

# REDGRAVE

Looking forward, providing for  
future needs

November 2019







# INTRODUCTION

This document has been prepared on behalf of our clients, The Llanover Estate. Its sets out their vision for the role that land at Churchway can play in the future Redgrave. Indeed, following significant work and consultation with local stakeholders, our clients propose that the site can play a significant role in meeting the needs of residents in respect of homes for young people, affordable housing, housing for the elderly and safeguarding the future of the recreation area and amenity hall. We believe that the opportunities that this site affords, can play an important role in the long term sustainability and viability of the village.

Llanover Estate have been liaising with Redgrave Parish Council and the Redgrave Amenity Trust over the past few years with regards to the future of the site and the role that it can play. Based on these ongoing discussions The Estate have prepared this proposal for consideration by the Neighbourhood Plan Steering Group and other stakeholders. If favourably received, we believe that the site is suitable for development comprising:

- A phased residential development to include 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).
- Safeguarding of the existing use of the recreational ground and a phased transfer of ownership of the recreation ground and areas of public open space, including the Amenity Hall and Changing Rooms, sports pitches, footpaths and play area, to the parish Council and / or Redgrave Amenity Trust. In addition the car park would be retained for the use of the village.
- The Parish would be able to claim 25% of the Community Infrastructure Levy (CIL) chargeable in relation to development of the site, once the Neighbourhood Plan is adopted. This could then be invested in local improvement works and further facilities for the village.

Accordingly, this document sets out the work undertaken in respect of the site, its context and proposals for the future.

“A community is the mental and spiritual condition of knowing that the place is shared, and that the people who share the place define and limit the possibilities of each other’s lives.”

Wendell Berry



# THE SITE

Our clients, Llanover Estate, have owned the Redgrave and Assington Estates which comprise around 600 acres for over 50 years and have built up close links with the local area and local people over this period. During that time the Estate have played a key role within local communities, as an employer, landlord (residential and agricultural), and as the leaseholder of the current recreation area. The Estate consider that they can help to contribute towards meeting the various future needs of local people (including affordable housing), both in the short term (given land supply shortages) and in the longer term, over the life of the plan and beyond. This will ultimately help to sustain the viability and vibrancy of communities which neighbour the Estate.

Accordingly, as part of the review of the landholdings and liaison with the community, Redgrave has been identified as an area within which The Estate can help to meet local needs and contribute towards the long term sustainability of the village. The Estate have already successfully delivered some affordable housing at Redgrave in partnership with Hastoe homes. Recent housing within the village has predominantly comprised of large single infill units which provide little to no contribution towards village amenities or open space. Moreover the lease of the existing recreation ground comes to an end in 2021. The Estate consider that modest development will not only meet local needs but also help to safeguard the recreation ground and Amenity Trust Hall which are essential components of the village.

Given that the lease of the recreation area is set to expire, there is uncertainty and without ongoing agreement the use could revert to historic agricultural uses. Following a series of meetings and a village consultation exercise The Estate has prepared a development scenario that demonstrates how an amenity area could be transferred to the community's ownership as part of a comprehensive scheme (refer to page 10 onwards).



The Site is located on the eastern side of Redgrave and comprises parcels both to the north and south of Churchway, which links St. Mary's Church, to the east and the village 'green' to the west. These parcels comprise of the following distinct areas:

1. An area of land to the north of Churchway adjacent to a more recent development (Llanover Estate / Hastoe Housing) of five affordable housing units;
2. The recreation ground with the amenity hall and car park to its north eastern corner; and
3. An agricultural field to the south of Churchway, defined by an existing wooded belt along its eastern boundary.

The Site as a whole is bound by the existing village and agricultural land.

The Site occupies a sustainable location that is commensurate with the role of the village. Within the Site, the amenity hall is a focus for local clubs, sports, arts and social events along with the sports grounds, car park and a play area. Within 100m of the boundary of the Site lie the village green bus stops, community shop, and the Cross Keys Pub. Bus service 304 (operated by Simonds) stops at The Street, and runs to Bury St Edmunds and Diss. Greater Anglia trains operate services from Diss to Norwich and London Liverpool Street.

The Site lies alongside but outside of the existing Redgrave Conservation Area boundary with only a small area to the southern-most tip falling within it.

# REDGRAVE

Redgrave is a small village and civil parish in the Rickingham and Walsham ward of Mid Suffolk. It has a population of 459 persons (2011 census) with 23% over the age of 65 (2011 census), a figure expected to increase with time.

