



Redgrave Extraordinary Parish Council Meeting
Tuesday 25 Feb 25

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaully Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaulay Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. **Public Forum**
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaulay Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. **Housing Needs Survey.**
 - 4.1. **Presentation of Key Findings of the Housing Needs Survey.**
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaully Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

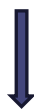


REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Brief Background

November 2018

Redgrave village voted to create a Neighbourhood Plan.
Steering Group appointed followed by village consultations and engagement



7 July 2022

In a referendum the village voted to support the Neighbourhood Plan.
(74.82% voted Yes. 25.28% voted No. Turnout 60.30%)



20 July 2022

The Redgrave Neighbourhood Plan was formally adopted by
Mid Suffolk District Council and now feeds into BMSDC Joint Local Plan



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Brief Background

- Aim: to understand existing and future housing needs over next 5 years

	Number	%
Surveys returned completed (full or partial)	109	41
Surveys not completed or returned or blank	156	59
Total Surveys distributed	265	100

TABLE 1 SURVEY DISTRIBUTION AND RETURNS.

Summary of Demographic and Current Housing Stock:

- Redgrave has older age profile with the majority of adults being 50-74.
 - A lower number of adults being 20-49
- High proportion of smaller households i.e. 1 or 2 persons
- The majority of households live in homes with 3, 4 or more bedrooms
- Home ownership is high at 60.02%
- Only 5.7% of the households live in socially rented properties
- 4 of the responding households indicated family members have had to move away from the parish in the last 5 years due to a lack of suitable homes



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Residents’ views on future housing development

Residents’ views on future housing development

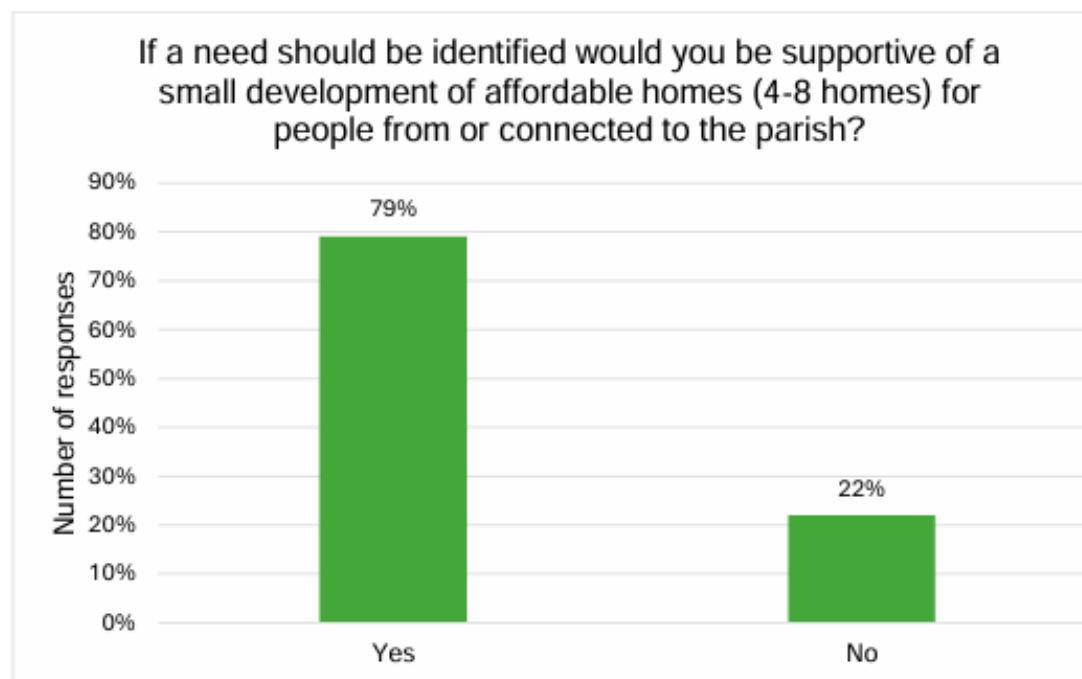


FIGURE 7 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOMES FOR LOCAL PEOPLE

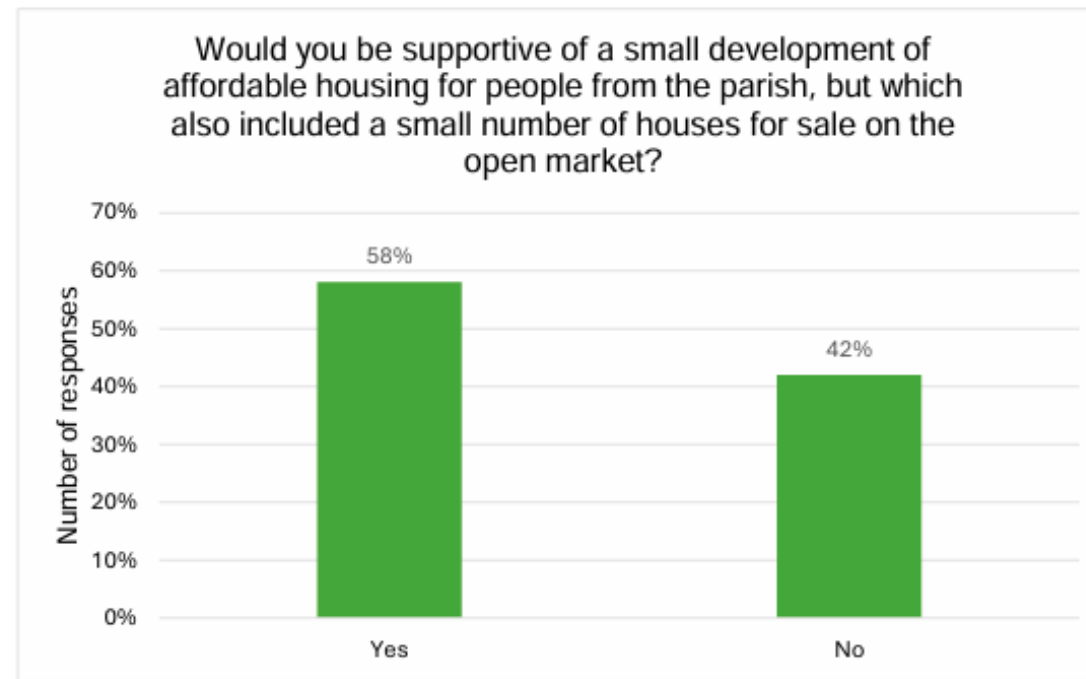


FIGURE 8 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOUSING WHICH INCLUDES SOME HOUSES FOR SALE ON THE OPEN MARKET



