



**8 August 2025**

**Redgrave Parish Council  
Results of Village Survey re Potential Development at Gallows Hill**

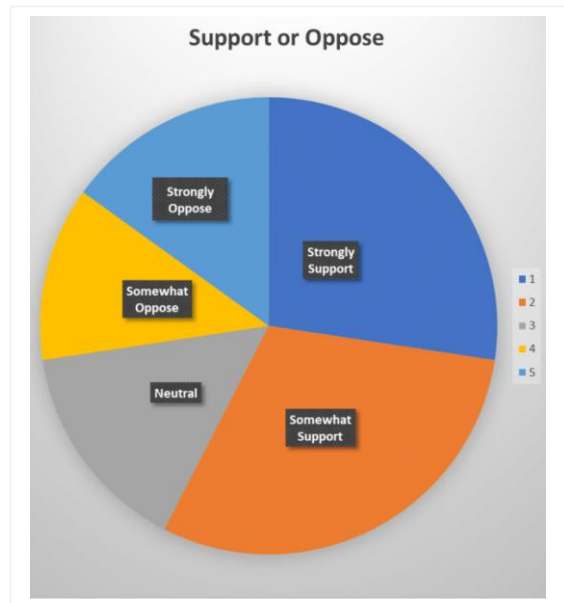
Following the two Extraordinary Parish Council Meetings held on 25<sup>th</sup> February 2025 and 22<sup>nd</sup> May 2025 concerning the potential development at Gallows Hill by Beaulieu Homes, a survey was distributed to every property in the village to gather residents' views on the proposals.

The survey results were validated on 16<sup>th</sup> June 2025 by Cllrs Warnes, Andrews, Denmark and Pearse with the Parish Clerk as the recording officer. The results and next steps are published below.

**Response Rate:** Total number of surveys distributed was 269. Total surveys returned was 73 which gives a response rate of 27.1%.

**Survey Results:**

Strong support:	27.4%
Somewhat support:	30.1%
Neutral:	15.1%
Somewhat oppose:	12.3%
Strongly oppose:	15.1%



The conclusion is that, of the residents who responded, the majority support the proposed development.

The main concerns, benefits and priorities that were expressed by the survey respondents are as follows:

**Survey Results – Concerns, Benefits and Priorities:**

**Main Concerns (Percentage of Respondents)**

Traffic	68%
Infrastructure	58%
Environment	40%
Village Character	34%
Noise Pollution	19%
Green Space	22%
Other	26%
None	12%

**Main Benefits:**

Meets Housing Need	67%
Provides Affordable Housing	47%
Improved Infrastructure	11%
Improved Economy	10%
Improved Services	8%
New jobs	3%
Other	4%
None	25%

**Main Priorities:**

Village Character	64%
Affordable Housing	49%
Supporting Infrastructure	45%
Environmental Sustainability	47%
Green Space	32%
Public Services	23%
Economic Opportunities	4%

**Summary of “Other” Comments taken from the Survey  
With Responses from Redgrave Parish Council**

**Traffic**

The major concerns reflected in the comments were about the dangers of traffic entering the double bend and reduced visibility for oncoming traffic. The assertions are that lorry traffic is dangerous today and by implication will be made worse by this development.

**Parish Council response:** The Parish Council is obviously aware of the current traffic situation. Beaulieu Homes has agreed to include traffic calming measures in its proposals to be submitted for planning approval. It will be Suffolk Highways’ responsibility to assess whether these measures are sufficient and safe in light of the development.

### **Traffic Access to the Site**

Concerns raised about the safety of access to the proposed site potentially causing an accident blackspot.

**Parish Council response:** Beaulieu Homes will be required to make proposals to ensure safe access which is acceptable to Suffolk Highways. Suffolk Highways has already indicated in its response to the earlier 2017/2019 proposals how it believes safety of the access can be ensured.

### **Footpath/Pedestrian Access to the Site**

Concerns were raised that the footpath at the bend opposite Sandy Lane is narrow and unsafe for pedestrians.

