

Neighbourhood Planning Summary Report

At its July meeting the parish council considered an update on progress with the preparation of the Neighbourhood plan, and noting that the planning consultant had produced a draft list of policy changes identified by the working group, and further additional policy changes which Places4People recommended be made as a result of the Worlington NP and other recent NP examinations which have used the same draft policies, (to give the draft plan the best chance of success), the meeting resolved:

The Parish Council approve the proposed changes to the draft Neighbourhood Plan brought forwards following consultation, acknowledging that the changes will require revisiting to in-corporate and changes required arising from the independent Strategic Environment Assessment and Habitats Assessment. That revisit will also assess whether additional changes are required to bring the Plan uptodate as a result of new national planning policy expected to be published in the interim.

Minute 24.07.07.3 refers.

The additional required changes as a result of the publication of the new National Planning Policy Framework (NPPF) in December are set out at Appendix A.

The Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion of the draft Plan, prepared by West Suffolk Council, concluded that both Assessments were required before it can be submitted. This is a common occurrence nationally and usually occurs where sites are allocated in neighbourhood plans. A grant from Locality in the form of Technical Support for this (in the same way that Design Guidance and Site Master-planning was undertaken by AECOM) was approved and whilst it was expected that the work would be completed in December, the draft SEA was only received in January (without the necessary HRA). A draft HRA has now also been received, and comments on both from the NPWG, together with comments from our appointed NP planning consultant (Places4People) have been submitted back to AECOM.

Our planned revised timescale therefore is:

- By 1 March - submit the draft NP to West Suffolk Council (WSC)
- March – WSC run a six week consultation (likely to be mid March – end April, but will be dependent upon the availability of resources at West Suffolk as they have to prioritise the Local Plan examination deadlines) - a copy of the draft Consultation Statement is attached as **Appendix B**
- May - Plan submitted by West Suffolk for examination by Planning Inspector
- May-June – Examination of Plan
- Referendum Plan prepared to incorporate required changes resulting from the examination (the Parish Council will need to confirm that it is happy for the amended Plan to proceed to Referendum)
- Six week lead in to Referendum

Following referendum (if made), adoption of the plan by WSC at full council within 8 weeks of referendum with so many unknown factors, it is not possible to indicate when the Referendum and adoption will take place but likely to be in Q3 of 2025/26. The delays have been really disappointing and concerns fed back to AECOM, who reported a combination of sickness and a recent handover of responsibilities.

Recommendation:

Subject to the incorporation of any required changes arising from the Strategic Environmental Assessment and Habitats Regulations Assessment before the Plan is submitted;

- i. the Parish Council approves the proposed modifications to the Neighbourhood Plan, and**
- ii. agrees the submission of the Plan to West Suffolk Council**

Page	Paragraph or Policy Number	Proposed Modification	Reason
11	3.2	<p>Amend as follows:</p> <p>The National Planning Policy Framework (NPPF) sets out the Government’s high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In September December 2023 2024 the Government published a Revised NPPF, making minor updates to the substantive July 2021 version. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:</p>	To bring the Plan up-to-date
11	3.3	<p>Amend as follows:</p> <p>The NPPF acknowledges that neighbourhood plans can “shape, direct and help to deliver sustainable development” but that they “should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.” requires that communities preparing Neighbourhood Plans should:</p> <ul style="list-style-type: none"> • Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and • Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. 	To bring the Plan up-to-date
13	3.14	<p>Amend third sentence as follows:</p> <p>Most of the parish is also defined as a “Minerals Consultation Area” within which proposals in excess of five hectares will be referred to the County Council in order that they can be satisfied that, in accordance with paragraph 143 223 of the NPPF, minerals resources of local and national importance are not needlessly sterilised by non-mineral development.</p>	To bring the Plan up-to-date
38	8.3	<p>Amend second sentence as follows:</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
48	8.20	<p>The NPPF also makes it clear, in paragraph 131 124, that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’</p> <p>Amend first sentence as follows:</p> <p>Paragraph 187 180 (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.</p> <p>Amend as follows:</p> <p>Paragraph 88 84 of the NPPF states that planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Further, paragraph 98 93 states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.</p>	To bring the Plan up-to-date
50	9.3`	<p>Amend inserted new paragraph 10.9</p> <p><u>10.9 It is important to ensure that new routes can be realistically used for commuting to work or school, and serve for recreational purposes such as dog walking. New routes should connect to existing routes and facilities where possible, and be accessible for all, including those with disabilities, reduced mobility and/or neurodiversity. New routes should incorporate an effective Wayfinding strategy.</u></p>	To ensure additions make sense
55	10.10	<p>Amend inserted new paragraph 10.10</p> <p><u>10.10 Although not a problem in Wickhambrook, it is important to take opportunities to improve air quality and mitigate any risk to human health due to man-made emissions such as nitrogen oxides and particulate matter, development proposals should seek to encourage and facilitate active and sustainable travel to reduce vehicles on the road and therefore pollution and poor air quality, as well as improve mental and physical health.</u></p>	To ensure additions make sense

Page	Paragraph or Policy Number	Proposed Modification	Reason
68	Glossary	<p>Amend Affordable Housing definition as follows:</p> <p>a) <u>Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</u></p> <p>b) <u>Other A affordable housing for rent meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or A-affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</u></p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p>	To bring the Plan up-to-date
24	5.27	<p>Further amendment The allocation at Bunters Road will be required to include a proportion of affordable housing which could be 40% of the requirement <u>market housing</u> if Policy LP20 of the Draft Local Plan is confirmed.</p>	Factual amendment
CONSULTATION STATEMENT			
199	8.9	Delete row as not relevant in this Plan	

Page	Paragraph or Policy Number	Proposed Modification	Reason
202		<p>The proposed paragraphs 10.9 and 10.10 suggested by the County Council do not make sense.</p> <p>Further amendments have been made to the Plan as follows:</p> <p><u>10.9 It is important to ensure that new routes can be realistically used for commuting to work or school, and serve for recreational purposes such as dog walking. New routes should connect to existing routes and facilities where possible, and be accessible for all, including those with disabilities, reduced mobility and/or neurodiversity. New routes should incorporate an effective Wayfinding strategy.</u></p> <p><u>10.10 Although not a problem in Wickhambrook, it is important to take opportunities to improve air quality and mitigate any risk to human health due to man-made emissions such as nitrogen oxides and particulate matter, development proposals should seek to encourage and facilitate active and sustainable travel to reduce vehicles on the road and therefore pollution and poor air quality, as well as improve mental and physical health.</u></p>	To ensure additions make sense

WICKHAMBROOK NEIGHBOURHOOD PLAN 2023 - 2041



CONSULTATION STATEMENT



WICKHAMBROOK Parish Council

February 2025

Prepared for Wickhambrook Parish Council by
Places4People Planning Consultancy
February 2025



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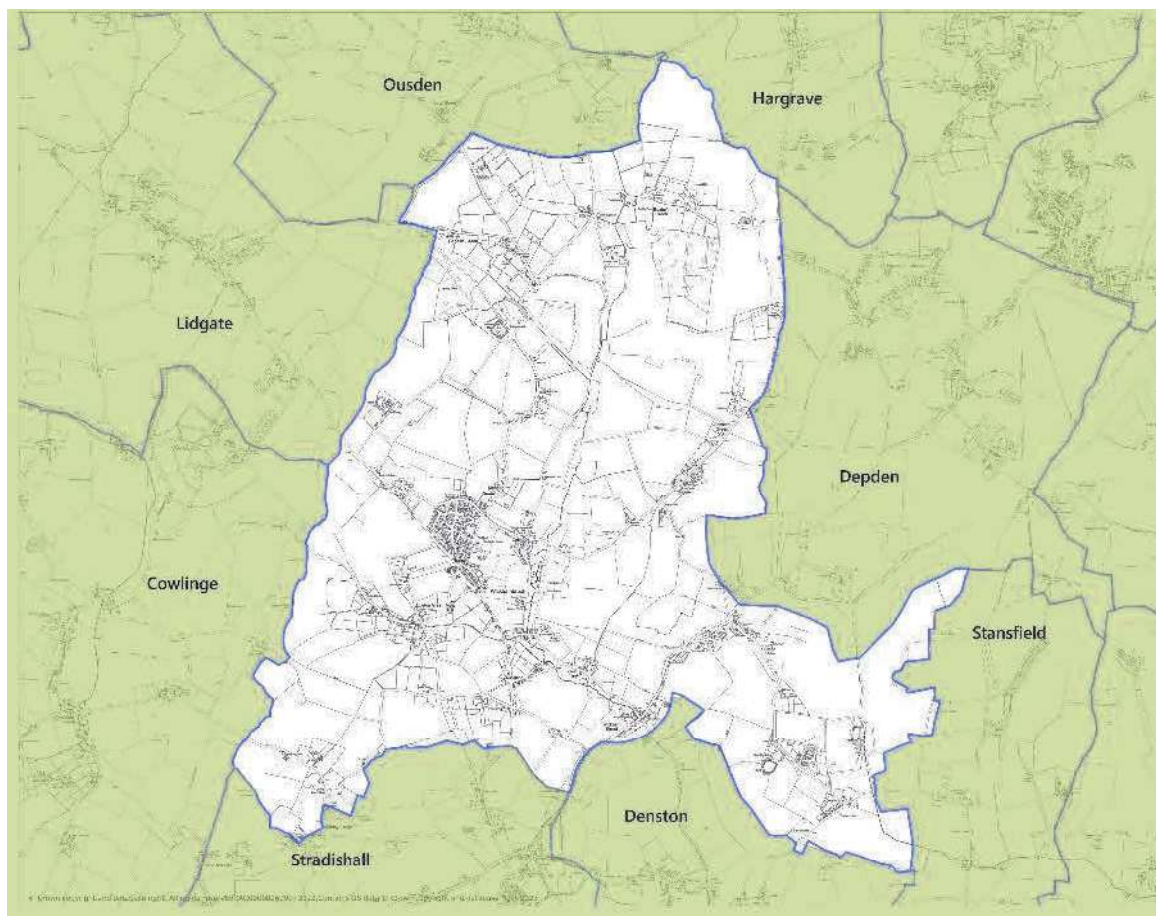
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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Wickhambrook Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of engagement and consultation with residents of Wickhambrook as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.
- 2.2 In April 2019 Great Bardfield Parish Council resolved to prepare a Neighbourhood Plan for the parish, to be prepared by a Neighbourhood Plan Committee of parish councillors and volunteers. An application was made to West Suffolk Council to designate the whole of the parish as the Neighbourhood Area, which was confirmed on 4 October 2021. Due to a boundary change as a result of a community governance reviews a revised area was confirmed on 3 April 2023. Map 1 identifies the extent of the designated Neighbourhood Area.



Map 1 – Wickhambrook Neighbourhood Area

- 2.5 Since the area was designated, work has been carried out to gather information and evidence to support the content of the Plan and, in particular, its planning policies.
- 2.6 In February 2022 a questionnaire was delivered to all households in the parish. There were 258 replies, representing over half the households. In addition, other members of the Neighbourhood Plan Working Group undertook interviews with members of the community who are employers, landowners or leaders of services as part of a Stakeholder Analysis.
- 2.7 During the summer of 2022 two "pop-up" events were held at the Queen's Platinum Jubilee Picnic (5th June) and Wickhambrook Fete and Flower show (9th July). The events were used to feedback results from the household survey, as well as to canvass

residents' views on West Suffolk's preferred options for the Local Plan.

- 2.8 In March and April 2023 further community engagement was carried out to gauge residents' views on two options for the development of the site to be allocated in the Plan. A leaflet was circulated to all households which asked for views on the options and general comments about the proposal. The leaflet is reproduced in Appendix 1 and the results of that consultation are reproduced in Appendix 2.
- 2.9 The outcomes of all the information gathering and community engagement played a significant role in formulating the content of the draft Neighbourhood Plan ahead of the Pre-Submission consultation stage. It is that stage that forms the focus of this Consultation Statement.

3. Regulation 14 Pre-Submission Consultation

3.1 The statutory consultation on the draft Pre-Submission Plan commenced on 4 November 2023 and lasted until 22 December, a period of seven weeks.

How we publicised the consultation

- 3.2 The consultation was publicised by a leaflet (reproduced in Appendix 3) that was distributed to every household and business in the Parish. The leaflet summarised the main purpose and content of the Plan, ensured recipients were informed as to how the actual Plan could be viewed, how they could comment on it and when the consultation ended. The consultation was also launched with a well-attended drop-in event held at the Women's Institute Hall on Saturday 4 November. The display boards for the drop-in event are included as Appendix 4 of this Statement. The draft Plan had included proposals to designate a number of non-designated heritage assets and, in order to ensure that the owners of those assets were given ample opportunity to comment on the designation, the consultation on that particular policy (Policy WHB11) was extended to 5 January and letters were sent to the owners occupants inviting comments by that date.
- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from Wickhambrook Stores, Greyhound pub, the Phone Box information point at Thorns Corner and the Memorial Social Centre, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form were produced, with paper copies of the form being available at the drop-in event and the above locations.
- 3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by West Suffolk Council, were consulted. The full list these bodies consulted is shown in Appendix 5. The email content used to notify them is included at Appendix 6.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

4. Pre-Submission Consultation Responses

4.1 A total of 34 residents responded to the consultation along with 10 organisations or statutory bodies.

Responses from the following residents/individuals were received:

J Ashling	M Lawfield	Mrs Smith
D Barnes	R Lynn	S Sternberg
J Bevan	E Mahony	A Sykes
S Booty	R Merry	S Thorburn
R Byers	J Midwood	A Tuck
N Calder	I Parker	D Turner
N&C French	G Plant	K Warnock
J&A Gibbs	P Polson	S Welsh
T Gridley	C Salmon	S Whatling
J Hodson	A Shaw	N Wright

Three of the responses were anonymous.