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Residents’ views on future housing development

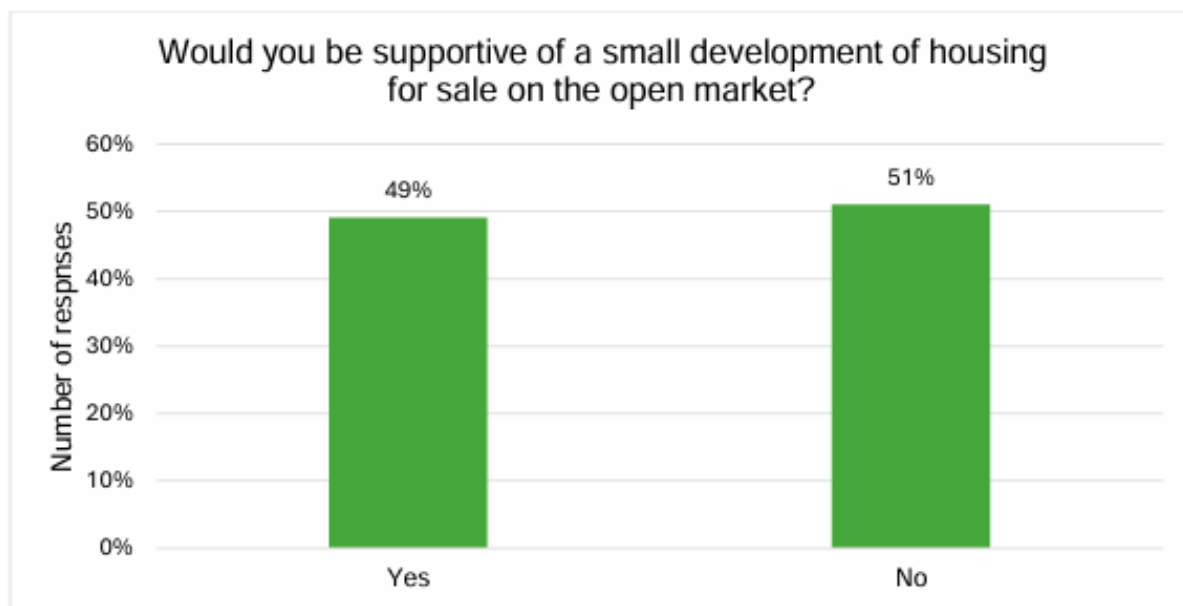


FIGURE 9 SUPPORT FOR SMALL DEVELOPMENT OF OPEN MARKET HOUSING

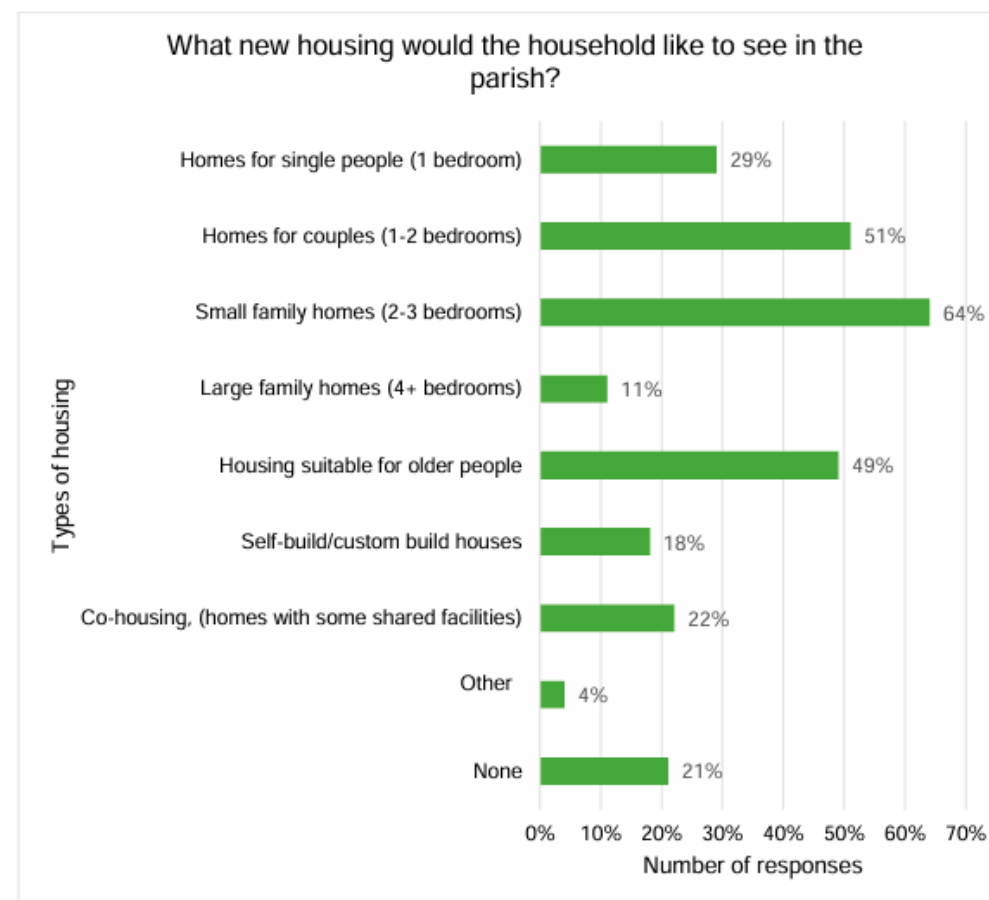


FIGURE 10 PREFERRED TYPES OF NEW HOUSING



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Summary of Housing Need

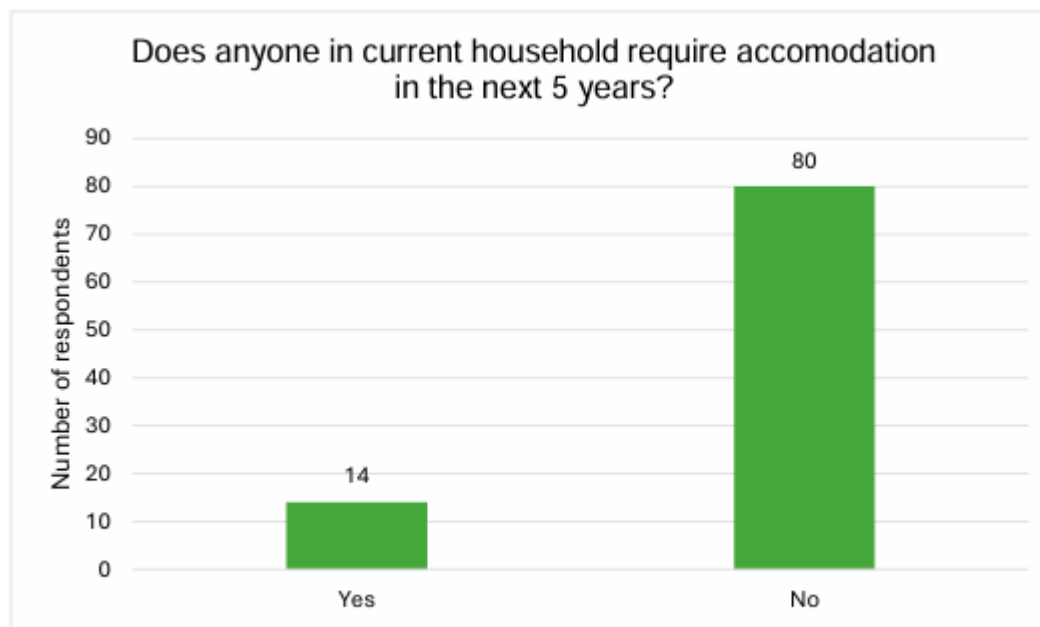


FIGURE 11 HOUSING NEED IDENTIFIED BY RESPONDING HOUSEHOLDS

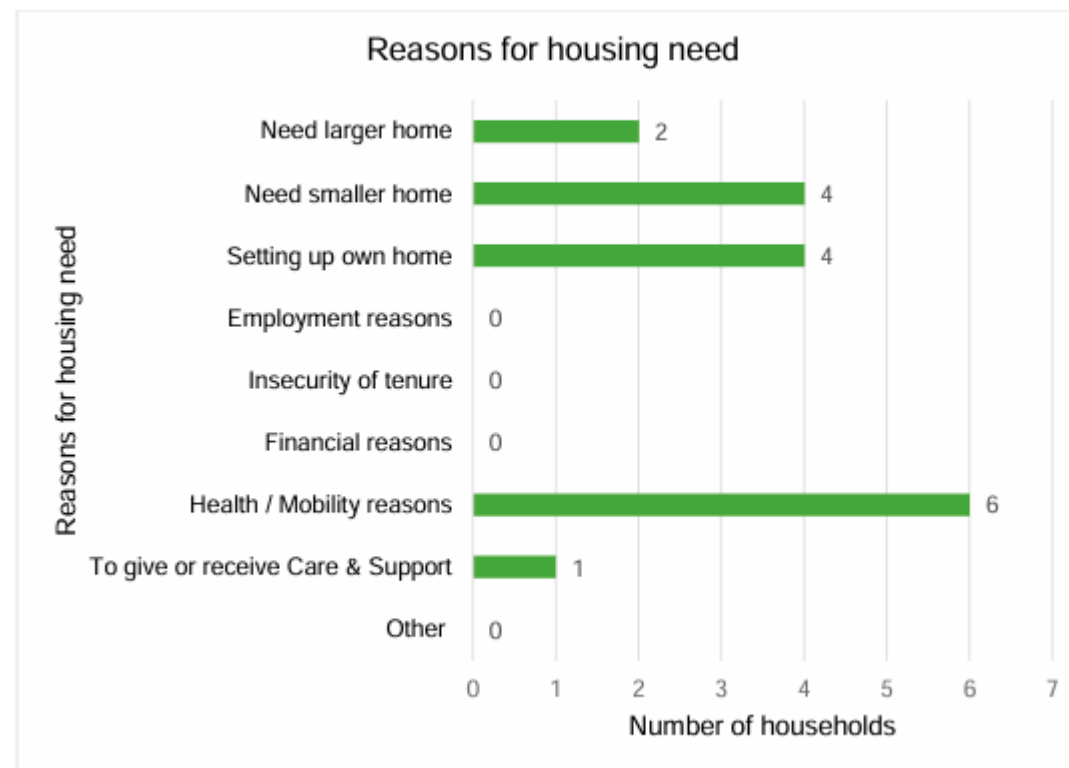


FIGURE 12 REASONS FOR HOUSING NEED



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Summary of Housing Need

- 14 households indicated a housing need
- 12 households wanting to live in the parish, 1 wants to live outside the District Council area but within Suffolk, 1 household is not sure yet
- Responses of the 12 were used to assess the size, tenure and type of property that would best meet the need including looking at the make-up of the household, savings, equity and employment status
- The number of bedrooms allocated for the open market homes were based on respondents' choice not on household make-up

	Open Market	Affordable/ social rent	Affordable purchase	Affordable Self-build	Self-build	Total
1 Bed						
2 Bed	2 (bungalow)	1 (bungalow)				3
3 Bed	5 (2 bungalow, 2 house, 1 cohousing)		1 (house)			6
4 Bed				1 (house)		1
5 Bed	1 (house)				1 (house)	2
Total	8	1	1	1	1	12
Not included: 1 Affordable rent – No. of bedrooms not included						
1 Affordable purchase 2-bed house outside the District Council but within Suffolk						

TABLE 3 PREFERRED TYPE OF PROPERTY



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Summary of Housing Need

The local housing register, Gateway to Home Choice, shows 2 applicants with a local connection to Redgrave. Only one of the survey respondents indicating a housing need indicated that they had registered with Gateway to Home Choice. From this it can be assumed that there is at least 1 additional household with a local connection to Redgrave in housing need.