**Parish Council response:** This will be assessed by Babergh and Mid-Suffolk District Council (BMSDC) as part of the wider considerations within any planning application.

### **Traffic Calming**

Concerns were widely expressed about the speed of traffic through this part of the B1113.

**Parish Council response:** Beaulieu Homes has agreed to include traffic calming measures in its proposals to be submitted for planning approval. These will be assessed by Suffolk Highways for suitability as part of the planning application process. One suggestion from a resident to put a mini-roundabout at the access site to make traffic slow down there is interesting and can be submitted as part of the planning application consultation process. The general objection to speed bumps was also noted and can be put forward as part of the planning application consultation process.

### **Parking**

Concerns were raised that there is an insufficient number of visitor parking spaces provided at the site.

**Parish Council response:** Beaulieu Homes intends to provide two parking spaces at each property and has made assurances that additional visitor parking spaces will be provided as part of the development planning process (likely 2 to 3 additional spaces). In addition, no parking will be allowed along the access road.

### **Open Space**

The main concerns raised were: will it remain an open space?; how will it be maintained?; and will a village hall be built on it?

**Parish Council response:** The Parish Council would ensure that the land to be transferred to the village is maintained as open space in perpetuity. There is no intention to build a village hall on it. The land would be designed and maintained in partnership with the Green Redgrave Group. The cost of maintenance would be covered in the Parish Council budget – as for all other land owned by the Parish Council. Beaulieu Homes has also indicated that it will be making proposals for a fully landscaped attenuation basin with appropriate margins and plants such that it will be a wildlife-friendly and attractive feature.

### **Number and Type of Properties**

Concerns were raised about the increased number of properties in the second development proposal, the location of the affordable housing within the site and whether it is truly affordable.

**Parish Council response:** The increased number of properties is because of the need to include affordable homes as required by government and district council mandates for such new developments. The Babergh & Mid Suffolk District Councils' Housing Supplementary Planning Document (HSPD), formally adopted

on 21 November 2024, requires 35% of dwellings on a new residential scheme (10+ homes or  $\geq 0.5$  hectare) on a greenfield site to be affordable. Regarding location, the HSPD explicitly stipulates the number of affordable housing to be included within each development, but also ensures that they are integrated across the site rather than grouped together and adds that affordable housing must be embedded within an open market development and not segregated. The definition of what is classed as “affordable” is defined by the government in its National Planning Policy Framework (NPPF) and is not open for local interpretation.

### **Energy and Eco Features**

Concerns were raised that there are no energy saving or eco features included in the development.

**Parish Council response:** There is currently no mandated requirement on developers to include energy saving or eco-friendly features in houses in new developments. The latest version of the government’s NPPF, issued in December 2024, promotes sustainable development and includes several key references relevant to energy efficiency and eco-design. However, as yet this has not been translated into the BMSDC’s Joint Local Plan (JLP) or HSPD. A future Renewable & Low Carbon Energy Supplementary Planning Document (SPD) and Design SPD (Sustainable Construction) are planned as part of the JLP review from 2025 to 2026 and these are likely to contain explicit requirements for eco features. In the meanwhile, Local Planning Authorities may require specific sustainability measures via Planning Conditions and Section 106 Agreements.

### **Lack of Public Transport**

Concerns were raised that there is no public transport in the village.

**Parish Council response:** The Parish Council acknowledges this but has limited direct powers to bring back public transport to the village. Its main role is one of advocacy to Suffolk County Council to restore a bus route through the village. To do this it needs evidence of need which was clearly lacking at the time of the SCC decision to cease the service. More people in the village may help to change this position in the future.

### **Parish Council Representation**

One individual raised a concern that the Parish Council is not representative of the approximately 450 Redgrave residents and that it was not neutral in its position regarding the proposed development.

