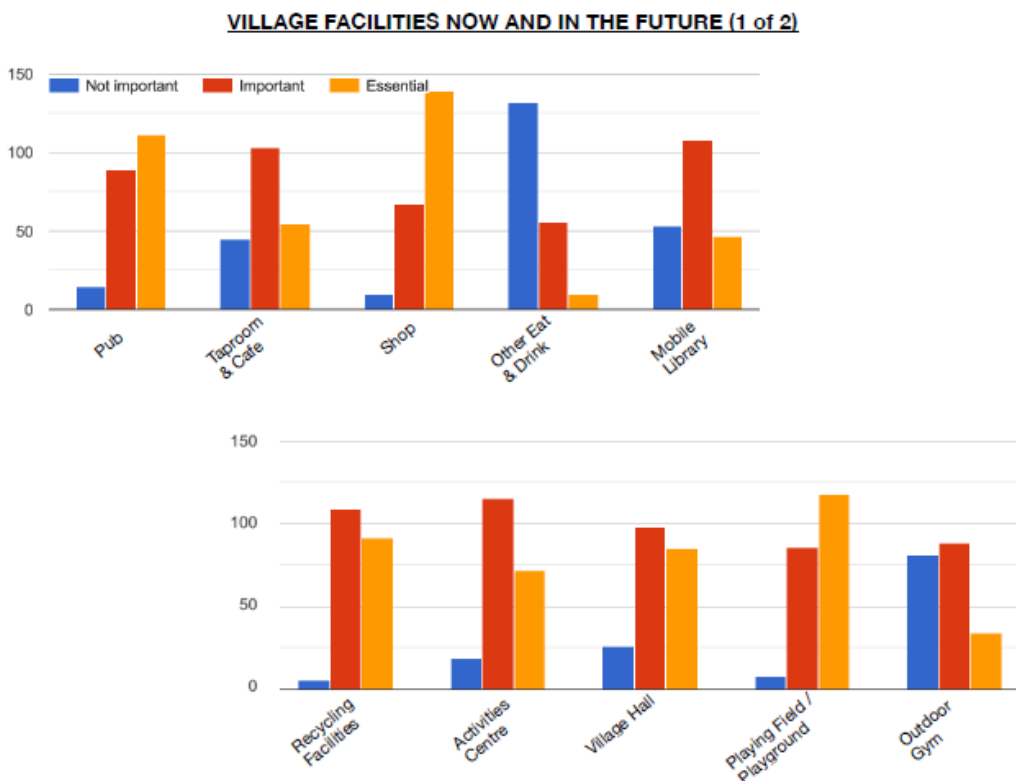
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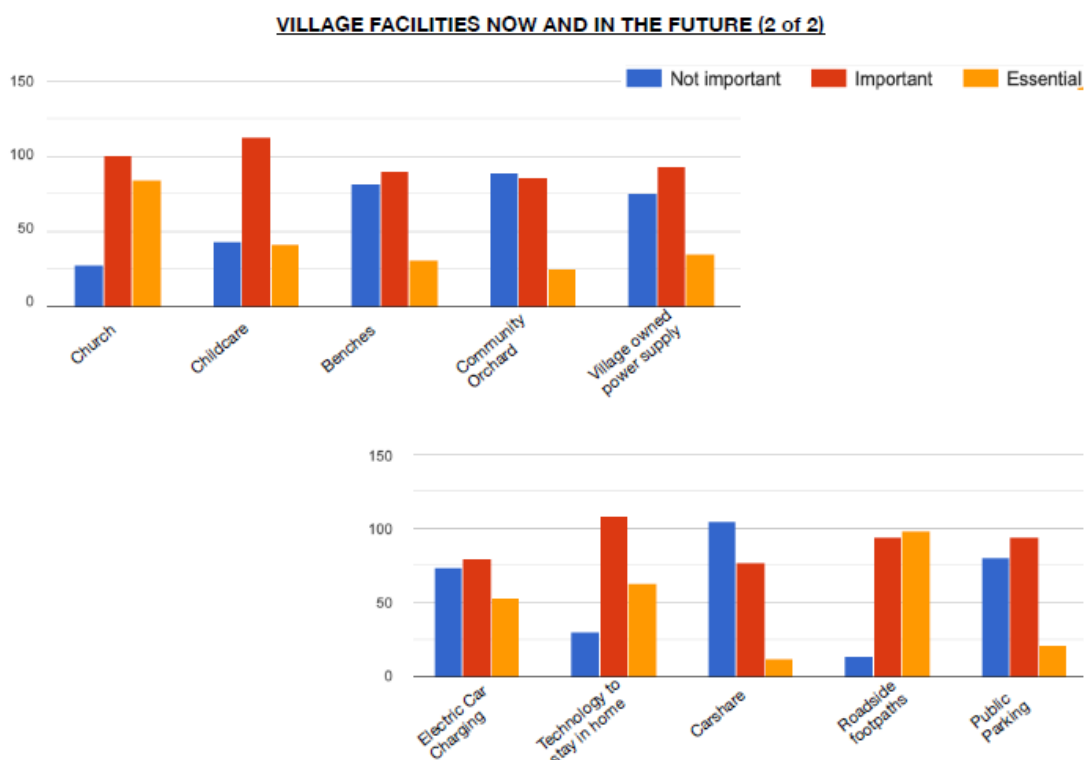
<sup>19</sup> From the most recent Housing Needs Survey

<sup>20</sup> Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market – see Glossary for full definition.

cycleways, allotments, fire hydrant provision, health services and a range of cultural facilities. These together are described as ‘community infrastructure’. Housing and other development will be expected to contribute towards improving local services and infrastructure through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s.

- 7.46 Presently Redgrave has few ‘higher order,’ services e.g., doctor’s surgery, primary or secondary school, library etc. However, it does have a range of community services such as the Community Shop, the Community Pub, playing field, Church, Church Hall and the Redgrave Activities Centre.
- 7.47 Whenever the prospect of housing growth is discussed, it is inevitable that there will be concerns expressed about how the vital community infrastructure needed to support a viable community will keep pace with the expected population growth. It is essential that thought is given to community infrastructure at an early stage and that the needs of the current community, the capacity of existing services and the anticipated needs of new residents are taken into account. However, it is probably unrealistic to imagine that the level of new development proposed in Redgrave will provide significant new community services or facilities in the parish up to 2036. However, there may well be a need identified for small scale new, improved, or reconfigured facilities.
- 7.48 The Neighbourhood Plan Questionnaire asked for views on village facilities, both now and in the future. Residents were asked to rate them either: not important, important or essential. The results are shown below.





7.49 The Policy Ideas Exhibitions sought views on the potential for a Neighbourhood Plan policy that highlighted the value attached by the community to its local services and facilities. Residents felt it was important to protect them from development that would either result in their loss or would adversely affect them. There was almost unanimous support for this policy idea.

7.50 NPPF paragraph 91 states that planning policies should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and to provide the social, recreational and cultural facilities and services the community needs. Plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs. Shop, facilities and services should be able to develop and modernise and be retained for the benefit of the community.

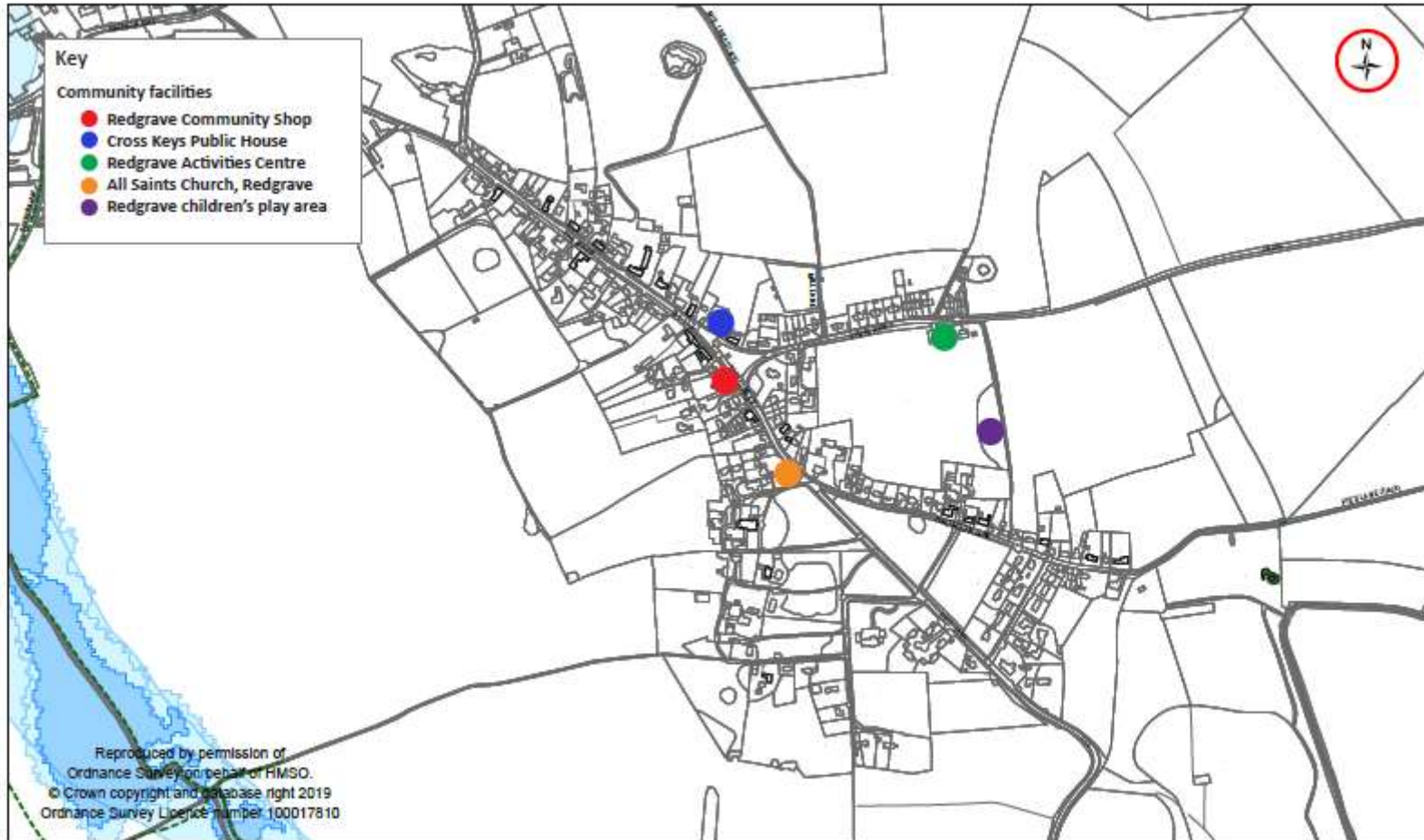
7.51 Community facilities is a wide-ranging definition that includes schools, pubs, shops, community buildings, sports and recreation facilities, health care facilities, open spaces, car parking areas, play areas and allotments to name just a few. Redgrave has a limited range of community facilities which are highly valued. However, in rural areas there may be a fine line between a viable and unviable facility. More emphasis is placed on multi-purpose facilities or buildings that can offer a wide range of services and there is also a need to match the services provided to age, gender and need profile of the community as a whole. Over the life of this plan new technology

will afford opportunities for new community facilities such as electric charging points and shared Wi-Fi spots.

- 7.52 The following policy seeks to ensure that existing community facilities are protected from development which may result in their loss, impact upon their viability or erode their value to the community.

<b>RED4</b>	<b>Existing Community Facilities</b>  Proposals for change of use involving a potential loss of an existing community facility (such as Church, Shop, Pub or Redgrave Activities Centre), will only be supported where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe and accessible location or where there is no reasonable prospect of continued viable use and this can be sufficiently demonstrated through:  i) Twelve months of marketing in appropriate publications for the permitted and similar uses, using an appropriate agent; and  ii) Confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.
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## Map G – Community Facilities





## New Community Facilities

- 7.53 As mentioned above, the likelihood of large-scale new community facilities in Redgrave over the plan period as a consequence of new development is relatively remote. However, there is always the potential for new configurations or improvements to existing facilities to be identified and realised. New development should only be approved where there is the existing community infrastructure to support it and where it would not overwhelm particular services or facilities e.g., medical, education etc or exacerbate an existing deficiency in a service.

### *Redgrave Activities Centre (The Green Hut)*



- 7.54 Whilst Redgrave does not have an officially named village hall, it does have the Redgrave Activities Centre located on Churchway which fulfils much of the role of a community or village hall. The 'Green Hut' as it is also known has a range of facilities including two halls, a kitchen and changing rooms. There is a management Committee which oversees the operation of the centre and the land the hut sits on is leased from the landowner. It was identified in the Neighbourhood Plan Questionnaire as a valued and important facility but also one that would benefit from substantial upgrading or even replacing.
- 7.55 The future of the Centre was the subject of specific questions for residents at the Policy Ideas Exhibition. The results of the Exhibition indicate that there was support for a policy that would encourage and allow for either a new village hall or a revamped Activities centre. Residents commented that it was important that any new or improved building should be built in an appropriate style, should still provide as a minimum the same level of outdoor facilities e.g., the playing field, should be flexible and adaptable to a range of needs and activities, provide for appropriate parking and include adequate and sustainable heating and lighting.

**RED5 New or Improved Community Facilities**

New housing development will only be permitted if it can be demonstrated that sufficient supporting infrastructure (physical, medical, educational, green and digital) is available to meet the needs of that development. Where an infrastructure deficit currently exists, new housing development should not exacerbate that deficit. Where the need for new infrastructure is identified to meet the needs of that development, developments should provide or support the delivery of it in order to enhance the quality of life for the community.

**Redgrave Activities Centre**

Support is given by the community for maintaining, developing, and improving the services and facilities offered in the village. This includes the creation of a new or improved 'Village Hall' facility, on the site of the existing Redgrave Activities Centre or an alternative site. Any new facility on the Redgrave Activities Centre site should provide safe and convenient access, sufficient parking (including cycle parking) and outside amenity green space for community use.