Housing Need					
Band	A	B	C	D	E
1 Bed					
2 Bed					
3 Bed		1			
4 Bed					1

TABLE 3 HOUSING NEED IN REDGRAVE FROM GATEWAY TO HOME CHOICE 2024



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Report’s Conclusions

Conclusions are as follows:

- Current price of property is too high for those on median or lower income to be able to purchase on the open market
- Availability of rental homes, from either the affordable housing sector or private rented sector is limited
- 79% of the respondents were in favour of a small development of affordable housing for local people
- 21% of the respondents were not in favour of any new housing
- Of the 109 responding households, 14 indicated that they had a housing need.
 - 12 of these households wished to remain in Redgrave
- A housing need for 2, 3 and 5 bedroom homes on the open market and properties suitable for older people in need of smaller homes
- 5 households wished to downsize from five- and four-bedroom houses to three and two bedroom homes
- Numbers do not include any unidentified need from those who did not respond to the survey and those looking to move into Redgrave



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – What we can conclude from the Report

Conclude that:

- Broad and strong village support for a small affordable homes development (particularly for those with village connections)
- This support is not reflected in individual demand



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Wider Context

- Labour Government announced target of 1.5 million new homes to be built within this parliament.
- In Dec 24 it published a review of the National Planning Policy Framework (NPPF) to meet these targets
 - This revised NPPF has significantly increased **annual** housing targets – raising Mid Suffolk’s requirements by 37% - from 535 to 734 homes per year
 - This has put more pressure on Councils to accept additional housing targets
- BMSDC have now initiated a full review of their Joint Local Plan (which our Neighbourhood Plan and Housing Needs Survey feed into)
 - ***The end result may well be an even higher housing target for Mid-Suffolk***
 - This could grow further in advance of the next election if the Government is seen to be slipping behind its promised housing targets
- Councillor Andrew Stringer, Cabinet Member for Heritage, Planning & Infrastructure at Mid Suffolk, emphasised the importance of **proactive planning to maintain local control over development and prevent unplanned growth that may not align with community aspirations**



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Wider Context

So what does this all mean for Redgrave:

Firstly, a reminder:

Redgrave Neighbourhood Plan – Made 20 July 2022

- “This plan provides for a *minimum* of 24 dwellings to be developed in the Neighbourhood Plan area between April 2018 and March 2037, of which 16 already have the benefit of planning permission”
- In addition to the 16:
 - 1) allocation of a site at Churchway for ***approximately 8 dwellings***.
 - 2) small ‘windfall’ sites and infill plots within the Settlement Boundary that come forward during the Plan period and are not specifically identified in the Plan.
 - 3) ***conversions and new development opportunities outside the Settlement Boundary*** where it can be ***demonstrated that there is a need for the dwelling which is essential*** for the operation of agriculture, horticulture, forestry, ***outdoor recreation, and other exceptional uses***.
(This data is contained in the NP at RED1)

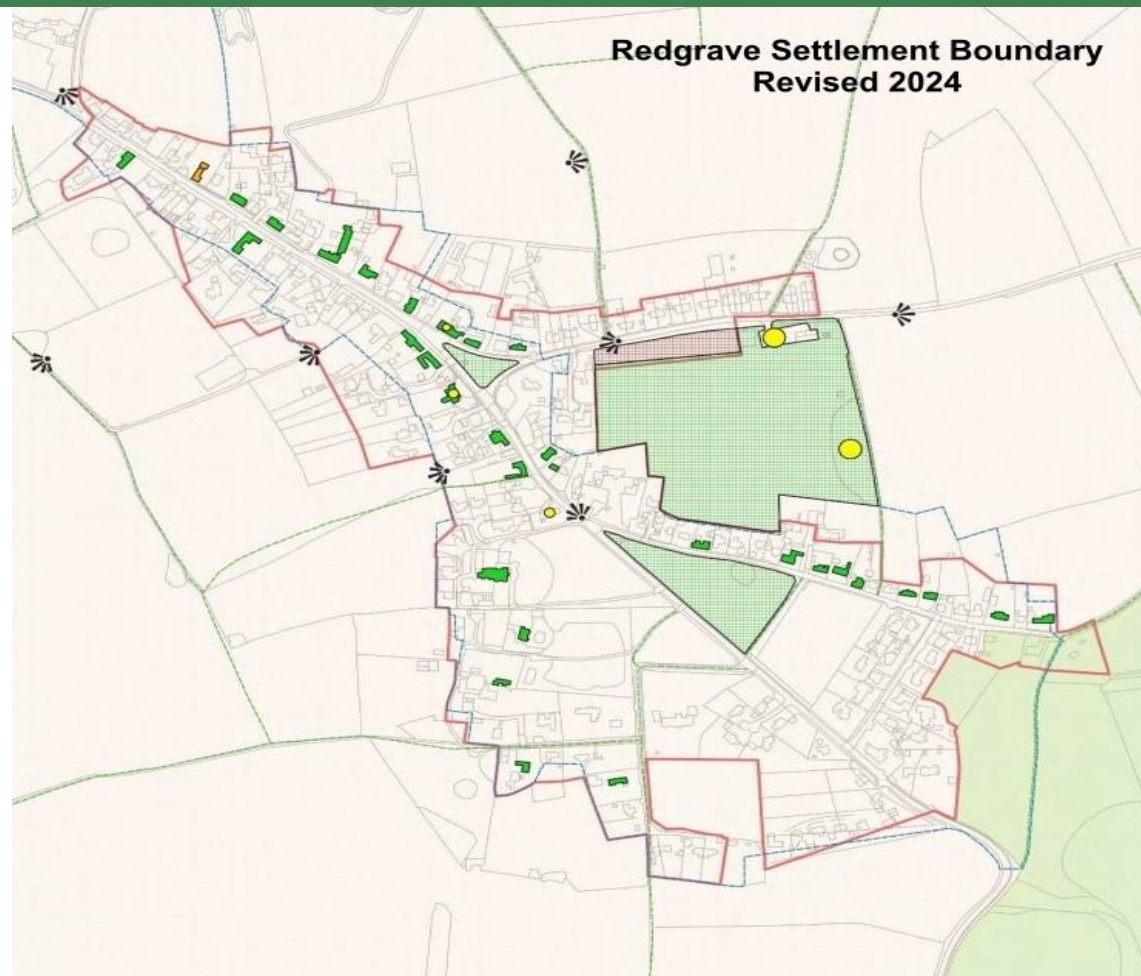


REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Wider Context

Secondly, regarding what this all means for Redgrave:

- The Village Settlement Boundary (VSB) was revised in 2024 to include the site for the allocation of “approximately 8 dwellings” along Churchway
- All other new proposed significant development in village – **Outside the current Village Settlement Boundary**





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Wider Context

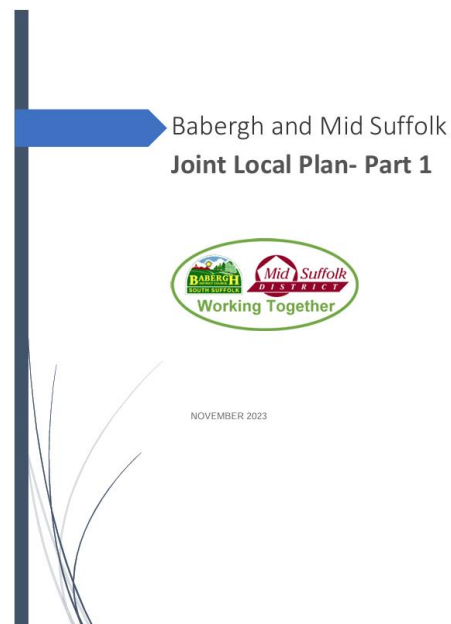
Current Position Regarding Applications for Development outside a Village Settlement Boundary

