



## REDGRAVE PARISH COUNCIL

### ANNUAL PARISH MEETING

5<sup>th</sup> May 2026

6 pm

ALL SAINTS CHURCH, REDGRAVE

#### Present:

Parish Councillors:    Andy Warnes                      Brian Andrews                      Karen Pearse  
                                    Frank Gillett                      Matthew Broughton                      Mike Hall  
                                    Gill Blackman-Cross

Parish Clerk:                      Alison Spouncer

60 members of the public

Cllr Warnes opened the Annual Parish Meeting (APM) by explaining the format of the evening. An APM is very much a community-based meeting; a chance for residents to ask anything of the Parish Council (PC) or anything related to the village.

Cllr Warnes was then pleased to welcome three speakers invited to the evening: Ms Nikita Goodrich and Mr Robert Hobbs from BMSDC Planning Department, and Mr Andy Lawrence, Secretary of Redgrave Community Society Ltd. Full details of the presentations delivered will be placed on the Parish Council website, with anyone wishing a copy of County Cllr Fleming's presentation to contact the Clerk.

#### Babergh and Mid Suffolk Planning Update – Mr Robert Hobbs and Ms Nikita Goodrich

A new Joint Local Plan for 2026-2045 is currently being prepared, in conjunction with Neighbourhood Development Plans (including the Redgrave Neighbourhood Plan – 2022), the Suffolk Minerals and Waste Local Plan, and national planning policy. This will guide future development decisions in the current BMSDC area and is considered the first major change in 20 years. Public consultations will be available throughout the process.

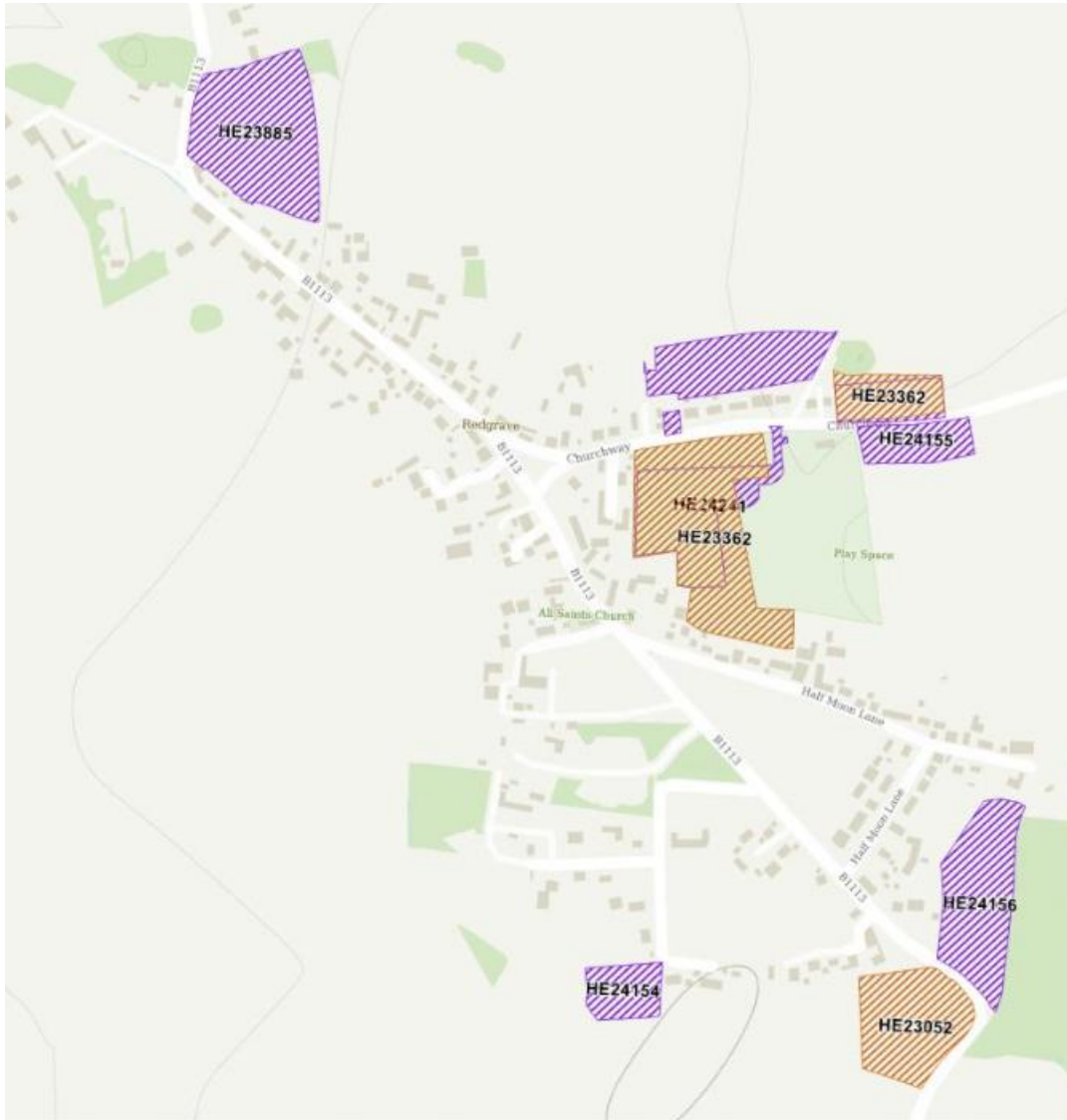
There will be additional considerations due to the change in the structure across Suffolk.