4.2 The following statutory bodies and organisations responded to the consultation:

- West Suffolk Council
- Suffolk County Council
- National Highways
- Natural England
- Historic England
- Anglian Water
- National Gas Transmission
- National Grid
- Suffolk Wildlife Trust
- Depden Parish Council

4.3 The consultation comments form included questions as to whether respondents supported individual policies and community actions. A summary of the responses to the questions is illustrated in Appendix 7. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 8 of this Statement. As a result of the consultation, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” column of the Appendix. Further amendments were made to the Plan to bring it up-to-date, especially in respect of the national Planning Policy Framework given that a new version was published by the Government in December 2024. Appendix 9 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

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:

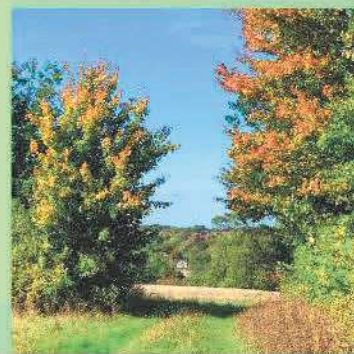
- Minimise the impact on existing residents
- Provide a mix of house sizes, including bungalows, that meet the needs of Wickhambrook
- Preserve land along the southern edge of the site for informal open space and accommodating water run-off from the development. Allotments might also be possible in this 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 2 – Results of Sites Options Consultation

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

4. What kinds of commercial development would you support - please write in your suggestions?				
Answer Choices			Response Percent	Response Total
1	Open-Ended Question		100.00%	103
1	Nothing			
2	Hi Tech low impact companies such as Software development , IT services, Graphics using principally office / meeting spaces. Cafe Medical facilities Possibly childcare			
3	Improve the doctors facility first before building more houses in the village, more affordable homes unlike meadow view which only had a limited amount.			
4	All development that provides employment should be considered provided it has a minimal impact on neighbouring residential properties and does no harm to the environment.			

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

5	Independent retailers or artisan retailers. Hairdressers or the like
6	Independent retail, coffee shop, gym/indoor sports facilities,
7	Cafe and farm shop
8	Units for self employed individuals ,arts and crafts
9	Dr Surgery, office space, creche, coffee shop, farm shop
10	Gym, shops, cafe
11	Gym Cafe Farm shop
12	I'm not sure I would support 'commercial' development. I would be in favour of small developments which serve the community. See below:-
13	None at all
14	Public toilets - including accessible Community fresh produce stall – for fresh fruit, veg, bread, dairy etc Community-run work spaces – e.g. for crafts, artisan trades, meeting rooms, workshops etc Community-run cafe or tearoom – a place to meet and eat A creche or nursery if there is demand
15	hairdressers, coffee and farm shop, these all need to be single storey
16	Please define Commercial.
17	Small cottage industry type businesses that do not involve deliveries by large lorries.
18	Artisan bakery, dentist, physiotherapist, take-away meals and taxi service
19	A restaurant would be good and there seems to be demand for one. Any design business would be appreciated, digital or otherwise. I would like to see a library in the village if it were possible.
20	The majority of the village do not want/need a commercial development of any description. Haverhill is 9 miles down the road and there are plenty of opportunities to further develop. The previous development of houses on Cemetery Road are owned by landlords and rented out so they have not benefitted the village. Perhaps a few residential homes would be suitable but certainly not any commercial development.
21	A cafe / coffee shop would be nice.
22	Cafe or coffee bar would be very welcome. Working spaces for small local businesses and possibly small retail facilities, would provide local employment.
23	Small workshops might be beneficial to the village. However, lack of public transport means that facilities such as gym, cafe etc would have limited custom to make financially viable.
24	Commercial development should not be created in competition with existing services ie the shop, pub, petrol station, WI hall and Memorial Hall.
25	Gym Crèche Cafe
26	A new doctors surgery would benefit all the community and would be better than a commercial development.
27	None , mixed use hasn't worked elsewhere. Site exited on a bend onto fast moving traffic. Lack of traffic calming and safety cameras.
28	Operators which would create local employment without significant increase in traffic movement and perhaps a local work hub.
29	Support local entrepreneurs
30	Gyn is a great use of space. A lot of cyclists pass through Wickhambrook, so a Cafe would be a great addition.
31	Workshop for vehicle service and repairs including charge points for electric vehicles.
32	shared office facilities small scale artisan trades, sports gym.
33	electrical repair shop, plumber, coffee/tea shop. Hardware store, mechanics
34	offices, new doctors surgery.

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

35	How about a larger doctors surgery and car par, now the area is expanding so much! Why don't the school have their own car park big enough for parents cars? I am fed up with people parking in Thorns Close, its supposed to be access only to people who live there and their visitors.
36	would prefer new space used for a new doctors surgery
37	Clinic, dentist, physio, hairdressers/barber, Indian restaurants /takeaway
38	Small retail units Coffee shop /Cafe
39	Working spaces for small local businesses, consulting rooms for medical professionals
40	Artisan Crafts
41	None
42	Its already commercial its farm land which is needed to produce food for the population, which save on air miles from Spain and the other side of the world.
43	None. We do not need any commercial development. It doesn't work. Over the many years we've had small businesses open and they don't succeed or work, the villagers just don't support them. Maybe to start with but the novelty wears off. We also don't need any form of shop, we have a perfectly good one already which we must all continue to support. We are a Local Service Centre not a town or big village.
44	Nothing. The paths and road are badly maintained
45	Would you define 'Commercial' is it retail or business i.e offices and workshops?
46	None. We are fortunate to have a petrol station, shop and pub, I do not think the village needs further commercial development.
47	No commercial developments in Wickhambrook
48	Farm shop with cafe.
49	Shops Social Club
50	Small businesses, a cafe. Anything that doesn't conflict with already established businesses, the shop (Suzie's), the local pubs.
51	Small units. Hairdresser?
52	Nothing
53	Small boutique shops, cafe, small office space.
54	Low key not noisy generating lots of traffic movements.
55	NONE
56	Local business struggle now to employ local people, shop, surgery, school, Claydon Drills all employ lots of staff from outside the area. We need to assist the local pub, shop, village hall to maintain their use, not provide competition from other business premises. 40 houses = 80+ vehicles + visitors and delivery vehicles, more strain on our roads. More business more traffic to site.
57	Gym Indoor sports facilities Small coffee shop
58	We do not need any commercial development we are a village not a town! and we don't want any more housing estates. Barrow was a village not look at it, it's a mini town. 40 houses, that's 80+ cars, Bunters Road is bad for speeding traffic. Let's keep Wickhambrook a village!
59	A new doctor's surgery and an old peoples home is wanted.
60	Games developer Dentist
61	Consultation rooms for professional/medical personnel eg a dentist A day nursery Indoor sports facilities A cafe or coffee bar Small retail facilities (if room)
62	NONE
63	NONE
64	New doctors surgery with car parking

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

65	We should not have no development, leave the village as is, the school can't cope and the doctors will be over loaded plus there is no parking for the school.
66	NONE
67	None, if required agriculture.
68	Tesco Express Primark Aldi or similar Wetherspoons
69	Working spaces for small local businesses.
70	Not against commercial development - but why have Claydons expansion, 40 house and commercial units all on the same site. The prospect of 40 new houses by 2040 seems reasonable however to site all of them including Claydon's extension and the mixed used development all on one site seems ridiculous. I would also be interested to know why "the site" is "West Suffolk's" preferred site.
71	I think a cafe would be a good idea. If you have to have commercial it should not be ones that are open 24 hours. Also it should be screened from the houses possibly with trees and should be sited behind houses.
72	Cafe, tearoom, fish & chip shop, takeaway
73	None - the increased traffic would put more congestion through the villages.
74	NHS doctors Bigger doctors
75	Shops centre - takeaways
76	A nursery would really benefit the village as we currently have to drive to one. A farmyard style cafe/shop or retail would also be lovely.
77	Shops
78	Increase size of doctors surgery Increase size of school
79	Good site for additional housing
80	Small retail units, another grocery shop, a cafe, a new Doctors surgery with very ample car parking unlike now.
81	Sports activity --Cafe
82	A new general practice surgery building
83	None
84	we are a village we do not need big commercial developments. What we do need is a new doctors surgery with more parking.
85	None, all it will attract is fast food takeaway with litter and youths gathering (Eg Barrow) If you are going to ignore villagers opinion option 1 is at least from sight.
86	Retail, work spaces for small businesses, childcare facility
87	No commercial development at all --NONE!!
88	Small scale units supporting local trades and businesses.
89	Small corner units for start ups only 1-2. 1. Why does Wickhambrook need retail facilities? we have superb village shop to supply needs, local towns shops are closing, it would increase traffic.2. Coffee/Cake why? local pub good provide this service, already have monthly tea parties etc. Gyms struggle in towns, why would they flourish here, Barrow has one. Medical personal use struggles here--are funds available from Surgery.
90	I don't believe commercial development is necessary in the heart of a rural village when there are more appropriate sites on the A143, with better access without causing unnecessary heavy traffic through the villages.
91	None! It's a village for a reason! Commercial development is unnecessary for this village, with plenty of towns or villages in the area that offer plenty of commercial sites.
92	Only open during the day.
93	Small retail or coffee bar and place where parishioners can gather to carry out and exhibit art work etc.
94	Too much rural land being eaten up with developments around our village

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

95	Would give even more traffic onto an already busy Bunters Road, Also lorries etc delivering to these units.
96	I would agree as long as the units are for small local businesses, but not large scale or noisy mechanical works.
97	Not businesses that create smell, noise and other intrusive things. Cafe/coffee bar Consulting rooms etc for medical people
98	Creche/child care Start up business units/shared workspace Coffee shop
99	None needed.
100	Retail Coffee shop/cafe
101	None The path on Bunters Road is already too unsafe because it is not wide enough. We have had enough accidents already.
102	I don't think commercial development is suitable for this site.
103	Photovoltaic power station

answered	103
skipped	23

5. Do you have any other comments

Answer Choices		Response Percent	Response Total
1	Open-Ended Question	100.00%	81
1	This estate would destroy the views of the houses of opposite and would also create and already fast moving road bigger problems than it already has. The path on the opposite side of the road is far too narrow and this has been brought to your attention. No one obeys the speed limit on that road. t There has already been a pedestrian hit by the entrance to claydons while walking on the path on the opposite side of the road because of a lorry suddenly decided to turn into the entrance.		
2	My main concern is with deliveries / pick ups from commercial units. even those without independent load ./ delivery spaces (i.e workshops) are likely to end up being served buy large vehicles. I have indicated a preference for option 2 (principally to increase the 'green' space and outlook for residents on Bunter Road, but I am concerned that delivery vehicles end up on domestic roads within the site with a likely impact of large vehicles.		
3	Adding this development to an already congested and busy road which passes the school will cause more issues for families dropping off kids and by adding more commercial developments will have more delivery vans throughout the day therefore this is the wrong location for this kind off development, also while this is being built will cause issues to the locals wanting to gain access out of the village and cause other issues with smaller roads that are not suitable for the level of congestion required for this build seems like the money for the land is more important then the village and the locals		
4	Wickhambrook surgery is located in the middle of a housing estate with difficult parking facilities and access and serves for a wide geographical area. Relocating to this site with better access and parking would make sense whilst releasing the land on its present location for residential housing. Small retail facilities could make the site more vibrant.		
5	I don't disagree with the development, but do disagree with the access. The access is to near the already dangerous double bend at the shop and to add in another access so close is madness. We have problems in the village as the site for the school and Drs surgery are unfit for purpose. The infrastructure in the village needs looking at especially along the B1063 from Stradishall crossroads, it's unsuitable for large vehicles. Surely to put in extra dwellings causing more traffic without sorting existing problems is crazy. As for the houses being for villagers and affordable you're having a laugh! It seems a forgone conclusion and a open end to the said owner to do as he pleases to further his business or even more housing. Others that have put forward sensible planning developments have been refused planning, I guess he knows how to persuade in the right way! to get assurance that his development WILL get passed. It seems that certain people have the power, or feel they have a right/power to do what they like!		

