

Neighbourhood Planning Summary Report

At its extraordinary meeting on 1st 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, but may be limited by legislative requirements.

At its meeting on 29th February, the parish council agreed to ask its consultant, Places4People, to advise on and draft a response on any matter of concern identified in the Local Plan consultation (Min. 24.02.11 refers). Places4People submitted a response to the Local Plan consultation on behalf of Wickhambrook Parish Council, summarised below (attached as Appendix A).

The clerk has submitted the year end report to Groundworks in respect of the grant funding received from Locality. There was a small underspend of £18.97, which may need to be paid back (though this is unlikely).

The Neighbourhood Plan working group met on the 21st March and 9th April to review the comments and proposed amendments to the plan.

The full summary of responses to the parish council's consultation on the Draft Neighbourhood Plan, together with proposed changes identified by the planning consultant, Places4People, will be brought back to the parish council for consideration at its Annual Meeting on 30th May.

Cllr T Turner
April 2024

West Suffolk Local Plan Submission consultation

Tuesday 30 January (9am) to Tuesday 12 March (5pm) 2024

Part A - you only need to complete this once

1. Personal details

Full name: Hilary Workman

Organisation (where relevant): Wickhambrook Parish Council

Full address (including postal code): 3 Farriers Close, Great Barton, Bury St Edmunds. IP31 2FP

Email address: parishclerk@wickhambrook.org.uk

2. Agent details if applicable

Full name: Ian Poole

Organisation (where relevant): Places4People Planning Consultancy

Full address (including postal code): 3 Meadowside Gardens, Rushmere St Andrew, Ipswich. IP4 5RD

Email address: Places4people@outlook.com

For information about the meaning of the 'legal compliance and soundness' tests, please [read these guidance notes](#).

For information on whether you consider the document complies with the council's duty to cooperate, [please click here](#)?

Please note that anonymous responses will not be accepted.

Please note that the local plan was prepared and will be examined under the relevant previous version of the National Planning Policy Framework, and not the updated version published in December 2023.

Part B – you will need to complete a separate sheet for each representation you make.

3. To which consultation document does this representation relate?

Document name: West Suffolk Local Plan (Regulation 19) Submission Draft January 2024

Paragraph: 5.20.4

Policy: Policy AP53 – Land west of Bunters Road, Wickhambrook

4. Do you consider that the document is legally compliant?

- yes

5. Do you consider that the document is sound?

- no

If no, do you consider it is unsound because it is:

Select at least 1 option.

- Not justified

6. Do you consider the document complies with the council's [duty to cooperate](#)?

- yes
-

If you do not agree the document complies with the duty to cooperate, please explain why in the box below

7. Summary

Please include a short summary of your response (no more than 500 characters)

Wickhambrook Parish Council objects to Policy AP53 in its current form. While the principal of the development is supported, the policy does not demonstrate that sufficient account has been taken of highway issues and infrastructure capacity or specify that sufficient infrastructure capacity needs to be in place before the development is occupied. Given the advanced stage of the neighbourhood plan, greater emphasis should be given to it and paragraph 5.20.4 should not require a development brief.

8. Please set out the modification(s) you consider necessary to make the local plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 4 and 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the local plan legally compliant or sound.

It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Parish Council seeks amendments to Policy AP53 as set out in the annex to this representation.

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the inspector, based on the matters and issues he or she identifies for examination.

9. Do you consider it necessary to participate at the examination in public?

- no

If you feel it is necessary to participate at the examination in public, please give your reasons why?

Please note: the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the inspector has identified the matters and issues for examination.

Annex to Wickhambrook Parish Council's representation to Policy AP53

The Parish Council seeks amendments to Policy AP53 as set out below. (strike out is required deletion and underline is required insertion.)

A site of 2.85 hectares west of Bunters Road, as shown on the policies map, is allocated for around 40 homes and community facilities and/or retail or local employment. The types and locations of these uses within the site and the layout and form of the development will be determined ~~through~~ in accordance with the neighbourhood plan. The site should also deliver the following:

- a. Adequate access should be provided to the satisfaction of the highways authority via the B1063 Bunter's Road.
- b. ~~Sustainable~~ Safe and convenient sustainable travel connections to existing local destinations, including the primary school and doctors' surgery, nearby public rights of way and the countryside before the development is first occupied.
- c. Fully accessible informal and formal open space and play space.
- d. Green and blue infrastructure that will include:
 - Strategic landscaping including to soften the development and settlement edge and reduce the visual impacts on the surrounding countryside in particular the long-distance views and to provide buffers between any areas of employment and residential use.
 - Sustainable drainage systems features.
 - Existing hedgerows and trees are to be retained and enhanced with appropriate buffers.
- e. The development must mitigate for its recreational effects on designated sites of nature conservation interest in accordance with Policy SP8 Recreational effects of development. Information to inform a project level appropriate assessment will be required.

Sustainable transport

A transport assessment will be required as part of any application for development on the site.

Heritage

Future development must demonstrate that any negative impacts on the significance of the designated heritage assets and their settings identified in the council's heritage impact assessment, or any subsequent fieldwork assessment, have been avoided or mitigated through design.

Specific mitigation measures to help protect the significance of the heritage assets in the vicinity of the site should include:

Retaining and enhancing the existing trees and hedges around the site.

Providing a buffer along Bunters Road so the new development is not readily apparent and the rural character of the road is maintained.

Using the design, layout and landscaping to create an enhanced view from Gaines Cottage.

Prior to the determination of any planning application, a further detailed heritage impact assessment should be submitted. This should

demonstrate how the settings and significance of the heritage assets and above mitigation measures have been addressed in the proposals.

Archaeology

Any future planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Infrastructure

Before any development is occupied, sufficient infrastructure capacity must be available including education, GP surgery and sewers.