## Chapter 8: Natural and Historic Environment

### Objective 3: To protect and enhance Redgrave's natural and historic assets.

#### Redgrave's Natural Assets

##### Landscape Quality and Sensitivity

- 8.1 Redgrave can be found close to the centre of a large area defined by Natural England as the '**South Norfolk and North Suffolk Claylands**' National Character Area. The Joint Babergh and Mid Suffolk District Council Landscape Guidance, produced in August 2015 to support the review of the Joint Local Plan, provides some more in-depth assessment of the particular character and qualities of landscape areas and identifies Redgrave as falling within the 'Ancient Plateau Claylands'.
- 8.2 The landscape is a gently rolling heavy clay plateau with ancient woodlands. On the north side of the Gipping Valley, the character sweeps up in an arc on the north-east edge of the central clay plateau and westwards from Creting St Peter and Stowupland through to Haughley, Elmswell, Walsham-le-Willows, crossing the district boundary into St. Edmundsbury and then eastward to Wattisfield, Wortham, Mellis, Burgate and the western side of Eye in the Dove Valley.
- 8.3 The top of the plateau is generally flat or only gently undulating, with attractive small valleys. Towards the edges it is more dissected with greater more complex slopes. Land cover is predominantly arable farmland retaining much of the older field patterns of irregular partitions, along with numerous areas of pastureland with substantial blocks of woodland and established hedgerows. Some areas have experienced large losses of hedgerow due to changing agricultural practices resulting in the creation of open arable "prairie" landscapes. There are occasional landscape parks within this landscape type such as at Redgrave, Thornham Magna and Stowlangtoft. Unlike the Plateau Clayland, landscape blocks of ancient woodland are visibly present in the landscape.
- 8.4 Redgrave village sits on a spur of slightly higher ground just south of the watershed, between the westerly flowing Little Ouse and the easterly flowing river Waveney, that here form the county boundary with Norfolk and sits in a wider landscape that is characteristic of the 'High Suffolk Claylands' amid good arable farming land.
- 8.5 To the south east of the main built-up area is Redgrave Park, an area of wooded parkland with a large lake. To the north of the village in the valley between Redgrave and Lopham sits the 'fen', home to the internationally renowned Raft Spider.

8.6 The settlement pattern in Redgrave, with houses clustered around the green and along the approach road from the northwest is mostly one plot deep. This means that, although not often visible, the countryside is never far away. The road pattern immediately through the village is aligned north-west to southeast with the roads fanning out at either end. Also, at either end there are designations of Special Landscape Area, to the north the Waveney valley, to the south Redgrave Park.

8.7 The Joint Landscape Guidance identifies some key objectives and key design principles which can be used for the consideration of new development within this landscape type. These are:

**Objectives:**

- a) To maintain and enhance the landscape areas and settlement pattern, ensuring the sense of separation between settlements is maintained where appropriate.
- b) To reinforce and enhance the existing field boundaries.
- c) To safeguard the plantation and ancient woodland areas.
- d) To safeguard the parkland areas.

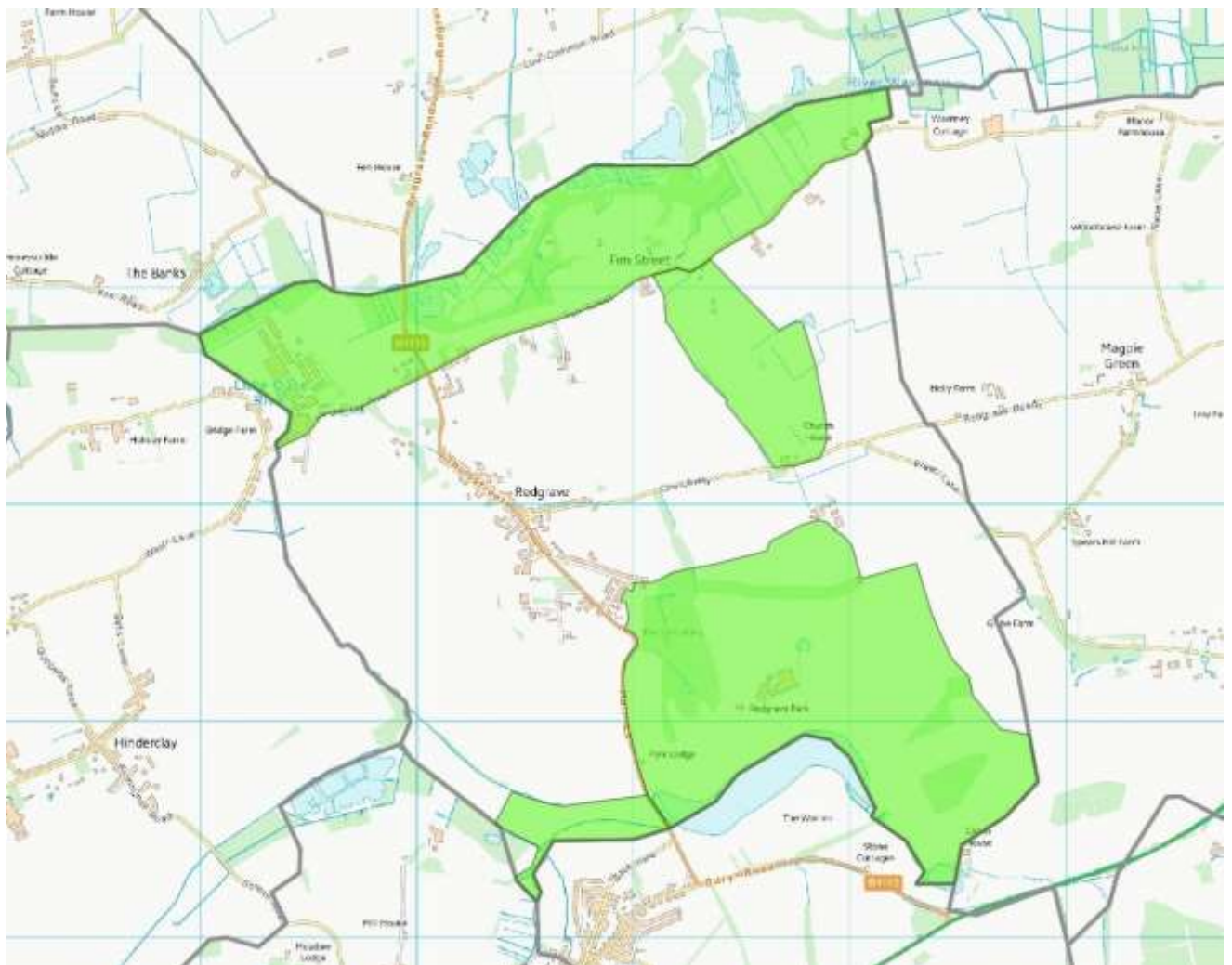
**Key design Principles:**

- i) This is quite open landscape with the potential of any form of development to be visibly intrusive if it has been designed without sufficient screening or an appropriate landscape design plan.
- ii) Reinforce and enhance parkland features in new developments where appropriate.
- iii) Ancient woodlands and old existing hedge lines are to be protected and maintained within this landscape character.
- iv) To maintain the character and condition of the landscape. Any major developments will enter into a Section 106 Legal Agreement for landscaping.

8.8 As mentioned above, land to the south and east of village has been designated as a Special Landscape Area since the first Mid Suffolk Local Plan was adopted in 2008. The Special Landscape Area comprises a river valley with traditional grazing meadows and the area of Redgrave Park. The Pre-Submission Version of the BMSJLP does not retain the designation and instead moved to a character-based approach. However, the importance of this high-quality landscape in the Neighbourhood Plan area, is recognised and therefore a new local designation, the Area of Local Landscape Sensitivity (ALLS) is proposed. This ALLS designation does not seek to prevent development from taking place but instead seeks to ensure that development within the area should be designed to be in harmony with the special characteristics of the area and follows the broad design objectives and principles referred to above.

8.9 The results of the public consultation exercises reinforced the value that the residents of Redgrave place on their surrounding rural environment and landscape. There were high levels of support for the protection of rural character, landscape and wildlife evidenced in both the questionnaire and in the feedback from the Policy Ideas Exhibition. The peace and tranquillity of the area was identified by almost everyone who responded to the questionnaire as either important or essential. The feedback from the Policy Ideas Exhibition also indicated that the protection of Redgrave’s rural character, landscape and important views should be a priority for the Neighbourhood Plan.

### Map H – Area of Important Local Landscape Sensitivity (ALLS)

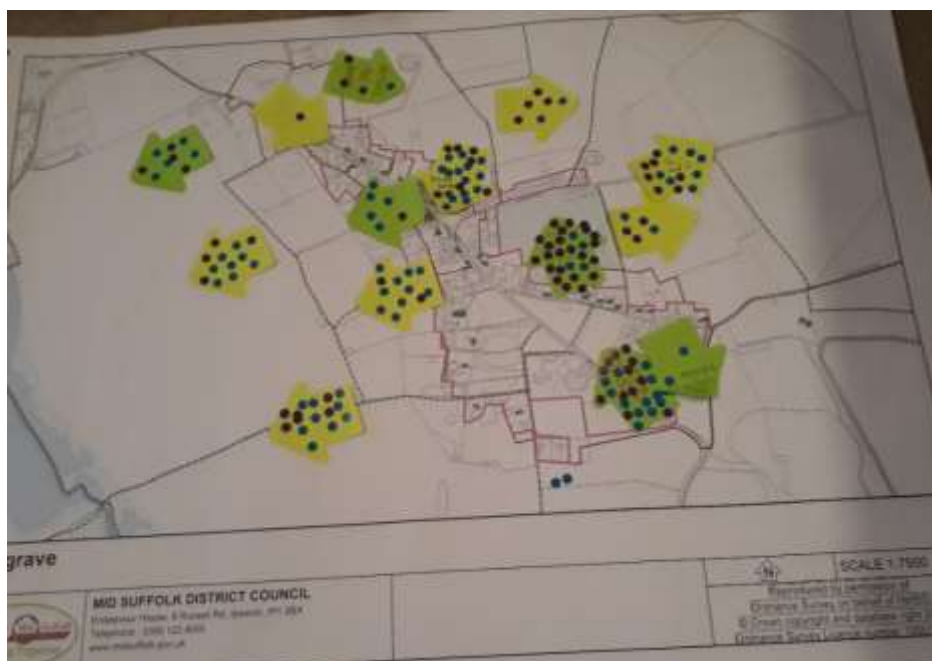


## RED6 Area of Local Landscape Sensitivity (ALLS)

Development within the Area of Local Landscape Sensitivity as defined on **Map C** and the **Policies Map Outer**, will only be supported provided that the proposal:

- a) conserves or enhances the special qualities of the landscape.<sup>21</sup>
- b) is designed and sited to be sympathetic to the scenic beauty of the landscape setting.

- 8.10 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.



- 8.11 In analysing the results, 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.

- 8.12 The results of the views mapping exercise also largely focussed on the identification of views into and out of the village rather than within built up area of the village

<sup>21</sup> As set out in the Joint Babergh Mid Suffolk Landscape Character Assessment August 2015

itself. The linear nature of the built form of Redgrave does lend itself to some long views within the Conservation Area.

- 8.13 The Conservation Area Appraisal for Redgrave, produced by Mid Suffolk in 2011, identified three important views/vistas within the Conservation Area centred on The Knoll and the convergence of The Street, Hall Lane and Churchway. Three views looking towards The Knoll are identified as important to the character of the area and occupy a central position within the built-up area of the village and these are included in the following policy for protection.
- 8.14 Taking into account the views identified by the local community, the results of public consultation, the following views have been identified as Important Public Local Views:
1. The View approaching the village from the north, along The Street looking south and towards The Knoll. The Street is bordered by many old cottages as well as more modern houses making a pleasant and interesting view. It also marks an important entrance to the village from the north and provides an instant flavour of the historic character of the village.
  2. View from the footpath leaving Fen Street from the entrance to Redgrave & Lopham Fen leading to Churchway, looking south-east. The pathway borders the old Town Pit where hundreds of deciduous trees have been planted by volunteers from the village. The path leads up the hill alongside a deer habitat and through sugar beet and wheat fields until it reaches the village. This footpath enables long views towards the woodland in the distance.
  3. A view along the same footpath path looking east towards St Mary's Church. A couple of other footpaths lead from this path making a circular walk if desired. The path crosses fields of oil seed rape with the church tower framed by trees in the distance.
  4. The view along Churchway looking east towards St Mary's Church. The roadway is bordered by cow parsley, poppies and primroses in season. This is a tranquil road fanning out from the village, much used by walkers and horse riders with footpaths criss-crossing at regular intervals.
  5. The view looking west from 'Norman's Field' which lies at the 'back' of the village street. The field is be approached by a tree-lined tunnel from The Street and the view is populated by notable large trees which are the subject of Tree Preservation Orders. There are footpaths across and around the field, where walkers can branch forward on to the path leading to Hinderclay or to Sandy Lane. Villagers have permission to have picnics, fly kites or play games on this field.
  6. The View from the stile at the north west corner of Norman's field looking west. This view looks towards the Gressingham Foods site in the distance

which is shielded by mature wooded tree belt. Looking backwards from the the backs of the houses on the Street are captured with the odd horse and stables in the distance.

7. View from the footpath on the west of the village looking west, leading towards Hinderclay Farm. This footpath crosses the Little Ouse via the metal bridge. This is a good spot for a picnic or to watch the spectacular sunsets and the land rises up gently with Hinderclay Church visible on the ridge.
8. View from the footpath on the west of the village looking towards Hinderclay Church. This footpath winds up the hill past an ancient oak tree. Once at the top of the hill this affords a spectacular vista of the village of Redgrave.




8.15 In addition, there are three views within the Conservation Area, identified in the Conservation Area Appraisal of 2011 (views 9-11 below), which all look towards The Knoll, a green area which forms the central focal point of the Conservation Area and the built-up area of the village. These include the eastern view towards the Knoll from Churchway, the southern view from Hall Lane and the north-west from The Street.

