



Redgrave Parish Council Survey – Proposed Gallows Hill Development **(For completion and return by Sat 14 Jun 15 – One response per household)**

Introduction:

The Redgrave Parish Council is conducting this survey to gather parishioners' views on the proposed building development in the village at Gallow's Hill. Your feedback is vital to ensure the project reflects the community's needs and values.

You will likely be aware of Beaully Homes' proposal to develop its recently acquired site at Gallows Hill. There have now been 2 Extraordinary Parish Council Meetings (EPCM) to brief parishioners on the outline development proposal and to allow questions to be raised on it. Annex A to this survey shows the latest proposal presented to the second EPCM held on 22 May 25 and remaining actions anticipated to be taken forward. This survey is a key part of those actions and will be used to guide the Parish Council response to the Beaully Homes proposal.

As matters stand the Parish Council is minded to support the proposal subject to ongoing discussions, adjustments to be agreed with Beaully Homes and the broad support of parishioners. This is mainly because:

- It provides the type of housing (smaller bungalows and some affordable properties) that the parish has determined it needs for the future, both in the Neighbourhood Plan and in the recent Housing Needs Survey.
- Subject to Suffolk Highways agreement, the inclusion of appropriate traffic calming measures within the proposal offers a possible means of improving an existing bad traffic situation along that part of the Street.
- Government pressure for development continues to build. Strong advice from government and other informed commentators is that towns and parishes would be advised to seek mutually beneficial development options now before more pressure is applied for greater density housing development on potentially suitable sites in the future; this proposal limits the amount of housing on this site to a manageable number and transfers land to the parish which can be retained for amenity use in perpetuity.

This survey should take less than 5 minutes to complete. See details of how to return responses at the end of the survey form. All responses are confidential.

Additional surveys are available via the Parish Clerk at clerk@redgrave-pc.gov.uk to account for a household where a couple may have differing views and where they are not able to scan in copies for return.

Issue Date: 31 May 25

Section 1: General Information (Optional)

How long have you lived in the village?

Less than 1 year

1–5 years

6–10 years

More than 10 years

I do not live in the village

What is your relationship to the village? (Select all that apply)

Resident

Business owner

Landowner

Visitor

Other (please specify): _____

Section 2: Awareness & Understanding

Are you aware of the proposed building development project?

Yes

No

Did you attend the Extraordinary Parish Council Meetings held on 25 Feb 25 and 22 May 25?

Both meetings

25 Feb 25 meeting only

22 May 25 meeting only

Neither meeting

If you attended neither meeting have you looked at the proposal which was circulated and is available on the village website?

Yes

No

Not applicable

Section 3: Views on the Development

Do you support or oppose the proposed development?

Strongly support

Somewhat support

Neutral

Somewhat oppose

Strongly oppose

What concerns do you have, if any? (Select all that apply)

Traffic/congestion

Environmental impact

Loss of green space

Impact on village character

Noise/pollution

Lack of infrastructure (roads, schools, healthcare)

Other (please specify): _____

No concerns

What potential benefits do you see in the development? (Select all that apply)

Affordable housing

The development meets some/most of the housing needs identified in our Neighbourhood Plan and recent housing needs survey

New jobs/businesses

Improved infrastructure

Increased services/amenities

- Boost to local economy
- Other (please specify): _____
- No benefits

Section 4: Community Priorities

What should be prioritised in any new development? (Rank your top 3)

- Environmental sustainability
- Preserving village character
- Affordable housing
- Infrastructure improvements
- Access to public services
- Economic opportunities
- Green spaces/recreation

Are there specific suggestions you have for how the development can better serve the village? (Open-ended)

Name: _____

Email or Phone: _____

We need to request your name/email address to avoid anyone making multiple entries. The information contained in the survey will remain confidential and no comments will be attributed to any individual. However, if the name boxes are left blank, we are afraid we will not be able to include your response in the survey results.

Please **return the completed survey form (one per household) by Sat 14 Jun 25** either by email to the parish clerk at clerk@redgrave-pc.gov.uk , by mail to the Parish Clerk at Moneypot Hill House, Moneypot Hill, Redgrave, IP22 1SF or dropping it off at the village shop. Alternatively, you can respond by electronic survey at <https://eu.jotform.com/form/251432881203046> ; send an email to awarnes@btinternet.com requesting a survey invitation if you have any difficulties accessing this link (**Note:** this will need you to open a free account with Jotform).

**Annex A to
Redgrave Parish Council Survey – Proposed Gallows Hill Development**

Beaulieu Homes has recently acquired land at the northern part of the parish of Redgrave and has approached the Redgrave Parish Council with proposals for its development. The company has made it clear it wishes to undertake this development in concert with the parish and has offered to transfer approximately 3 acres of the 5-acre site to the parish upon completion of the development for the payment of £1.

The Parish Council has discussed this proposal with Beaulieu Homes as a result of which the company which has made changes to the initial proposal to reflect concerns of parishioners expressed at an EPCM held on 25 Feb 25. The latest version of the proposals is shown at the figure below.



The latest amended development presented at the EPCM on 22 May 25 covers the following

- 11 single storey dwellings including 4 to be offered as affordable
- Affordable dwellings comprising 2 x one bed and 2 x two bed bungalows located on plots 8-11 including buildings located to the rear of the site along the eastern boundary
- Mix of private accommodation including 2 & 3 bed detached bungalows
- All private plots have single or double garages with a minimum of 2 parking spaces
- Infiltration basin located along the site frontage with Gallows Hill
- Existing oak tree retained
- Additional garden areas shown to adjoining existing dwellings on southern boundary
- Single point of vehicular access from Gallows Hill as previous

Assuming that this proposal is broadly acceptable to the village the Parish Council will continue working with Beaulieu Homes to address additional concerns raised by parishioners at the 22 May 25 EPCM.