**Parish Council response:** The response below deals with these 2 concerns:

- (1) Regarding representativeness of the Council, a Parish Council is the lowest tier of local government in England and operates under a legal framework established by Parliament. It is a corporate body (a legal entity) created by legislation — primarily the Local Government Act 1972, with powers expanded by later laws such as the Localism Act 2011. It is the grassroots tier of government empowered to represent local people and to improve local services and quality of life. Membership of the Council is open for election to all residents every 4 years; but even where uncontested (and around 70% of parish and town council elections in England were uncontested in the May 2023 local elections), Councillors are still subject to formal appointment and accountability. In the case of Redgrave, it was also uncontested<sup>1</sup>. Any resident

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<sup>1</sup> Five of the current Councillors (Cllrs Warnes, Denmark, Andrews, Gillet and Brown) were formally elected as Parish Councillors on 4th May 2023 via a Notice of Uncontested Election from the Returning Officer. The remaining two current Councillors (Cllrs Pearse and Hall) were co-opted which is standard practice for the appointment of Parish Councillors outside of the election process.

in the village is open to join the Parish Council and we actively seek to recruit new Councillors to meet any vacancies arising. All of the above gives the Councillors a democratic mandate to speak on behalf of the community. All Councillors have an equal vote in all decision making within the Council. In the various independent audits of the Parish Council there has been strong support for the way the Council is being run and the way it meets its governance and administrative requirements<sup>2</sup>.

- (2) Concerning neutrality, a Parish Council is justified in expressing its views on a question being put to villagers in a survey — with important limits and responsibilities around how it does so. It is justified on the basis that:
- a. As the democratically appointed body it represents the collective voice of the community, is appointed to consider the best interests of the Parish and is entitled — and often expected — to express an opinion or recommendation on local matters, especially those affecting services, assets, or the community's future.
  - b. On the grounds of transparency and leadership, sharing its view can inform residents, promote engagement, and help people understand relevant issues and supports the Council's role in providing local leadership.
  - c. The Council is a stakeholder in local decisions — not a neutral bystander — and may have valuable insight or historical context.

But in doing this the Council is required to ensure that its guidance is its view and not a decision: it is not to instruct people how to vote and it must not mislead Parishioners. In this case the Council is under significant pressure, along with every other local government body, to accept new development to meet the revised government housing targets. This will supersede any of the assumptions made and conclusions reached in the village Neighbourhood Plan. The Council is keen to absorb this pressure and associated targets in a way that best meets the needs of the village; it believes that, by supporting smaller scale developments such as this one which it can significantly influence, the village will be able to avoid larger scale development being imposed upon it at a later date which will not benefit the community, does not offer the same benefits and compensations, but is imposed to meet failing government targets. Given its detailed knowledge of the situation, and the pressure placed upon communities by the government's new housing targets, the Council was justified in indicating its inclination to support the proposal. Had the results of the survey not shown support for this development then the Council would, of course, have taken appropriate steps to ensure this was noted both by Beaulieu Homes and BMSDC as and when a planning application for the development is submitted.

### **Data Protection**

One individual wanted reassurance regarding the handling and subsequent disposal of survey material in accordance with data protection regulations.

**Parish Council response:** All survey material will be handled (and disposed of when appropriate) in full compliance with the UK General Data Protection

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<sup>2</sup> The recent internal audit report on the Parish Council included the comment: "The overall internal audit work undertaken confirmed that during the 2024/25 year the Council continued to maintain effective overall governance arrangements." The report also confirmed that: "The Council maintains an effective framework of financial administration and internal financial control and a robust framework of internal control and risk management".

Regulation (UK GDPR), the Data Protection Act 2018 and the Redgrave Parish Council Data Protection Policy and General Privacy Notice.

**Next Steps**

Redgrave Parish Council has sent a letter to Beaulieu Homes informing the company that the majority of residents who responded to the survey support the proposed development, although there was a low response rate. The Parish Council emphasised in its letter that such support is conditional upon the concerns raised by residents in the survey and discussed in both village meetings being addressed. Beaulieu Homes has indicated that it will be writing to BMSDC planning department stating that it will wish to proceed with a planning application in the near future.

Further information concerning the potential development will be published via the Parish Council's normal communication channels.