By April 2029, the relevant Local Planning Authorities will consider adopting the BMSDC Joint Local Plan.

Mr Hobbs and Ms Goodrich continued their presentation, moving onto the Call for Sites process. A residential Call for Sites was undertaken in January and February 2024; approximately 570 sites were submitted. During the Call for Sites (for all land uses), which was undertaken October 2025 – January 2026, approximately 570 submitted sites resulted. An initial assessment of these submissions will be published later in 2026.



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Above are the sites for Redgrave from the recent submissions.

Redgrave Parish Council is currently reviewing the 2022 Neighbourhood Plan. BMSDC will be in consultation with Parish Councils.

It was reported that MSDC currently demonstrates a supply of housing land in excess of the required five years. The figure is 7.70 years, which is a deliverable supply between 1<sup>st</sup> April 2025 and 31<sup>st</sup> March 2030 of 4,326 homes against a requirement of 2,809 homes. However, this calculation will be revisited in July 2026 for the period of 1<sup>st</sup> April 2026-31<sup>st</sup> March 2031, against a requirement of 3,210 homes in accordance with National Policy. It is expected, by BMSDC, that the National Decision-Making policies will be published in the summer of 2026, which will need to be considered in the determination of planning applications.

Mr Hobbs and Ms Goodrich asked for any questions residents may have.



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*A question was put regarding the change of boundaries within Suffolk and the prospect that Redgrave may be moving to West Suffolk, the concern being that the housing supply remit may be higher and therefore Redgrave more vulnerable to pressure for more housing.*

Mr Hobbs acknowledged the possibility with 31 Parishes moving to West Suffolk, but BMSDC will be working closely, trying to ensure the villages are in a similar hierarchy. Work is currently being undertaken to see how affected and to try to insulate against a major transfer.

*Housing numbers seem horrendous with the current situation with the water infrastructure. Is anyone prepared to speak directly to the Government to highlight the issue?*

Mr Hobbs suggested that work is being done to try to alleviate this known issue with water meters being installed, water recycling, and tighter controls on new builds. There is also potentially a reservoir and pipeline into the Hartismere area to increase supply, alongside reducing demand. There is also a call for businesses with heavy water usage to become more self-sufficient in supplying their own.

*Is there a timeline for the reservoir?*

By 2032, with desalination by the 2040s.

*Big estates are developed, and the promised infrastructure never appears to materialise – would it be prudent to have the reservoir confirmed before development starts?*

It is a thought process.

*The water table continues to decrease – can water be brought in?*

Sixty miles of pipeline have been installed by Anglian Water. By 2035 there will be a reservoir in Lincolnshire.

*Living in a new build house in Redgrave, the water pressure is currently at 1 bar. Any more houses will send this current level below the legal level.*

*Call For Sites – Is there a spatial strategy/hierarchy (facilities/sites).*

There will be discussions with Parish Councils and their Neighbourhood Plans. Mr Hobbs noted that there was some BMSDC funding available to support Neighbourhood Plans if housing were to be allocated.

*CIL (Community Infrastructure Levy)/ District CIL – there are so many limitations, i.e., attempting to refurbish the village pub – is there any flexibility to be able to receive some of the large amount of funding available to the District?*

A review is currently being undertaken on this topic. There is potential to receive some support for pubs through energy savings proposals.

With no more questions forthcoming, Cllr Warnes thanked Mr Hobbs and Ms Goodrich for their time and comprehensive presentation that proved very interesting and helpful in understanding the processes.



