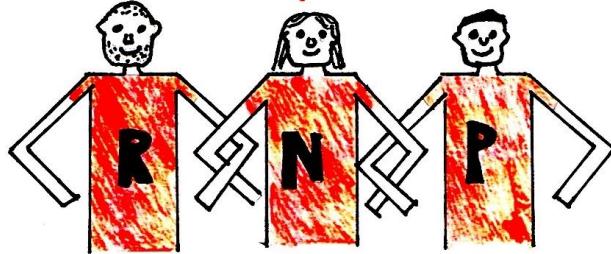




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Redgrave's Neighbourhood Plan



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	Michael
Last name	Rees
Job Title (where relevant)	Director
Organisation (where relevant)	LRM Planning
Address	Nyewood Court, Brookers Road, Billingshurst
Postcode	RH14 9RZ
Telephone number	07788277150
Email address	michaelrees@lrmplanning.com

1b. I am...

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

Other (please specify):

1c. Client/landowner details (if different from question 1a)

Title	Mrs
First name	Susie
Last name	Phillips
Job title (where relevant)	
Organisation (where relevant)	On behalf of Llanover Estate
Address	c/o Agent
Postcode	
Telephone number	
Email address	

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 at Churchway, Redgrave
Grid reference (if known)	
Site area (hectares)	c.12.5ha

3. Site ownership

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

Is the sole owner of the site Yes	Is a part owner of the site	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).

Llanover Estate

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

n/a

n/a

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.)

The site is currently under lease to the Redgrave Amenity Trust for use as a sports area and amenity hut. The lease will end in 2021.

4b. Has the site been previously developed?

Yes – a small part of the site

4c. Describe any previous uses of the site.

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

The site is used by the Redgrave Amenity Trust. It includes a playing field, car park and the recreation hut.

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.

It is proposed to provide residential development to meet local needs (as set out in the accompanying document). It is proposed that an element of recreation would be retained on the site (to be transferred into ownership of the community) which would be facilitated by the residential development.

The current recreation area is on a lease that will expire in 2021. Absent our clients proposals it is likely that the recreation area will be lost as a local resource, the scheme will however safeguard the long term future of the area identified within our supporting documentation.

A settlement boundary revision is required.

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

Market housing	YES	Business and offices	Recreation & leisure
Affordable housing	YES	General industrial	Community use YES
Residential care home YES IF REQUIRED		Storage and distribution	Public open space YES
Gypsy and Traveller pitches		Tourism	Other (Please Specify) CARK PARK

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

Please refer to development framework document. The site is flexible to ensure that its allocation can be tailored to meet needs, beyond the current plan period as part of planned, phased sustainable growth based on need.

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

Further detail is set out within the accompanying documentation. However, summarily the local area would benefit from a type of development that would meet needs (rather than provide further executive homes) and it would safeguard the long term future of the community area (by transferring it incrementally) to the community. In addition, CIL payments would benefit the community, providing finance to support community assets and interests.

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?

n/a

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

n/a

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)?

Features have been taken into consideration in proposals (as set out in the accompanying document) based on various technical studies that have been undertaken (including ecology, landscape, heritage and infrastructure). However it is considered that there are no overarching constraints to development.

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?

There is an existing access, but it is likely that new and improved accesses would be required (as shown in the supporting documentation). Existing footpaths and PROW would be retained.

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

No

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

Ground conditions are stable and there are no contamination issues.

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?

No

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?

None. There is any existing lease to the Redgrave Amenity Trust which will end in 2021.

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?

No known issues (a preliminary ecological appraisal has been undertaken, a summary of which is included within the accompanying documentation).

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?

A small part of the southern element of the site is within the conservation area, but no development is proposed in that part. There are a number of listed buildings to the south, which have been carefully considered in the proposals.

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

Neighbouring uses are predominantly residential. Further residential use is appropriate in this context.

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

n/a

7k. Other (please specify):

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	yes		
Mains sewerage	Yes		
Electricity supply	Yes		
Gas supply			TBC
Public highway	Yes		
Broadband internet	Yes		

Other (please specify):

A full utility study has been undertaken.

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

9. Availability

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

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

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

It is within the control of one landowner and delivery could be phased as needed, this could be immediately or during the course of the plan period to 2036 or beyond that period, if need supports later proposed phases.

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	YES	
Site is under option to a		
Enquiries received		
Site is being marketed		
None		
Not known		

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

by April 2021	
between April 2021 and 2026)	YES
(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)?

The timeframe can be flexible to meet local needs as set out in the accompanying documentation.

12. Viability

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

	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:

We do not believe at this stage that there are abnormal costs, studies undertaken to date have not identified any issues.

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?

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.

Our clients are the landowners of the site and would look to retain an interest in the site over the long term.

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

The proposal is intended to deliver a comprehensive sustainable development to meet the future housing, recreation and leisure needs to ensure the continued viability of the village.

It is based on the evidence of existing need for a mix of small units to cater for specific age groups (young and elderly population) but each phase will be released as and when required by the community to provide the range and mix of units required at that time. It is located centrally to the existing village facilities and in close proximity to local employment areas.

Please refer to the accompanying development framework document for further information.

14. Check List

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

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

The Site Submission response forms received as part of this Redgrave Neighbourhood 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 sites being stored by Redgrave Parish Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council in advance that such information can be kept confidential as instructed in the Redgrave Neighbourhood Plan Site Submission Guidance Notes.

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 Michael Rees	Date 12 th November 2019
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