Proposed Important Public Local Views (identified in Redgrave Neighbourhood Plan Public Forums)

1. View looking South Along the Street





<p>2. View from the footpath leaving Fen Street from the entrance to Redgrave &amp; Lopham Fen to Churchway, looking southeast</p>	
<p>3. View from same footpath looking east towards St Mary's Church</p>	
<p>4. View along Churchway looking east towards St. Mary's Church</p>	

5. View across  
“Norman’s Field”  
public footpath  
looking west



6. View from stile at  
north-west corner  
of “Norman’s Field”  
looking west



7. View from footpath  
on west of village  
looking west  
towards Hinderclay  
Farm



8. View from footpath on west of village looking towards Hinderclay Church.



9. View towards and including 'The Knoll' from Churchway



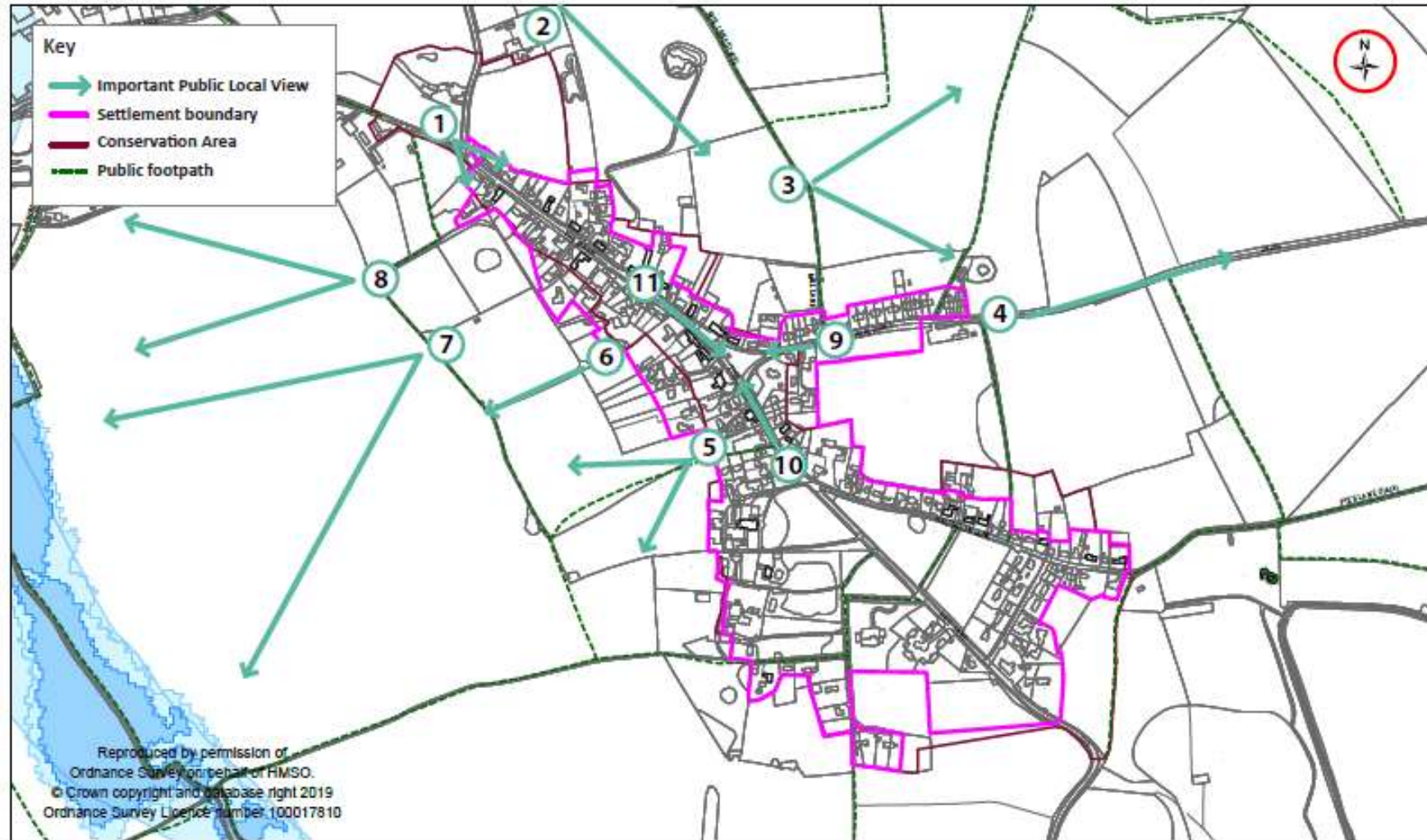
10. View towards and including 'The Knoll' from Hall Lane



11. View towards and including 'The Knoll' from The Street



Map I – Important Public Local Views



## RED7

### Protection of Important Public Local Views (TBC)

The following views and vistas (as shown on Map D and the policies Map) are identified as Important Public Local Views.

- 1) View approaching the village from the north, along The Street looking south.
- 2) View from the footpath leaving Fen Street from the entrance to Redgrave & Lopham Fen to Churchway, looking southeast.
- 3) View from same footpath looking east towards St Mary's Church.
- 4) View along Churchway looking east towards St. Mary's Church.
- 5) View across "Norman's Field" public footpath looking west.
- 6) View from stile at north-west corner of "Norman's Field" looking west.
- 7) View from footpath on west of village looking west towards Hinderclay Farm.
- 8) View from footpath on west of village looking towards Hinderclay Church.

Also views within the Conservation Area:

- 9) View towards and including 'The Knoll' from Churchway.
- 10) View towards and including 'The Knoll' from Hall Lane.
- 11) View towards and including 'The Knoll' from The Street.

Proposals for development within an important view or that would affect an important view, should ensure that they respect and take account of the view concerned. Developments which would have unacceptable adverse impacts on the landscape or character of the view or vista will not be supported.

## Local Green Spaces

- 8.16 The National Planning Policy Framework 2019, at paragraphs 99-101 introduces the concept of Local Green Spaces which can be identified through neighbourhood plans by local communities and allows green areas identified as being of particular importance to be protected. Paragraph 100, sets out 3 broad criteria for identifying and designating such spaces as follows:

*'The Local Green Space designation should only be used when the green space is:*

- a) in relatively 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 and richness of its wildlife: and*

*c) local in character and not an extensive tract of land’.*

- 8.17 The NPPF at paragraph 101 then goes on to state that ‘policies for managing development within a Local Green Space should be consistent with those for green belts’ and therefore affords them a very high level of protection. It is also clear that the designation of Local Green Spaces should not be used as a mechanism to try to block or resist development on agricultural land immediately adjacent to village development boundaries and that a successful designation must meet the criteria outlined above.
- 8.18 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 particularly for benefits to mental and physical health and wellbeing and help define what makes that specific settlement what it is.
- 8.19 The questionnaire revealed that 90% of respondents believed green spaces to be either important or essential to Redgrave. Feedback from the Policy Ideas Exhibition revealed three specific spaces within the village that were considered to be valuable to the community in their current undeveloped form. There was also support for the principle of a Local Green Spaces policy.
- 8.20 The three spaces are shown on Map D and are known locally as The Flat Iron, The Knoll and the Playing Field.

### The Flat Iron

The Flat Iron is a privately-owned piece of land shaped like a flat iron. It borders Hall Lane and Half-Moon Lane with good visibility from both. The landscape is open meadow, often used for sheep grazing, and contains a wild pond and a small number of native trees. It provides an attractive rural aspect as one enters Redgrave from Hall Lane. It lies within the Conservation Area and is shown on the Historic Environment Record and historic maps as part of a former common.



### The Knoll

The Knoll is a centrally located triangle of grass, owned by the Parish, at the junction of The Street and Churchway. It is situated directly outside The Cross Keys Community Pub and is an important meeting place for events such as annual Carol Singing. It contains an historic protected oak tree, further native trees, the village sign, telephone box (book swap), shelter and bus stop.



### The Playing Field

The Playing Field is a privately-owned piece of land currently leased to Redgrave Amenities Trust on behalf of the Parish Council. It borders Churchway and is overlooked by the rear of houses in Churchway, The Street and Half-Moon Lane. The land is used for recreation in the village including an amenities centre, a car park, 3 sports fields, a children's playground and open meadow. One football club, Redgrave Rovers uses one of the sports fields and the Amenities Centre is used by several village clubs. The playing fields are under-utilised.



- 8.21 All 3 spaces have been assessed independently against the NPPF criteria by the Volunteer Group's planning consultant. The results of that assessment are shown in **Appendix 3** and all three spaces are identified for protection under Policy **RED8** below.



**RED**  
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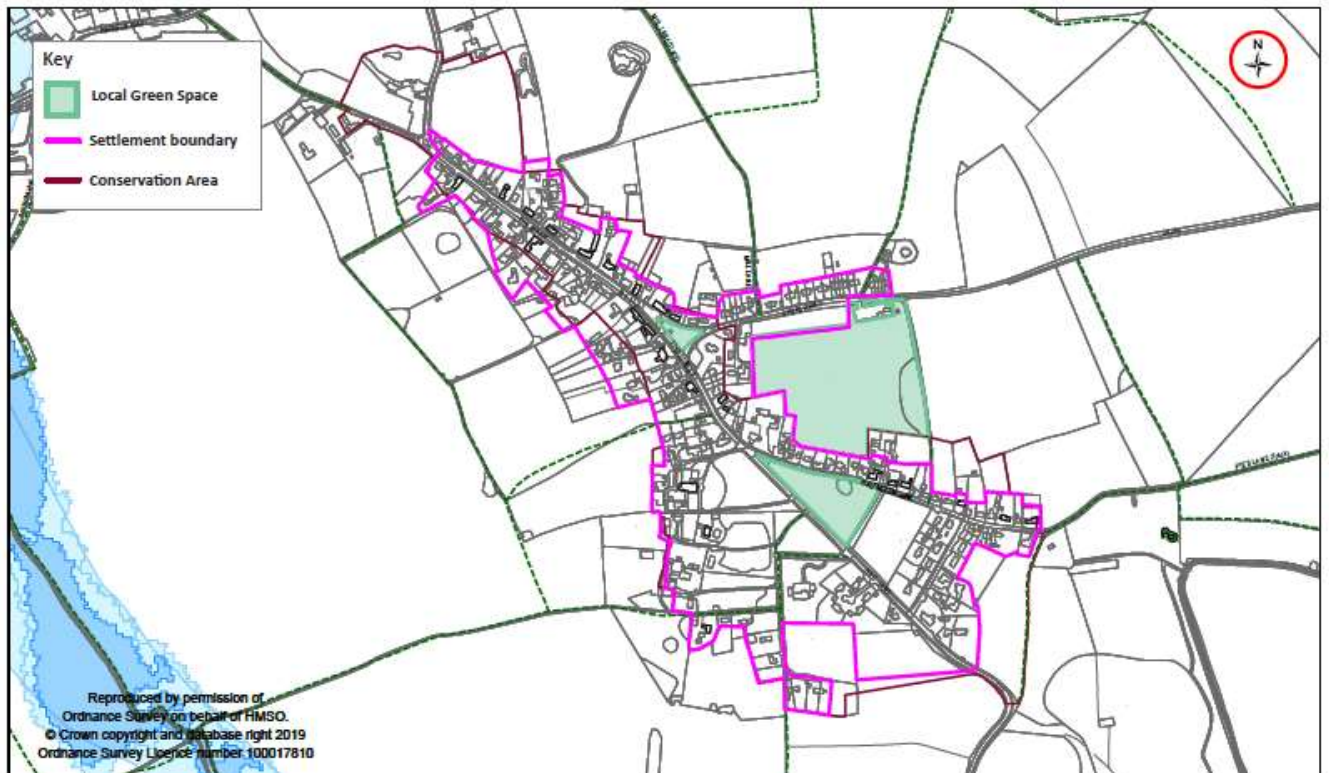
**Protection of Local Green Spaces**

The following areas are designated as Local Green Space for special protection (as shown on **Map D on page 6x and the Policies Map**).

- a) Land known as ‘The Flat Iron’ between Half Moon Lane and Hall Lane.
- b) Land known as ‘The Knoll’ in front of the Cross Keys Public House, Churchway.
- c) The Playing Field Including the Children’s Play Area) adjacent to the Redgrave Activities Centre on Churchway.

Development on designated Local Green Spaces will only be permitted in very special circumstances. Development adjacent to a Local Green Space, that would adversely impact upon its special qualities, will not be supported.

**Map J - Local Green Spaces**



## Wildlife and Habitats

### Redgrave and Lopham Fen

8.22 Redgrave is known for its valuable and important wildlife. The Parish is home to Redgrave and Lopham Fen which is a 163 hectare biological Site of Special Scientific Interest (SSSI). It also has designations as a National Nature Reserve (NNR), and as a Ramsar internationally important wetland site, a Nature Conservation Review site, Grade I, and part of the Waveney and Little Ouse Valley Fens Special Area of Conservation (SAC). It is managed by the Suffolk Wildlife Trust.

8.23 It is the largest remaining area of river valley fen in England and consists of a number of different fen types, including saw-sedge beds, as well as having areas of open water, heathland, scrub and woodland. It is also one of only three sites in the UK where the fen raft spider *Dolomedes plantarius* is known to be found.



8.24 The habitats present at Redgrave and Lopham are characteristic of areas of valley mire. This ecosystem creates a zonation of vegetation types, producing a diverse range of habitat. Dry marginal woodland becomes fen grassland, dominated by purple moor-grass, which grades into mixed fenland of reed and sedge beds. This grassland is particularly notable at Redgrave and Lopham for its areas of saw sedge *Cladium mariscus*. Into these areas of fenland protrude sandy ridges covered in heath vegetation. Without management these communities become invaded by willow and develop into scrubland. To maintain site diversity, this has been allowed to occur in some areas of the Fen.

8.25 Redgrave and Lopham Fen was the first site in the UK at which a population of the fen raft spider was recorded. Following their discovery in 1956, a number of new pools were dug to encourage population expansion. However, water extraction from the borehole and a series of droughts in the 1980s reduced the population to only two isolated areas on the reserve. Throughout this period, irrigation of the pools, inhabited by the spider, enabled the continuation of the population. The removal of the borehole in 1999 was expected to trigger an increase in population as water levels returned to normal. However, a study carried out in 2006 showed that no noticeable change had occurred. The population of the fen raft spider remains small and restricted in distribution. Recommendations for future management of the population include increasing the depths of turf pool, creating more pool habitats and greater, more focused use of water management in the reserve.

- 8.26 The fen habitats maintain a community of plants and animals, with the site being particularly known for its diversity of invertebrate species. Surveys have identified 19 species of dragonfly and 27 species of butterfly at the Fen. Further surveys have also found 26 species of mammals, including otter, pipistrelle bats and introduced species such as the Chinese water deer. The site has also recorded 4 species of amphibian and 4 species of reptile and a 2006 survey recorded 96 species of bird visiting the Fen.
- 8.27 Evidence from the questionnaire underlined the importance that the residents of Redgrave attach to their local environment with over 200 respondents indicating that trees, hedges, and wildlife habitats (particularly the Fen), were either important or essential. This was reinforced by the overwhelming support at the Policy Ideas Exhibitions, for a policy that would seek to protect such features.
- 8.28 Nationally and locally designated sites e.g., SSSI and Local Nature Reserves are protected through national planning policy in the NPPF and also in specific legislation. However, there is often less protection in Local Plans for locally designated features, which have a nature conservation value. There is a County Wildlife Site known as Redgrave Lake County Wildlife Site at the southern extent of the Parish. Policy RED8 has been broadened from the original policy idea to include the protection of natural features in addition to local landscape.
- 8.29 The policy also refers to 'wildlife corridors' which is a term used to refer to any linear feature in the landscape that can be used for the migration or dispersal of wildlife. Wildlife corridors enable the linking of habitats and reduce the isolation of populations. Linear features vary considerably in size (in terms of width and length), they may not be continuous, for example, a hedgerow may have a gate in it or an opening to a field. The extent to which a linear feature is broken by gaps has implications in terms of its function as a corridor. Patches of natural features or a particular habitat type can also enable wildlife to disperse/migrate - the term '*stepping-stones*' has occasionally been applied to them. The role of wildlife corridors is assuming greater importance and opportunities should be taken to create them as a consequence of new development. The parish is fortunate to be included within the Little Ouse Headwaters Project, a charity which is dedicated to the restoration, conservation and promotion of enjoyment of the wildlife and landscape of the Little Ouse valley on the Suffolk/Norfolk border, for the benefit of wildlife, people, and the climate which has a number of local volunteers that make a huge and direct contribution towards habitat restoration.