**Development within Redgrave needs to respond to local needs with smaller housing for the elderly and affordable housing for young families and first time buyers.**

The Site lies within 100 and 400 yards of the village green, shop and public house. The Cross Keys Pub has been subject to a recent successful community fund raising appeal and which also serves food. The pub, bus stop and the community shop provide an important focus for the community.

To the east, along Churchway, lies the Amenity Hall, which provides an important focus for clubs, sports, arts and social events, along with provision of a village car park. Further east lies St. Mary's Church and Hall Farm. St Mary's Church provides another valuable community asset used for occasional church services, community events such as concerts and as a local museum. Hall Farm hosts a number of small businesses including a bakery, microbrewery (with cafe) and specialist electric motorbike sales, amongst other businesses.

The village Recreation ground is provided on site.

**Given its location between the village green and St Mary's Church and its current use for recreation, the Amenity Hall and village car park we would suggest that the Site plays a central role within Redgrave, both physically and perceptively. Indeed the Site lies at the heart of the village.**

The Redgrave Conservation Area was originally designated by East Suffolk District Council in 1973 and inherited by Mid Suffolk District Council in 1974. It comprises much of the settlement.

**The vast majority of the Site lies outside of the Conservation Area boundary with only a small area to the southern-most tip falling within it, which is not proposed to be developed.**

A number of key features of the surrounding architecture are highlighted within the Conservation Area Appraisal, including 49 listed buildings. The Conservation Area Appraisal makes reference to the material palette apparent in the area noting an abundance of rendered and brick buildings being either painted or left as the natural 'Suffolk Red', occasionally utilising a 'rat trap' bond.

Areas of flint work are noted and the predominant roofing material, beyond the steeply pitched thatched dwellings, being the natural red or black glazed pantile.

**Any future development will seek to draw on these characteristics to ensure any proposals sit comfortably within their context.**



1. Looking south across the existing recreation and playing fields from the car park.



2. St. Mary's church to the east of the Site along Churchway.



3. Converted Dutch style barn with red pantile roof.



4. Detached dwelling with smooth white rendered finish and facade, bounded by a stone wall.



# PUBLIC CONSULTATION

2017

Initial Local Stakeholder Consultation

Representatives of Llanover Estate have been in close contact with local stakeholders since October 2017 including the Parish Council, the Amenity Trust, (more recently) the Neighbourhood Plan Steering Group and the community itself regarding the Site and whether it can meet any future needs that the village has. Representative from The Estate attended the Parish Council meeting in November to discuss their landholdings and how they could assist the village.



2019

Neighbourhood Plan Development

The Estate continue to engage with stakeholders and have designed a proposal for consideration and hopefully for allocation in the Neighbourhood Plan, as we believe that it will help to address the long term viability of the village, including the need for affordable housing. The Estate wish to work with the Parish Council and other stakeholders to develop plans which will deliver homes in a style and size that the community needs.



2018

Village Presentation & Questionnaire

A presentation was held at the Amenity Hall on Wednesday 7th February 2018. It was attended by 8 Parish Councillors, the clerk and 57 members of the public. The presentation was also hosted on the Parish Council website.

A questionnaire was also issued to every property in Redgrave (through the Parish Newsletter and via the Parish Council website) to invite views on the proposals. The responses and feedback were reported using a further leaflet drop and the results are helping to shape our proposals and are listed in the Appendix on Page 24.



2020 onwards...

Designing with the Community

The Estate's hopes to work with the community to ensure it continues to be vibrant and inclusive, that the needs of all village residents are provided for. The Estate seeks to ensure that land releases will be phased to ensure that a structure for delivering a comprehensive, sustainable development is put in place that meets demand without diluting existing infrastructure.



# DESIGN

As stated in the Suffolk View (the publication of the Suffolk Preservation Society), good design should ‘create a recognisable place where buildings and spaces form harmonious enclosure’.

This phased development seeks to re-enforce the heart of the village, providing new housing for those who need it (younger people and older / retirees), and a central recreational and amenity space, safeguarded for the community (through a phased asset transfer to the community).

A mix of housing type and tenure is proposed, which will reflect the architectural character of Redgrave. New housing will be screened from the Conservation Area and offset from existing roads. All the phases of the development will aim to provide affordable housing and a mix of housing according to need and/or demand.

