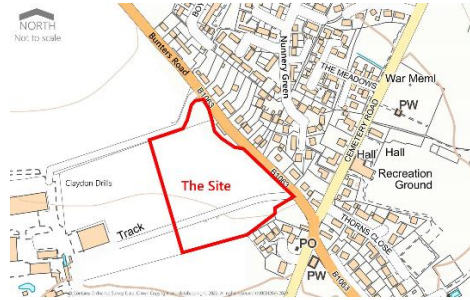


Neighbourhood Planning Summary Report

1. NPWG met on 10th May to review the time-table of the plan and results from recent questionnaire on the Site Masterplan commissioned from AECOM. A summary of results attached as Appendix A and a copy of the consultation leaflet is attached as Appendix B.
2. Cllr Turner & Ian Poole (NP Consultant) met with the Landowners of West Suffolk's Preferred Options land (4.12a)



along with their representative Richard Sykes to discuss the Site Masterplan for AECOM, their formal reply is expected by 12th May 2023.

3. Ian Poole will formulate all responses and the response of West Suffolk to the AECOM proposed masterplan back to AECOM for finalisation of the master plan. It should be noted that this masterplan will not replace planning permission, but will be submitted into the NP and form part of this legal document
4. Update on NP timing:- it is currently anticipated that the draft document will be available for the Parish Council and NPWG consideration late summer, with the final draft ready to go to the Residents of Wickhambrook, neighbouring parishes, local business, the school and surgery for consultation and formal comments in the Autumn. This consultation will be 6 weeks, with a formal launch event/evening and other face to face opportunities for questions/clarifications
5. NPWG are now concentrating on:
 - o community actions for submission to the PC for agreement and inclusion into the NP
 - o listings of listed buildings and buildings/structures of historical significance in the parish
6. Comments on the recent landscape appraisal have been submitted and the final report is expected by summer.

Recommendation:

The parish council confirms Option 2 as the proposal AECOM continues to work on for inclusion into the Neighbourhood Plan



Cllr T Turner
May 2023

Appendix A
Summary of Responses to Questionnaire on Master Plan options for West Suffolk preferred option 4.12a

Wickhambrook Neighbourhood Plan Development Proposals Consultation

5. Your feedback

1. Which, if any, of the outline development proposals do you prefer?				
Answer Choices	Yes	No	Unsure	Response Total
Option 1	34.38% 33	53.13% 51	12.50% 12	96
Option 2	42.72% 44	49.51% 51	7.77% 8	103
			answered	121
			skipped	5

2. Would you support the creation of allotments within the green spaces around the proposed development site?			
Answer Choices		Response Percent	Response Total
1 Yes		60.68%	71
2 No		32.48%	38
3 Unsure		6.84%	8
		answered	117
		skipped	9

3. Is including 'mixed use' development a good idea?			
Answer Choices		Response Percent	Response Total
1 Yes		42.50%	51
2 No		40.00%	48
3 Unsure		17.50%	21
		answered	120
		skipped	6

Introduction and summary of key points

A total of 126 people engaged with the Wickhambrook Neighbourhood Plan development proposals survey in April 2023 – although not all those people responded to all the questions in the survey. The key findings of the survey were as follows:

- Of those who chose to support either of the development options, about 60% favoured Option 2 and 40% favoured Option 1 (see **Appendix C**).
- Around 30% of respondents said they did not want any development – whether of houses or commercial uses.
- Around 60% of respondents supported the idea of providing allotments.
- A little more than 42% of respondents were in favour of 'mixed use' and 40% were against.

Many respondents provided suggestions about the kinds of commercial development that they might support on the proposed site. The most popular among these were:

- a café or coffee or tea shop
- independent retail – especially a farm shop
- medical provision and the relocation of the health centre
- business premises for small-scale, local start-ups
- a gym or indoor sports facility
- childcare provision or a nursery
- workshops for arts and crafts.

The majority of additional comments noted concerns. Chief among those concerns were:

- traffic issues, particularly on Bunters Road and Thorns Corner
- safety for pedestrians at junctions, crossings and on pathways
- overcrowding and parking at the health centre
- pressure on school places
- overloading of village infrastructure – water, power and sewerage etc
- flooding, drainage and water run-off
- over-commercialisation and creeping development
- impact on the environment and wildlife.

Some additional comments put forward positive proposals in relation to development in the village. Ideas most frequently mentioned included:

- using high-quality design to ensure any development is 'in keeping' with the village
- providing a mix of houses to include plenty of smaller and affordable homes
- landscaping, screening and green spaces in and around any development site
- provision of new pedestrian and cycle routes
- making allotments available to villagers.

NEIGHBOURHOOD PLAN - 2023

“Your village,
your voice,
your future . . .”

Wickhambrook Neighbourhood Plan - development proposals

We need your feedback by 16 April 2023



Wickhambrook Parish Council

Thank you, everyone, for your contributions to the Neighbourhood Plan so far through our questionnaire, social media and village events. We have had a good representation of views which have now been collated and fed back to our Parish Council and West Suffolk Council.

The Neighbourhood Plan is taking shape – **but is it the shape you want?**

Read on to find out how to give your preferences for the development of the site proposed by West Suffolk.

West Suffolk's new draft Local Plan suggests that Wickhambrook will have 40 new houses to be built in the parish by 2040. Their preferred site for these houses is south-west of Bunters Road between the Old Mill House and the access road for Claydon Drills – behind Thorns Meadow and the shop.

The site occupies 2.85 hectares (about 7 acres) and is **outlined in red** on the following plan.