## **RED9 Protection of Natural Assets**

### **Natural Features and Biodiversity**

Within the Neighbourhood Area, sensitive natural features typical of the Ancient Plateau Claylands Character Area <sup>22</sup>will be protected from development that would have a significant adverse impact upon their character, appearance and wildlife value.

Development proposals will be expected to protect and enhance existing ecological networks and wildlife corridors such as the River Waveney and River Little Ouse and their associated habitats. Proposals should retain existing, features of landscape and biodiversity value (including ponds, trees, woodland, including ancient woodland, veteran trees, hedgerows including ancient field boundaries and verges) and where possible to do so and where practical to do so, provide a net gain in biodiversity through, for example:

- a) the creation of new natural habitats.
- b) the planting of additional trees and hedgerows and restoring and repairing fragmented biodiversity networks.
- c) repairing and connecting fragmented habitats to create wildlife corridors.

Where loss or damage is unavoidable, the benefits of the development proposals must be demonstrated clearly to outweigh any impacts and the development shall provide for appropriate replacement planting on site together with a method statement for the ongoing care and maintenance of that planting.

Where development proposals cause damage to identified natural features, or designated sites such as County Wildlife Sites, wildlife corridors around the interruption will be constructed.

### **Redgrave and Lopham Fen**

The highest level of protection will be given to sites of international wildlife importance with development only permitted where the proposal is in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017

Development likely to have an adverse effect (either directly or indirectly) on Redgrave and Lopham Fen, will not be permitted unless:

- a. it can be clearly demonstrated that there are reasons for the proposal that outweigh the need to safeguard the special ecological / geological interest of the site, and

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<sup>22</sup> As identified in the Joint Babergh and Mid Suffolk District Council Landscape Guidance – August 2015

- b. it has been demonstrated, where development would result in significant harm, that it cannot be reasonably located on an alternative site that would result in less or no harm, and
- c. residual harm, after all measures to prevent and adequately mitigate have been applied, will be adequately compensated for.

Where it is considered that a designated site, protected species or any species or habitat, particularly where listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), may be adversely affected by a development proposal, an ecological impact assessment (EclIA) will be required to be submitted with the planning application to assess effects on flora and fauna, commensurate with the scale of the impact and the importance of the species.

In accordance with the stepwise approach to protecting biodiversity (the mitigation hierarchy), all development with the potential to affect biodiversity should demonstrate how such effects have been considered, by firstly demonstrating how effects have been avoided, and then how effects that cannot be avoided have been minimised. Residual harm, after all measures to prevent and adequately mitigate have been applied, must be adequately compensated for.

All development should demonstrate how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any).

Where development is permitted, the authority will consider the need for conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation and / or geological interest. Wherever a proposed development may have a detrimental impact upon a designated site or protected species, appropriate conditions and/or planning obligations will be used to ensure that the appropriate mitigation measures incorporated within the proposal are fully implemented and monitored where required.

**See Map K**

## Map K – Natural Assets and Biodiversity Features



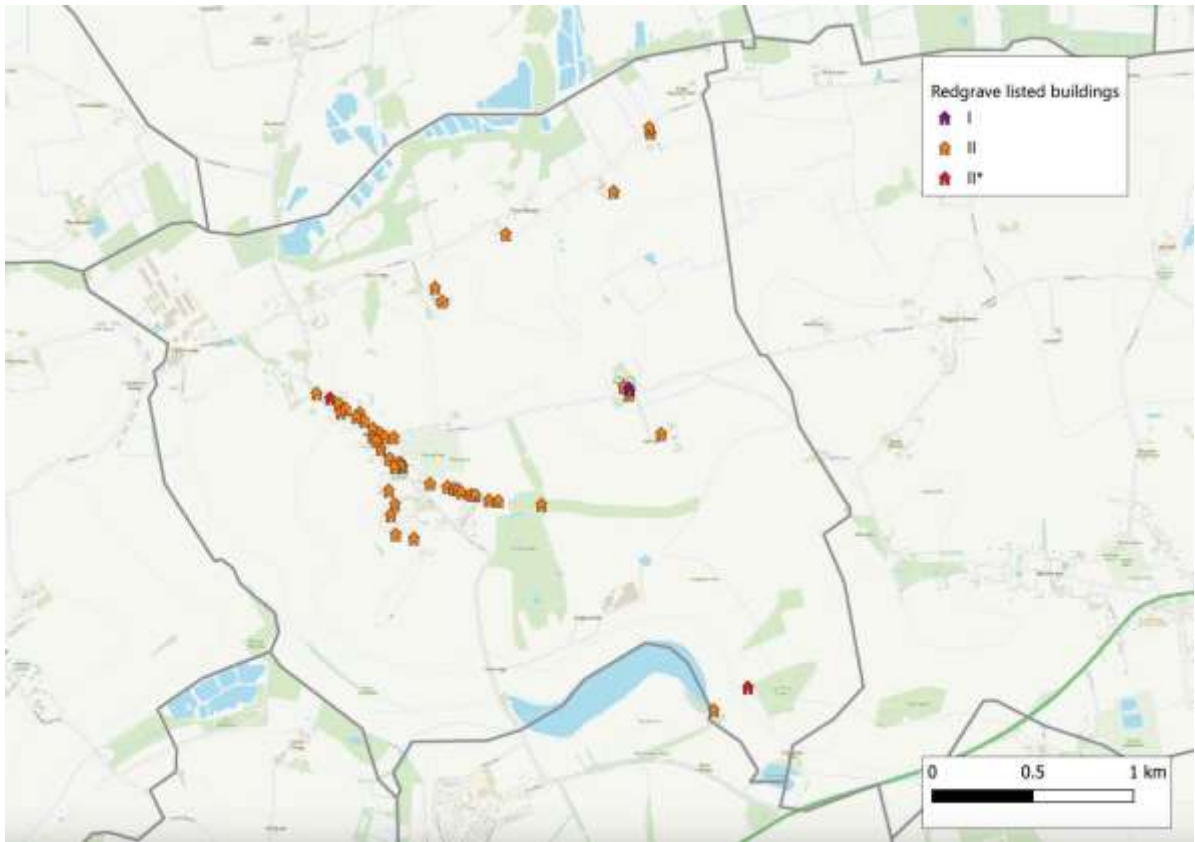
### Redgrave's Heritage Assets

8.25 The Parish of **Redgrave** contains 49 listed buildings, over half of which lie within the Conservation Area.

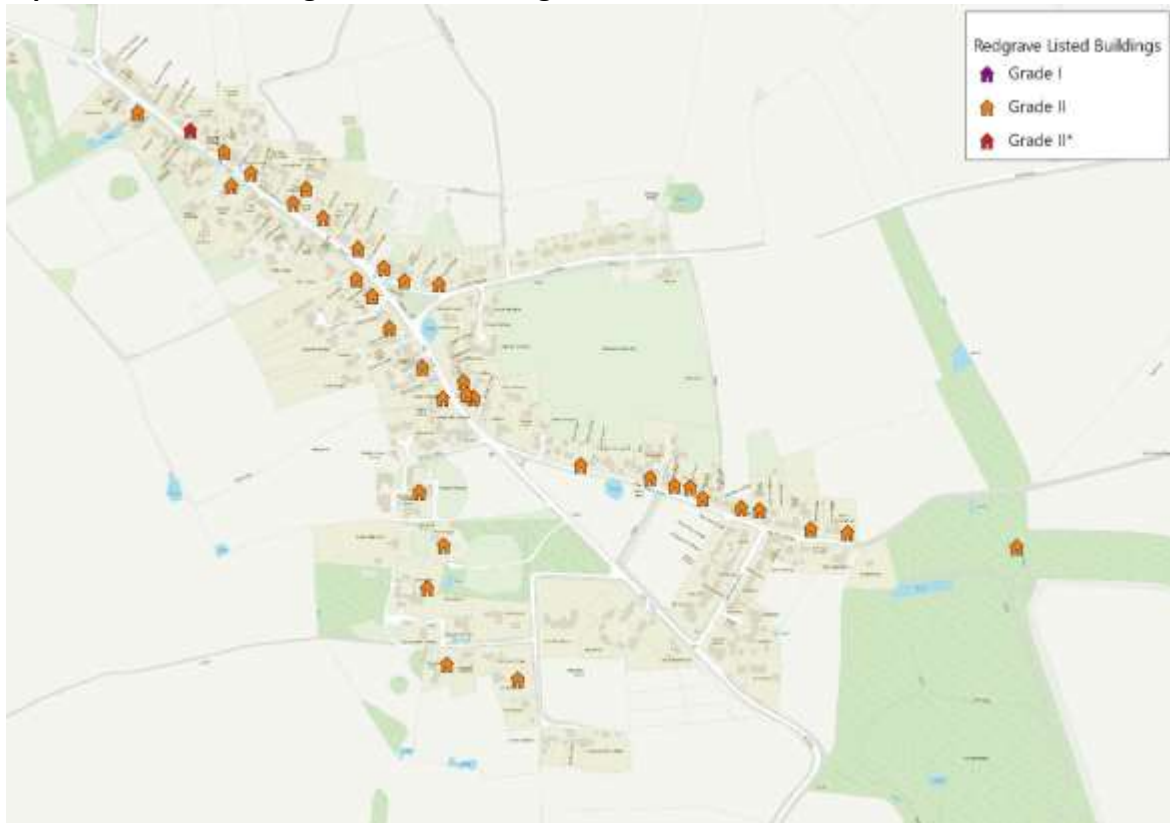
8.26 The Church of St Mary the Virgin is Grade I listed and is unusually remotely sited from the village and now redundant. It is constructed of flint rubble walls with slate and leaded roof. It has a fine 'Suffolk White' brick tower and black glazed pantiles on the south porch. Thomas Wolsey, later the famous Cardinal, is said to have been the rector of Redgrave in 1506.



**Map L i – Listed Buildings in Redgrave Parish**



**Map L ii – Listed Buildings in Historic Village Core**



8.27 There are two buildings that warrant grade II\* listing, one of them also remote in the form of Folly Lodge, a former keeper's lodge in the wooded grounds of the former Redgrave Hall. It is octagonal, in white brick with a leaded domical roof and may have been designed by Capability Brown.



Close to Folly Lodge is also the Grade 2 Boat House in Redgrave Park.



8.28 The other grade II\* building is the Pink House on The Street. Originally a house and shop but now all one dwelling, it is of late C15<sup>th</sup> construction with a plastered timber frame and a thatched roof.



8.29 The remaining listed buildings are grade II, predominantly domestic in scale, a few having former commercial uses, and mostly timber-framed and plastered with pantile or thatched roofs.





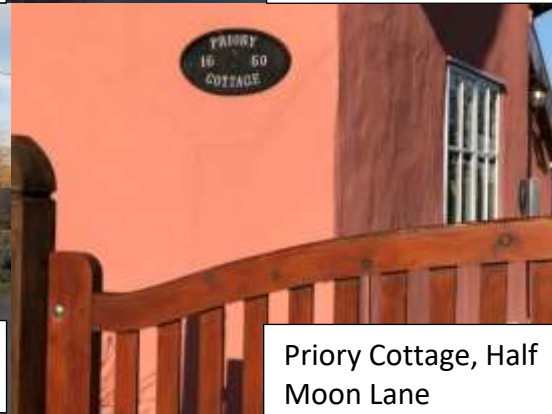
Chapel House,  
The Street



Glebe Cottage,  
The Street



The Old Bakery,  
The Street



Priory Cottage, Half  
Moon Lane



Ivy Farmhouse,  
The Street



The Red House,  
The Street



Street Farm (now  
Minton House)



Street Farmhouse,  
The Street

The following houses are an example of the typical styles in the village but not listed:

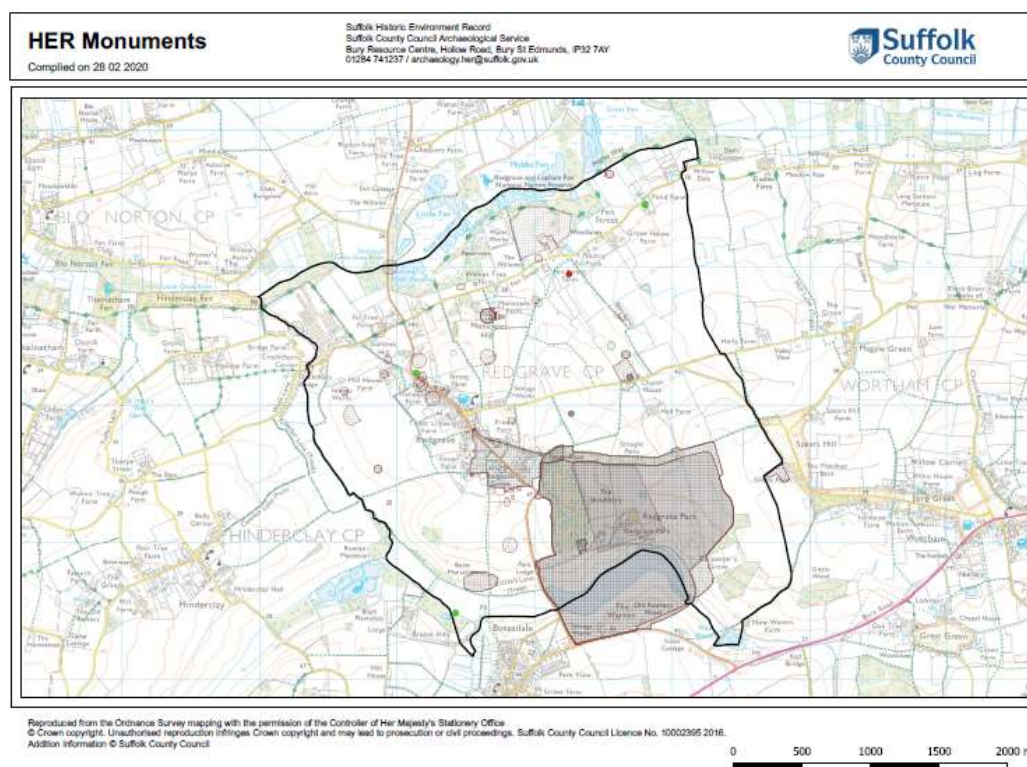


## Conservation Area

- 8.30 The historic core of the built-up area of the village was designated as a Conservation Area by East Suffolk County Council in 1973. Mid Suffolk produced an Appraisal for the area in 2011 to satisfy the requirement to review Conservation Areas from ‘time to time’. The Conservation Area is extensive and covers almost the entire built settlement and includes The Street, Half Moon Lane, Hall Lane and Redgrave Green.
- 8.31 The Historic Environment Record lists over 50 sites of archaeological interest in the parish of Redgrave. The earliest of the dated finds include some Mesolithic flint flakes and a quartzite mace head. From the later Neolithic, there are polished flint axes, a flint knife and part of a flint arrowhead. There appear to be no Bronze Age finds, but a couple of tumulus sites, of unknown date, may belong here. The Iron Age left part of a sandstone quern and some black Belgic pottery and an early gold coin, along with a settlement site either side of Bier Lane north of the

Church. Roman remains include potsherds, some brooch fragments and several coins. In their turn, the Saxons have left a cinerary urn and further brooch fragments. Medieval sites listed include the parish churchyard and a former deer park plus various metalwork and pottery finds.

