

Redgrave's Neighbourhood Plan



WORKING TOGETHER TO PLAN OUR FUTURE

www.redgraveneighbourhoodplan.com

Site Submission Form Call for sites, 1st October 2019 to 12th November 2019

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Redgrave Neighbourhood Development Plan.

The Babergh Mid Suffolk Joint Local Plan (BMSJLP) is being produced by Babergh District Council and Mid Suffolk District Council working together. They undertook a 'Call for Sites' in 2018. This covered sites across the two Districts.

The Redgrave Neighbourhood Plan Steering Group is undertaking a further 'Call for Sites' just for the Redgrave Parish Area to see if there are any sites that might be suitable for future development in the Parish that were not put forward as part of the BMSJLP consultation in and to check that those that were put forward during that consultation are still available.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Forms can be submitted by email to redgraveneighbourhoodplan@gmail.com
Forms must be received by **midnight on 12th November 2019**

Or, if it is not possible submit the form electronically, hard copy forms can also be sent to:

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

The site submissions received as part of Redgrave Neighbourhood Development Plan Call for Sites Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Redgrave Parish Council and shared with Mid Suffolk and Babergh District Councils, as partners in the BMSJLP and that the details of the site will be published for consultation purposes. Under the (GDPR) General Data Protection Regulation Redgrave Parish Council will be the data controller.

1a. Contact Details

Title	Mr
First name	Cecil
Last name	Elliston Ball
Job Title (where relevant)	Planning Consultant
Organisation (where relevant)	Town Planning Intelligence
Address	4 Priors Wood Road Hertford Heath HERTFORD
Postcode	SG13 7QH
Telephone number	01992 550725
Email address	ceciltpi@gmail.com

1b. I am...

Owner of the site	Parish/Town Council
Developer	Community group
Land agent	Local resident
Planning consultant	X Registered Social Landlord

Other (please specify):

2. Site details

Site location/address and postcode

(please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)

Land off Mill Lane, Redgrave, DISS.

Nearest Postcode - IP22 1RL

Grid reference (if known)

E604693
N278065

Site area (hectares)

1.164

3. Site ownership

3a. I (or my client)...

Is the sole owner of the site	Is a part owner of the site Joint owners X	Do/does not own (or hold any legal interest in) the site whatsoever
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3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?

Yes

X

No

3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.

4. Current and historic land uses

4a. Current land use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Site is currently unused. The site has been historically known as The Allotments, which presumably reflects a past use.

4b. Has the site been previously developed?

Yes

No
X

4c. Describe any previous uses of the site.

Please provide details of any relevant historic planning applications, including application numbers if known.

The Babergh and Mid Suffolk online planning applications database shows that no planning applications have been made on the site since 1st January 2000.

5. Proposed future uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision

If you are proposing a site to be designated as local green space please go directly to question 6.

The proposal is for a small residential development that would include a mix of affordable and some market housing, with part of the site dedicated to a community facility such as a community orchard or playground. Development of the site would require a settlement boundary revision, as shown on the attached location plan.

5b. Which of the following use or uses are you proposing?

Market housing	<input checked="" type="checkbox"/>	Business and offices	Recreation & leisure
Affordable housing	<input checked="" type="checkbox"/>	General industrial	Community use <input checked="" type="checkbox"/>
Residential care home		Storage and distribution	Public open space
Gypsy and Traveller pitches		Tourism	Other (Please Specify)

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

There is no specific scheme at this stage, but its envisaged that the site would provide up to 15 new dwellings, and include a substantial proportion of community (affordable) housing. The market element would include some self-build plots.

5d. Please describe any benefits to the Local Area that the development of the site could provide.

We note that the Neighbourhood Plan Survey identifies low cost and supported housing as priorities. We also note from the Parish Council's Housing Needs Survey that younger people are the most significant group looking to move in the next 10 years. Overall, those seeking to move wanted smaller one or two bedroom dwellings. We envisage a housing mix aimed at meeting these needs.

The proposal includes an open area that could be envisaged as "a discovery play area" or as a community orchard.

For more details, please see the attached statement.

6. Local Green Space

If you are proposing a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community?

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

7. Site features and constraints

7a. Are there any features of the site or limitations that may constrain development on this site (please give details)?

See Attached Statement

7b. Site access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

See Attached Statement

7c. Topography: Are there any slopes or significant changes in levels that could affect the development of the site?

See Attached Statement

7d. Ground conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

See Attached Statement

7e. Flood risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

See Attached Statement

7f. Legal issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

See Attached Statement

7g. Environmental issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site, are there any known features of ecological or geological importance on or adjacent to the site?

See Attached Statement

7h. Heritage issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

See Attached Statement

7i. Neighbouring uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

See Attached Statement

7j. Existing uses and buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

See Attached Statement

7k. Other (please specify):

See Attached Statement

8. Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

	Yes	No	Unsure
Mains water supply	X		
Mains sewerage	X		
Electricity supply	X		
Gas supply		X	
Public highway		X	
Broadband internet	X		

Other (please specify):

8b. Please provide any further information on the utilities available on the site:

None of the utilities mentioned above are available on site, However, given that the site is bounded on two sides by existing dwellings, and on a third by a sewage works, we have assumed that all these services are close-by and could be extended appropriately to serve the site. Redgrave has no gas supply.

It is possible that the site could be developed along “autonomous house” principles, with on site power generation and recycling of foul and water drainage with an on-site system.

Access to the public highway has been considered in our answer to Question 7b.

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed.

Immediately	
by April 2021	X
between April 2021 and 2026	
between April 2026 and 2031	
between April 2031 and 2036	

9b. Please give reasons for the answer given above.

Time is needed to conclude an agreement with the adjacent landowner(s) to secure access to the public highway and to deal with issues concerning public rights of way along Redgrave footpaths 05 and 08.

10. Market interest

10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received		
Site is being marketed		
None	X	
Not known		

11. Delivery	
11a. Please indicate when you anticipate the proposed development could	
by April 2021	
between April 2021 and 2026)	X
(between April 2026 and 2031	
between April 2031 and 2036	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
We estimate between 2 and 3 years.	

12. Viability			
Text			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children’s Play Space and Community Infrastructure Levy			X
	Yes	No	Unsure
12b. Do you know if there are any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	X		
12c. If there are abnormal costs associated with the site please provide details:			
There are potential extra costs in obtaining access to a public highway.			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	X		

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

We have only just started looking at this site's potential. Our development ideas are based on information from the Parish Council's 2017 Housing Needs Survey and the Neighbourhood Plan's village survey, carried out earlier this year,

At this stage it would be difficult to justify the cost of a formal viability assessment until we have a firmer view of what, in planning policy terms, would be acceptable in principle.

13. Other Relevant Information

13a. Please use the space below for additional information or further explanations on any of the topics covered in this form

See Attached Statement

14. Check List

Your Details	X
Site Details (including site location plan)	X
Site Ownership	X
Current and Historic Land Uses	X
Proposed Future Uses	X
Local Green Space (Only to be completed for proposed Local Green	
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	X
Declaration	X

15. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Redgrave Parish Council The purposes of collecting this data are:

- to assist in the preparation of the Redgrave Neighbourhood Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

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See our Privacy notice here: <http://redgrave.onesuffolk.net/assets/Uploads/Parish-Council-Other/Privacy-Notice.pdf> for information on how we manage your personal information

Declaration

I agree that the details within this form can be held by Redgrave Parish Council and that those details can be made available for public viewing and shared with Mid Suffolk District Council, for the purposes specified in the disclaimer above.

Name

Cecil Elliston Ball

Date

7th November 2019