- Current rules regarding planning applications for development outside a VSB captured in 2 documents
 - Babergh & Mid-Suffolk District Council Joint Local Plan Part 1 (JLP 1)
 - Babergh & Mid-Suffolk District Council Housing Supplementary Planning Document (SPD)

Note: *JLP now under review because of the Government's revisions to the NPPF – likely greater housing requirements will result*

To build outside the VSB need either to:

- (1) Comply with these documents as a Rural Exception Site or,
- (2) Comply with these documents as a Community-Led Housing scheme or,
- (2) Get the VSB moved



Babergh and Mid Suffolk District Councils

Housing
Supplementary Planning Document



November 2024

Rural Exception Sites

- Rural exception site policy allows development on land that would not normally get planning permission.
- Small sites that are just outside the parish development boundary can be developed for affordable housing to meet local need.
- Housing developments on Rural Exception Sites are usually small developments of 4-15 homes.
- The housing is prioritised for people with a strong local connection.
- The purchase price of the land is below the price that would be expected for development land.
- The local connection and affordability of the homes are legally protected
- A small amount of market housing can be built on the site to support financial viability of the development if needed.

www.communityactionsuffolk.org.uk



@CASuffolk



@commactionsuff



community-action-suffolk



@communityactionsuffolk

Community Led Housing

- Community Led Housing is housing that is built or brought back into use by the community.
- The community can be people connected by location or by related interests or values
- Properties can be new build or buildings that have been renovated and restored for housing the community.
- Projects are managed by the community with democratic and open governance.
- Community-led housing can cover the whole range of residential tenures, social rent – affordable rent – discounted sale – shared ownership – first homes – mutual owned cooperative – self funded co-housing – community self-build.

www.communityactionsuffolk.org.uk



@CASuffolk



@commactionsuff



community-action-suffolk



@communityactionsuffolk



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Wider Context

Move the Village Settlement Boundary

- In discussions with Philip Isbell (Chief Planning Officer for BMSDC) and David Clarke (Strategic Housing BMSDC) confirmed that the VSB could be moved to accommodate new housing if:
 - Clear need (established by a Housing Needs Survey)
 - Strong village support for proposal
 - Exceptional compensations

“Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.”

JLP 1 SP03

- **We will want to be involved in those decisions**



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 4.1 – Housing Needs Survey – Wider Context

Conclusions

- The Parish, particularly one with a made Neighbourhood Plan, is a strong voice in deciding whether or not a proposed development outside a VSB goes forward (at least under current rules)

Our Community voice is important and likely decisive at this moment of time!

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. **Housing Needs Survey.**
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. **Re-open Public Forum to discuss the findings.**
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaully Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. **Development proposals for Gallows Hill.**
 - 5.1. **Introduction to the Proposed Development.**
 - 5.2. Presentation of Options for Development by Beaulay Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 5.1 – Gallows Hill – Introduction to the Proposed Development

Background

- Application in 2017 for 30-house development - **REFUSED**
- Appeal – **DISMISSED** in 2019

Grounds for Refusal

- Character and appearance of the Redgrave Conservation Area
 - Central 'green' alien in layout to the pattern of existing development
 - 'Building' would be massive compared to traditional development, which is predominantly detached and link detached dwellings
 - Style of housing proposed
 - Council's housing supply then in excess of the five-year target required by the National Planning Policy Framework (the NPPF)





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 5.1 – Gallows Hill – Introduction to the Proposed Development

Not Likely to be Grounds for Refusal

- None of the following arguments will likely prevent such development
 - Road access
 - Views of the land
 - Being outside the Village Settlement Boundary if 5-year land bank target required by the National Planning Policy Framework (NPPF) not available
 - Don't want development in the village
 - Not enough schooling or medical services





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 5.1 – Gallows Hill – Introduction to the Proposed Development

- This same land has now been bought by Beauly Homes
- The company has approached the Council to say it would like to discuss possible development of the site
 - Initial proposal – build small scale development on 1.5 acres & give the remainder of the land (about 3.acres) to the village for £1 - open to discussions on appropriate development schemes





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 5.1 – Gallows Hill – Introduction to the Proposed Development

Meeting with Babergh & Mid-Suffolk District Council on 20 Nov 24

Informal Planning advice

- Nothing substantially changed since 2017/19
 - So all things being equal a similar decision would be reached
 - **However!!**
- Looking at mechanisms that might support such a development:
 - **Rural Exception Site (RES).** The developer could suggest use of the land as a RES. But this would only likely be accepted if the development were to be for 100% affordable or social housing.
 - This will not be of interest to any developer
 - **Community-led Development.** Not relevant in this case
 - **Move the VSB.** If the Parish were to state that it wished to support the development because of the benefits that it saw from such a proposal (e.g. meet some of the housing needs, land to the village) and strongly supported such a proposal then the BMSDC might support it.
 - **Needs to be considered**

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. **Development proposals for Gallows Hill.**
 - 5.1. Introduction to the Proposed Development.
 - 5.2. **Presentation of Options for Development by Beaully Homes.**
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.



CONTEXT PLAN + SITE PHOTOS
GALLOWES HILL, REDGRAVE

DWA URBAN
DESIGN
LTD

DWA URBAN DESIGN LIMITED
36 Marlborough Road | Ipswich | IP4 5AX
T: 07507950235
E: david.wytchard@dwaurbanesignlimited.co.uk
www.dwaurbanesignlimited.co.uk



Conservation Area



SSSI, NNR & Ramsar site



Listed Building Locations

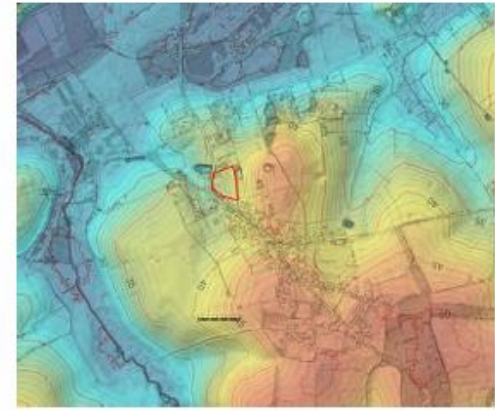
LOCAL DESIGNATIONS
GALLOWS HILL, REDGRAVE