### Map M – Historic Environment Record



- 8.32 There is also some Post Medieval interest, represented by the sites of a windmill, the bridge over the Waveney and various buildings associated with Redgrave Park. Overall, we see a rich tapestry of remains, indicating that Redgrave has long been a centre of human activity. Redgrave has only one mention in the Domesday survey of 1086. It was held by St Edmund's and had a church with 30 acres of free land and sufficient woodland for 120 pigs.

### **Redgrave Park**

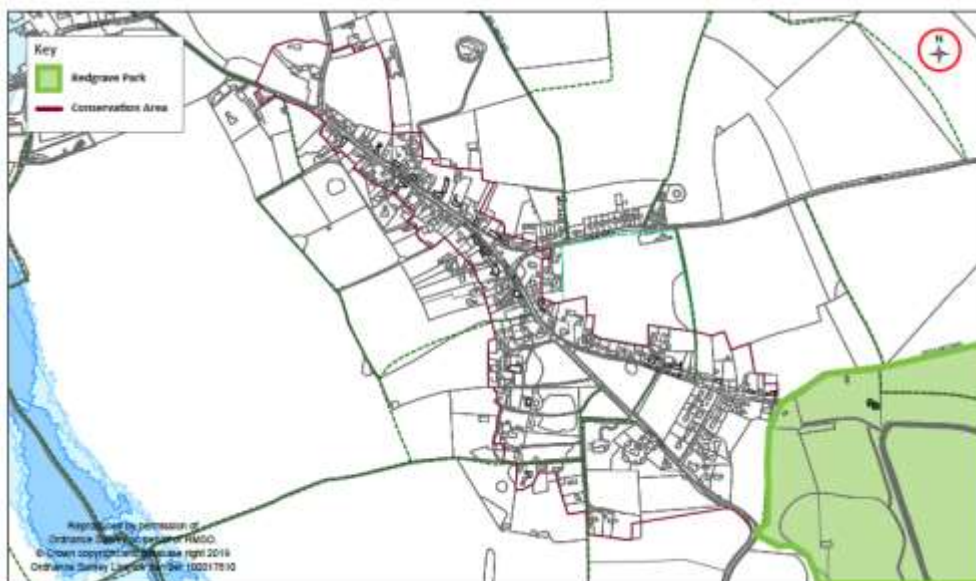
- 8.33 In the south eastern corner of the Parish immediately adjacent to the boundary with Botesdale is Redgrave Park. The park originated in the 10th Century when Ulfketel, the Earl of East Anglia, gave the manor to the Abbot of Bury St. Edmunds. Abbot Samson of the Abbey built a hunting lodge in the Park in the early 13th Century and in the mid-16th Century the manor was acquired by Nicholas Bacon who demolished the hunting lodge and built a red brick house in the Tudor style. The manor was subsequently sold to Sir John Holt in 1702 and in the 1760s, Lancelot "Capability" Brown redesigned the Hall in a Palladian style of white brick. Brown also created the parkland and formed a serpentine lake and built the delightful octagonal folly on the rise to the east of the lake and a boathouse on the lake shore. During WW2 the Park

was used as the 65th General Hospital, US Army. It housed 1450 beds in purpose-built accommodation.

- 8.34 Other than the three listed buildings within the Parkland – Folly Lodge, the Icehouse and the Boat House – the Park does not have any formal landscape designations or planning protections; however, Mid Suffolk’s heritage team have indicated it is considered to be a non-designated heritage asset in its own right. It is currently largely used for events such as dog trials, film shoots, weddings and outdoor pursuits. There is also a fishing syndicate which uses the lake situated in the south western corner of the park and which marks the boundary between Redgrave and Botesdale.



**Map N – Redgrave Park**



- 8.35 The value attached to Redgrave’s historic assets by its residents is highlighted in the questionnaire results where 79% of respondents indicated that the protection offered by the Conservation Area designation was either important or essential. This was reinforced by the result of the Policy Ideas Exhibition where support for a policy that sought to protect Redgrave’s historic assets was absolute.

**RED  
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**Protecting Redgrave’s Heritage Assets**

The established special character of Redgrave Park and Redgrave Conservation Area and their settings will be protected and reinforced.

This will be achieved by:

- a) Encouraging the retention and maintenance of buildings which contribute to the overall character of Redgrave Park and the Conservation Area.
- b) Ensuring that new development is sympathetic to the special qualities and character of Redgrave Park and the character and appearance of the Conservation Area.
- c) Protecting the setting of the Conservation Area from development which affects it, including in relation to views into or out of the area.

Proposals for new development that may affect the character, value or setting of Redgrave Park or the Conservation Area or other historic asset (including Non-Designated Heritage Assets) should be accompanied by sufficient information in the form of a Heritage Statement to be able to demonstrate how the proposal will:

- d) preserve or enhance the significance of the heritage asset including the contribution made by its setting.
- e) retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area.
- f) contribute to Redgrave’s Local Distinctiveness as described in the Redgrave Conservation Area Appraisal.
- g) demonstrate a clear understanding of the significance of the heritage asset and the wider context in which it sits.
- h) impact upon the heritage asset and its context and
- i) provide clear justification for any works that would result in harm to any heritage asset, and where the proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal.

Where clear and convincing justification for the harm caused as a result of the proposal cannot be given, proposals will not be supported.

The level of detail of the Heritage Statement should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the Heritage Statement should identify the significance of the asset, including the contribution made by its setting, undertake an assessment of the impact of the proposal on the historic asset including, the works proposed and any proposed mitigation.

**See Map F**

#### **Objective 4: To protect and maintain Redgrave's rural village identity and ensure that new development respects its form and character.**

##### ***Design***

- 8.36 A key determinant of the success of any new development is how well it is received by the local community. The key judgement will be whether the new development is considered to integrate with its surroundings. Matters such as design, impact on local character, layout and scale are the most common concerns that will be raised by a local community when responding to development proposals. A community may be reticent about accepting further development in the future unless it truly believes that it can be involved with and be able to influence the design of a development at an early stage. The greater involvement in their 'place' that a community feels it has, increases the likelihood that the development will be considered by them to be acceptable.
- 8.37 Whilst views on design are to an extent subjective e.g., judging the impact on local character, these judgements can be made easier by breaking design elements down into component parts and attempting to address them. The details of a building, its individual components and how they are put together, the appearance of a building, including doors, windows and their surrounds, porches, decorative features and ironmongery are important design elements that can improve the appearance of an overall design. Other features are functional but can still greatly contribute to the appearance of a building e.g., lighting, flues and ventilation.
- 8.38 Whether a proposed new development is 'in keeping' with what is already there is one of the most common judgments to be made, yet there is often very little evidence or guidance to assist local people in making that judgement.

##### ***Redgrave 'Vernacular' or "local character"***

- 8.39 The term 'vernacular' is commonly used to describe the local architecture or style of a place; definitions of the word vary, but according to some, in addition to it referring to ordinary and domestic buildings, it also means using local materials and

skills. Therefore, reference here maybe more accurately relative to the style or character of the village. Redgrave is typical of small north Suffolk villages, in containing a mix of dwellings constructed from around the C16<sup>th</sup> to the present day.

- 8.40 At first glance, the most commonly used materials in Redgrave appear to indicate an abundance of rendered and brick buildings, either painted or left natural, as soft ‘Suffolk Reds’. This local brick features throughout the village, principally on Victorian cottages. Some are painted over and employ ‘Rat Trap Bond’<sup>23</sup>. There are also examples of ‘Suffolk White’ brick, which was used as a dressing to the red brick. A good example of this is on The Old Chapel, the Old School and All Saints Church.
- 8.41 There is also evidence of the use of a small amount of flint around the village – usually on boundary walls but also notably on The Cottage, with white brick dressings, just south of the Old Rectory.
- 8.42 Redgrave is noted for its older timber framed buildings, most of which are thatched but more would have been in the past – the steep roof pitches that remain give clues to their former thatched heritage. Other prominent roof materials in the village include pantiles. There are natural red pantiles together with the black glazed pantiles that were often used in the Waveney Valley. There are a few instances of slate and plain tile as well as some scattered more modern concrete pantiles on some of the more modern buildings in the village.
- 8.43 The character of Redgrave is largely in linear form along a typical Suffolk ‘street’, strung out along the road from the river crossing, south eastwards towards an adjoining, large, more diffuse area of settlement around Redgrave Green. Although the area is known as Redgrave Green, there is no recognisable village green here, but it acquires its name from a notable piece of enclosed grazing land. There are good views across fields towards the scattered houses beyond. The western part of Redgrave Green is more secluded and typified by private unmade roads, serving a scatter of dwellings set in mature trees.
- 8.44 Government guidance places considerable emphasis on achieving well-designed places. Paragraph 124 of the NPPF describes it as fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Effective engagement between applicants, communities and local planning authorities is essential.
- 8.45 Paragraph 125 of the NPPF states ‘Design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics.’ Neighbourhood Plans can play an important role in identifying the special qualities of an area and how it should be reflected in development.

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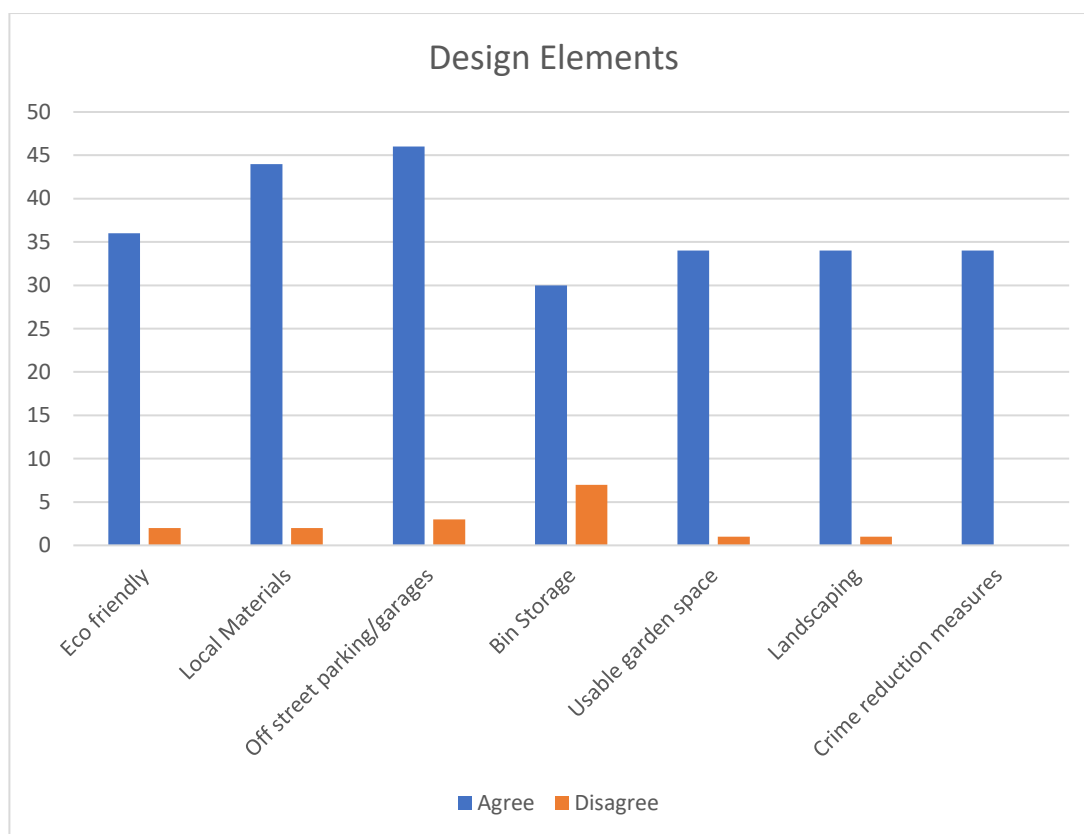
<sup>23</sup> “Rat-Trap Bond” is a type of wall brick masonry bond in which bricks are laid on edge such that the shinner and rowlock are visible on the face of masonry.

- 8.46 It was clear from comments made at the Policy Ideas Exhibitions, held at the end of 2019, that the issue of design was an issue that local people felt strongly about. Some recent new developments in the village were not considered by some residents to be good examples.
- 8.47 Through the consultation exercises residents were asked about their views on various design elements and expressed some clear preferences in terms of the design of new development. At the Policy Ideas 2019 Exhibitions, the community was asked an open question about the ‘style’ of new homes that they would like to see. Whilst the results of the questionnaire indicated a preference for more traditional styles (over 67% of respondents considered it to be important or essential) there was less support for contemporary design (only 23% of respondents considered it important), whereas eco-friendly designs and features were seen as important or essential by 79% of respondents. Contemporary is a word often misunderstood and often used in the sense that something may be very modern or cutting edge. Dictionary definitions refer to “of the same time” or “modern” as in relating to the present time.

Some of the comments left at the exhibition help to contextualise these results:

- “We need high standards of design. “
  - “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. “
  - “It’s important the materials used suit the village and environment.”
  - “Ensuring that the village remains a village, unlike a lot of other local villages that continue to keep growing in size due to more and more houses getting built. Keeping Redgrave as a traditional English village is very important.”
  - “It is important that housing development reflects the diverse styles existing already within our village and that the housing that is developed is affordable and attractive to families and brings new people to our village.”
  - “I believe new housing should reflect a 'green' environment and should consider eco-friendly solutions. “
  - “Mix of styles has worked well to date and simply needs care in the future with less prescriptive listed property "control" on detail by MSDC planners.”
- 8.48 The Policy Ideas Exhibitions built on the comments made in the questionnaire and asked for views on some specific design elements. Matters such as parking, garages, external storage, room for wheeled bin storage, road layouts, closeness of dwellings and the visual appearance of the edges of development have been considered in detail.





8.49 The NPPF indicates that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions. This is not only applicable to the design of dwellings but also to associated infrastructure such as highways or footways where in rural areas such as Redgrave it is important to avoid overly suburban and unnecessarily over-engineered ‘highways infrastructure’ which would detract from its positive rural qualities. This is particularly important on the approaches to the centre of the village, which are enhanced by soft road edges and grassed verges. Therefore, the following policy has been devised with this in mind.

**RED  
11**

**The Design of New Development**

The design of all new development should reflect Redgrave’s local distinctiveness and character and seek to enhance its quality.

All proposals for new development should respect the scale, materials and character of the existing and surrounding buildings in the area, reinforcing local development patterns, the form, scale, massing and character of adjacent properties where this provides a positive contribution.

