

## Neighbourhood Planning Summary Report

At its extraordinary meeting on 1<sup>st</sup> February, the parish council agreed to ask its planning consultants, Places4People Ltd, to:

- i. remove the draft list of proposed properties in WHB 11; and**
- ii. draft appropriate statements to be added to the neighbourhood plan, (yet to be determined), that reinforce what the plan already says about proposals for new development respecting the character and distinctiveness of the immediate area including the significance of the historic environment and heritage assets for approval at a future meeting of the parish council (Min. EO.24.02.05 refers).**

Those statements at ii above are likely to rely strongly on the [Design Guidance and Codes document](#) which was commissioned as part of the preparation of the Neighbourhood Plan.

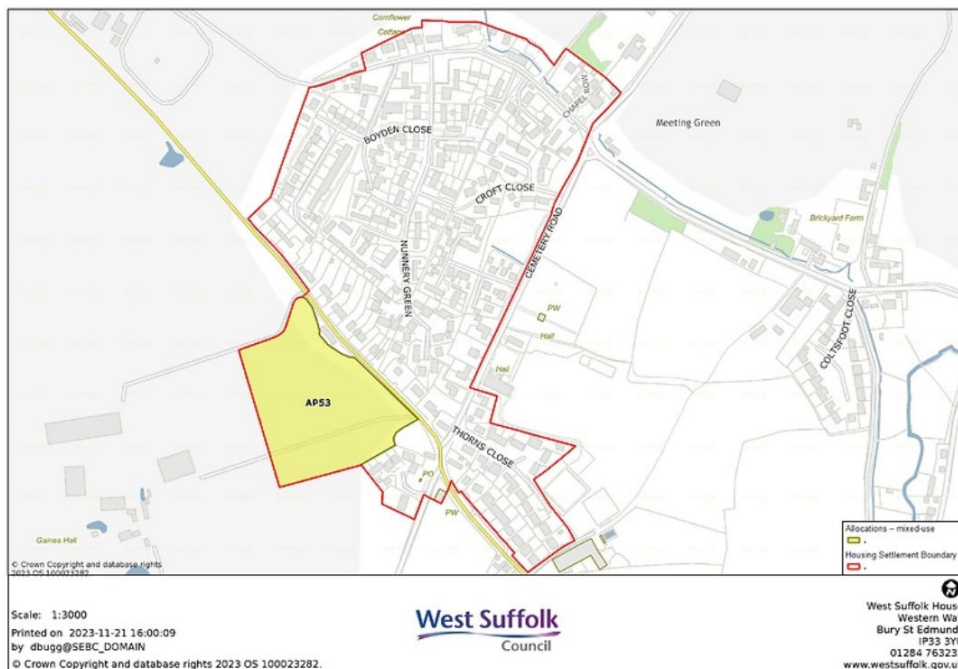
After the meeting the clerk also contacted West Suffolk Planning, and confirmed that:

The housing allocations under their draft Local Plan are what is required for West Suffolk to meet the projected population growth and housing requirement to 2040. The site allocations are shared across all the towns and parishes in Suffolk based on an established settlement hierarchy that has been in place for a number of years (Town, Key Service Centre, Local Service Centre, Type A Villages, Type B Villages and Countryside). Wickhambrook is retained as a Local Service Centre, and as part of earlier consultations, the Parish Council made a case for restricting its housing allocation. You can see below where Wickhambrook sits within the allocations for Local Service Centres:

	Households 2021	Local Plan Growth	% Growth
Barningham	411	37	9.0
Beck Row	2,198	160	7.3
Cavendish	456	0	0.0
Exning	1,040	0*	0.0
Great Barton	912	150*	16.4
Great and Little Whelnetham	428	0	0.0
Hopton	282	37	13.1
Hundon	481	10	2.1
Moulton	417	30	7.2
Rougham	715	30	4.2
West Row	838	152	18.1
Wickhambrook	535	40	7.5

*\* The planned growth at Great Barton is in their made Neighbourhood Plan. Exning has a site for 205 homes under construction*

The housing allocation for Wickhambrook, (40 homes) relates to the parish as a whole and does not include any infill developments (the amount of which cannot be planned for). West Suffolk identifies a Settlement Boundary for each parish, and for Wickhambrook, their proposed site AP53 lies just on the west of the original settlement boundary. When Local or Neighbourhood Plans are prepared, Settlement Boundaries are reviewed and updated, especially when new allocations are made.



As part of its work, the Neighbourhood Plan Working Group (NPWG), with our consultant, has also asked West Suffolk to include affordable homes and allocations restricted to residents and people with direct connections to the parish.

Had the NPWG not gone down the route of including site AP53 (West Suffolk’s preferred site) within the draft Neighbourhood Plan, together with the work already done on the:

- [Design Guidance and Codes](#)
- [Site Masterplanning Studies](#)

It would be much harder for residents of the parish, and the parish council, to object to development on any land parcels put forward for development, and also harder to make a case for the necessary infrastructure to support development. The Neighbourhood Plan cannot propose that the site is not developed.

There has been a substantial response to the consultation on the draft plan, and all the responses (not just those with respect to policy WHB 11) will have to be considered by our planning consultant, referring to any changes in legislation, planning policy and national frameworks, before a table of modifications to the draft plan can be brought back to the parish council for approval. This is not likely to be before the scheduled meeting in April. I have attached a copy of the timeline for preparation of the Neighbourhood Plan, which indicates where we are at present. It is hoped that, subject to independent examination of the plan and any subsequent modifications recommended by the independent examiner, a referendum would take place in the autumn.

Total of 110 pages of comments on the previously consulted Draft NP have been received and are currently being reviewed against local and national planning policy requirements. All comments need to be acknowledged and responded to. The NPWG have been asked to review any comments on the community actions to advise whether redraft is required.

Working towards having a final revised draft for agreement by PC in April’s meeting