5. Do you have any other comments

6	Mixed use development could bring a lot to the village, great to see. Also in support of including affordable housing in support of the full community
7	If there are commercial outlets then need to make sure there is plenty of parking for staff and visitors so as to not impact the residents negatively
8	The Development to be in keeping with the village
9	we need to ensure that there is an appropriate mixture of housing for the village needs
10	Larger commercial units would not suit the village and would be visible to many of the properties along Bunters Road.
11	<p>I appreciate that it will probably be desirable for the village to develop over the next 20 years and possibly offer more village facilities. However, at present Wickhambrook does not have the infrastructure to support this.</p> <ul style="list-style-type: none"> - 40 new homes will generate at least 80 more cars - Mr Claydon's agreed development will generate more large vehicles - Bunters Road to Lidgate is already dangerously overused and not suitable for large machinery - Bunters Road pavement is too narrow and not safe for more pedestrians - existing services will be further stretched (eg. mains water, electricity , sewerage etc) - the village already has a problem with flooding. <p>ALL these issues would need to be resolved BEFORE further small scale community developments could be considered.</p>
12	<p>This is a well-chosen site and it will be excellent if we can limit growth in the village to 40 new homes over 20 years – as we know, large scale development is NOT appropriate or desirable.</p> <p>We should ensure that the new development achieves excellence in terms of: well-designed and well-built homes; social inclusivity (including affordability for local people who want to stay in the village); a mix of homes of different sizes to suit residents in different age groups; sustainability – so the whole development uses the latest approaches to sustainable building and creates homes that are energy efficient, well-insulated, power generating etc etc.</p> <p>Wickhambrook should aim to make this development a model for small-scale village development projects for the long-term future.</p>
13	<p>Extreme concerns over the water run off from the higher ground to the lower - Jeff Claydon's lower field floods whenever there is heavy rain fall and recently the higher field that has been chosen for development had water laying on the surface. Hard standing creates more run off/drainage issues.</p> <p>The current ditch that runs along to the right of Jeff Claydon's lower field fills and over flows every time there is heavy rain, perhaps the ditches could be cleared?</p> <p>The current GP surgery is at breaking point now.....with waiting times of over a week to get a phone call appointment, let alone have a face to face appt. How will it cope with another 40 houses, The parking is an accident waiting to happen. The school will not be able to cope with increased numbers Increase in light pollution. Currently there are owls, deer, Kestrels.....these would all go</p>
14	<p>I am totally against this development. It adds no value to the village at all.</p> <p>The only benefit will be to the current Landowner.</p> <p>.</p>
15	Would like to see allotments open to Wickhambrook residents first.
16	Sufficient parking for 40 dwellings?
17	<p>I think the opinions if the people on the houses most directly affected should be given some form of priority both in selection of the design and on being given some screening from any noise or unseemly visible imposition.</p> <p>I wonder if they could be given some reasonably cheap extensions to their gardens as compensation for the inevitable reduction in the value of their property.</p>
18	<p>The majority of people in the village are questioning the validity of the planning process The owner in question is on the parish council and other members of the parish council either work or have worked for the owner.</p> <p>How transparent was the process? I will be asking for an enquiry as something does not feel right with myself and many others.</p> <p>The owner has land on the A14 which could be developed? The owner is also considerably wealthy and as far as I know has not progressed any of the issues that matter to our village and has somehow after many years of objections gained consent for this?</p> <p>Please could you confirm who we write to for an enquiry into the transparency, governance and validity of the process. Minutes of meetings etc. should be made available. Thank you.</p>
19	I would like to know more about the split in terms of different dwelling types. These should be skewed in favour of two and three bedroomed dwellings.
20	<p>The homes that are built should be smaller than recent builds in the village. There are plenty of large, expensive properties already. The proposed homes should be attractive and in a style typical for rural Suffolk. The green spaces should have a rural 'feel', not urbanised. Plenty of native trees and shrubs.</p> <p>I think the proposal for the commercial units to be single storey and typical of Suffolk farmyards is very sensible, as well as a common outdoor area which could accommodate outdoor seating for e.g. a cafe.</p>

5. Do you have any other comments

21	Including facilities such as a gym or cafe could have a detrimental effect on the existing WI Hall, Village Hall and local public house, as well as the village shop; People regularly purchase chilled foodstuff and hot drinks from here for lunch. I therefore probably wouldn't support these facilities being included.
22	Any new development should incorporate the latest eco standards including solar panels or ground source, insulation, double glazing etc. If despite the objections this site is chosen, would it not be beneficial for the village for solar panels to be placed on the large expanses of Clayton Drills roofs for everyone's benefit.
23	Additional traffic onto Bunters Road will add to an already hazardous junction at Thorns Corner, especially at school start and end times and pedestrian access to the shop.
24	Why put the main access so near to the crossroads, which is already a hazard for crossing. Run it in from Claydons road instead!. Bunters road is already dangerous, path to narrow and nobody sticks to 30mph. Put in speed bumps before someone gets killed.
25	This is not the sort of housing development required. Houses cramped together no room to breath. Moving a lot of strangers together does not make a community, it hasn't worked elsewhere carried out by short sighted councils. Doctors over crowded and schools, a sewage system barely coping, now already storm water run off from large factory roofs and concrete areas onto Attleton Green and Cloak Lane already prone to flooding, more developments will not help, no concern for local people at all a disaster waiting to happen.
26	Allotments needed with or without development, does not deal with school parking issue or provision of retirement home offered in other proposal. Happy with number of houses but wonder if should have given consideration to spreading round the village in smaller units /developments.
27	<ol style="list-style-type: none"> 1. Some sort of speed mitigation on Bunters road eg: mini roundabout for access. 2. Pelican or toucan crossing for pedestrians crossing. 3. Opportunity for surgery to move to a better location with more parking. 4. Bungalows or warden accommodation for older residents.
28	Surely the council could come to some agreement with one of the owners of the adjoining fields or even across the road from the school, that would solve the problem of the poor parents who don't like walking far.
29	Facilities would need to be ground floor for easy access, unless lifts are viable .
30	Is there space for extra pupils at Wickhambrook school and surgery? The plan doesn't have any means of controlling the surface water, storage ponds etc.
31	Living about 1/2 a mile away we would be in line for all the empty coffee cups, fish & chip packaging etc, that would be finished with, then thrown out of the car windows, we already get beer and red bull cans, coffee cups and sandwich packaging that comes from the existing shop! I don't want Wickhambrook to become a second Barrow!! I am Wickhambrook born and bred.
32	<p>What and where will the entrance to the development be? We do not need a roundabout or speed bumps - We live in a rural village with lots of agricultural traffic going through.</p> <p>Lighting on the development needs to be subtle so to reduce light pollution and impact to the environment.</p> <p>Rain water should be collected from ALL the houses and re-harvested to be used for watering gardens and any public green spaces on the development including allotments. I support allotments being in this area for locals to use. Great idea! The houses need to be in keeping with the area, Suffolk and reflect being in a rural village.</p> <p>Has the site been chosen to be near the factories? And more factories are being planned to be built. (This village infrastructure can't cope with more traffic.) All factories and housing site are owned by same landowner who is also on the parish council. After this has all been built, what's to stop further factories/ buildings/housing?</p> <p>Having some more housing is fine for this village (no more than 40 over a period of time), BUT we must be careful and find the right balance or we will ruin this rural village. People live here and move here for a rural life, not to find the village has become a Barrow or Kedington.</p>
33	My dad was hit by a van because of the entrance that is there
34	<p>This development does not add any benefit to the village. The road is already busy and the surgery and school would not be able to cope with more villagers.</p> <p>Therefore I do not support this development at all.</p>
35	I do not support the development of this site. We already have a number of new local housing developments and, whilst I understand the need for housing, I feel that any commercial units would detract from the village 'feel' and turn us into a town. If we must have more new houses then sufficient infrastructure needs to be in place - crossing the road at Bunters Corner is dangerous and I feel that this development would only add to traffic flow and, therefore, risk. Some sort of pedestrian

5. Do you have any other comments

	<p>crossing would be required. The existing doctors surgery couldn't cope with more patients and the local roads are already crowded with cars (both patients and staff) visiting the surgery. If 'consulting rooms' for medical personnel means a new doctors surgery then this is the only positive I can see in the proposed development of this site.</p>
36	<p>There should be no further developments on greenfield sites in Wickhambrook.</p>
37	<p>Wickhambrook is no longer the village it was. I was born here and feel like too much development has happened already. We need bigger Doctors (you can't get appointment now so will be worse), we need bigger school (over subscribed). We need social club (no proper pub anymore). We need more shops (too expensive). Roads need sorting. Floods need sorting but we do not need any more houses!</p>
38	<p>We would like to buy some of the land behind Thorns Meadow to extend our garden - we back directly onto the head row.</p>
39	<p>Nothing</p>
40	<p>Timing of this development is key: Too soon and it will not serve the future needs identified as it will merely suck-in new residents from other areas. We are sure that no builder would commit to long term, piece meal development so once the site is started it will fill the allocated quota of 40 households.</p>
41	<p>This site is not right for the village. Wrong place for many reasons notably increased flood danger for Attleton Green. I realise the working party have worked hard to produce "least worst" options but the site is wrong. Walk to school - awful.</p>
42	<p>What about School is full up Doctors full up Hospital full up Sewage more than full</p>
43	<p>1) If West Suffolk's draft plan requires 40 new houses by 2040, this should be achievable from smaller sites not large scale development from the benefit of one local land owner. 2) All new homes must be environmentally built with grey waste water recover, solar energy panels on roofs, not as the proposed site which is of the typical suburban style. Low impact lighting must be installed. 3) Where are the children to be educated, the school is at maximum capacity. 4) Health needs: The local doctor's surgery is also at maximum capacity. 5) The sewerage system is only just able to cope at present. 6) Allotments sound like a good idea but who is going to run and operate this. The proposed site is high grade agricultural land and will grow far more food than a few allotments could produce.</p>
44	<p>Large scale industrial units on prime farm land will not benefit anything to the village.</p>
45	<p>Too much commercial. Replace a small part of it with extra parking spaces mainly allocated to the school</p>
46	<p>Claydon Drills expansion (planning permission) NOT Bunter's Road pavement is so narrow at one point that two people cannot fit to walk down it. Mothers with prams/pushchairs will be going up and down to the school twice a day with small children. This needs planning for. Bunter's Road is very difficult to cross safely. Will there be a back way to the shop and Post Office? Footpath?</p>
47	<p>Would rather have trees and wild flowers for wildlife + the bees or plough it and grow crops on it.</p>
48	<p>What's the point of an opinion that would not matter, can't believe I have even wasted the ink to fill this in!</p>

5. Do you have any other comments

49	The land in question would be better used by building a new medical centre/doctors surgery with ample parking. It's no good building more houses for even more people if the village facilities cannot cope with them!
50	People are parking everywhere now on the roads so NO DEVELOPMENT DON'T WANT IT LIKE HAVERHILL! No. 13 Brown's Close, Stephen Merle
51	Don't need any more houses built
52	What about the school and doctors which is already over subscribed! We have problems already so this development will just make more problems unless they are sorted out!
53	Wickhambrook infrastructure cannot cope and you would be increasing the population with direct impact on the surrounding environment.
54	Will the pot holes be filled before development starts? B1063 upgraded to an A Road? Await your reply
55	Why position the commercial units within sight of Bunter's Road and spoiling the outlook for existing houses on the east of Bunter's Road? Have better quality houses there instead to create a better impression of the village. Keep any commercial development beside the future expansion of Claydons.
56	I also wonder about the viability of retail outlets, coffee shops, gym etc and are they really wanted/needed. As for consulting rooms for medical personnel - give me a break. I personally would rather see the existing infrastructure in the village properly maintained before launching further expansion. THIS SAID I WOULD HAVE NO OBJECTION TO A REASONABLE NO. OF HOUSES ON PROPOSED SITE.
57	It is most important that the housing development is suitable for a rural setting and must taken into account the environment and wildlife. East Anglia is a very dry region and water storage is very important. Narrow rural roads will see an increase in traffic and pollution. This will always be a problem. Remember we are a Local Service Centre!
58	Space for a cafe and multi-use community space would be welcome Ensuring traffic free access from Thorns Corner is critical to discourage car-based access from within the village i.e. a safe path/pavement.
59	Commercial development not necessary as it further increases the amount of traffic into the village and would probably not be financially viable causing issues with units standing empty for long periods of time. It would be much better to further utilise the MSC (social club, pop-up shops/cafe), and the pub which should be the hub of the village (reinstating over 60s lunches and coffee afternoons). (If commercial units are to included on the site then there should be a separate access road off Bunter's Road rather than the same road used for the housing). The Doctors Surgery should be relocated to the edge of the village with more parking. With regards to Option 2, this should include footpaths/cycle paths to enable safe access to the rest of the village including the school and the safety and infrastructure of the existing roads needs to be fully addressed due to lack of pavements and speeding traffic. The housing will need to be more sustainable, focusing on the impact of noise and light pollution with sufficient landscaping and green spaces.