Proposals for new housing development should be of a high standard of design and include the following, where appropriate:

#### Density and Design

- a) high quality and sustainable local materials, such as Suffolk Red brick and Suffolk White Brick.
- b) make efficient use of the site while respecting density in the immediate locality.
- c) ensure that the proposed heights of buildings are appropriate to the character of the area and do not impact upon the amenity of adjoining residents through overlooking.

#### Layout and parking

- d) integrate with the existing footway network and prioritise the movement of pedestrians and cyclists.
- e) avoid overdevelopment by ensuring that a residential plot can accommodate the needs of modern dwellings with usable garden space.
- f) provide sufficient external amenity space for refuse and recycling storage.
- g) accommodate parking consistent with the Suffolk Guidance for Parking 2019 or successor documents.
- h) where garages are proposed ensure that they are of sufficient dimensions to accommodate an average sized car and allow for the opening of the car doors.
- i) include built in crime reduction measures consistent with the guidance in Secure by Design<sup>24</sup> to minimise the likelihood and fear of crime.

#### Landscaping and environmental features

- j) include soft well landscaped soft boundary edges and where adjacent to open countryside or edge of settlement include a minimum 5m landscape strip.
- k) minimise the loss of trees and hedgerows to enable necessary road access and visibility splays.
- l) retain existing tree belts and hedgerows making a feature of them as part of the development.
- m) include features to encourage and attract wildlife, create new habitats, provide a biodiversity net gain and enhance and extend existing wildlife corridors.
- n) include features that allow for increased energy efficiency performance

<sup>24</sup> Secure by Design - <http://www.securedbydesign.com/>

	<p>and renewable energy provision.</p> <p>o) include the use of SuDS wetland and water features to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits.</p> <p>Proposals for outstanding contemporary or innovative designs, which respects the character of the area and promotes the use of high-quality materials will be supported.</p>
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## Sustainability and Low Carbon Technology

### Objective 5: To encourage low carbon initiatives and future sustainability.

- 8.50 As well as wishing to protect its history and value its past, the community consultation undertaken to support the Neighbourhood Plan indicated that the Redgrave community was also committed to ensuring its future sustainability.
- 8.51 Government Guidance states that the planning system should support the transition to a low carbon future and help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, including encouraging the re-use of existing resources and support for renewable and low carbon energy.
- 8.52 Unsurprisingly given the current prominence of low carbon issues in the media, the length of the plan period of Neighbourhood Plans, and the likelihood of technological improvements during that period, many Plans include planning policies that can help to reduce greenhouse gas emissions such as through location, orientation and design. Some also include policies to help to increase the use and supply of renewable and low carbon energy and heat.
- 8.53 The questionnaire results indicated some support for the potential of a community owned power supply and for the installation of electric charging points although these were not seen as a priority. The Policy Ideas Exhibition included a specific section on the potential for a policy on community based low carbon initiatives and although there was some support, there was also some scepticism. However, it was recognised that this is an issue that is likely to gain prominence during the plan period and therefore a policy approach was required.
- 8.54 The following policy has been devised in the light of the consultation responses, taking into account the increasing prominence of climate change and low carbon issues.

**RED  
12**

**Low Carbon and Future Sustainability**

Proposals that incorporate energy saving measures into new development which help to mitigate or offset climate change and minimise visual impact will be supported.

Support will be given to proposals that include (but are not limited to) one or more of the following technologies:

- a) passive solar gain.
- b) grey water recycling and rainwater capture.
- c) biomass/wood pellet boilers.
- d) air source and ground source heat pumps.
- e) Passive ventilation<sup>25</sup>.
- f) thermal mass<sup>26</sup>.
- f) on-site energy generation from renewable sources such as solar panels.
- g) include a layout and massing that takes account of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets.
- h) electric vehicle charging points.

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<sup>25</sup> Passive ventilation – allowing fresh air into a building whilst removing stale air.

<sup>26</sup> Thermal Mass – the ability of material to absorb and store heat energy.

## Chapter 9: Business and Infrastructure

### Existing and New Business

**Objective 6:** To protect the existing business base of the village and ensure that the relationship between business and residents remains in harmony.

- 9.1 In addition to environmental and community roles that deliver sustainable housing growth and protect important assets, the third key role of Neighbourhood Plans is to deliver the economic objectives related to sustainable development that are set out in the National Planning Policy Framework (NPPF).
- 9.2 These are to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places to support growth, innovation and improved productivity by identifying and coordinating the provision of physical infrastructure.
- 9.3 The Neighbourhood Plan also has a role in considering the future employment needs of the parish. The 2011<sup>27</sup> census reveals that 69.3% (285) of the population of Redgrave were economically active. By economically active this means in full or part time work, self-employed or students. This is slightly lower than the Mid Suffolk figure of 72.2%. Of those Redgrave residents that were economically inactive, the largest category were retired people (22%) and only 3% were unemployed. The number of retirees in Mid Suffolk as a whole is slightly lower than the figure for Redgrave at 17.4% and also the number of unemployed people across the District was again slightly lower at 2.7%.
- 9.4 The census also revealed that of those residents that were in work, half of them worked between 31 and 48 hours per week. This is again slightly lower than the Mid Suffolk figure of 52.3%. Female residents of Redgrave tended to work less hours than their male counterparts and this trend is consistent with the Mid Suffolk trend.
- 9.5 In Redgrave, the proportion of people employed in higher paid occupations (professionals, managers and senior officials) is 37.7% compared to a Mid Suffolk figure of 27.8% which would tend to indicate that the parish has a relatively high proportion of senior managers, senior professionals and directors living in it. This, taken together with the low level of benefit claimants within the parish, begins to paint a picture of a relatively affluent parish and is very different from the Redgrave of the nineteenth century, where employment was dependent upon the traditional forms of employment including small scale manufacturing and farming.

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<sup>27</sup> Census 2011 [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

- 9.6 There are a number of businesses either based or operating within Redgrave and these range in size, type and operation, from the large scale Gressingham Poultry Processing Plant to small scale and starter businesses on the Redgrave Business Park and community-based businesses such as the Cross Keys Pub and the shop. All are mentioned in more detail in Chapter 2.
- 9.7 As referred to earlier, the Steering Group undertook a brief business survey conducted via personal interviews of as many local businesses as they could find. The survey sought to try to understand what the future requirements for local businesses during the plan period might be in terms of the need for new or expanded premises, housing for employees, improved access, services or infrastructure. The survey also tried to understand the reasons why the current business happened to be located in Redgrave – was it an historical position, was it access to markets, workforce or skills issues or quality of life?
- 9.8 The result of the survey revealed that most of the current businesses had no immediate plans to either leave the village or expand and had chosen their current location either due to accessibility or the quality of the environment. Most did not employ significant numbers of Redgrave residents.
- 9.9 The reason for the specific Business Survey was because the initial Neighbourhood Plan questionnaire did not reveal much in terms of future business needs or intentions as it was aimed largely at the local community. It did, however, reveal that the single biggest concern of local residents, in relation to the potential for future business expansion, was the number of HGVs that travel through the centre of the village. Over 68% of respondents to the community questionnaire admitted to being very concerned about HGVs. Feedback from the policy ideas exhibitions reinforced this as a key concern both in terms of numbers of HGVs but also their speed, impact upon the road surface and pedestrian safety. It was identified that one of the key HGV routes of concern was from the Duck factory on Hinderclay Road travelling towards the A143 to reach Bury St Edmunds. This route draws traffic through the centre of the village via The Street and Hall Lane.

### **Employment Sites**

- 9.10 The NPPF advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Weight should be given to the need to support economic growth and productivity taking into account local business needs. In rural areas, planning policies should enable the sustainable growth of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings. The use of previously developed land and sites that are well related physically to existing settlements should be encouraged.

## Map O – Redgrave Business Park



### RED 13

#### **New and Existing Business**

Proposals for the expansion of existing businesses at Redgrave Business Centre (as identified on Map G and the Policies Map)), including small scale extensions will be supported where they do not have a significant adverse impact upon the character of the area, adjoining uses, or the amenity of local residents either through their built form, proposed use or traffic generated.

Proposals for change of use involving a potential loss of existing land or premises currently in employment use will be supported where it can be demonstrated that:

- a) there is no reasonable prospect of continued viable use and no alternative viable employment use can be found or is likely to be found in the foreseeable future or
- b) the existing use has generated significant environmental problems (e.g. traffic, noise or odour) and the permitting of an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site.

Where a site currently in employment use is considered to have no reasonable prospect of continued viable use this will be demonstrated through:

- i) Twelve months of marketing in appropriate publications, for the permitted and similar uses, using an appropriate agent; and
- ii) Confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.

New small-scale businesses appropriate to a rural area, particularly those that result in the reuse of redundant or unused historic or farm buildings, and new buildings to accommodate new business or agricultural uses will be positively encouraged, provided that they do not have a significant adverse impact upon the character of the area, the amenity of residents or result in an unacceptable increase in traffic generation.

## Transport and Highway Safety

- 9.11 The issues of transport and highway safety are often key issues of community concern. In rural areas, it can be the lack of public and alternatives to the private car that are of concern as well as traffic speeds, HGVS on rural roads and the condition of the highway (both in terms of the condition of the highway and the pedestrian footways). This is difficult for Neighbourhood Plans, as many of these concerns are not strictly ‘planning issues’ as they do not require the benefit of planning permission. However, they are often matters that arise from ‘bad planning’ where the wider impacts of development on the community have not been taken into account.
- 9.12 The NPPF states at paragraph 13 that transport issues should be considered from the earliest stage of plan making and in development proposals so that the potential impacts of development on transport networks (roads, footpaths and cycleways) can be addressed and opportunities to improve walking and cycling and public transport can be pursued.
- 9.13 The NPPF also states that in the interests of sustainable development, planning policies should seek to minimise the number and length of journeys needed to be made (particularly by the private car) and provide for high quality walking and cycling networks as realistic alternatives. In assessing the impacts of a development proposal of any size, consideration should be given to the impact of the proposal on the highway network and where an unacceptable impact is identified, either singularly or cumulatively permission may be refused.
- 9.14 The results of the community questionnaire clearly indicated the concerns that local people have over HGVs travelling through the village as well as traffic speeds. The results of the Policy Ideas Exhibition also provided clear evidence of strong support for the inclusion within the Neighbourhood Plan of policies that would support improvements to the physical infrastructure of Redgrave including improving highway safety and encouraging facilities for walking and cycling.



## Physical Infrastructure

- 9.15 As Redgrave grows, the provision of physical infrastructure such as highways, footways and drainage to support the growth needs to be addressed and planned for in a timely manner.
- 9.16 Government guidance recognises the importance of infrastructure in supporting new developments. Strategic policies (in Local Plans) should set out the levels and types of infrastructure required for education, health, transport, flood and water management, green and digital infrastructure but cautions that infrastructure policies be realistic and proportionate and not undermine the deliverability of the overall plan.

**Objective 7: To seek to improve the physical infrastructure that serves the residents and businesses of Redgrave.**

**RED  
14**

### **Traffic and Highway Safety**

Proposals should maximise opportunities for sustainable transport, prioritising these modes as far as possible.

Development that would result in a significant impact upon the function or safety of the transport network should be effectively mitigated. Development impacts that cannot be mitigated and would result in an unacceptable increase in traffic generation or would be detrimental to highway safety will not be permitted.

- 9.17 The Community questionnaire results revealed that Redgrave residents attached considerable value to public footpaths and cycle routes. Over 90% of respondents considered public footpaths to be either important or essential with 45% of respondents considering cycle routes important and a further 23% thought they were essential.
- 9.18 The NPPF at paragraph 98 advises that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. The pub is an attraction for walkers and cyclists and features in the 'Pub Walks' publication produced by local volunteers and Mid Suffolk. Opportunities to improve facilities for walkers and cyclists in this location would be supported.

- 9.19 The NPPF also advises that new development layouts should be designed to allow for easy pedestrian and cycle connections within and between neighbourhoods, and also into the wider countryside.
- 9.20 The parish is relatively well served by footpaths including The Angles Way, a promoted long-distance trail between Thetford and Great Yarmouth, which lies across the north of the parish. Suffolk County Council’s Green Access Strategy (2020-2030)<sup>4</sup> 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.

**RED  
15**

**Walking and Cycling**

All new developments should seek to improve levels of walking and cycling within the Neighbourhood Plan area through the provision of safe and attractive pedestrian and cycle links that connect to existing networks and allow for access to the wider countryside and which are appropriate to the scale and location of the development.

Public Rights of Way should be protected and enhanced. Enhancement can take the form of new routes, connections, improved surfaces and/or signage increasing access to the countryside and connectivity between communities. Where Public Rights of Way may be unavoidably impacted or lost, appropriate diversions or new routes should be provided that are safe and convenient for users.

## **Drainage and Flood Risk**

- 9.20 The results of the community questionnaire identified surface water drainage, water supply and pressure as important other issues that would require addressing during the plan period. There was strong support for the use of sustainable urban drainage systems within new developments.
- 9.21 The NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Strong support is also given for the incorporation of sustainable drainage systems into new developments.

- 9.22 The Environment Agency’s Flood Risk Maps for planning (see Appendix 4), indicate that the majority of Redgrave Parish, particularly the existing built-up area of the village lies within Flood Zone 1 and therefore has a lower probability of flooding.

**RED  
16**

**Drainage and Floodrisk**

All new development (including minor development) is required to use appropriate sustainable drainage systems (SuDS), wetland and water features to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits.

All development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid increase of flooding elsewhere and seek to achieve lower than greenfield runoff rates. No development will be supported in areas of significant flood risk.

## Chapter 10: Implementation and Monitoring

### Implementation

- 10.1 The Redgrave Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the parish for a period up to 2036. The implementation of the Redgrave Neighbourhood Plan will require the co-ordinated input and co-operation of a number of statutory and non-statutory agencies, private sector organisations, landowners and the local community.
- 10.2 Alongside other strategic documents and policies, the Redgrave Neighbourhood Plan is intended to provide a starting point for working together to implement positive sustainable growth in the parish.
- 10.3 The policies in this Neighbourhood Plan shape the way in which development will happen within the parish of Redgrave. Some of the policies included within the Redgrave Neighbourhood Plan have a delivery element, often a requirement of development or ‘planning obligation’. Planning obligations (often referred to as section 106 agreements) are legal agreements negotiated between the District Council and a developer or landowner (usually in the context of a planning application). Planning obligations are typically used to ensure that new developments:
- Comply with planning policy ---for instance, by requiring affordable housing or public open space to be provided; and
  - Do not impose undue burdens on existing facilities --- for instance, by requiring financial contributions to improve local services such as schools, libraries or transport.
- 10.4 In order to see delivery realised, it will require Redgrave Parish Council and partner organisations to be proactive in getting the best results for Redgrave. Working in partnership with the District Council and Suffolk County Council will be particularly important regarding strategic matters such as addressing traffic and highway safety issues.
- 10.5 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. Mid Suffolk District Council has introduced CIL, which currently operates at 15%, although Redgrave Parish Council will benefit from 25% of the levy revenues arising from development that takes place in Redgrave, once the Neighbourhood Plan is made (adopted).
- 10.6 In addition to its role as part of the statutory Development Plan, the Neighbourhood Plan will be the key document used by Redgrave Parish Council in formulating their

responses to Mid Suffolk District Council in respect of consultations on planning applications.

