

MATTER 8 – HEALTHY COMMUNITIES AND INFRASTRUCTURE POLICIES

1. This statement in respect of Matter 8 is submitted on behalf of Llanover Estate. In particular in respect of Policy LP30 as it relates to their site at Redgrave.

2. We conclude this statement by noting that the plan ought to be updated to reflect the fact that following October 2021 the area identified at Redgrave by Policy LP30 will be within private control and it is not yet known whether part will be available for use or the extent of area that may be available.

8.2 a) Are the requirements of policy LP30 clear, justified and would they be effective?**c) Does the policy take appropriate account of viability?**

3. Our clients are concerned in relation to how the Policy relates to land that they own which is proposed as open space by LP30 on the proposals map at Churchway in Redgrave. It is noted that the Neighbourhood Plan seeks to allocate a small part of the site for residential development. Our clients support a proposed allocation alongside a corresponding element of open space. In this regard the Neighbourhood Plan provides the following justification (para 7.30 of the Redgrave Pre Submission Draft Neighbourhood Plan):

1. *"It is of sufficient size to provide a mix of housing that accords with the results of the questionnaire e.g. small dwellings, bungalows, and affordable housing.*
2. *The site is suitable in terms of access, heritage, and landscape constraints.*
3. *The site is well related to the existing built up area of the village and easily accessible from the rest of the village.*
4. *Development will provide a new footpath along the south side of Churchway linking the Activities Centre/carpark with the rest of the village.*
5. *The site does result in a loss of open space, however there is currently a surplus of open space within Redgrave (according to MSDC Open Space Standards) and the loss can be compensated for.*
6. *Development will provide financial contributions to either improving the existing facilities or providing additional facilities e.g. children's play area, sports pitches, provision for Youth.*
7. *Development of the site can enable the provision of wildlife or biodiversity benefits in the form of a community orchard and wildflower meadow.*
8. *The remainder of the existing open space can be identified as a Local Green Space which protects it from further development (See RED9).*
9. *The Activities Centre can be identified as a Community Facility which protects it from redevelopment for another use, unless an alternative can be provided."*

4. Our clients have made submissions to the Neighbourhood Plan setting out options that can deliver new homes and safeguard the future of an open space area and will continue to work with the Parish in respect of this.

5. It is of note to the Local Plan process that Formal notice of possession has been served and the current recreation area will revert back to the control of Llanover Estate in October 2021. There has been no alternative formal suggestion put forward to the landowner in terms of the retention of part of the open space and presently the only other option available is that submitted by the Estate in their representations submitted at the previous stage.

6. Our clients are supportive of the allocation of part of the site to deliver new homes however the open space area ought to be commensurate with the amount of housing provided which will

determine the required level of open space (in accordance with CIL regulation 122). Given that the lease expires shortly, the owners intent that the land will revert to agricultural use save for the proposed allocation within the plan and open space associated with that development. A planning application is intended to be submitted shortly in respect of the homes.

IMPLICATIONS FOR THE JOINT LOCAL PLAN AND CHANGES REQUIRED TO MAKE IT SOUND

7. That the plan ought to be updated to reflect the fact that following October 2021 the area identified by Policy LP30 at Redgrave will be within private ownership and the extent of the area that is available for public use is unlikely to be known until the housing allocation is confirmed

*LRM Planning
June 2021*