5. Do you have any other comments

60	we emailed our views re a plan for Wickhambrook in the next 20 years on 25/07/2022. Our views havent changed. We favoured the field next to the cemetery up to 20 housed if needed. The proposed West Suffolk Council development would be outside the village boundary on agricultural land. What is the use of a village boundary if its not adhered to. We fear more traffic if this goes ahead, the road between Wickhambrook ang Hargrave is already a nightmare as too many houses are being built here, Wickhambrook hasn't the infrastructure for such a development, why change the village structure when there are plenty of large places --wouldn't call them villages --Clare Barrow.
61	We don't feel the infrastructure of the village can support such an enterprise
62	The proposed site would over stretch the surgery is stretched now. The school and parking down shop hill is atrocious now further development would cause more traffic. Would the sewage system be able to cope, down water for the site would cause more flooding at Attleton Green
63	Any development of this kind places a burden on existing infrastructure. Water supply sewage , surface water drainage, vehicular traffic, schooling. health care. All these issues need to be addressed before any development is considered. There is absolutely no evidence that this has been done in this case.
64	1. As usual local infrastructure school, surgery, road capacity appear to be low priority Struggle to cope at present, this is a village. 2. This proposal type crops up ever few years, it tends not to have the majority support. 3.40 Dwellings= 80 vehicles= Bunters Road more congestion at school + Thoms corner try living in this area.!!
65	Access in both options not to be the best place, what's wrong with the access road already there-better vision. A new doctors was proposed as part of the Meadows building, what happened to that? The parking at the surgery is dangerous at times and vey inconsiderate to local residents. The school cannot cope with more children, there are local children who cannot get a place at the moment, what will happen when more children move in?. These things do not seem to be thought of when these building proposals are put forward. The infrastructure needs to be capable of coping with a greater population.
66	This is a dreadful development! Where is the doctors surgery? Where is the car park for the school? it will only exacerbate the flooding at Cloak Lane , all it does is make the Claydons rich
67	Infrastructure --Schooling -Doctors Surgery School is already maxed out, doctors surgery already struggling with amount of patients, how is Bunters road going to cope with extra traffic--can for see fatalities due to traffic speed levels. Traffic past school during core hours is already horrendous.
68	Screening to the road needs to be planted ASAP to reduce the visual impact from the road. Also screening needs to be considered between the commercial units and the residential area.
69	Wickhambrook community needs affordable housing for young families 3 bedroom semi detached similar to Boyden Close. Not 4-5 bedroom detached occupied by 1-2 people . so families in Wickhambrook can remain. Need for more bungalows in --younger population need provisions. Allotments --Brilliant idea, creche good idea. Car parking will be on the roadway --causing congestion and access. No green spaces within the house development areas--on edge of development.
70	Speeding on Bunters road and by the school and Thorns Corner, parking outside school need to be addressed before building starts. Can Doctors surgery and school, sewage water roads etc cope with extra households and traffic. Both Plans appear well thought including allotments and green spaces. Trees or hedges will need to be planted to shield view of proposed expansion of Claydon Drills, I hope social housing will be included in this development.
71	East Anglia is "the bread basket " of the UK and it is essential we protect prime agricultural land. I am not against building 40 new houses in Wickhambrook but do believe there are better sites. Please reconsider.
72	Does the building stop at 40? What's to say there will be more housing in the future around this site/along Bunters Road. This site must collect water (rain water) to be used to water new trees and hedges on site, and also if there are allotments. Houses should be in keeping with this rural village.
73	With the height difference between the field to be built on and the much lower ground level of Thorns Meadow, it would be preferable to have bungalows/lower buildings at the south end of the devlopment to protect privacy of the residents of Thorns Meadow. Also, if there was a possibility of purchasing any land backing onto Thorns Meadow to increase the garden size a little, the residents would be very interested.
74	I would object to allotments on the green space, as this would be far too close to houses and overlooking the gardens, which are at a lower level than the development land. Bunters Road is already very treacherous to cross. The safety of pedestrians needs to be prioritised when the road is inevitably busier.

5. Do you have any other comments

75	Potholes are a danger to both walkers and motorists who drive in the middle of the road to avoid them. They need a coordinated approach, not just haphazard patching, with resurfacing, not just filling some and leaving others to eventually need work. No coordination of work seems to be done and resources are poorly used.
76	Have you tried walking down that narrow path on Bunters! Death trap! No attempt has been made for traffic calming in that area. Having 40 houses would mean a min of 40 cars using that road plus delivery vehicles in and out. Problems with sewerage now - is village going to cope with more houses? New people add nothing to the village. They don't join in anything. Wickhambrook is being spoilt. I expect once again no cheap houses to keep youngsters here. Expect it will go through despite our thoughts.
77	In principle I do not support development on "green" arable land. As development will go ahead anyway it is imperative that screening (trees, hedges etc.) is started now, not after the development occurs. Non-commercial space for parishioners to form working groups (eg artists to work and exhibit in the mixed use development would be useful). The 40% affordable housing proposed must be adhered to.
78	There is no "choice" in these options.
79	You are very unfair. I am really disappointed that you have gone for this site, where you had plenty of others that were not directly linked to any houses, impacting no one who already lives here. What about the people on Bunters Road? What about the peoples houses that you are going to create a driveway opposite! That will be nice having car lights in their front window all the time. What about the disruption, dirt? Are we even going to be able to put washing out. No consultation for the people! There is also a access route at Claydon's, but yet that isn't good enough, is it! We will simply leave the village.
80	East Anglia is a very important region for growing our food - I do not think prime agricultural land should be built on. PLEASE PROTECT OUR LAND
81	I do not think the village is able to sustain the growth in population that it has already experienced so there is very little chance of being able to sustain even more! The doctors are already over run, the school is at full capacity and there is almost no public transport. There are also bats and owls that live on/around the proposed development site. Please please please leave some countryside it is after all what makes our country so beautiful!

answered	81
skipped	45

WICKHAMBROOK NEIGHBOURHOOD PLAN



**Your village - your voice -
your chance to comment**

**Public Consultation
4 November - 22 December 2023**

**Village Drop-in Event
Saturday 4 November between
10.00am and 2.00pm
WI Hall, Cemetery Road, CB8 8XR**

Refreshments available



Wickhambrook Parish Council

In September 2021 Wickhambrook Parish Council decided to prepare a Neighbourhood Plan (the Plan) to cover the whole parish. Since that time a small group of volunteers and Parish Councillors, assisted by professional consultants, have been working to gather information and views to inform the content of the Plan.

We are now consulting you on the Draft Plan

A Neighbourhood Plan is prepared by the community for the community to guide future development, regeneration and conservation of the parish. Being a land use plan, there are certain rules and regulations that must be followed during its preparation, but once adopted by West Suffolk Council it becomes part of the legal planning framework for the area and is used in deciding planning applications. In addition to planning policies, the Wickhambrook Plan also includes a number of community aspirations. These reflect important matters that fall outside the planning remit of a Neighbourhood Plan but have been raised by you over the last couple of years.

You may have been involved in previous Neighbourhood Plan community engagement activities over the last couple of years, including our residents' survey. Since then, various studies have also been undertaken on housing, design and our assets to inform what the Neighbourhood Plan should contain.

We've now reached a major milestone and are consulting on the Draft Plan. Consultation commences on **4 November and will last until Friday 22 December, a period of 7 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes and so to influence planning and development policy for Wickhambrook for the 20 years ahead.

The final page of this leaflet explains how you can comment.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

The draft Plan provides a Vision based on your views about how Wickhambrook should be in 20 years' time:

VISION

In 2040 Wickhambrook will remain a village that has retained its distinct structure of a number of small settlements within a high-quality landscape, where limited sustainable growth has taken place that meets the needs of the parish and where essential infrastructure and services are retained and improved.

This will be delivered through a series of objectives, planning policies and "community actions". The latter address the important non-planning matters brought up by you during our early consultations.

The draft Neighbourhood Plan covers seven themes and each theme forms a chapter for the Plan:



DEVELOPMENT LOCATIONS

Objective

1. New development should minimise the loss of the best quality agricultural land and impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.

The Plan takes a balanced view on the location of new development, designating a Housing Settlement Boundary around the main village centre. It is based on West Suffolk's Local Plan but brought up-to-date to reflect the content of the Neighbourhood Plan. The map illustrates the Housing Settlement Boundary.

- As with current planning policy, proposals for development within this area will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.
- Outside the Housing Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development and development will only be allowed in specified exceptional circumstances.

The indication of the Housing Settlement Boundary in the Neighbourhood Plan cannot preclude future Local Plan documents reviewing the Boundary and amending it to reflect housing allocations in that plan.

HOUSING

Objective

2. New housing development will reflect Wickhambrook's status as a Local Service Centre within the "Settlement Hierarchy" of West Suffolk and provide a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes.
3. New housing should be located where it is safely accessible by foot to the village's services and facilities.
4. Homes should incorporate measures to ensure they are accessible for all needs, promote sustainability and incorporate energy saving features.

West Suffolk Council has signalled the intention to allocate a site for development in Wickhambrook in their new Local Plan.



The site is located west of Bunters Road, (see map above), and they propose it could be developed for up to 40 homes along with other uses and open spaces over the coming 20 years. The Neighbourhood Plan does not have the power to stop this development. The Parish Council has decided that, if it is going to happen, it would be better to influence how the site is developed by including more detail in the Neighbourhood Plan which will have to be taken into account when planning applications from developers are considered by West Suffolk Council.

Our consultation with residents in March and April 2023 has helped to inform our proposals in the Neighbourhood Plan.

- Development should be carried out in accordance with the illustrated site concept below.
- The development should comprise of no more than 40 dwellings including affordable homes.
- The mixed-use element of the development should be either for health, commercial, business, service, local community and/or learning facilities.
- The mixed-use development should have a maximum gross floorspace of 450 square metres (approx. 50% more than the current Health Centre) where no single unit in it has a floorspace greater than 100 square metres unless for the provision of medical or health services.
- Development must respect the setting of the listed building opposite the site on Bunter's Road.
- Traffic calming must be provided on Bunter's Road to enable a safe pedestrian crossing point to provide safe links to services in the village.
- Structural landscaping shall be retained and reinforced along all boundaries.
- A development buffer shall be provided around Rose and Jasmine Cottage.
- A surface water drainage system shall be provided to manage water run-off from the development and reduce flood risk on adjoining lower land.
- Open space to be provided along the southern edge of the site to include the potential for allotments.
- The opportunity to deliver the affordable housing through a Community Land Trust should be explored.



Housing Development Policies

- All new homes should achieve internal spaces in accordance with national space standards, should be designed to be adaptable for everyone's needs, and should provide ducting for superfast broadband and electric vehicle charging points.
- Best practice in energy conservation in new homes will be supported.

Community Action

- To establish a Community Land Trust that could deliver affordable housing that will always remain available for people with a local connection and not subject to the right-to-buy rules.

EMPLOYMENT AND LOCAL ECONOMY

Objective

5. A range of employment opportunities in the parish will be retained and supported where there will not be a detrimental impact on the environment, services and infrastructure.

The Neighbourhood Plan does not identify new sites for employment development.

It seeks to protect the existing employment locations to ensure that local job opportunities are supported where such uses remain acceptable and viable.

It is envisaged that if new employment proposals do come forward on new sites, they would remain small in terms of the size of the premises and the number of people employed on the site.

The Plan also supports using redundant farm buildings for employment uses where there wouldn't be unacceptable impacts on matters such as highways, the landscape and nearby residents.

NATURAL ENVIRONMENT

Objectives

6. The rural character of the parish will be protected and, where possible, enhanced.
7. Natural habitats will be protected and enhanced

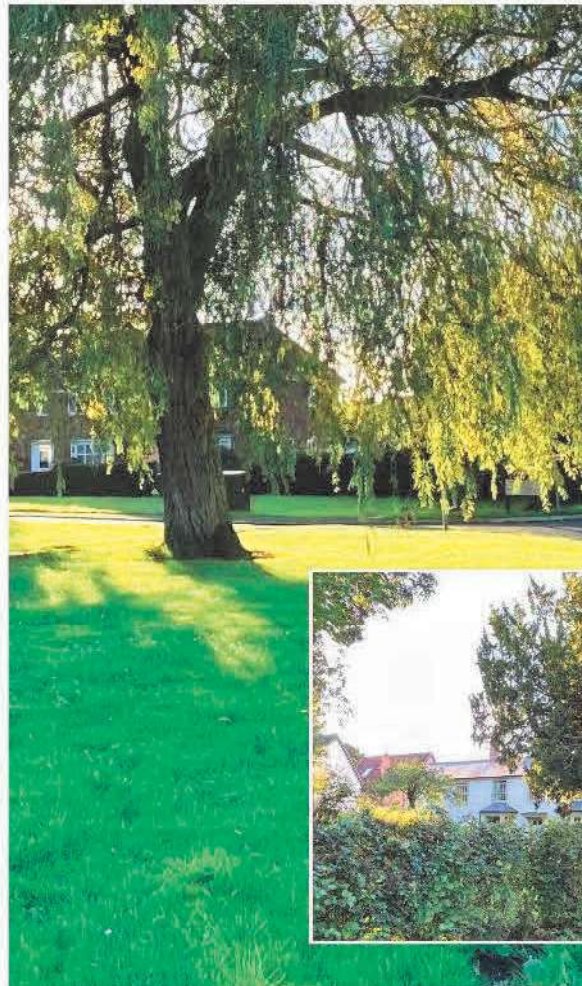
Development should have regard to the landscape character of the site and conserve or enhance it and its vicinity.