### **Monitoring**

- 10.7 A formal review process in consultation with the local community and the District Council should be undertaken at a minimum of every five years, to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the District and Parish Councils will monitor development in Redgrave along with the local and national policy and legislative context.
- 10.8 It is understood that the Redgrave Neighbourhood Plan will require review during its life and that it will be the role of the Parish Council to update the Neighbourhood Plan at the appropriate time. Some of the first Neighbourhood Plans that were “made” (adopted) across the country are now in the process of review and alteration.
- 10.9 The Parish Council will report annually on the implementation of policies, and the progress made on taking forward any Community Action Projects.

## **Appendices:**

<b>Appendix 1:</b>	Redgrave Neighbourhood Plan Steering Group
<b>Appendix 2</b>	Site Options Explored - Summary of Assessments
<b>Appendix 3</b>	Local Green Space Assessments
<b>Appendix 4</b>	Glossary and Definitions
<b>Appendix 5</b>	Policies Maps – Inner and Outer

## Appendix 1 – Redgrave Neighbourhood Plan Steering Group

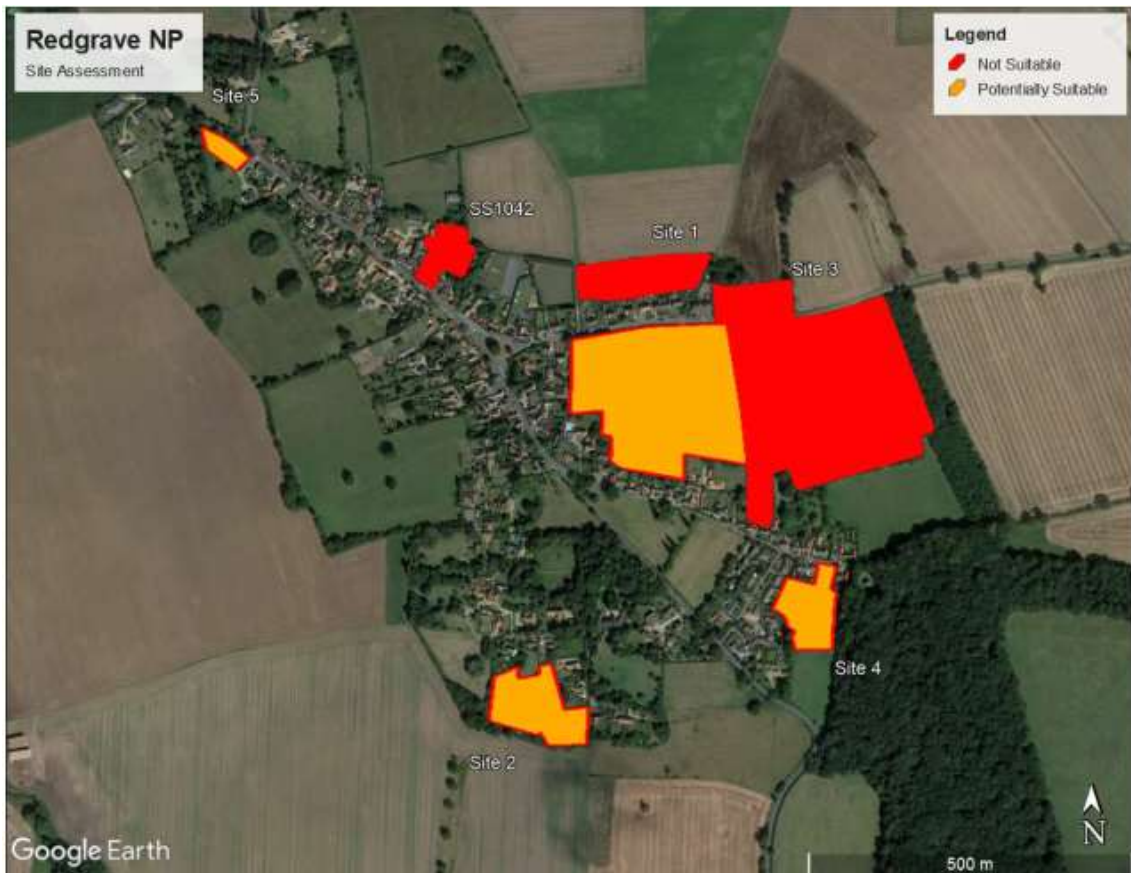
Charley Denmark (Chair)  
Janet McGill (Secretary)  
John Giddings (Parish Council)  
Shirley Shepherd  
Jon Huckle  
Chris Giddings



Supported by Andrea Long,



**Appendix 2 (Map P– Site Options Explored – Summary of Assessments**





## **Site 1 – Mill Lane:**

### **AECOM Assessment:**

The site is in multiple ownership with landowners supporting development proposals for the site, however the site boundary is not adjacent to the Highway and proposed access points are not in the ownership of the site landowners. Access through the narrow Mill Lane and public footpath to the site is constrained and would require significant upgrade to allow for two-way vehicular access and footpath; The Site is Grade 2 very, good, quality agricultural land, the retention and conservation of which is encouraged by Local Plan policy. The site is enclosed on three sides and has medium sensitivity in terms of visual amenity when viewed from open countryside to the north. Proposals for the site are largely backland development, behind homes on Churchway and are considered at a scale not in keeping with the built-up form and character of the village

**Steering Group Decision: Not suitable due to Access constraints**

## **Site 2 – Godfathers Meadow**

### **AECOM Assessment:**

The site is in multiple ownership with landowners supporting development proposals for two homes and a solar farm, however proposed access point for residential proposals do not abut the highway or are not within the ownership of the site owner. Access to the site is limited and constrained via The Green Street. The site is contained with medium landscape sensitivities due to the presence on site of a group of protected trees and being adjacent to and within the setting of two listed buildings and the Redgrave Conservation Area. Heritage impacts have the potential to be mitigated through appropriate landscaping. The site has some intervisibility with open countryside to the south. The site is potentially suitable for residential development subject to consultation with the Local Planning Authority on allocations outside the settlement boundary, consultation with the Highways Authority and agreement for access from the neighbouring landowner.

### **MSDC Informal Comments:**

Site 2: *“Assessment currently states that access agreements are not in place for the preferred access points. We would expect to see this agreed prior to any allocation of this site being made in the NP. It would certainly need more heritage work, particularly if there is*

*a renewable energy element to it. Historic England may also have published guidance on this matter. Emerging JLP policy LP25 is also of note here.”*

**Steering Group Decision:**      **Site not suitable as it does not reflect the questionnaire responses; only provides for two large open market dwellings.**

### **Site 3 – Churchway**

#### **AECOM Assessment**

The site is adjacent to and visible from the Redgrave Conservation Area with the southern tip of the site within the Conservation Area.

The site is a recreation ground (western half of the site) providing amenities for the local community and arable agricultural land (eastern and northern parcels). The recreation ground is designated as Open Space in the emerging Local Plan. Policy RT2, national planning policy and draft Local Plan policy LP28 require that existing open space and recreational buildings and land (including playing fields) be replaced by equivalent or better provision in respect of quantity and quality in a suitable location.

The agricultural element of the site is largely Grade two very good quality agricultural land, whereby Policy CL11 and national planning policy seeks to retain and protect the best and most versatile agricultural land (namely grades 1, 2 and 3a). Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality. In this respect, the recreation ground has a lower agricultural land quality than the arable part of the site (eastern and northern land parcels).

The western part of the site (recreation ground) is favorably located to local village facilities and is enclosed on three sides by the built-up area of the village and is considered to have a low landscape sensitivity that is less susceptible to development and can easily accommodate change.

The eastern and northern parts of the site (arable land) extend into open countryside and have a higher landscape sensitivity in relation to visual amenity and the setting of the village in the wider landscape.

The site has access onto Church way with potential to provide improved access with associated footpath to the village centre.

Development of the western half of the site has the potential to relate well to the built form of Redgrave, is within a central location and at an appropriate scale in keeping with the role of a Hinterland Village within the settlement hierarchy of the emerging Local Plan.

Development of the whole site has the potential to change the appearance and character of a village with limited availability of services and facilities.

The western part of the site is potentially suitable for allocation subject to appropriate re-provision of community facilities and consultation with the Local Planning Authority on allocation of the site outside of the settlement boundary,

The eastern and northern parts of the site are not suitable for allocation due to the potential for development to encroach into open countryside and be considered in accordance with Council Landscape Guidance to potentially have an adverse impact upon the character of the settlement and/or the countryside. The character of the eastern side of Redgrave along Churchway includes extensive views across rolling farmland landscape from the Special Landscape Area and village conservation Area northwards towards the Redgrave & South Lopham Fens. Development of the eastern and northern parcels can be considered to be contrary to saved Policy SB2, Policy H7 and emerging Policy SP03 and LP18.



### MSDC Informal Comments:

#### Site 3 – Land at Churchway Phase 1 (Western Part)

- This site (our ref SS0486) continues to be rejected as a SHELAA site.
- Attention is drawn to the conflict with the emerging Joint Local Plan Policy LP28 which proposes that this whole site be identified as a ‘Designated Open Space’.
- A number of phases are proposed on this site and development of the whole would destroy the village and its character.
- BMSDC’s **Heritage Team** advise that the **main area of potential concern would be the historic buildings along Half Moon Lane to the south**, some of which are listed and some not, but still of historic interest.

From Priory Farmhouse (Grade II), which also has a number of historic ancillary buildings that are likely curtilage listed, eastward, almost every house on this road is historic. It is considered that the open land to the rear of the properties makes a positive contribution to their setting and to the character and appearance of this part of Redgrave Conservation Area, reinforcing the historic one-plot deep development pattern that still survives in most parts of the village. To the west of Priory Farmhouse, the majority of properties on Half Moon Lane are 20<sup>th</sup> – 21<sup>st</sup> Century and of no intrinsic historic interest, although Priory Cottage (Grade II) is a notable exception and the open land to its rear still likely contributes to its significance. Nonetheless, the new development also follows the one-plot-deep pattern of this part of the Conservation Area, so still contributes to the character of latter, although there has been some erosion of this at the western end. Bearing this in mind, **as a general principle, the further any development is towards the north and west of the site, the less harmful it is likely to be, and vice versa for development further to the south and east.** It would likely be possible that a certain amount of development towards the north and west would result in no harm, although it is difficult to delineate exactly at which point this would occur.

### Suffolk County Council Informal Comments:

<p>Site 3 – Land off Churchway -</p>	<ul style="list-style-type: none"> <li>• A new access onto Churchway would have gain sufficient visibility for the speed of the traffic. Sufficient visibility is 90m and looks to be achievable, as it’s a straight road and there is a wide verge.</li> </ul>
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Phase 1 – 12 to 20 dwellings	<ul style="list-style-type: none"> <li>• Churchway is a C classified road with sufficient width.</li> <li>• The site is approx. 200m from a Bus stop.</li> <li>• Good footway on the north of Churchway into the centre of the village and the existing network.</li> </ul>
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**Steering Group Decision:**      **Development of all 3 phases not suitable due to scale, heritage, and landscape constraints. Potential for some development to be acceptable on part of phase 1 but only if loss of recreation space can be mitigated and overall benefit to community achieved. Investigate further.**

### **Site 4 – Half Moon Lane**

**AECOM Assessment:**

The site is within the Redgrave Conservation Area, a Special Landscape Area and the setting of adjacent listed buildings., which requires proposed development to be sensitively designed, with high standards of layout, materials and landscaping. The site has the potential to create access onto Half Moon Lane, however, Half Moon Lane is narrow and constrained to accommodate an increase in traffic, which may reduce the development capacity of the site.

The site is largely enclosed, with some intervisibility with the Conservation Area, where in accordance with Council Landscape Character Guidance development on the edge of a village and Conservation Area may have the potential to impact upon the character of the village in the landscape.

The site coheres well with the existing settlement pattern and is potentially suitable for development subject to consultation with the Highways Authority regarding access and scale of development, and consultation with the Local Planning Authority on potential to allocate land outside the settlement boundary with regard to emerging policy.

**MSDC Informal Comments:**

**Site 4 – Land at Half Moon Lane**

- It has not been possible to locate copies of the two refused outline plan applications from 1989 and 1990. **Dev’ Management** advise that these would not be overly relevant now given both their age and the fact that they predate the current adopted local plan. **Their main concern here is access. If that is the track to the west, that is considered not acceptable.**
- **Planning Policy** colleagues recall prior engagement from Redgrave PC and that a sum of money was made available via the Community Housing Fund **to enable traffic survey**

**work to be undertaken.** *Qstn: Perhaps the NP Group can confirm whether that happened or not?*

- Also note **site submitted through July 2019 JLP consultation** (our ref SS1266) and that the **[AECOM] assessment seems to be a fair one subject to further input from highways** (*Qstn: Have Suffolk CC commented?*) **and heritage** (*see below*)
- BMSDC’s **Heritage Team** advise that the **impact on Well Cottage and Half Moon Cottage, especially from development on the northern part of the site, would need careful consideration.**

The main heritage assets of relevance here would be Well Cottage (Grade II) to the north, Redgrave Park to the east (which can be considered a non-designated heritage asset in its own right, as well as containing some listed structures), and Half Moon Cottage (which also may be a non-designated heritage asset, as well as the Conservation Area). In principle, some development could probably be achieved here without too much negative impact upon the heritage assets. Any harm on Redgrave Park is likely to only be very low and could be mitigated to some extent if the new dwellings are relatively low in scale and if an extra planting buffer was to be added along the eastern boundary. This part of the Conservation Area is mainly characterised by modern development, and erosion of the one-plot-deep development pattern has already taken place in close proximity, directly to the south, so the contribution it makes to the Conservation Area is probably reduced.