DWA URBAN DESIGN LIMITED
36 Marlborough Road | Ipswich | IP4 5AX
T: 07507950235
E: david@ytchard@dwaurban.designlimited.co.uk
www.dwaurban.designlimited.co.uk



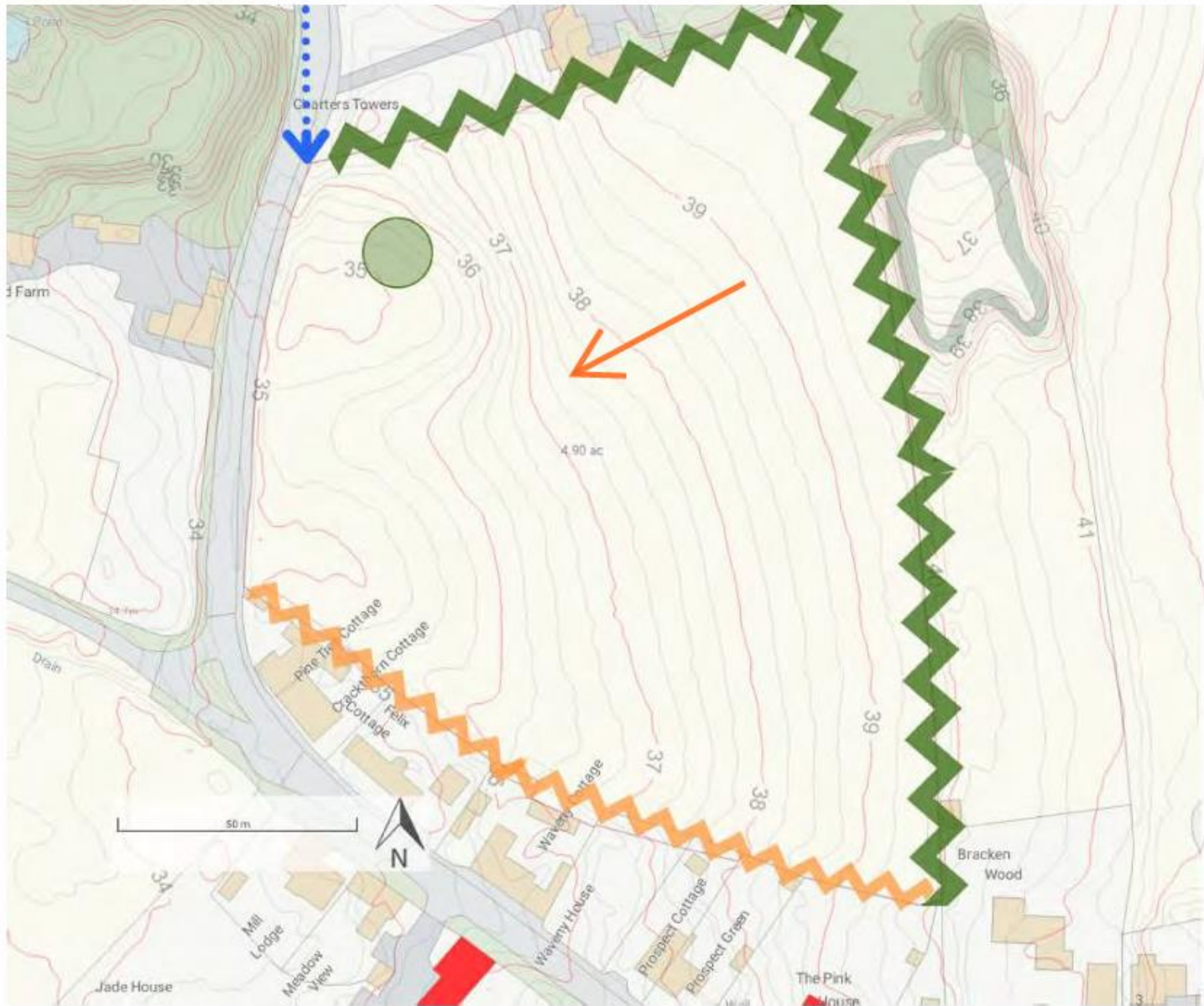
SITE TOPOGRAPHY
GALLOWS HILL, REDGRAVE



REGIONAL TOPOGRAPHY



SITE AERIAL VIEW
GALLOWES HILL REDGRAVE



- Existing Garden boundaries & views from dwellings to be protected
- Existing hedgerow to be protected & enhanced
- Primary Views
- Existing Oak tree to be retained
- Listed Buildings
- Fall

CONSTRAINTS AND OPPORTUNITIES
GALLOWS HILL, REDGRAVE



DWA URBAN DESIGN LIMITED
36 Marlborough Road | Ipswich | IP4 5AX
T: 07507950235
E: davidwytchard@dwaurban.designlimited.co.uk
www.dwaurban.designlimited.co.uk



FEASIBILITY SKETCH
 10 NO DWELLINGS + VILLAGE HALL
 DATE : OCT '24
 SCALE 1 : 500 @ A2

DWA URBAN
 DESIGN
 LTD

DWA URBAN DESIGN LIMITED
 36 Marlborough Road | Ipswich | IP4 5AX
 T: 07507950235
 E: david.wyitchard@dwaurbandesignlimited.co.uk
 www.dwaurbandesignlimited.co.uk

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. **Development proposals for Gallows Hill.**
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaulay Homes.
 - 5.3. **Re-open Public Forum to discuss the proposals.**
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaulay Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.**
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaulay Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.



REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 6.1 – Parish Council proposals regarding the future of Norman’s Field

On the market on 2 Jan 24 with Strutt & Parker - <https://www.struttandparker.com/properties/the-green-55>

- Asking price £800K

Opportunity & Purpose

- Obtain a significant piece of land for the enjoyment, recreation and social benefit of the village in perpetuity
- “One off” opportunity to replace facilities lost on Recreation Ground in 2022

- But sellers will not sell land as separate parcel
- ... and Parish Council does not have access to the funds to buy complete package