Trees, hedgerows and other natural features such as ponds and watercourses should be protected.

Proposals should integrate improvements to biodiversity levels through the creation of natural habitats, planting of native trees and hedgerows and the restoration and repair of wildlife networks, such as through the installation of bat and swift boxes.

Eleven spaces have been identified as Local Green Spaces, meaning that development cannot take place on them unless in exceptional circumstances.

1. The Cemetery, Cemetery Road
2. Amenity open space at The Meadows, off Cemetery Road
3. Open space at junction of The Croft and Cemetery Road
4. Nunnery Green amenity open spaces
5. Amenity open space west of Boyden Close
6. Attleton Green
7. Coltsfoot Green
8. Amenity open space adjacent Clopton Park, Bury Road
9. Clopton Park Open Space
10. Amenity open space east of Bury Road
11. Genesis Green



Community Action

- The Parish Council will work with the Wickhambrook Estates Committee and interested parishioners in order to sustain and improve the natural environment in and around the village.



BUILT ENVIRONMENT

Objectives

8. Wickhambrook's built heritage assets will be protected.
9. High-quality and eco-friendly development will reinforce the local character of the village.
10. New development will not have a detrimental impact on the quality of life of existing residents

Preparing the Neighbourhood Plan provides an opportunity to identify historic buildings and features that are not listed but which are locally important. An extensive piece of work has identified 50 such buildings and features and the Plan proposes that the character and importance of these should be taken into account when development is proposed at the site or in the near vicinity.

1. Aldersfield Place Farmhouse, Ashfield Green
2. Hilltop View and Coopers Croft, Ashfield Green
3. Wells Cottage, Attleton Green
4. Melford House, Attleton Green
5. Walnut Tree, Attleton Green
6. Chestnut House, Attleton Green
7. Columbine Cottage, Back Lane
8. The Gesyns, Boyden End
9. Boyden Paddock, Boyden End
10. Boyden Post Box, Boyden End
11. Homeleigh Cottage, Bunters Road
12. The Thorns, Bunters Road / Thorns Corner
13. Primary School and Cottage, Bunters Road / Thorns Corner
14. Methodist Chapel, Bunters Road / Thorns Corner
15. Telephone Box, Bunters Road / Thorns Corner
16. The Police House, Bunters Road
17. Rose Cottage, Bunters Road
18. Jasmine Cottage, Bunters Road
19. 1-4 Hill Cottages, Cemetery Road
20. WI Hall, Cemetery Road
21. Cloak Inn, Cloak Lane
22. Coltsfoot Cottage, Coltsfoot Green
23. Forge/Willow Cottage, Coltsfoot Green
24. Pump Cottage with Pump by the house & Pump on the Green, Coltsfoot Green
25. Pound Cottage, The Duddery
26. Doctor's Barn, The Duddery
27. Aspenden Cottage, Coltsfoot Green
28. Hole Farm, The Duddery
29. The Cottage, Genesis Green
30. Wetheralls, Genesis Green
31. Post Box, Genesis Green
32. The Old Post Office, Wash Lane
33. Four Winds, Wash Lane
34. Shepherds Rest, Wash Lane
35. The WWII Bunker / Observer Corps Monitoring Post, Mill Lane
36. Crows Farm, Malting End
37. Little Monks Farm, Malting End
38. Moor Green Farmhouse, Meeting Green
39. Chapel Cottage, Meeting Green
40. The Greyhound Public House, Meeting Green
41. Australia Farm Barn, Meeting Green
42. The Old Manse, Meeting Green
43. Badmondsfield Lodge, Park Gate
44. Larks Rise, Park Gate
45. Porters Lodge, Park Gate
46. Park Gate Cottage, Park Gate
47. Thatchers Cottage, Shop Hill
48. Ivy Cottage, Wickham Street
49. Wickham Stew
50. Manor House, Wickham Street

As part of the Government's Neighbourhood Planning support programme, AECOM were commissioned to prepare Design Guidance for Wickhambrook. It identified three distinct character areas in the parish, the conservation area, the main settlement area and the outlying hamlets and greens.

New development will need to take account of the Design Guidance as well as meet a number of requirements relating to matters such as flood management, impact on existing residents, services and infrastructure, providing adequate parking and the protection of open areas.

Proposals that incorporate current best practice in energy conservation and generation will be supported.

Surface water drainage systems will be required at a scale appropriate to the nature of the development.

Lighting schemes should not create light pollution while taking account of highway safety and security.

Community Action

- The Parish Council will co-ordinate actions to conserve notable listed and non-listed buildings, the outlying greens and hamlets and other cherished features of our environment



SERVICES AND FACILITIES

Objectives

11. The level of services and facilities will be protected and enhanced.
12. The range of existing community facilities and services will be enhanced.

The provision and enhancement of community facilities and services that serve the needs of Wickhambrook will be supported.

Current community assets and facilities, including the following, will be protected:

- Wickhambrook Memorial Social Centre
- Wickhambrook Primary School
- Doctor's Surgery
- Womens Institute Hall
- The Greyhound and Twenty One Restaurant and House
- The Village Shop and Post Office with petrol forecourt
- Fire Station
- All Saints Parish Church
- Methodist Chapel
- Play areas at Cemetery Road and Bury Road
- Wickhambrook Cemetery

Existing open space, sport and recreation facilities will be protected from being lost and the provision of new facilities supported in principle.

Community Actions

- The Parish Council will work with developers and parishioners to explore options for providing family allotments or community growing spaces in the village
- The Parish Council and the Estates Committee will set up a 'tidy village' action group

HIGHWAYS AND TRAVEL

Objectives

13. Ensure that the existing road network is safe and has the capacity to cope with new development.
14. Encourage the improvement of bus services to nearby towns.
15. Protect, maintain and improve the Public Rights of Way network.

Most matters relating to highways and travel do not require planning permission and there is little that planning policies can do about speed and volume.

However, policy in the Neighbourhood Plan will seek to protect and improve the Parish's network of public rights of way.

Community Actions

- The Parish Council will take actions to maintain and enhance the network of safe and waymarked footpaths, bridleways and cycle routes.
- The Parish Council will work with landowners and parishioners to ensure that actions are taken to improve and maintain the quality of Wickhambrook's network of roads and quiet lanes.
- The Parish Council will work with Suffolk Highways to ensure that actions are taken to make Wickhambrook's roads and lanes safer for all users, to manage traffic and to tackle speeding and inconsiderate road use.

HOW TO COMMENT

The full version of the Plan will be available to download at <https://wickhambrook.org/neighbourhood-plan/> from Friday 3 November, where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to borrow from the following locations:

Wickhambrook Stores Greyhound pub
Phone box at Thorns Corner Memorial Social Centre

You can also borrow a paper copy from any of your Parish Councillors or email: neighbourhoodplan@wickhambrook.org.uk

When you borrow a paper copy, once you have read it and commented, please return it for the next reader.

Drop-in Event

We'll be at the WI Hall on Saturday 4 November between 10.00 and 2.00 where you'll be able to find out more about the Plan and talk to members of the Working Group. Refreshments will be provided.

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete paper free.

You can also collect a paper response form at the Drop-in Event or from the phone box at Thorns Corner, any of your Parish Councillors - or email: neighbourhoodplan@wickhambrook.org.uk

You can submit your completed comments form by posting it in the post box in the phone box at Thorns Corner.

**This is your chance to help create a vision for development in Wickhambrook for the next 20 years.
To make sure the Neighbourhood Plan reflects your views, please send in your comments -
even if you support everything in the draft Plan.**

COMMENTS MUST BE RECEIVED BY FRIDAY 22 DECEMBER - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

Welcome

1

The story so far:

- The Parish Council has been preparing a Neighbourhood Plan for the parish.
- We have now reached a major milestone and are commencing consultation on the Draft Plan.
- Consultation lasts until **Friday 22 December**, a period of 7 weeks.
- This exhibition provides a brief summary of the Plan, illustrating the planning policies and proposed community actions that are contained in the Plan.

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning for their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning West Suffolk Council and Planning Inspectors will have to take note of what it says when considering planning applications.



Over the next 7 weeks you have an opportunity to read the Plan and submit your comments.



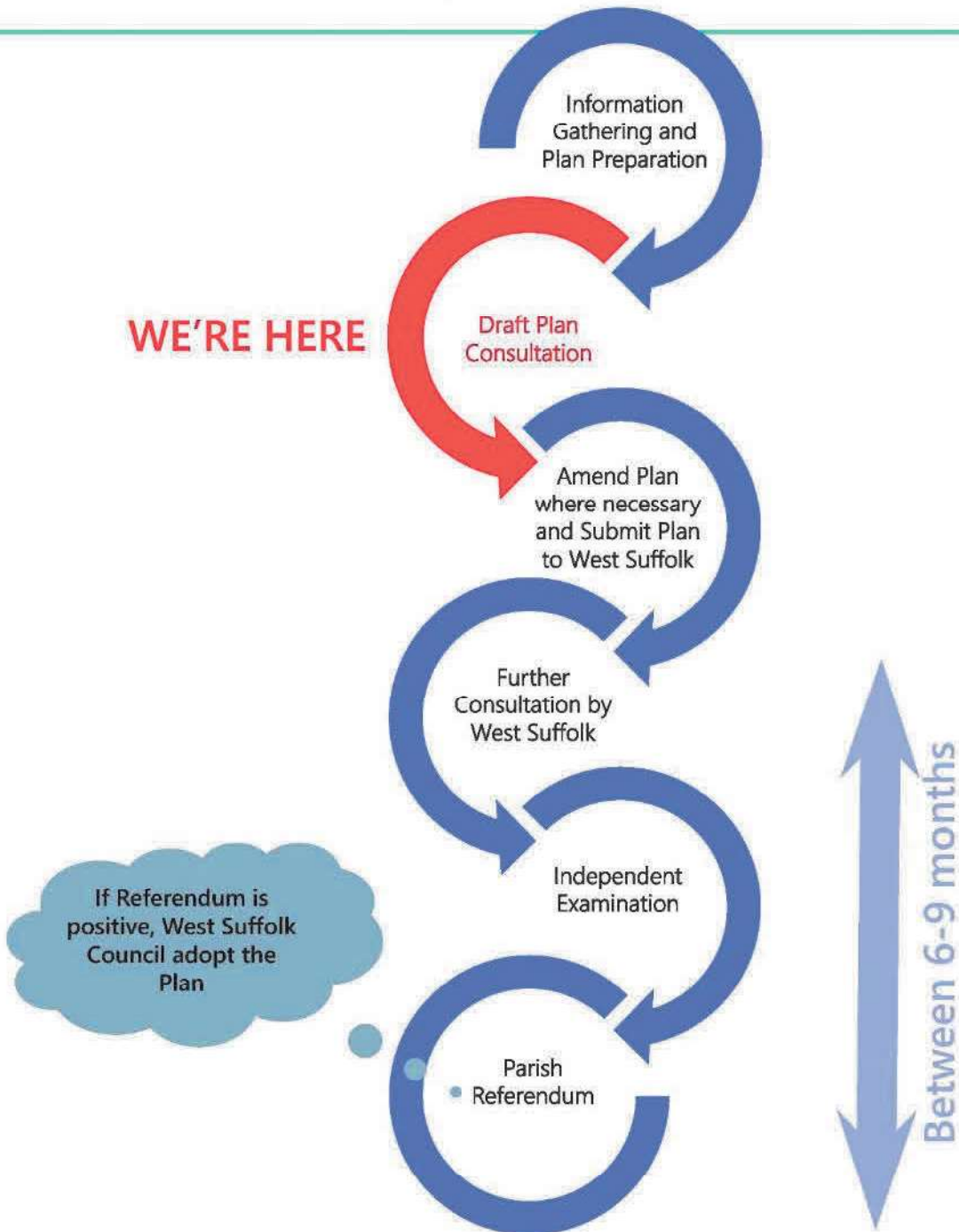
WE NEED YOUR VIEWS BY 22 DECEMBER
Why not comment as you go round by accessing the comments form from your mobile phone using the QR code?

Plan Preparation Process

2

How the Plan is prepared

There are several stages that must be completed, as illustrated. These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



The Wickhambrook Plan

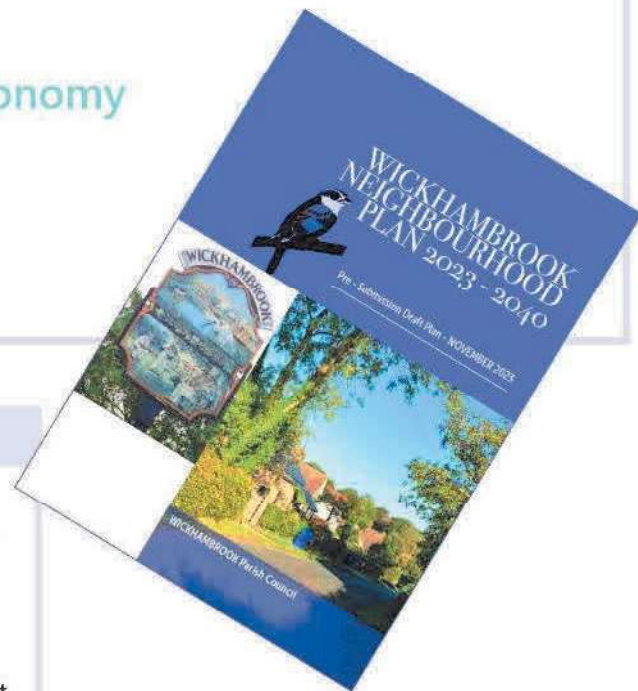
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Plan Contents

The Plan itself runs to 70 pages and is necessarily quite complex in places. This is because it will be used by West Suffolk Council and Government Planning Inspectors to decide whether planning applications should be approved.