West Suffolk also suggests that there is an opportunity for some 'mixed-use' development on this site, which could include, for example:

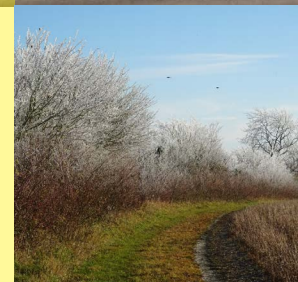
- small retail facilities
- a café or coffee bar
- indoor sports facilities or a gym
- working spaces for small local businesses
- meeting or consulting rooms for professional or medical personnel
- a creche, child-care facility or day nursery.

You now have the opportunity to influence how this site is developed – so have your say. While the majority of any houses built here would be for sale on the open market, West Suffolk are also proposing that, on sites like this, 40% of the homes should be affordable. This could mean that some of the houses would be for rental or shared ownership – and potentially protected long-term for the benefit of people with strong connections to the village.

To help us to think about these issues, an experienced company called AECOM has been working to develop guidelines for all kinds of development in and around Wickhambrook. As part of this work, AECOM has provided some outline proposals for the Bunters Road site that indicate the form that development might take. Please note: these are NOT final designs – the outlines merely illustrate how the site could be used to deliver the requirements of West Suffolk’s emerging Local Plan.

Whatever might be built on the Bunters Road site, we feel that all development should:

- Minimise the impact on existing residents
- Provide a mix of house sizes, including bungalows, that meet the needs of Wickhambrook
- Preserve land along the southern edge of the site for informal open space and accommodating water run-off from the development. Allotments might also be possible in this area.
- Retain and improve the trees and hedgerows around the site to reduce the impact of the development on the wider landscape
- Provide opportunities for additional open space
- Enable the safe crossing of pedestrians over Bunters Road
- Minimise the impact of the commercial uses by reflecting a design that is typical of traditional low rise Suffolk farmyards
- Be heavily landscaped around the edges





Option 1

- In Option 1, the 40 dwellings are served from the main access road off Bunters Road.
- A central courtyard of single storey farmyard style units with green spaces would provide opportunities for commercial uses. The units would be close to Bunters Road which would assist with their viability by being visible from passing traffic.
- Commercial uses that require independent load/delivery space (workshops), are located to the west of the site.
- Option 1 provides green spaces both in the top north-east corner and along the bottom south-east of the site to link with the adjoining village centre and shop.





Option 2

- In Option 2, the 40 dwellings are again served from the main access road off Bunters Road.
- The commercial units are in a less traditional courtyard approach but would offer green spaces. The larger units would be closer to Bunters Road than Option 1 but the car parking would be served from the current access to the industrial units to the west.
- Commercial uses that require independent load/delivery space (workshops), are located adjacent to the main access to the site.
- Option 2 also provides a green space along the bottom south-east of the site to link with the adjoining village centre and shop.



On behalf of the Parish Council, we are now seeking your views about potential development on the Bunters Road site.

You can give your views about these proposals by:

- completing the response sheet at the end of this leaflet and leaving it in the collecting box in the old phone box near the shop
- going online to https://www.smartsurvey.co.uk/s/Wickhambrook_Site/
- emailing us at neighbourhoodplan@wickhambrook.org.uk
- writing your ideas into the response sheets available at any of our face-to-face events and in the old phone box
- talking to any member of Neighbourhood Plan Working Group at any of our face-to-face events (look out online, on social media and on posters around the village for details)

However you choose to respond, we need your views by 16 April 2023

Thank you for your time and your responses to this consultation process. We will be feeding back the outcomes to the village later this year. We will also be presenting a full draft of the proposed Neighbourhood Plan for Wickhambrook during the summer before it is considered by an independent examiner and put to residents through a parish referendum, likely to be in early 2024.

If approved at the referendum, West Suffolk Council will have to take the Wickhambrook Neighbourhood Plan into account when considering planning applications.

Wickhambrook Neighbourhood Plan development proposals

Your village, your voice, your future – your views . . .

Which, if any, of the outline development proposals do you prefer?

	YES	NO	UNSURE
Option 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would you support the creation of allotments within the green spaces around the proposed development site?

YES	NO	UNSURE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is including 'mixed use' development a good idea?

YES	NO	UNSURE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What kinds of commercial development would you support - please write in your suggestions?

Preferred commercial development:

If you have any other comments, please add them in the box on the back

IF YOU COMPLETE THIS FORM, PLEASE LEAVE IT IN THE COLLECTING BOX IN THE OLD PHONE BOX NEAR THE SHOP

WICKHAMBROOK NEIGHBOURHOOD PLAN - 2023

Any other comments

We need your feedback by 16 April 2023



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Wickhambrook Parish Council

Appendix C

Option 1



In **Option 1**, the 40 dwellings are served from the main access road off Bunters Road.

- A central courtyard of single storey farmyard style units with green spaces would provide opportunities for commercial uses. The units would be close to Bunters Road which would assist with their viability by being visible from passing traffic.
- Commercial uses that require independent load/delivery space (workshops), are located to the west of the site.
- Option 1 provides green spaces both in the top north-east corner and along the bottom south-east of the site to link with the adjoining village centre and shop.

Option 2



In **Option 2**, the 40 dwellings are again served from the main access road off Bunters Road.

- The commercial units are in a less traditional courtyard approach but would offer green spaces. The larger units would be closer to Bunters Road than Option 1 but the car parking would be served from the current access to the industrial units to the west.
- USES that require independent load/delivery space (workshops), are located adjacent to the main access to the site.
- Option 2 also provides a green space along the bottom south-east of the site to link with the adjoining village centre and shop.