### Suffolk County Council Comments

<p>Site 4 – Land at Half Moon Lane – 14 dwellings</p>	<ul style="list-style-type: none"> <li>• Half Moon Lane is a Cul-de-sac road and will require some carriageway widening for a development of up to 14 dwellings.</li> <li>• There are no footways on Half Moon Lane (400m), so pedestrians are required to walk in the carriageway or on the verge.</li> <li>• Approx. 360m to the nearest bus stops.</li> <li>• It appears there is not sufficient highway on the long section of Half Moon Lane would probably not be deliverable for the scale of development.</li> <li>• The short section of Half Moon Lane that links to Hall Lane looks as if it may have sufficient width and there may be enough room to include a footway on one side. However, a request to highway records will need to be made to confirm the boundary: <a href="https://www.suffolk.gov.uk/roads-and-transport/road-adoption/highways-and-private-roads/">https://www.suffolk.gov.uk/roads-and-transport/road-adoption/highways-and-private-roads/</a>.</li> <li>• The short section of narrow road to the east has good forward visibility so pedestrians would be seen and if designed to ‘shared surface’ this could be possible.</li> </ul>
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**Steering Group Decision: Site not suitable due to heritage and access constraints**

## **Site 5 – Jade House**

### **AECOM Assessment:**

<p>The site is adjacent to and within the setting of the Redgrave Conservation Area, which would require proposed development to be sensitively designed with high standards of layout, materials and landscaping.</p> <p>The site has access onto The Street, however the access point is at a bend in the road at the northern end of the village.</p> <p>The site is largely enclosed with some intervisibility with the Conservation Area and has a low landscape sensitivity in terms of setting and visual amenity.</p> <p>The site coheres well with the existing settlement pattern and is potentially suitable for allocation subject to consultation with Highways Authority regarding safe vehicular access and consultation with the Local Planning Authority on potential to allocate land outside the settlement boundary with regard to emerging policy.</p>	
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### **MSDC Informal Comments:**

#### **Site 5 - Land Adjacent to Jade House**

- **Attention drawn to previous dismissed appeal history** for sites, both adjacent and opposite. **Why upset this now?** Also advise that development here would be detrimental to the [setting] of the Conservation Area and entrance to the village.
  - [Mar 2019 - Appeal Ref: APP/W3520/W/18/3201888 Land at Pound Farm, Gallows Hill, IP22 1RZ](#)
  - [Aug 2019 - Appeal Ref: APP/W3520/W/18/3211490 Land adj. Charters Towers, Gallows Hill, IP22 1RZ](#)
- **BMSDCs Heritage Team advise** that the **main assets of relevance here are the Conservation Area and The Mill House**, which may be a non-designated heritage asset. Historic Maps suggest that it is of some age, although it is difficult to ascertain to what extent it retains historic character. The Mill House retains a degree of separation from Redgrave proper, highlighting its probable historic function as a building related to agriculture and the countryside. However, the proposed site still leaves a degree of separation and, if the scale and mass of the proposed dwellings closest to it was low, the impact upon The Mill House may not be that great. **Careful consideration would also need to be given to the character and appearance of this part of the Conservation Area, which is characterised by a sense of the village petering out into the countryside at this point.**

**Suffolk County Council Informal Comments:**

<p>Site 5 – Land adjacent to Jade House, The Street</p>	<ul style="list-style-type: none"> <li>• The existing access onto The Street would have sufficient visibility for the speed of road. Visibility should be 90m but can be reduced if the speed of traffic here is 30mph.</li> <li>• There is a narrow footway on the east side of The Street that links to the village centre. There will need to be a footway on the development side of The Street along the frontage of Jade House with a crossing point to enable pedestrians to cross safely away from the bend to the north of the access.</li> <li>• Approx. 500m to the nearest bus stops.</li> <li>• A footway is potentially possible, as there may be sufficient highway verge to construct short length – only looking for about 20m; and a drop crossing is uncontrolled.</li> </ul>
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**Steering Group Decision:**      **Site not suitable due to previous appeal decisions; site does not reflect the questionnaire responses; only provides for single or up to 2 dwellings.**

**Site 6, The Street**

<p><b>SHELAA CONCLUSION:</b> Site is unsuitable and discounted due to being found to be incapable of providing 5 or more dwellings to meet SHELAA threshold without the demolition of a listed building.</p>	
<p><b>AECOM REVIEW:</b> The site is available. The site is partly within the settlement boundary and built-up area of Redgrave. The site contains a Grade II listed building within the Redgrave Conservation Area, with a high landscape sensitivity forming part of the streetscape of The Street. Development of the site has the potential to impact upon the listed building and the setting of the building within the Conservation Area. The site has access onto The Street, with access to the rear of the site constrained by the central location of the listed building and associated curtilage at the front of the site. The site is not suitable for development on grounds of access being constrained and exceptional circumstances not being demonstrated for the demolition of the listed building or for significant access works to be undertaken with the curtilage of the building in line with Policy HB2 Demolition of listed buildings.</p>	

**Steering Group Decision:**      **Site not suitable due to heritage impacts, site does not reflect questionnaire response; only provides for single dwelling.**

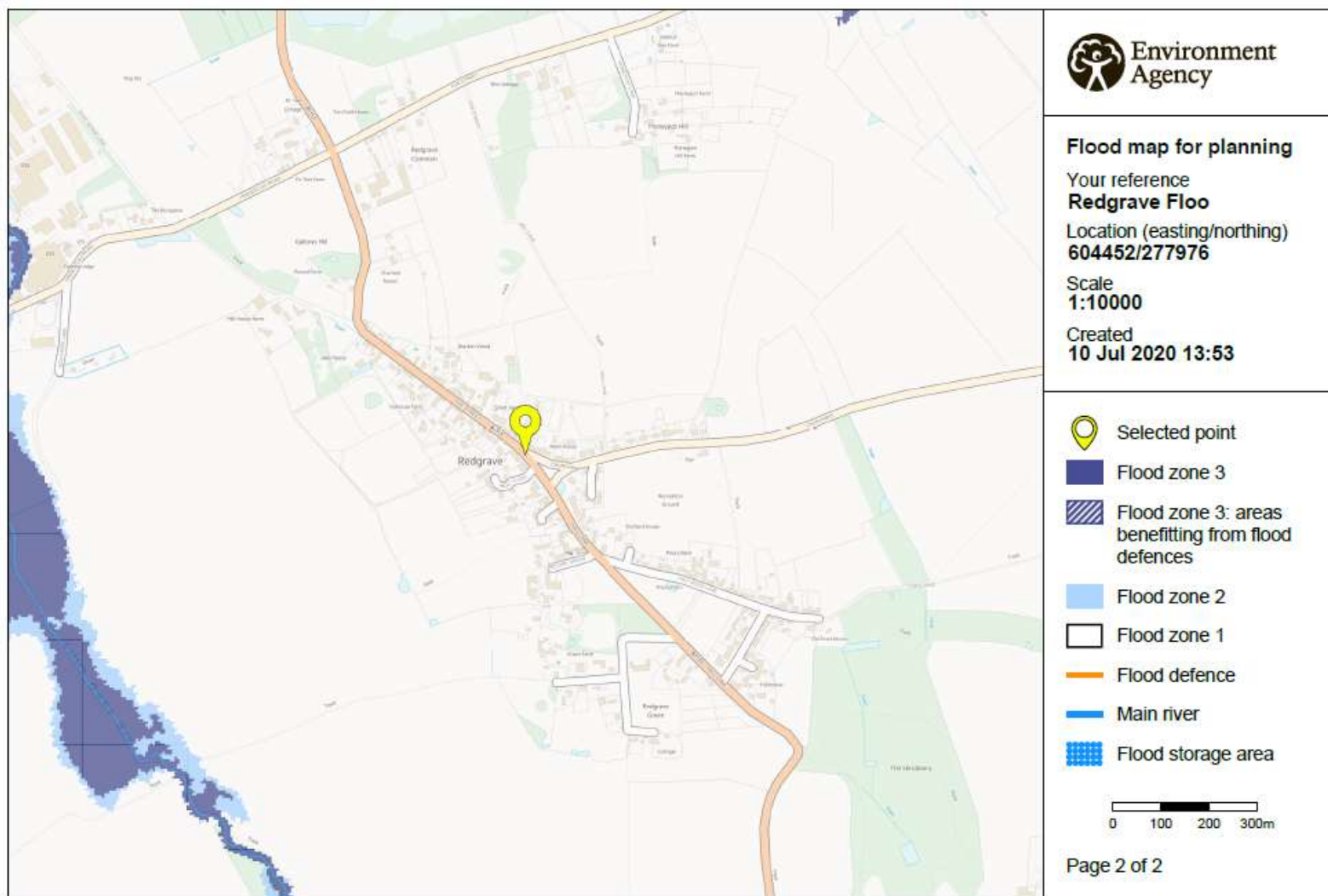
### Appendix 3 - Local Green Space Assessments

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on paragraph 100 of the National Planning Policy Framework 2018

	Name of Green Space	Green space is in reasonably close proximity to the community it serves (is it close to existing dwellings or someway out of the village?) (Yes or no)	Green space is demonstrably special to the local community because of its beauty, historic significance, recreational value, tranquility or wildlife value (does the space have any of the above values to the community; what is it currently used for; is there public access; can it be seen from a public viewpoint?)	Green space is local in character and not an extensive tract of land (roughly how big is it? < 1 acre, 1-2 acres etc)	Comments
1	The Flat Iron	Yes. Within the settlement boundary and adjacent to a key junction within the village	Site is identified on historic maps as being part of a former common. Provides an open, undeveloped area which forms part of/an important part of the setting of listed buildings along Half Moon Lane.” Has historic and visual values.	2.1 hectares (5 acres)	Meets all criteria – designate as LGS
2	The Knoll	Yes – central point within the village and the conservation area	Site is central green within the village at the junction of Churchway and the Street. It hosts the Christmas tree and village sign and contributes to the setting of the Conservation Area	0.25 acres	Meets as criteria – designate as LGS
3	Playing Field	Yes – surrounded by development on 3 sides	Site has recreational, community and amenity value by virtue of its use as a playing field and is adjacent to the Redgrave Activities Centre	4.9 ha (12 acres)	Meets criteria although is a large area of land, however this is due to its recreational use



## Appendix 4 – Environment Agency Flood Risk Map (Map Q)



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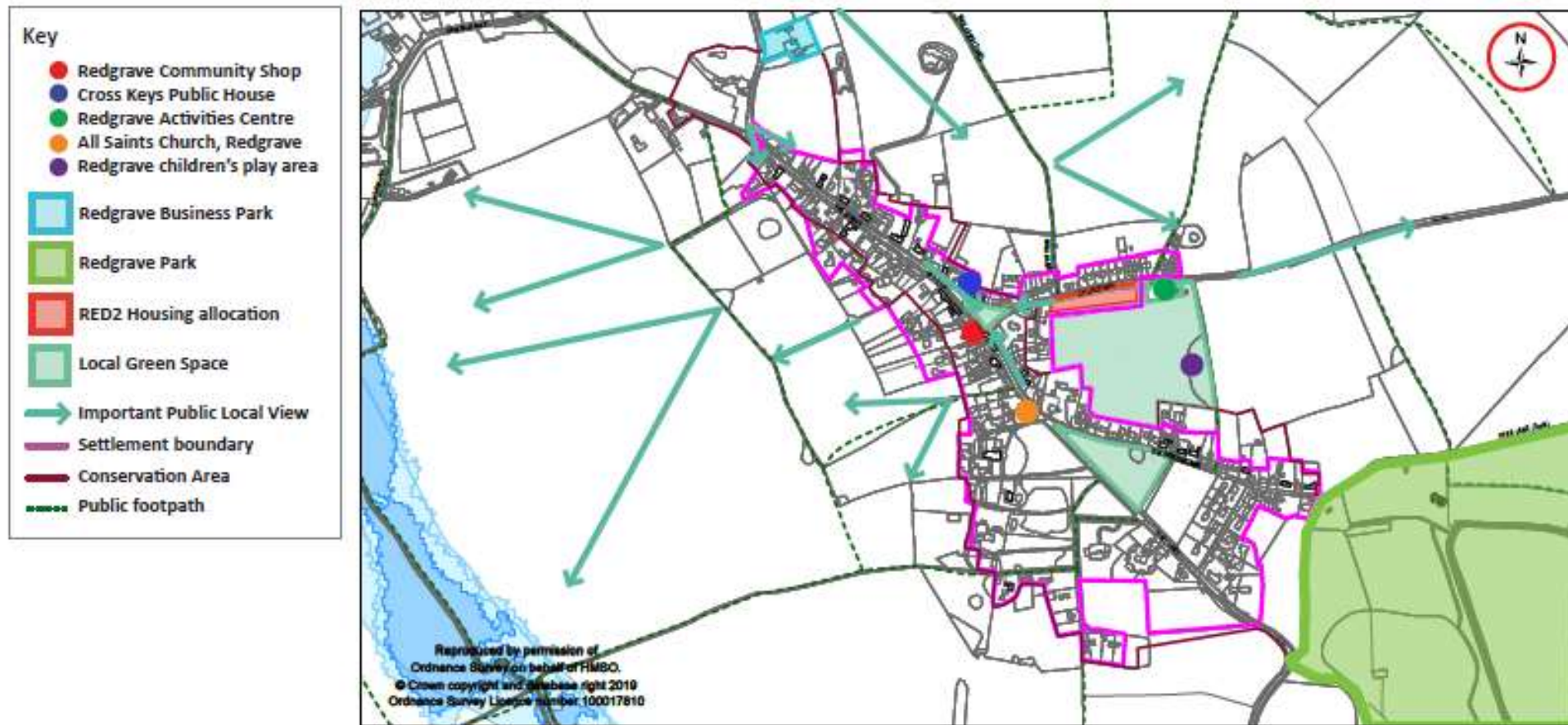
## Appendix 5 – Glossary

<b>Affordable Housing</b>	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
<b>Allocation</b>	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variation including plants and animals.
<b>Community Facilities</b>	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.
<b>Conservation Area</b>	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance is protected.
<b>Density</b>	Measurement of the number of dwellings per hectare and often in equivalent dwellings per acre.
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over, or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
<b>General Conformity</b>	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
<b>Greenfield Site</b>	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.
<b>Habitat</b>	The natural home of an animal or plant often designated as an area of nature conservation interest.
<b>Infrastructure</b>	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
<b>Landscape Character Assessment</b>	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.
<b>Listed Building</b>	A building or other structure of Special Architectural or

	Historic Interest. The grades of listing are grade I, II* or II.
<b>Local List</b>	A list of buildings identified for their local historic, architectural or cultural contribution to the character of an area. The Local List is compiled and adopted by the Local Planning Authority. (See also Non Designated Heritage Assets)
<b>Local Green Space</b>	An area of green space that is demonstrably special to a local community by way of its beauty, historic significance, recreational value, tranquility or richness of its wildlife (see NPPF 2019 paragraph 100).
<b>Local Nature Reserve (LNR)</b>	Area designated under the National Parks and Access to the Countryside Act (1949) as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
<b>Local Planning Authority (LPA)</b>	The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority.
<b>Material Consideration</b>	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
<b>Nature Conservation</b>	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
<b>National Nature Reserve (NNR)</b>	An area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning policies. The NPPF is published by the Department of Communities and Local Government.

<b>Neighbourhood Plans</b>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Non Designated Heritage Asset</b>	These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.
<b>Open Space</b>	Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations.
<b>Site of Special Scientific Interest (SSSI)</b>	A SSSI is identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Sustainable Development</b>	Meeting peoples' needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: - economic contributing to a strong, competitive economy; - social-supporting strong, vibrant and healthy communities and – environmental contributing to protecting and enhancing the natural, built and historic environment.
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.

## Appendix 5 Map R – Policies Map – Inner



Appendix 5 Map S - Policies Map – Outer