Based on the issues identified by you during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified.

- Development Location
- Housing
- Employment and Local Economy
- Natural Environment
- Built Environment
- Services and Facilities
- Highways and Travel



The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

Local initiatives to address non-planning matters and concerns, primarily raised in the Residents' Survey.

Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area.

For example, they cannot propose less development than is planned for in the adopted Local Plan.

Vision and Objectives

4

Neighbourhood Plan Vision

In 2040 Wickhambrook will remain a village that has retained its distinct structure of a number of small settlements within a high-quality rural landscape, where limited sustainable growth has taken place that meets the needs of the Parish and where essential infrastructure and services are retained and improved.

The Vision translates into the following Objectives that cover the seven Plan themes

Development Location

1. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.

Housing

2. New housing development will reflect Wickhambrook's status as a Local Service Centre within the "Settlement Hierarchy" of West Suffolk and provide a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes.
3. New housing should be located where it is safely accessible by foot to the village's services and facilities.
4. Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building.

Employment & Local Economy

5. A range of employment opportunities in the Parish will be retained and supported where there will not be a detrimental impact on the environment, services and infrastructure.

Natural Environment

6. The rural character of the Parish will be protected and, where possible, enhanced.
7. Natural habitats will be protected and enhanced.

Built Environment and Design

8. Wickhambrook's built heritage assets will be protected.
9. High-quality and eco-friendly development will reinforce the local character of the village.
10. New development will not have a detrimental impact on the quality of life of existing residents.

Services and Facilities

11. The level of services and facilities will be protected and improved.
12. The range of existing community facilities and services will be improved.

Highways and Travel

13. The capacity and safety of the road network to cope with new development will be ensured.
14. The improvement of bus services to nearby towns will be encouraged.
15. The Public Rights of Way network will be protected, maintained and improved.

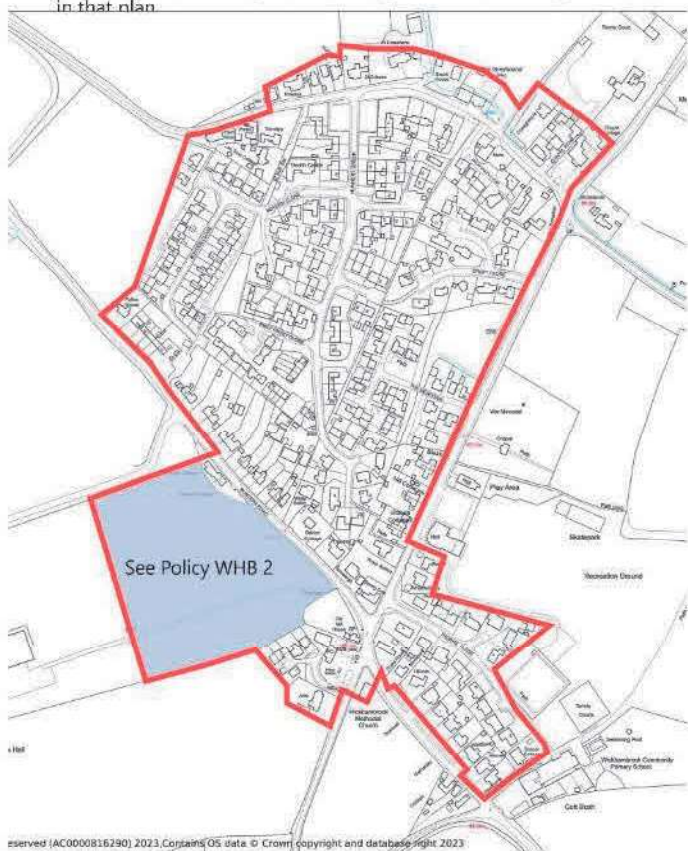
DO YOU SUPPORT THE VISION AND OBJECTIVES?

Development Location

5

Context

- The Local Plan defines a "Housing Settlement Boundary" around the main built-up area of the village.
- The Neighbourhood Plan takes a balanced view on the location of new development, designating a Housing Settlement Boundary around the main village centre.
- It is based on West Suffolk's Local Plan but brought up-to-date to reflect the content of the Neighbourhood Plan.
- The map below illustrates the Neighbourhood Plan Housing Settlement Boundary.
- As with current planning policy, proposals for development within this area will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.
- Outside the Housing Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development and development will only be allowed in specified exceptional circumstances.
- The indication of the Housing Settlement Boundary in the Neighbourhood Plan cannot preclude future Local Plan documents reviewing the Boundary and amending it to reflect housing allocations in that plan.



Policy WHB 1 – Spatial Strategy

In the period 2023 to 2040 the Neighbourhood Plan area will accommodate development commensurate with the village's designation as a Local Service Centre in the adopted Local Plan.

New development will be focused within the defined Housing Settlement Boundary, as identified on the Policies Map, where proposals for housing development on infill plots or for small groups on redeveloped plots will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.

Outside of the Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals will be supported in principle for:

- agriculture, horticulture or forestry development;
- affordable housing on a rural exception site that meets a proven local need;
- equine related activities;
- small scale facilities for outdoor sport and recreation, community uses, leisure and tourism;
- an agriculture, forestry or equine business key worker dwelling where an essential need is proven;
- the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small-scale residential development in accordance with other policies on housing in the countryside;

Proposals for new buildings outside the Housing Settlement Boundary will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence. This should demonstrate how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of a property or the countryside and without diminishing gaps between settlements.

DO YOU SUPPORT THIS POLICY?

Bunters Road

6

Context

- The Local Plan designation of the village as a Local Service Centre brings with it an expectation that a small amount of additional housing development should take place in Wickhambrook.
- The 2022 Neighbourhood Plan residents' survey demonstrated that there is some support for additional growth, with most supporting fewer than 50 new homes over the lifetime of the Neighbourhood Plan.
- The 2022 Preferred Options consultation for the West Suffolk Local Plan identified a site west of Bunters Road for development.
- The Local Plan document identified that the site has an indicative capacity of 40 homes and could also include community facilities and/or retail or local employment uses.
- The Neighbourhood Plan does not have the power to stop this development. West Suffolk Council's next Local Plan consultation is due to commence in January and provides residents with a further opportunity to comment.
- The Parish Council has decided that, if it is going to happen, it would be better to influence how the site is developed by including more detail in the Neighbourhood Plan
- What the Neighbourhood Plan says would have to be taken into account when planning applications are considered by West Suffolk Council.



Local Plan Preferred Options Site

Factors we've taken into account when considering the site

The starting point for the consideration of this allocation is to consider how to minimise the impact of the development on existing residents, the landscape, historic buildings and local infrastructure.

A separate Site Masterplan has been produced for the Neighbourhood Plan as part of the Government's neighbourhood planning support package. The site analysis in that document notes that the site "presents no obvious significant constraints to the development"

It notes that:

1. There are a number of hedgerows across the site and trees which provide an instant landscape structure within which the development should sit. These important landscape features should be retained and enhanced, ideally by being integrated into the open space component of the development.
2. The existing three access points are unlikely to serve the development due to the proximity of the junction (southern access), the adjacency to the existing dwellings (central access) and the dedicated agricultural machinery business served by the northern access.
3. There are some existing dwellings located on Bunters Road which will require buffering and screening, while there is only one listed building in close proximity located on the other side of Bunters Road.
4. The southern part of the site has been identified for a Sustainable Drainage infrastructure (SuDs) location, thus development would be restricted in that location.

Feedback from community engagement has identified a need for development to minimise impact on the setting of Gaines Cottage, opposite the site on Bunters Road, and long-distance views from Bunters Road.

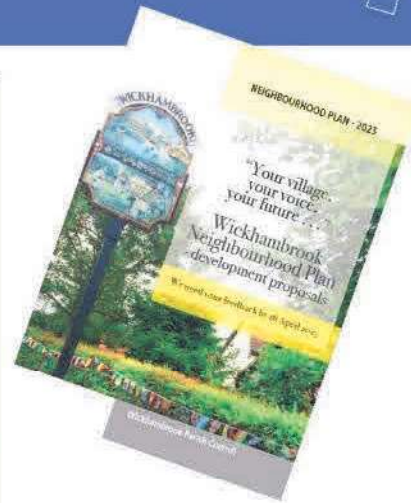


Bunters Road

7

Our consultation with residents in March and April 2023 has helped to inform our proposals in the Neighbourhood Plan.

- Development should be carried out in accordance with the illustrated site concept illustrated below.
- The development should comprise of no more than 40 dwellings including affordable homes.
- The mixed-use element of the development should be either for health, commercial, business, service, local community and/or learning facilities.
- The mixed-use development should have a maximum gross floorspace of 450 square metres (approx. 50% more than the current Health Centre) where no single unit has a floorspace greater than 100 square metres unless for the provision of medical or health services.
- Development must respect the setting of the listed building opposite the site on Bunters Road.
- Traffic calming must be provided on Bunters Road to enable a safe pedestrian crossing point to provide safe links to services in the village.
- Structural landscaping shall be retained and reinforced along all boundaries.
- A development buffer shall be provided around Rose and Jasmine Cottage.
- A surface water drainage system shall be provided to manage water run-off from the development and reduce flood risk on adjoining lower land.
- Open space to be provided along the southern edge of the site to include the potential for allotments.
- The opportunity to deliver the affordable housing through a Community Land Trust should be explored.



DO YOU HAVE ANY COMMENTS ON THIS?

Bunters Road

8

Development Framework

The Development Framework identifies an area for mixed use development in accordance with the Preferred Options West Suffolk Local Plan (May 2022).

The exact mix and viability of uses has yet to be determined but, in accordance with the Development Principles, the maximum gross floorspace shall be 450 square metres and no single unit in Use Class E shall have a floorspace greater than 100 square metres unless for the provision of medical or health services.

Use Class F - Local Community and Learning includes for the provision of "shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres." Given that the Village Stores at Thorns Corner is currently open and operating, a proposal for a shop under this Use Class would not be supported at this time.

The mixed-use development should be low rise development, having an overall height no greater than 5 metres to ridge height. Car and service vehicle parking is located so as to minimise impact on residential amenity. The development also makes provision for secure cycle parking.

The housing development makes provision for a mix of house sizes across all tenures, with a greater emphasis on two and three bedroomed dwellings to redress the imbalance of larger homes in the Parish. Bungalows should be provided in the area closest to Bunters Road in order to minimise impact on the Grade II Gaines Cottage and provide choice in the housing available.

The vehicular access shall be solely from Bunters Road at a position to minimise light glare in residential properties opposite. Pedestrian and cycle links should provide safe and convenient links into and from the site to local facilities. Where feasible, this should include links to the employment site to the west subject to any security issues being addressed.

Where viable, structural landscaping should be planted before development commences.

Policy WHB 2 - Land west of Bunters Road

A site of 4.2 hectares west of Bunters Road, as identified on the Policies Map, is allocated for:

- i. up to 40 dwellings including affordable housing, and
- ii. up to 450 square metres gross of Commercial, Business and Service uses (Use Class E) or Local Community uses (Use Class F), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), and
- iii. community open space, and
- iv. structural landscaping.

Development of the site should be undertaken in accordance with the Concept Diagram (Figure 6), the Development Principles set out in this Plan and the Wickhambrook Site Masterplan (2023).

Development proposals should incorporate measures to manage traffic safety and speeds on Bunters Road including the provision of a safe crossing point to facilitate links to village facilities.

Housing proposals should provide a mix of sizes and types in accordance with the most up-to-date evidence on objectively-assessed housing needs. The amount of affordable housing provision should be in accordance with the relevant adopted Local Plan policy at the time of the planning application. It should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.

The preferred method of delivery for the affordable housing is through a Community Land Trust.

Proposals that include an element of self-build housing will be supported.

Applications should be supported by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment.



DO YOU SUPPORT THIS POLICY?



Housing

9

Housing Design

- The design features of new homes can have a significant impact on the character of an area.
- The Plan requires new homes to meet set standards in terms of floorspace and modern living requirements.
- Proposals for homes that are adaptable, meaning that people can remain in their homes despite mobility restrictions or in later life, are also supported.

Policy WHB 3 - Housing Design

Proposals for new dwellings should achieve appropriate internal space through compliance with the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles, in accordance with the adopted cycle parking standards.

In addition, all new homes shall provide:

- suitable ducting capable of accepting fibre to enable superfast broadband; and
- one electric vehicle charging point for each on-plot parking space required to meet the current adopted parking standards.

New dwellings that are designed to be adaptable in order to meet the needs of the increasingly aging population, without restricting the needs of younger families, will be supported.