The Site will be designed with a strong focus on green infrastructure. The re-location of the recreational ground and play facilities will ensure that they form the central focus for the development, along with the Amenity Hall and a proposed new community orchard and play area. We propose that these features will be enclosed by dwellings to the south and west to create a central green and to increase natural surveillance for security.

All existing hedgerows will be retained and we propose a new vegetated boundary to the east in order to filter views from the countryside. New tree planting will frame views north towards Churchway and help integrate new development into its setting. The existing public footpath crossing the Site will be retained and supplemented with additional paths within the Site to improve accessibility.

The development will be designed via a series of community workshops to ensure that the new homes feel a part of the village, meet the needs of residents and open space is accessible for all.

## Design Objectives



Community focused



Landscape led



Recreation space as a village green



Housing in a vernacular style for local people

### KEY

Proposed Tree Planting



Proposed Orchard



Proposed Bio-retention Ponds



Proposed Residential Development  
including affordable housing, specialist  
housing for the elderly / retirees with close  
connection to community facilities, and  
smaller homes for younger people / families.



### Children’s Play Area



Relocated Sports Pitch



Proposed Vehicular Access



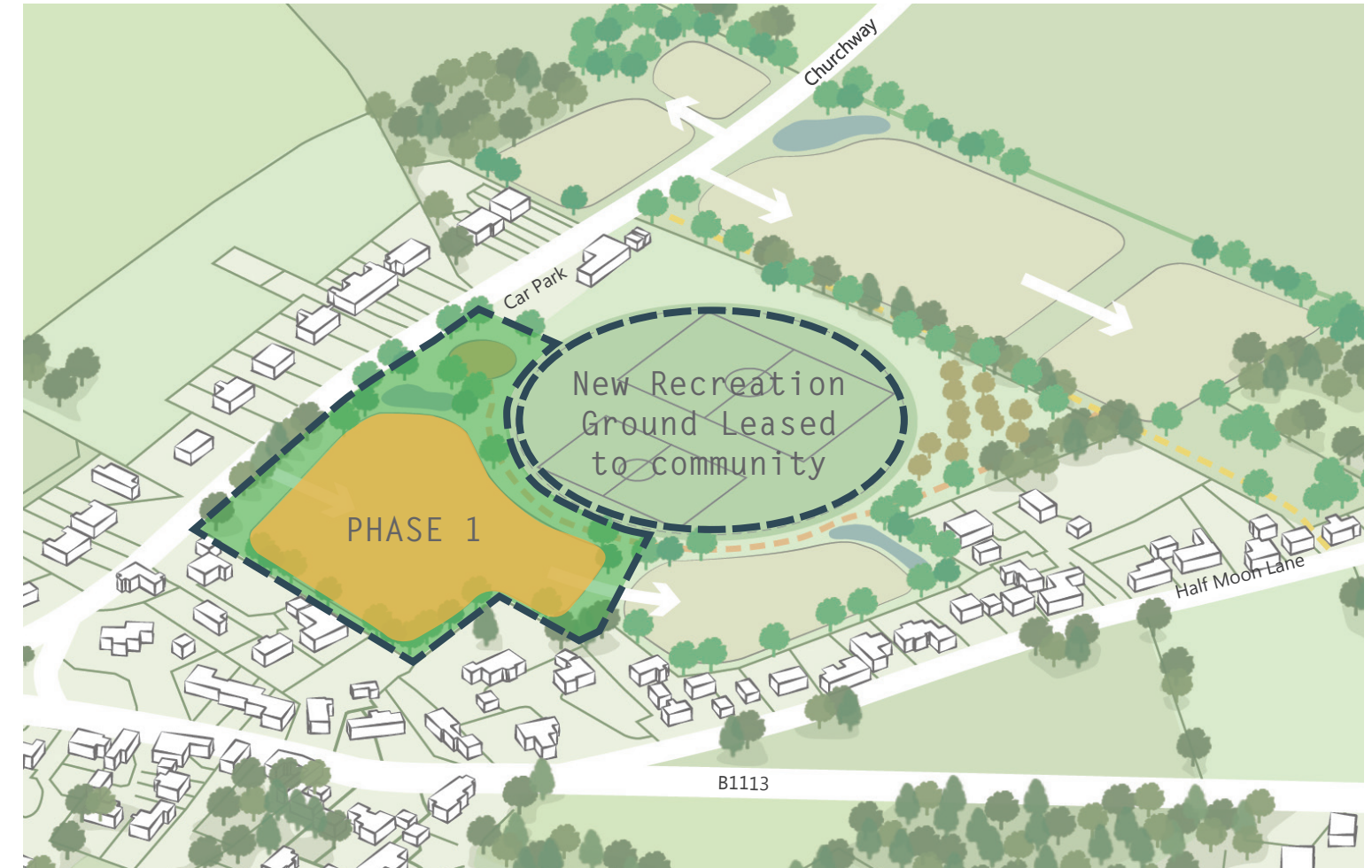
Existing Public Right of Way (PRoW)



