



Date: 12th November 2019
Our ref: MJR/17.210

Redgrave Parish Clerk
Wayside Cottage
Cherry Tree Lane
Botesdale
Diss
IP22 1DL

Dear Sir / Madam,

REDGRAVE NEIGHBOURHOOD PLAN CALL FOR SITES

On behalf of our clients Llanover Estate, we are very pleased to submit two candidate sites for inclusion within the Neighbourhood Plan. Our clients are a long established land owner in Redgrave and are keen to help safeguard the long term viability of the village and ensure that it thrives rather than becomes a commuter settlement with lost facilities and resources.

We consider that actively planning for the future is an appropriate way of addressing some of the problems that rural villages are facing (in attracting and retaining young families as well as supporting an ageing population) as well as seeking to achieve the vision and objectives of the Local Plan in a sustainable manner. A robust approach to meeting needs will bring a range of sustainability benefits. In this regard we have identified two sites where our clients can contribute further towards the future of the village over the plan period including addressing specific needs and issues.

From liaison that we have under taken with local people and stakeholders, we are aware of the significant need within the village for a mix of smaller house sizes of varying types and tenures including for the elderly, downsizers, starter homes and for young families (as set out in the SHMA). Furthermore due to the incremental and low density nature of recent completions in the Village there is significant pressure on infrastructure and retaining existing facilities. There is a local desire to ensure a viable population rather than moving further towards becoming a sleeper / commuter settlement.

We have identified two sites that can help contribute towards the long term sustainability and viability of the village.

1. Land to the South of Churchway, Redgrave

In respect of land to the South of Churchway we are pleased to submit proposals that look to address future needs of the village based on our extensive consultation. These include:

- Redline plan;
- Completed form; and
- Development Framework Document.

It is noted that the Development Framework Document includes a summary of the background work undertaken in respect of the site, a summary of our consultations and proposals for its future use over a period beyond the current plan to ensure planned phased growth according to need.

Summarily, we believe that our client's site provides a sustainable opportunity to meet local needs now and in the future, safeguard the local recreation ground and associated facilities and help the long term viability of the village.

Our client is hoping to continue to work with stakeholders to provide a long term solution to the village's needs. Indeed, the proposals look to provide housing that would meet specified needs and to ultimately transfer a reconfigured recreation ground to ownership of the Parish. We believe that this represents an opportunity to safeguard the long term viability of the village by facilitating a range of house types and new facilities rather than a continuation of incremental executive homes that increase the likelihood of the village becoming a dormitory / commuter settlement.

2. Land at Half Moon Lane, Redgrave

In respect of the above site, we are pleased to submit:

- Redline plan;
- Completed form; and
- Illustrative block plan.

Our clients control land at Half Moon Lane in Redgrave. It is located adjacent to land controlled by the Parish Council (the former school playing fields). Given the need to identify additional dwellings in order to meet the overall housing requirement across the District, we consider that it is highly appropriate to allocate additional land in sustainable locations such as this.

The site, is located on the south eastern edge of Redgrave, with existing residential properties to the north west (all off Half Moon Lane which runs along the north and west). The western element is owned by the Parish and the northern and eastern part is controlled by our clients Llanover Estate. To the south east and east are existing fields and woodlands. Surrounding residences are generally low density, detached cottages and 1970's style bungalows set in large plots. There are two thatched cottages to the north of the site that are both listed.

It is proposed that along with adjacent land owned by the Parish Council (included within the site boundary), this site provides an opportunity for a small scale residential development (that may include self build units) that could meet local needs and respect the overarching requirements of the Conservation Area. Whilst the site currently forms a small part of the wider SLA buffer planting, it has a different character and design considerations can be provided to minimise impact.

It is expected that access would be provided from the northern section of Half Moon Lane (adjacent to Half Moon Cottage).

Timeframes

We believe that these two sites provide an exciting opportunity to safeguard the **long term** future of the village as a vibrant, viable and sustainable settlement. Indeed, by meeting local needs, providing a mixed population and safeguarding a key facility, we believe The Estate can help to prevent the settlement becoming a dormitory / commuter village.



If you would like to discuss in any further detail, please don't hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink that reads "Michael Rees". The signature is written in a cursive style with a large initial 'M'.

Michael Rees

Director

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