Energy Efficiency in Housing

- The use of heat and power in buildings accounts for 30 percent of the UK's total energy usage.
- In Wickhambrook, the carbon footprint of our existing housing is much higher than West Suffolk as a whole.
- In the last year, home energy costs have soared dramatically and while most homes are already built, where new homes are proposed we can encourage the use of current best practice in low energy and energy efficient housing design.

Policy WHB 4 - Low Energy and Energy Efficient Housing Design

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Proposals for new dwellings should demonstrate how they:

- maximise the benefits of solar gain in site layouts and orientation of buildings; and
- incorporate best practice in energy conservation and are designed to achieve maximum achievable energy efficiency; and
- avoid fossil fuel-based heating systems; and
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey water recycling, rainwater and stormwater harvesting.



Affordable Housing

- The Parish Council commissioned an Affordable Housing Needs Survey early in 2022 which generated a 33 percent response rate from households. It identified a need for ten affordable dwellings which should be two-bedroomed properties.
- 40% of the homes on the Bunters Road site would be required to be "affordable" under the West Suffolk Preferred Options for the Local Plan.
- One option for securing affordable housing that would remain available for the local community is through the establishment of a Community Land Trust (CLT).

Community Action 1 – Community Land Trust

The Parish Council will work with landowners and interested village residents in order to set up a Community Land Trust (CLT) for Wickhambrook. The CLT will be tasked with planning, building and managing a group of affordable homes designed to meet local housing needs, as established by a current housing needs survey, within the boundary of developments south-west of Bunters Road.

These homes will be maintained in perpetuity by the CLT for the benefit of local people (village residents and/or close family members of village residents) and will provide a range of affordable living options for people at various stages of their lives - starter homes for young people; family homes; and homes for older people. Partnerships with housing associations will facilitate the day-to-day management of these homes and maintain costs for residents permanently at affordable levels.

The CLT will also manage land to be devoted to the provision of community facilities. In consultation with parishioners, the Parish Council will determine whether these facilities should include, for example:

- community gardens or leisure spaces (See Community Action 7)
- community retail facilities such as a stall for fruit, vegetables and produce, community workshops or meeting rooms
- a relocated health centre.

DO YOU SUPPORT THESE POLICIES AND THE COMMUNITY ACTION?

Employment and Local Economy

10

Context

- The Neighbourhood Plan does not identify new sites for employment development.
- It seeks to protect the existing employment locations to ensure that local job opportunities are supported where such uses remain acceptable and viable.
- It is envisaged that if new employment proposals do come forward on new sites, they would remain small in terms of the size of the premises and the number of people employed on the site.
- The Plan also supports using redundant farm buildings for employment uses where there wouldn't be unacceptable impacts on matters such as highways, the landscape and nearby residents.

Policy WHB 6 - New Businesses and Employment Development

Proposals for new business development will be supported where sites are located within the Housing Settlement Boundaries identified on the Policies Map and where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.

Outside the Housing Settlement Boundaries, proposals will be supported where it can be satisfactorily demonstrated that:

- a. it is located on land designated in the development plan for business use; or
- b. it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment and landscape character. Proposals for new buildings outside the Housing Settlement Boundaries should be accompanied by a Landscape and Visual Impact Assessment.

Policy WHB 5 – Employment Sites

The retention and development of existing employment and other business uses, including those identified on the Policies Map, will be supported providing such proposals do not have a detrimental impact on the local landscape character, heritage assets, residential amenity (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, identified important views and identified important gaps in the built-up area.

Proposals for non-employment or business uses that are expected to have an adverse impact on employment generation will only be permitted where one or more of the following criteria has been met:

- a. evidence can be provided that genuine attempts have been made to sell/let the site/ premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future;
- b. the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;
- c. an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- d. it is for an employment related support facility, such as employment training/education or workplace crèche;
- e. an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.

Policy WHB 7 – Farm Diversification

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

Re-use for community or economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the landscape character, highways, infrastructure, residential amenity, historic and natural environment and landscape character will not be supported.

DO YOU SUPPORT THESE POLICIES?

Natural Environment

11

- There are no nationally recognised wildlife designations in the Parish, but the ancient woodlands at Easter Wood, near Baxter's Green, Spring Wood at Genesis Green and Garbs Grove, near Giffords Hall, are designated as County Wildlife Sites.
- Across the Parish many trees are protected by tree preservation orders, especially in the main village centre.
- The northern part of the Parish is on the highest ground and affords the opportunity for some important views across the valley from Coltsfoot Green to Wickham Street.
- Development should have regard to the landscape character of the site and conserve or enhance it and its vicinity.
- Trees, hedgerows and other natural features such as ponds and watercourses should be protected.
- Proposals should integrate improvements to biodiversity levels through the creation of natural habitats, planting of native trees and hedgerows and the restoration and repair of wildlife networks, such as through the installation of bat and swift boxes.

Community Action 2 – Wildlife and Conservation

The Parish Council will work with the Wickhambrook Estates Committee and interested parishioners in order to sustain and improve the natural environment in and around the village. Actions to be considered will include:

- conserving trees and hedgerows, initially by carrying out an audit of assets;
- protecting green spaces and woodlands and enhancing their value for wildlife;
- working with landowners to promote take-up of stewardship schemes, including:
 - a) opening up permissive paths;
 - b) fostering wildflower mixes on field margins; and
 - c) promoting biodiversity by establishing wild areas, wildlife habitats and wildlife corridors around the Parish.

Local Green Spaces

- National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans.
- Such designations rule out new development other than in very special circumstances.

Policy WHB 10 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

- | | |
|--|---|
| 1. The Cemetery, Cemetery Road | 7. Coltsfoot Green |
| 2. Amenity open space at The Meadows, off Cemetery Road | 8. Amenity open space adjacent Clopton Park, Bury Road |
| 3. Open space at junction of The Croft and Cemetery Road | 9. Clopton Park Open Space |
| 4. Nunnery Green amenity open spaces | 10. Amenity open space east of Bury Road. |
| 5. Amenity open space west of Boyden Close | 11. Genesis Green |
| 6. Attleton Green | 12. Open space between Boyden Close and Emily Frost Close |

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Policy WHB 8 - Protecting Wickhambrook's Landscape Character

Proposals must, proportionate to the development, demonstrate how the landscape characteristics of the site and its vicinity have been considered in preparing the scheme, having regard to the West Suffolk Landscape Assessment (2022).

As appropriate to their scale, nature and location, and to ensure that they conserve the essential landscape, heritage and rural character of the Parish, development proposals should demonstrate how they have regard to, and conserve, or enhance, the landscape character and the setting of the Parish.

Policy WHB 9 - Biodiversity and Habitats

Development proposals should avoid the loss of, or substantial harm to, trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:

- i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- ii. suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain.

Any such mitigation measures must form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.

Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example,

- a. the creation of new natural habitats including ponds;
- b. the planting of additional native trees and hedgerows (reflecting the character of Wickhambrook's traditional trees and hedgerows);
- c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.

DO YOU SUPPORT THESE POLICIES?

Built Environment and Design

12

Context

- Wickhambrook demonstrates significant importance in terms of the historic environment, currently having 61 listed buildings, a scheduled monument and a conservation area extending from Wickham Street to the Parish church.
- Wickhambrook has very distinct and different character areas that have evolved around the many "Greens" over the centuries.

Community Action 3 – Historic Assets

The Parish Council will co-ordinate actions to conserve notable listed and non-listed buildings, the outlying Greens and hamlets and other cherished features of our environment. Local features noted to be of particular importance to village residents, and therefore in need of protection, include:

- old houses, historic buildings, history and heritage, including the churches
- Wickhambrook's ancient pattern of outlying village Greens and hamlets.

Buildings and Structures of Local Significance

- The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are further buildings or features across the Parish that have special qualities or historic association and which make a "positive contribution" to the character of the area in which they sit.
- Historic England define these as Non-Designated Heritage Assets and provides guidance on how to identify such assets.
- 49 properties or features have been identified as meeting Historic England's definition.
- Whilst the identification provides no additional planning controls, the fact that a building or site is identified means that its conservation as a heritage asset is a material consideration when determining the outcome of a planning application.
- The designation also means that proposals in the vicinity of the asset should take account of its importance.

Policy WHB 11 - Buildings and Structures of Local Significance

Buildings of local significance, including buildings, structures, features and gardens of local interest must be protected.

Development proposals should be designed to respect the integrity and appearance of Buildings of Local Significance, including buildings, structures, features and gardens of local interest. Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

The following properties and buildings (and as shown on the Policies Map) are identified as Buildings and Structures of Local Significance

1. Aldersfield Place Farmhouse, Ashfield Green
2. Hilltop View and Coopers Croft, Ashfield Green
3. Wells Cottage, Attleton Green
4. Melford House, Attleton Green
5. Walnut Tree, Attleton Green
6. Chestnut House, Attleton Green
7. Columbine Cottage, Back Lane
8. The Gesyns, Boyden End
9. Boyden Paddock, Boyden End
10. Boyden Post Box, Boyden End
11. Homeleigh Cottage, Bunters Road
12. The Thorns, Bunters Road / Thorns Corner
13. Primary School and Cottage, Bunters Road / Thorns Corner
14. Methodist Cottage, Bunters Road / Thorns Corner
15. Telephone Box, Bunters Road / Thorns Corner
16. The Police House, Bunters Road
17. Rose Cottage, Bunters Road
18. Jasmine Cottage, Bunters Road
19. 1-4 Hill Cottages, Cemetery Road
20. WI Hall, Cemetery Road
21. Cloak Inn, Cloak Lane
22. Coltsfoot Cottage, Coltsfoot Green
23. Forge/Willow Cottage, Coltsfoot Green
24. Pump Cottage with Pump by the house & Pump on the Green, Coltsfoot Green
25. Pound Cottage, The Duddery
26. Doctor's Barn, The Duddery
27. Aspenden Cottage, Coltsfoot Green
28. Hole Farm, The Duddery
29. The Cottage, Genesis Green
30. Wetheralls, Genesis Green
31. Post Box, Genesis Green
32. The Old Post Office, Wash Lane
33. Four Winds, Wash Lane
34. Shepherds Rest, Wash Lane
35. The WWII Bunker / Observer Corps Monitoring Post
36. Crows Farm, Malting End
37. Little Monks Farm, Malting End
38. Moor Green Farmhouse, Meeting Green
39. Chapel Cottage, Meeting Green
40. Australia Farm Barn, Meeting Green
41. The Old Manse, Meeting Green
42. Badmondfield Lodge, Park Gate
43. Larks Rise, Park Gate
44. Porters Lodge, Park Gate
45. Park Gate Cottage, Park Gate
46. Thatchers Cottage, Shop Hill
47. Ivy Cottage, Wickham Street
48. Wickham Stew
49. Manor House, Wickham Street

DO YOU SUPPORT THIS POLICY?

Built Environment and Design

13

Context

- As part of the Government's neighbourhood planning support programme, Design Guidance and Codes for the Parish have been prepared.
- It provides guidance that seeks to inform the design of new development in order to retain and protect the character and distinctiveness of Wickhambrook.

General Design Guidelines

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the established settlement character of streets, greens, and other spaces;
3. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
4. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
5. Reflect, respect, and reinforce local architecture and historic distinctiveness;
6. Retain and incorporate important existing features into the development;
7. Respect surrounding buildings in terms of scale, height, form and massing;
8. Adopt contextually appropriate materials and details;
9. Provide adequate open space for the development in terms of both quantity and quality;
10. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
11. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
12. Positively integrate energy efficient technologies;
13. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
14. Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
15. Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation); before specification of energy efficient building services and finally incorporate renewable energy sources.

Policy WHB 12 – Development Design Considerations

Proposals for all new development must reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain the village's sense of place and/or local character, as identified in the Wickhambrook Design Guidance and Codes;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely and, where appropriate, enhance:
 - i. any historic, architectural or archaeological heritage assets of the site and its surroundings;
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii. sites, habitats, species and features with biodiversity and ecological interest;
 - iv. the residential amenity of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated;
- e. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises.
- h. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all residents' vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- j. wherever possible ensure that development faces onto existing roads;
- k. do not result in water run-off that would add to or create surface water flooding by including, as necessary, water features such as ponds, wetlands and streams etc to collect run off to alleviate the possibility of flooding on lower lying land;
- l. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards.

DO YOU SUPPORT THIS POLICY?

Sustainable Development

- The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, the Plan does encourage the incorporation of measures that minimise energy demand, maximise energy efficiency and incorporate renewable and low carbon energy use.
- Two watercourses run through the Parish and have designated flood zones associated with them. New development in these areas will be restricted.
- Elsewhere, new development should incorporate measures that capture rainwater and on-site rainwater and stormwater harvesting and greywater recycling, so that water run-off that can lead to surface water flooding is managed.
- Exterior lighting, while important for security, can also lead to light pollution unless carefully designed. Lighting schemes that minimise light pollution while meeting security and safety requirements are encouraged.

Policy WHB 13- Sustainable Construction Practices

For all appropriate development, proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Development proposals should demonstrate how they:

- maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and are designed to achieve maximum achievable energy efficiency;
- avoid fossil fuel-based heating systems;
- incorporate current sustainable design and construction measures and renewable energy measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and PV systems; and
- make provision for grey water/rainwater, and/or surface water harvesting and recycling.