Proposed Footpath







## PHASING



The accompanying plans demonstrate one way in which the site could be developed in phases to include a mix of housing to suit young people, the elderly, and young families, with phases released as need arises. It could include bungalows and Almshouse /courtyard style housing suitable for assisted living in the heart of the village ensuring that diverse needs are met. Phases could come forward within the Plan period or spread over a longer time frame depending upon need and how the Parish wishes to address its requirements. These images seek to facilitate discussion and further community consultation.

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### Phase 1:

- Relocate and resurface existing playing field to the east (to include field drainage).
- Construct new access points onto Churchway along with localised highway improvements.

- Build first phase of new housing adjoining the western edge of Redgrave - to include screening and sensitive siting of new buildings.
- Transfer an area of open space between development and existing village car park to the community.

- KEY**
- Community Resources / Green infrastructure within phase 
- Housing within phase 

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## PHASING

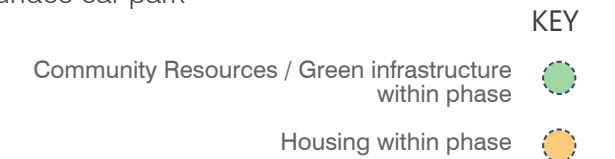
### Phase 2:

- Extend housing development to the south west, to include screening and sensitive siting of new buildings.
- Construct new housing to the north east.
- Create a new community orchard and transfer to the community.
- New play equipment to be provided in relocated area of play.
- Transfer an area of open space to the community.



### Phase 3:

- Construct new housing area to the east and north east enclosing the playing field to create a new 'green'.
- Complete open space and transfer this, the car park and Amenity Hall land and recreation ground to the community.
- Re-define the extents of Redgrave to the east.
- Resurface car park





## SUMMARY

This development framework document has been prepared on behalf of Llanover Estates in relation to land at Churchway, Redgrave

It demonstrates how the site can make a significant contribution to the long term future of the village, both through the existing Plan and beyond subject to the level of need.

Importantly, it provides a mechanism for the long term safeguarding of the recreation area and hut through phased transfer to the Parish / Amenity Trust. Alongside this it provides an opportunity to help meet the real needs of local people.

## BENEFITS

Key Benefits of this proposal:

- Provision of housing to meet the needs of the community.
- New infrastructure to ensure existing provision is not weakened.
- Transfer of ownership of valuable asset to the village.
- Addressing needs in a central location meeting sustainability requirements.
- Strengthening the heart of the village and village life.

## APPENDIX

### Site Analysis

- Highways
- Contamination
- Flooding
- Surface Water Drainage
- Foul Water Drainage
- Ecology
- Landscape
- Trees

### Public Consultation

- Questionnaire Responses

### Precedents

"There is no power for change greater than a community discovering what it cares about."

Margaret J. Wheatley

# SITE ANALYSIS

A considerable amount of background work has been undertaken in respect of the site in order to shape these proposals.

The Estate employed suitably qualified consultants to evaluate the site and make recommendations in accordance with best practice.

## Highways

Stuart Michael Associates (Highways & Drainage Engineers) have prepared initial access proposals that demonstrate how the site could be accessed safely along with new sections of footways to link into the existing. This would include retention of existing footways, Public Rights of Ways and the existing access to the car park.

## Ground Investigation

AF Howland carried out a Phase 1 contamination desk study and trial hole analysis in April 2018 and the findings revealed that the site is suitable for the proposed use and recommended that no further assessment needed to be undertaken to confirm suitability.

## Flooding

A detailed site assessment was undertaken by BLI Consulting in relation to the potential risks of flooding. It was undertaken using a variety of available sources such as flood mapping data and Strategic Flood Risk Assessments (SFRA) and concluded that the site is considered to be at a 'Low' risk of flooding from all sources and is suitable for the use proposed.

