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Our Ref: RT/HLR/QD.14

Date: 14th June 2018

BY EMAIL: steering.group@nqrplan.org

Dear Sirs,

Regulation 14 Representation: Newport, Quendon & Rickling Neighbourhood Plan Consultation - Land off Brick Kiln Lane, Coney Acre and the Football Field at Rickling Green

Following the release of the consultation document and the invitation to comment, we submit on behalf of our client The Quendon Estate as part of the Regulation 14 of the Newport, Quendon & Rickling Neighbourhood Plan, representations to contribute to the overall plan.

We are formally looking to put forward two sites known as the Land off Brick Kiln Lane, Coney Acre at Rickling Green and the Football Field at Rickling Green as potential future sites for development within the emerging neighbourhood plan. Both sites are located in a sustainable location and can provide for a range of viable development opportunities. Our client is also willing to discuss incorporating or facilitating the delivery of new local community facilities as requested by Parishioners in the Neighbourhood Plan, either on these sites or elsewhere in the local area should the sites be included going forward.

Land at Brick Kiln Lane, Coney Acre

This 1.5 hectare site is located towards the northeast edge of Rickling Green and forms part of a larger agricultural field currently within arable rotation – a location plan accompanies this submission.

Football Field

This 6.4 hectare site is located towards the southeast edge of Rickling Green and is in part a grass field which is let as a football pitch, with the other part being an agricultural field in arable rotation – a location plan accompanies this submission.

Uttlesford District Council, as part of their emerging local plan, are looking to allocate a number of sites for development across the plan area throughout the proposed plan period. The council are therefore seeking to allocate a series of sites within the proposed Newport, Quendon & Rickling



Regulated by RICS



Neighbourhood Plan area of varying scale for development to meet the needs of Newport, Quendon and Rickling as a local centre.

Strutt & Parker consider both the land off Brick Kiln Lane and the Football Field at Rickling Green to be suitable, sustainable sites to be considered for allocation within the draft neighbourhood plan. Both sites would form logical extensions to the existing settlement and for the football field, would be a continuation of development along the B1383, rounding off the edge of Rickling Green on the west side of the B1383.

The proposed sites could accommodate a level of growth that is consistent with the size and existing provision of amenities and services within Rickling Green as a rural settlement. The village has a local primary school, a village pub and a regular bus service to and from Saffron Walden which gives the proposed sites good accessibility to further provision of facilities and services for residents, with Newport Train Station approximately 2.5 miles north for access to the wider eastern region.

In accordance with the National Planning Policy Framework (NPPF) and the recently published draft consultation, Neighbourhood Planning Groups should consider opportunities for allocating housing sites within their area. The importance of this is underpinned in national policy, reflected in paragraph 184 of the NPPF, which reinforces neighbourhood planning as an important framework to ensure that local people get the right types of development for their community.

It is important that the emerging neighbourhood plan allocates sites that can help meet local aspirations and accommodate development to help meet local housing needs and other forms of sustainable development in line with the level of provision identified for villages in the proposed plan boundary. The land off Brick Kiln Lane and the Football Field at Rickling Green provide an opportunity to deliver development that will help further sustain the vibrant village of Rickling Green, and contribute to the overall welfare of the neighbourhood plan area with the opportunity to incorporate or create identified local facilities.

We would like to take the opportunity to thank you for reviewing these comments as part of the Regulation 14 consultation and hope to have further discussions with yourselves to explore further the community benefits which could be delivered through the future allocation of either or both of these sites going forward as part of the emerging Newport, Quendon & Rickling neighbourhood plan.

We would be grateful if you could confirm receipt of the above supporting information and the accompanying site plans. We look forward to hearing from you in due course as the neighbourhood plan progresses through consultation.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Timmins'.

Robert Timmins BSc (Hons) MRICS
Associate Director
For and on behalf of Strutt & Parker

Enc: Site Plans



*Steering
group
comment:*

As these sites were not in the 2015 Call for sites they were not considered in our Plan site review. At a meeting between S&P and members of the Steering Group on 11th Sept 2018 S&P supplied an outline of the possibilities for these sites. These will be reviewed with the Q&R parish council and by the Steering Group