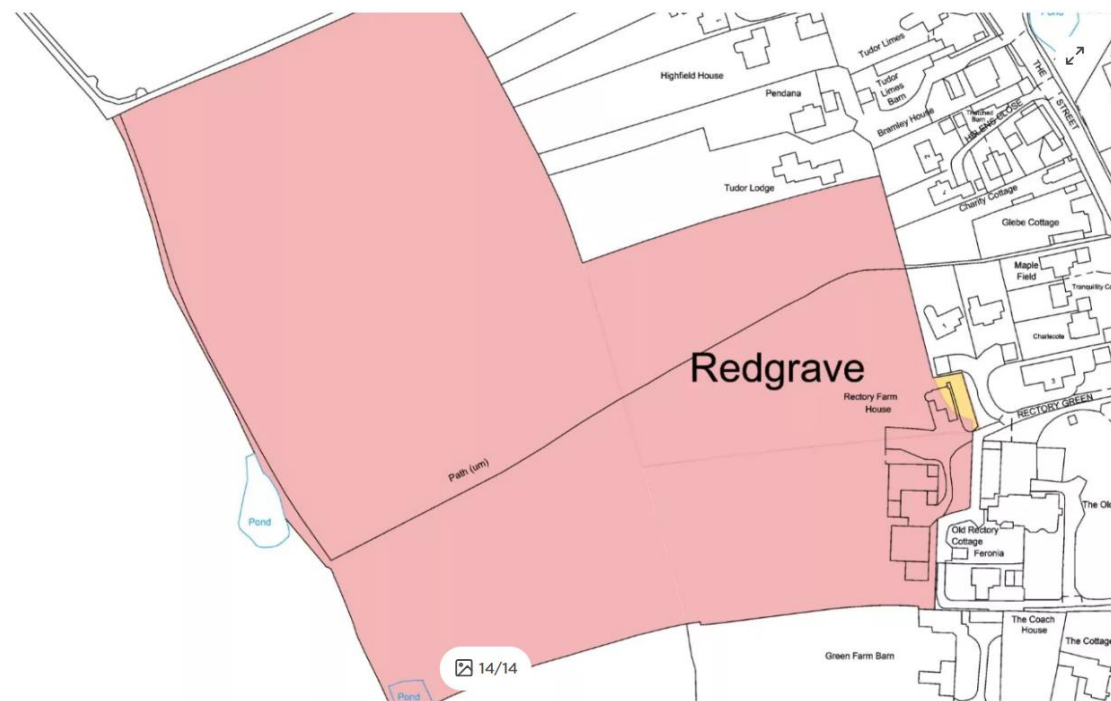


REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 6.1 – Parish Council proposals regarding the future of Norman's Field

To achieve Purpose:

- Would have to buy whole package (including properties)
- Significant resources required
 - and we do not have access to them on our own!
- Will only be possible with some development to support and make financially viable and sustainable





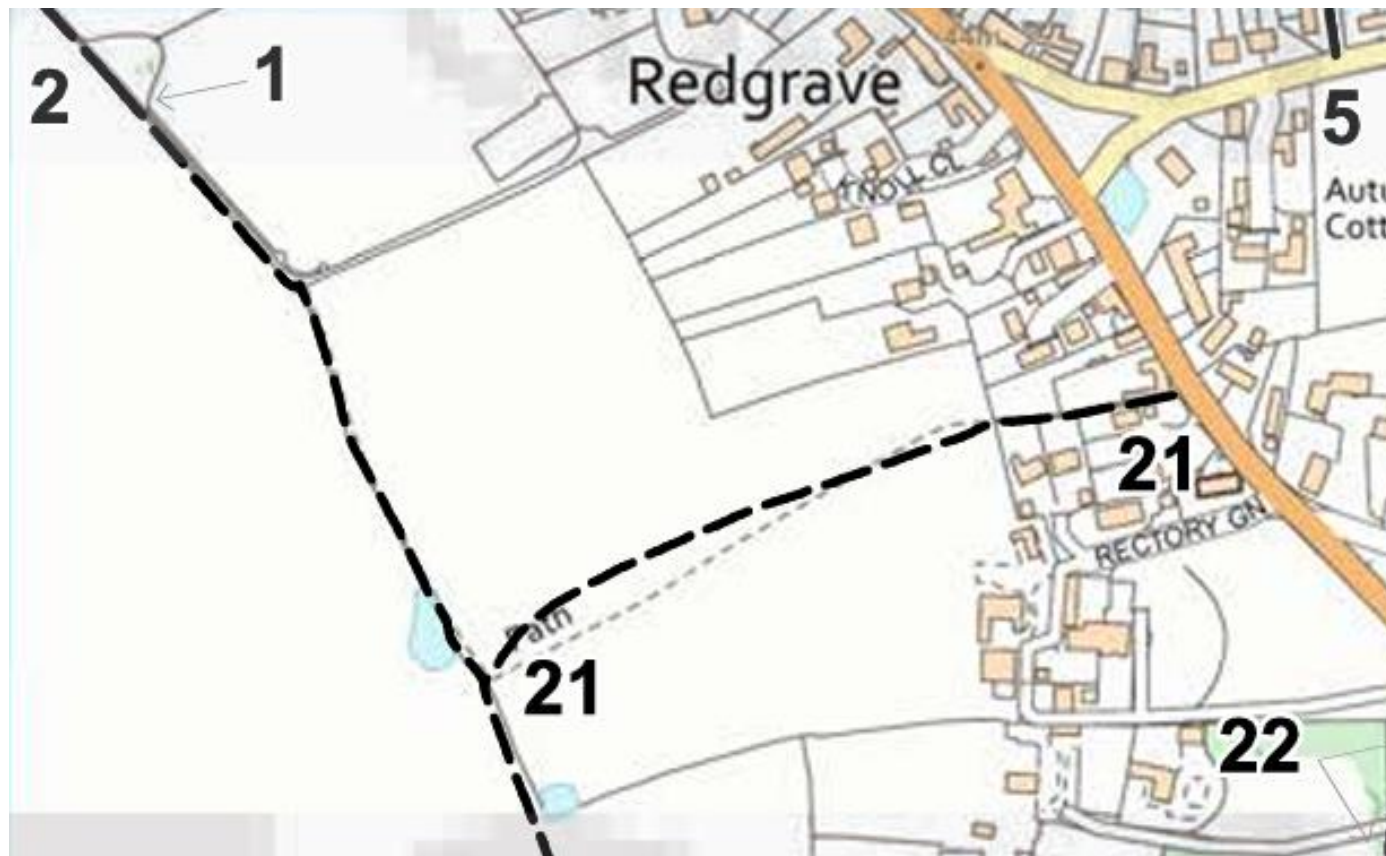
REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 6.1 – Parish Council proposals regarding the future of Norman's Field

Option 1 – Do Nothing

Assuming sold as an equestrian facility

- Land would need to be fenced
- Footpath protected – but likely moved
- No long-term benefit to the village





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 6.1 – Parish Council proposals regarding the future of Norman's Field