## Surface Water Drainage

A topographic survey and Percolation Testing has been undertaken across the site (by BB Surveys for the topographic survey, AF Howland for the testing and BLI Consulting interpreted the results) in accordance with BRE 365. Although the infiltration rates are low, BLI Consulting have advised that the results are considered to be suitable to support the use of infiltration drainage techniques and SuDS. Sustainable Urban Drainage (SuDS) are features designed to reduce flood risk from surface water run off, these can include:

- Permeable Paving
- Soakaways
- Infiltration Basins
- Infiltration Swales

## Foul Water Drainage

In accordance with the National Planning Policy Framework (NPPF) and the Flood Risk and Coastal Change Planning Practice Guidance (PPG), the surface water drainage design will be undertaken to accommodate the 100-year plus climate change storm event and will incorporate suitable SuDS measures to ensure Water Quality.

A pre-development enquiry has been submitted to Anglian Water by BLI Consulting and their response has confirmed:

- The existing foul water public sewer network will not require diverting to accommodate development.
- The site will be served by the Redgrave Crackthorn Bridge Water Recycling Centre (WRC) and the WRC currently has capacity to serve the proposed development.
- Any proposed development will discharge directly into the existing Anglian Water Pumping Station (RECHSP) located to the north of the site.

A review of the site levels has been undertaken and the initial appraisal demonstrates that a gravity foul water discharge can be achieved for the entire site directly into the existing Anglian Water Pumping Station (RECHSP).



# SITE ANALYSIS

## Ecology

A Preliminary Ecological Appraisal has been undertaken for the site by CSA. It covers the entire site so is not specific to the development area. It notes:

- The site is dominated by poor semi improved grassland and it is unlikely that development of the site would give rise to significant ecological impacts. On-site ecological interest is limited to the boundaries which comprise hedgerows. These will need to be respected in regard to root protection areas and kept unlit/lighting minimised throughout the construction and operational phases. Access points may impact slightly on these, and where impacted will be compensated for by new planting.
- The Site is located c. 1km from Waveney & Little Ouse Valley Fens SAC.
- Bats – the majority of the site provides suboptimal habitat for bats with any activity likely to be confined to the boundary hedgerows and tree lines. To confirm this and the relative levels of bat activity within the Site CSA recommend three remote monitoring bat surveys (possible between May and Sept). Measures to improve bat habitats can be included by making provision for bat boxes in trees and bricks in buildings, as well as roosts in planted trees.
- Badgers – no setts were identified, however the site does provide suitable foraging and dispersal habitat for this species. Safeguards are recommended during the construction phase to avoid contravening the Protection of Badgers Act 1992 such as covering of open excavations and installation of ramps where pits/excavations are to be left open over night during the construction phase.

- Reptiles - there is potential for reptiles to make use of the western boundary and area of grassland to the south. Therefore, reptile surveys are recommended to confirm the presence/absence of reptiles and, if present, their relative abundance (these can be carried out between March and Sept). Safeguarding can be built into the layout and planning conditions prior to development commencing, appropriate to survey findings.
- Great crested newts (GCN) - there are no ponds located within the Site. However, there are a number of ponds located nearby. Therefore, in accordance with good practice, Habitat Suitability Index (HSI) assessments of ponds located within 250m of the Site are recommended. This will inform the scope/need for further survey works if required.

### Opportunities identified:

- There are opportunities to strengthen the boundaries of the site. This could be achieved through new hedgerow, tree or grassland planting.
- Habitat creation – this goes hand in hand with strengthening of boundaries. The Suggested Site Layout shows provision of an orchard and allotments or community garden could be provided. These all provide opportunities for increasing biodiversity on the Site and benefiting wildlife.
- The creation of integrated SuDS and / or ponds, will serve a dual purpose; providing sustainable urban drainage solutions, attractive features within the landscape infrastructure and an increase in biodiversity.

- A network of green corridors through the development which will encourage biodiversity.

## Landscape

A landscape overview has been undertaken by CSA. It is noted that key considerations in master planning are:

- Retention of the existing hedgerows.
- Framing of views looking north east towards open countryside.
- New vegetated boundary to the edge of the proposed development, filtering views from the adjacent recreational ground and from the countryside to the east.
- Inclusion of pedestrian links to the existing public footpath and recreational ground to the east of the Site.

These can be accommodated with careful layout design.

## Trees

Trees on the site are limited to those along boundary features which would be retained and strengthened with additional planting where possible.

