

## **Redgrave Neighbourhood Plan**

Call for Sites October – November 2019

Site Submission Form for Land off Mill Lane, Redgrave, Diss

### **Supplementary Statement**

#### **Question 5d**

The original idea behind the discovery play area was the creation of a largely natural area where both children and adults could find space for recreation. Although many play spaces with specific play equipment are now described as discovery play areas, they don't truly reflect the basic idea of direct interaction with the natural environment. The character of such an area will vary according to its location and the nature of neighbouring uses.

In 2011, The Department for Communities and Local Government published a “how to” guide on community orchards. The guide says:-

*“An orchard is a collection of fruit and, sometimes, nut trees often planted among grass full of wild flowers. Just as traditional orchards were often the centre of village life and a cornerstone of the rural economy, community orchards are excellent places for people to come together to plant and cultivate local and unusual varieties of fruit trees and to use as the focal point for community activities...”*

Both this and the discovery play area concept are community based. They are two different ways of bringing people and the natural environment together, fostering an interest in, and an understanding of, the value of wildlife as a local asset.

#### **Question 7a**

There are no site features that would constrain its development for the purposes set out in our answer to Questions 5a, 5b, 5c and 5d.

#### **Question 7b**

There are two potential access points; to the west off Mill Lane (Redgrave Footpath 05), and to the east off Redgrave Footpath 08. Neither access point is in Ms. Chappell and Mr Holt-Wilson's ownership. Both potential accesses would require significant work to bring them up to the appropriate residential road standards set out in the “Suffolk Design Guide 2000”. Both potential accesses are also designated public footpaths. We note that before construction of the new car park and access from Churchway, the sewage works to the east of the site was accessed via Redgrave Footpath 08.

#### **Question 7c**

The site is essentially flat. There are no topographic features, including trees and hedges, that would act as constraints on the site's development.

#### **Question 7d**

There is no evidence of ground instability or ground contamination issues.

#### **Question 7e**

The site is not located next to any watercourse. It lies within Flood Zone 1 as defined on the Environment Agency's “Flood Map for Planning”. A Zone 1 location means that the land has a less than 0.1% risk of flooding from rivers in any one year. The site's eastern end is susceptible to a mainly low risk from surface water of between 0.01 and 0.1% in any

one year. Parts of Redgrave Footpath 008 are subject to a medium risk level from surface water flooding of between 0.1 and 3.3%, and a high risk level of more than 3.3%.

#### **Question 7f**

As far as we are aware, there are no legal charges on the land that would prevent the type of development we are considering. However, neither of the two potential access points lie within the site ownership. Some form of agreement with the existing owner(s) will be necessary to allow any development of the site.

#### **Question 7g**

There are no known features of ecological or geological importance either on or adjacent to the site. There are no significant trees or hedgerows that run across the site. The site's southern boundary is marked by domestic fences and garden vegetation. The boundary with Mill Lane is mainly open. At the site's north-west corner is an area of scrub around a small corrugated metal shed, which adjoins the site. The northern boundary is marked only by some low-lying vegetation. There are some trees along the site's eastern boundaries with a copse beyond surrounding the sewage works.

#### **Question 7h**

There are no sites of archaeological interest, as recorded in the Suffolk County Sites and Monuments Record, on or adjacent to the site. Similarly there are no listed buildings on the site or adjacent to its boundaries. The site also lies outside the Redgrave Conservation Area.

#### **Question 7i**

To the north is open arable land and to the west a small paddock. Eastwards, beyond Redgrave Footpath 008, is the sewage works and its associated car park. To the south are residential properties fronting Churchway.

There will be some implications for the agricultural land to the north and the dwellings to the south. However development will provide opportunities to provide an improved natural border with the agricultural land to the north and the houses to the south. There should be no implications for the sewage works.

Both Redgrave Footpaths 005 and 008 will be affected, and any development will need to preserve the public right of way along these footpaths.

#### **Question 7j**

There are no existing buildings or uses that will require relocation before the site could be developed.

#### **Question 7k**

In developing proposals for this site we have taken into account results from the Parish Council's Housing Needs Survey of 2017 and the Neighbourhood Plan's Survey undertaken earlier this year. We have also taken into account Redgrave's status as a secondary village in the current Local Development Plan.

We note that the only site in Redgrave included by Babergh and Mid Suffolk's Draft SHELAA 2019 is SS0818. This is land south of B1113 Hall Lane, opposite the junction with Half Moon Lane. This is considered potentially suitable, but the site assessment summary notes a number of highways and heritage issues that require further investigation.

The land off Mill Lane has a number of advantages over SS0818. Firstly, it is currently unused land as opposed to SS0818, which is used for agriculture. SS0818 is very visible

from a major approach road to Redgrave and would extend the village further into the open countryside. The Mill Lane site would be less visible from the public realm, and not represent such an obvious extension of the village.

The Mill Lane site has distinct locational advantages, being much closer than SS0818 to the heart of Redgrave, its village green; the community shop; the Cross Keys, which is the community run public house; and the Redgrave Amenities Centre.

*Cecil Elliston Ball*

*on behalf of Ms. Sophie Chappell and Mr Ben Holt-Wilson*

*6 November 2019*