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Cllr Warnes then welcomed and introduced Mr Lawrence of Redgrave Community Society Ltd (RCSL).

Mr Lawrence provided some history of the Cross Keys Pub. Built around the turn of the 16<sup>th</sup>/17<sup>th</sup> Century. There were once six pubs in the village (The Fox, Bunch of Grapes, The Half Moon, The Drum, and The Greyhound), with just the Cross Keys now in operation. The pub was successfully privately owned. In 2015, the pub became an Asset of Community Value. In 2017, the pub would close. Following a public consultation, there was overwhelming support for forming a legal entity to secure the Cross Keys. The Keys were given to the community in November 2017. On 23<sup>rd</sup> December 2017, the pub opened for 1 day for Christmas and launched on 3<sup>rd</sup> March 2018.

Mr Lawrence continued by explaining the work of RCSL. The RCSL owns the building and wants to ensure it remains an attractive, well-maintained gathering point for activities from birthday parties to impromptu sing-alongs. For this, capital is required. There needs to be a secure financial resilience to cope with the rising operating costs, maintenance requirements, and investment in improvements. The RCSL is determined to keep the pub as it is – not just a business but a community hub, events venue, and a magnet for visitors. The share purchase option is the best way to help ensure the Cross Keys remains the pub for the village.

### How It Works

- Shares are £50 each. Buy one, buy a few, or go wild (responsibly).
- Every shareholder becomes a member, with a vote at the AGM (Think of it as a village party with more spreadsheets).
- The money goes straight to the Society, not into anyone's back pocket.

### FAQs (or "Questions We Get in the Pub")

- **How many shares can I buy?** As few as one. They're £50 each, and you get to come to the AGM every summer.
- **Can I sell my shares?** Not like a normal company. They're a long-term investment in Redgrave, but you can apply to withdraw your capital after three years (subject to Society rules, financial considerations, paperwork etc).
- **What happens to profits?** Any profits are reinvested in the pub or used for community projects.
- **What are the risks?** As with any investment, you could lose some or all of your money. There's no government compensation scheme, so only invest what you can afford.
- **What are the rules ?** They can be found on our website [Redgrave community society – working for the Community](#) (they are more exciting than you'd think)

The current lease agreement runs to Christmas 2027. The RCSL has no say in the day-to-day running of the pub. The RCSL cannot interfere with the workings of the pub. Events can be held, but with agreement from the tenant.

Mr Lawrence invited any questions.



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*A suggestion was made of a '100 club' type fundraising format. With possibly a dinner token won once a month, as another form of fundraising.*

Mr Lawrence confirmed he would like to discuss this option further with the RCS committee.

Cllr Warnes thanked Mr Lawrence for his presentation. It was confirmed that the PC owns £10K worth of RCSL Shares and is included on the PC Asset Register.

### **Public Forum**

Cllr Warnes invited any questions from the residents present.

Cllr Warnes updated those present on the review of the Neighbourhood Plan in answer to all the planning policy changes. It is understood there will be some pressure on the village to accept some development with the JLP in 2028 being crucial. The number of 70 homes appears high, disproportionately so, to BMSDC as a whole. The PC/Neighbourhood plan will contest such an amount. There will be further engagement with residents during the review process, with views submitted counted.

*Concern is the apparent apathy for engaging in such discussions.*

Cllr Warnes believes that with such a topic of development in the village, there will be interest.

*It appears 70 is a number that has been 'plucked from the air', there will be a need to ensure that our development hierarchy is sustainable.*

Concern was expressed about the moving of the boundaries and of Redgrave becoming West Suffolk because that area currently has a higher number of housing requirements.

Cllr Warnes closed the meeting with no further questions forthcoming. He thanked everyone for attending and engaging in the evening and hoped the presentations proved of interest.

### **Meeting closed at 7.00 pm**

Annual reports provided from:

- Patient Participation Group (PPG)
- Suffolk Accident Rescue Service (SARS)
- Parish of Redgrave cum Botesdale with the Rickinghalls (RBR PCC).

As always, if you have any further queries/comments for the Parish Council, all are welcome to contact the Clerk at [clerk@redgrave-pc.gov.uk](mailto:clerk@redgrave-pc.gov.uk)

Redgrave Parish Council website: <http://www.redgrave.onesuffolk.net>, where all minutes, policy documents, finances, and contact details are available to view.



## **REDGRAVE PARISH COUNCIL**

A Bulletin email service is also available. If anyone would like to be added to the expanding group, please do contact the Clerk.

“Redgrave Parish Council” can also be found on Facebook.