Option 2 – Partner with Developer

Buy the land in partnership with a developer

- Developer would buy the house and 2 barns
- Develop and sell off properties
 - Class Q Permitted Development (PD) rights would potentially allow development
 - Residual access rights issues to be resolved
- Parish to buy remaining land

Would still leave:

- Substantial funds to be found by the Parish
- No revenue stream to fund





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 6.1 – Parish Council proposals regarding the future of Norman's Field

Option 3 – Partner with Developer & Create Regenerative Settlement

This option would:

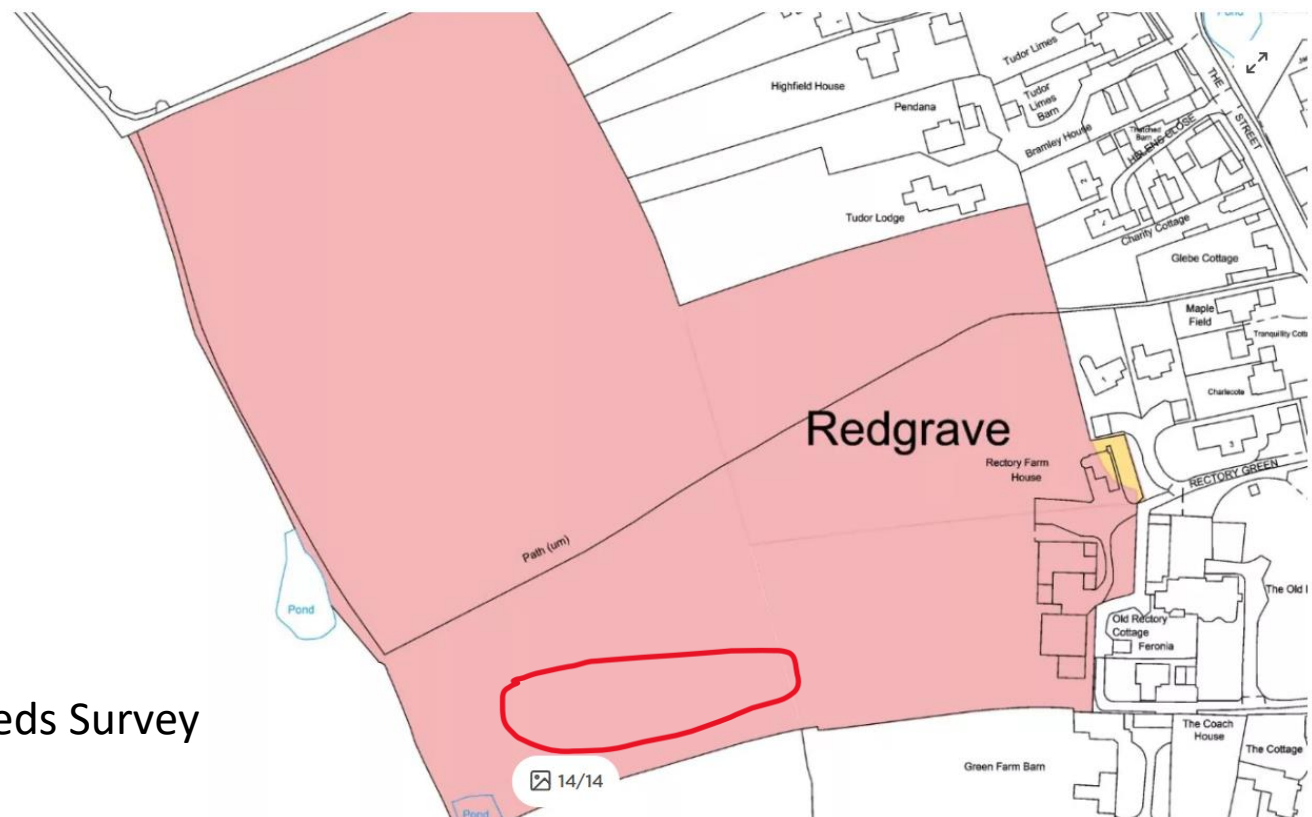
- Buy the land in partnership with developer
- Refurbish and sell barns
- Refurbish and rent out existing house
- Develop small affordable eco-settlement (6-8 homes)
 - Mixed tenure of buy and rent
- Return profits for community benefit
- Remaining land for recreation and amenities

Would still leave:

- Significant funds to be found by the Parish
- Access rights & planning issues to be resolved

But:

- Sustainable in long term
- Provides affordable housing as per recent Housing Needs Survey
- Leave a major legacy for the future of the village





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 6.1 – Parish Council proposals regarding the future of Norman's Field

Regenerative Eco-settlement

- Subject to planning etc build some low carbon / low impact homes
- Renewable energy and novel horticultural production
- Associated site planning and landscaping for biodiversity
- Create local employment





REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

Item 6.1 – Parish Council proposals regarding the future of Norman's Field

Proposed Way Forward:

- Parish Survey to seek views on options
- Continue discussions with partners to seek optimum way forward
 - Seek possible shared purchase arrangement
- Prepare indicative plans for land
 - Visit similar sites (Lavenham, Marmalade Lane (Cambridge) to gauge issues
- Create Community Land Trust
- Meet with BMSDC Planning staff to clarify the position regarding initial planning permissions, covenants and restrictions discuss whether it would agree to change of use for Parish Council amenities and development of barns
- Consider possible sourcing of funding to include grants, low interest loans, community municipal investment bonds, CIL, community shares etc
- Submit to Parish for final agreement

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaulay Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.

REDGRAVE EXTRAORDINARY PARISH COUNCIL MEETING 25 FEB

AGENDA



1. Chairman's Welcome and Introduction
2. Apologies for absence and declarations of interest
3. Public Forum
4. Housing Needs Survey.
 - 4.1. Presentation of Key Findings of the Housing Needs Survey.
 - 4.2. Re-open Public Forum to discuss the findings.
5. Development proposals for Gallows Hill.
 - 5.1. Introduction to the Proposed Development.
 - 5.2. Presentation of Options for Development by Beaully Homes.
 - 5.3. Re-open Public Forum to discuss the proposals.
 - 5.4 Council to DISCUSS and AGREE next steps.
6. Sale of Rectory Farmhouse/Norman's Field.
 - 6.1. Presentation of Parish Council proposals regarding the future of Norman's Field.
 - 6.2. Re-open Public Forum to discuss the proposals.
 - 6.3. Council to DISCUSS and AGREE next steps.



Redgrave Extraordinary Parish Council Meeting
Tuesday 25 Feb 25