An arboricultural survey has been undertaken by CSA, which indicates the following constraints and opportunities which can be readily accommodated within the proposals:

- Root protection areas of existing boundary trees and hedgerows to the south and west.
- Several potential veteran trees were recorded off-site adjacent to the southern boundary. However, these are located opposite the existing open space and are therefore not considered a constraint to the proposed development.
- The planting of native trees to improve biodiversity, (to include native fruiting species within an orchard).

As with ecology, there are opportunities to strengthen the boundaries with new hedgerow, tree or grassland planting.



# SITE ANALYSIS

## KEY

- Site boundary

Off-site mature trees

Individual trees influencing site

Existing vegetation to be retained and enhanced.  
RPA of tree and hedgerows to be retained  
Potential to support reptiles, foraging bats and  
dispersing/foraging badgers.

New vegetation boundary to soften views of  
proposed development form the north east.

Grassland: potential to support reptiles (subject to  
any management regimes.

Mixed plantation woodland

Hedgerow and hedgerow number

Off-site wet pond with potential to support Great  
Crested Newt

Off-site dry pond

Arable

Poor semi-improved grassland

Amenity grassland
- Redgrave Conservation Area

Listed Buildings (with sensitive setting)

Amenities
- Access

Public footpaths

Pedestrian links to existing recreation ground and  
play facilities

Proposed site access

30 mph speed limit signs to be relocated  
Public footpaths

Opportunity to frame existing views looking north east  
towards open countryside

Sensitive views from adjacent properties
- Listed Buildings & Conservation Area:



# PUBLIC CONSULTATION

A questionnaire was issued to every property in Redgrave (through the Parish Newsletter and also via the Parish Council website) to invite views on the proposals in 2018. We received 23 response forms by post / email with additional correspondence also received in support, representing about 15% of the number of dwellings locally.

## Response summary:

- 87% of respondents emphasised the need for new housing to encourage young families into the neighbourhood and to accommodate a growing elderly population. 70% supported the mix of dwellings proposed (focussing on smaller type units);
- 83% liked the fact that in the scheme the recreation ground would be retained and 91% felt that this was a key benefit;
- 83% supported the need for dwellings for young families and 87% supported the need for properties for those wishing to downsize.
- 52% indicated they felt there was a need for assisted living accommodation. Only 13% considered that there was a need for more family accommodation;
- 56% of respondents suggested that the scheme could be improved through more smaller houses / bungalows and 52% indicated more affordable housing was required; and
- of respondents, 76% were 65+, the remaining 24% were 46 to 64 (one chose not to reveal their age).

We also received some very useful feedback that is helping to shape our proposals:

- There were numerous concerns raised that local amenities, services and infrastructure capacity is being eroded by the previous sporadic infill and piecemeal proposals. A comprehensive development scheme based on provision of new service connects will ensure that this does not continue
- There were a number of comments in respect of the layout, number and scale of buildings to be proposed. We are already feeding these comments into our proposals
- There was significant support for 2/3 bedroom properties including bungalows. Numerous respondents indicated that there was an urgent need for such a scheme in order to attract and retain younger members of the community as well as provide for the elderly. Clearly such elements will form the major focus of our proposal
- A high proportion of respondents expressed their own requirement for the type of accommodation proposed, particularly for small units near the village centre

These survey findings were reported back to the village through a newsletter and with presentations to the Parish Council and specific groups of interests within the community.

The findings of our survey and involvement with the Parish and local community closely reflect the Council's Local Plan evidence base, the Redgrave Housing Needs Survey (published Feb 2018) (<https://www.surveymonkey.com/results/SM-PQWDZMQH8/>) as well as the 2005 Redgrave Plan (<https://www.midsuffolk.gov.uk/assets/Parish-Plans/Redgrave2005.pdf>).

# PRECEDENTS



1. Opportunity to deliver smaller housing such as these Almshouses by Woodley Coles - Manwood Orchard

2. Rural character residential development, with vernacular materials and pedestrian focused public realm. Abode, Cambridge.



3. Mixed housing development including affordable family houses and smaller homes for the over 55 market, within a conservation area. The Avenue, Uttlesford.



4. Mixed tenure development of affordable housing, passivehouse dwellings of local character. Carrowbeck Meadow, Norwich

A proposal made on  
Behalf Of

**Llanover Estate**

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to work with the Community to address  
their future needs



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in conjunction with a range of technical  
consultants across a variety of disciplines