Policy WHB 15- Dark skies

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should make use of low-level downward facing lighting and reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare and light pollution.



Policy WHB 14 - Flooding and Sustainable Drainage

Proposals for new development, or the intensification of existing development, in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment and will not be permitted, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor).

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site surface water drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.



DO YOU SUPPORT THESE POLICIES?

Services and Facilities

15

Context

- Wickhambrook benefits from a good range of services and facilities.
- The Neighbourhood Plan has an important role in making sure that there are sufficient and adequate services in the village to meet the needs of current and future residents.
- The provision and enhancement of community facilities and services that serve the needs of Wickhambrook will be supported.

Policy WHB 16 – Community Facilities

The provision and enhancement of community facilities and services that serve the needs of Wickhambrook will be supported where:

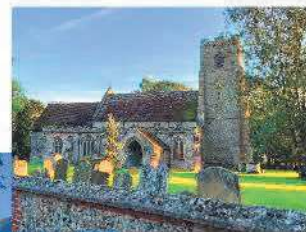
- i. they are located on sites accessible on foot and within or in close proximity to the Housing Settlement Boundary;
- ii. they contribute to the quality of village life and improve the sustainability of the village;
- iii. there are no other appropriate and existing buildings within the Housing Settlement Boundary that can feasibly be converted for the required purpose(s);
- iv. it will not have a significant adverse impact on nature conservation, biodiversity or geodiversity interests, or upon the character or appearance of the landscape and countryside; and
- v. the benefits of the proposal outweigh the loss of open countryside.

Proposals that will result in the loss of community facilities, including:

- Wickhambrook Memorial Social Centre
- Wickhambrook Primary School
- Doctor's Surgery
- Womens Institute Hall
- The Greyhound Public House and Twenty One Restaurant
- The Village Shop and Post Office with petrol forecourt
- Fire Station
- All Saints Parish Church
- Methodist Chapel
- Play areas at Cemetery Road and Bury Road
- Wickhambrook Cemetery

as identified on the Policies Map will only be permitted where:

- a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b. it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. alternative facilities and services are available or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling and walking.



DO YOU SUPPORT THIS POLICY?

Services and Facilities

16

Policy WHB 17 - Open Space, Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan.

Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for that location, and the proposed loss will not result in a shortfall during the plan period; or
- replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the current and future needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate.

These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.

Proposals which give rise to intrusive floodlighting will not be permitted.

Community Action 4 – Activities and Opportunities

The Parish Council will explore options, in consultation with village residents, for providing additional activities and social opportunities for various groups of villagers including, for example, but not limited to:

- social care and activities in the community for older people
- activities and opportunities for young people



Community Action 6 – Tidy Village

The Parish Council and the Estates Committee will set up a 'tidy village' action group to tackle litter, dog fouling, graffiti and other forms of vandalism around the village. The 'tidy village' action group will work with teams of volunteers to maintain and improve public amenities, including the children's play area; green spaces, including the playing fields; and, in collaboration with Suffolk Highways, the pathways, pavements and verges around the village.



Community Action 5 – Allotments and Community Gardens

The Parish Council will work with developers and parishioners to explore options for providing family allotments or community growing spaces in the village. Future provision for vegetable and flower growing and general gardening might include:

- spaces allocated to individuals and families
- spaces gardened by community groups.

In consultation with parishioners and in partnership with developers, the Parish Council may also decide to set aside spaces for community use as play areas, wildlife zones, enhanced landscapes and places for relaxation and leisure.

DO YOU SUPPORT THIS POLICY AND COMMUNITY ACTIONS?

Highways and Travel

17

Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is limited in what it can deliver.

Public Rights of Way

- Public rights of way provide opportunities for recreational walking and, where permitted, horse riding and cycling. They're illustrated on the map.
- Where feasible, improvements to the quality and extent of the public rights of way network will be supported where provided as part of development proposals.

Policy WHB 18- Public Rights of Way

Measures to improve and extend the existing network of public rights of way and bridleways will be supported where their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable, development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way.



Community Action 7 – Footpaths and Bridleways

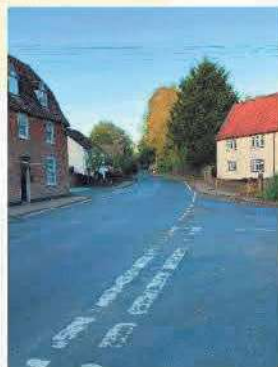
The Parish Council will take actions to maintain and enhance the network of safe and waymarked footpaths, bridleways and cycle routes around Wickhambrook. The Parish Council will also seek to work with the County Highways Department and neighbouring Parish Councils to extend this network further afield in order to develop safe off road connections with settlements such as Ousden, Lidgate, Cowlinge, Stradishall, Denston, Depden and Hargrave.

Community Action 8 – Highways Maintenance

The Parish Council will work with landowners and parishioners to ensure that actions are taken to improve and maintain the quality of Wickhambrook's network of roads and lanes.

Emphasis will be placed upon matters to include:

- getting pot holes filled and repaired
- clearing ditches and drains
- maintaining hedges and verges.



Community Action 9 – Traffic Management

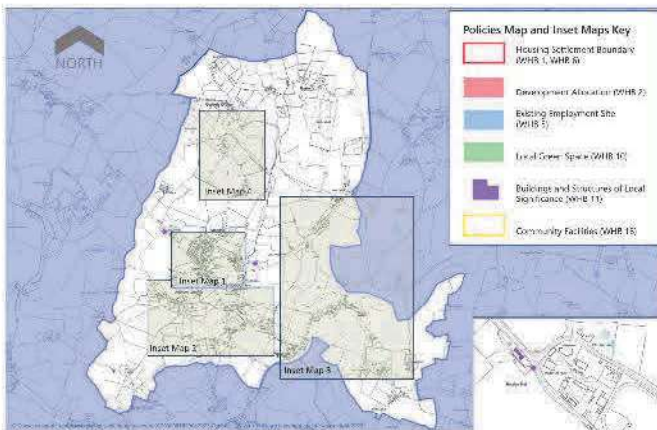
The Parish Council will work with Suffolk Highways to ensure that actions are taken to make Wickhambrook's roads and lanes safer for all users, to manage traffic and to tackle speeding and inconsiderate road use. Priority will be given in the work of the Parish's road safety working group to issues that include:

- inhibiting the speed of vehicular traffic
- ensuring that pavements are wide enough and well-maintained
- improving safety at crossing points and junctions.

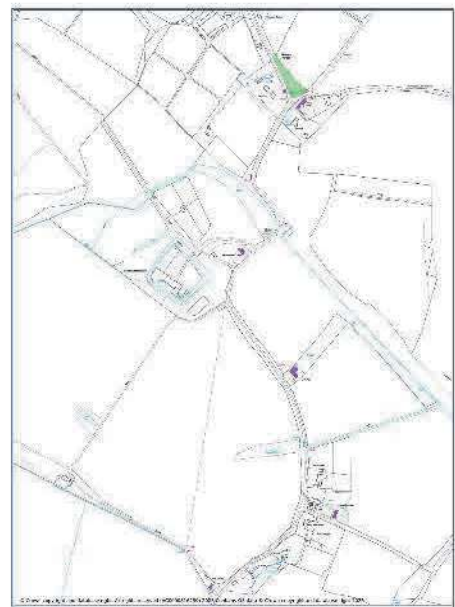
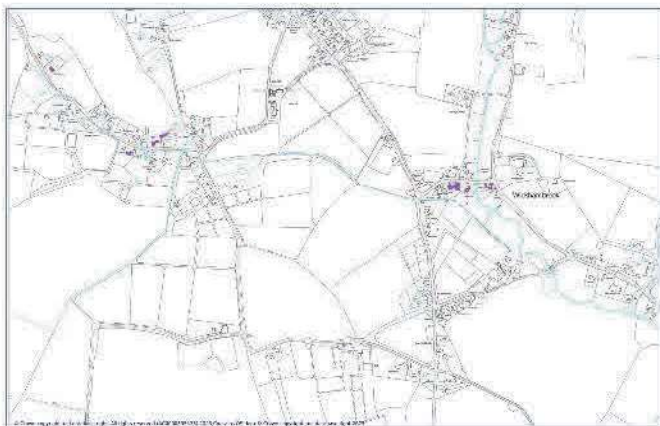
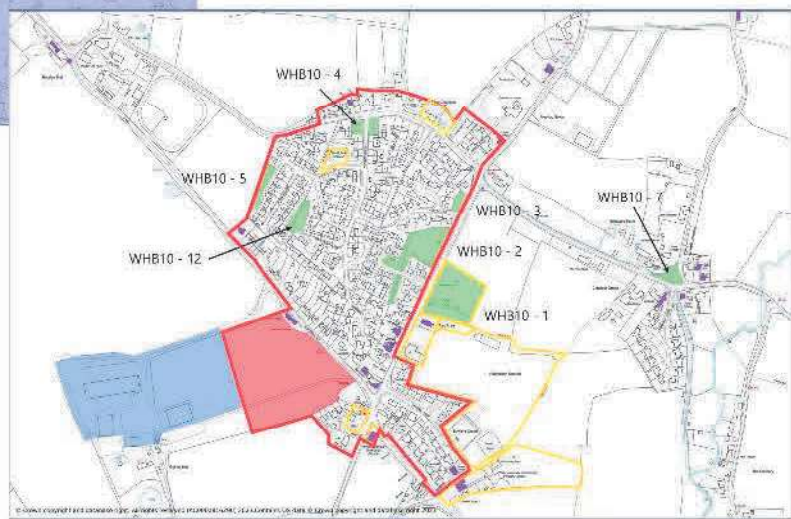
DO YOU SUPPORT THE POLICY AND COMMUNITY ACTIONS?

Policies Maps

18



The Policies Maps illustrate designations that are made in the planning policies of the Neighbourhood Plan



What next.....

19

Consultation on the Neighbourhood Plan ends on 22 December

At the end of the consultation the Working Group will review all submitted comments before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to West Suffolk Council.

Further Consultation

West Suffolk Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.

Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by West Suffolk Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.



You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and returning them to the post box in the phone box at Thorns Corner.

Why not complete a form today?

Appendix 5 – Statutory consultees and other bodies notified of Regulation 14 Consultation

West Suffolk Council
Greater Cambridge Shared Planning
Cambridge & Peterborough Combined Authority
East Cambridgeshire District Council
Kings Lynn and West Norfolk District Council
Braintree District Council
Breckland District Council
Babergh and Mid Suffolk District Councils
Depden Parish Council
Ousden Parish Council
Hargrave Parish Council
Stansfield Parish Council
Denston Parish Meeting
Stradishall Parish Council
Cowlinge Parish Council
Lidgate Parish Council
Airport Safeguarding (Cambridge Airport)
Anglian Water
Cadent Gas
Civil Aviation Authority (Civil Aviation Authority)
Civil Aviation Authority (Civil Aviation Authority)
Communities & Environmental Services
Community Action Suffolk
Cornerstone mobile infrastructure services
CBA East (Council for British Archaeology)
Diocese of St Edmundsbury & Ipswich
Environment Agency
Forestry England
Greater Anglia (Abellio)
National Highways
Health and Safety Executive
Network Rail
Historic England
Homes England
West Suffolk and North-east Essex Integrated Care Board
Joint Committee of the National Amenity Societies
Ministry of Defence
National Federation of Gypsy Liaison Groups
National Grid
National Trust
Natural England
Network Rail Infrastructure Limited
New Anglia LEP
Norfolk & Suffolk Gypsy, Roma and Traveller Service
Openreach
RSPB
Showmen's Guild
Sport England (East)
Suffolk Chamber of Commerce

Suffolk Constabulary
Suffolk County Council
Suffolk Preservation Society
Suffolk Wildlife Trust
Sustrans
The Gardens Trust
Theatres Trust
Three
Transco - National Grid
UK Power Networks
Vodafone and O2 - EMF Enquiries
Cllr Sarah Pugh - Whepstead and Wickhambrook
Cllr Bobby Bennett – Suffolk CC, Clare ED
MP for West Suffolk

Appendix 6 – Statutory Consultee Consultation Notice

WICKHAMBROOK (WEST SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir / Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Wickhambrook Parish Council is undertaking a Pre-Submission Consultation on the Draft Wickhambrook Neighbourhood Plan. The District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan Review would be welcomed.

The full plan and supporting documents can be viewed at <https://wickhambrook.org/neighbourhood-plan/> together with information on how to send us your comments.

This Pre-Submission Consultation runs until Friday 22 December 2023




We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/WickhambrookNP/> or, if that is not possible, please send them in a reply to this email.

Clerk



Wickhambrook Parish Council

Appendix 7 – Summary of Responses to Consultation Questions




1. Do you support the Vision and Objectives in Chapter 1?

Answer Choices			Response Percent	Response Total
1	Yes		72.73%	24
2	No		6.06%	2
3	No opinion		21.21%	7



2. Do you have any other comments on Chapters 1, 2, and 3?

Answer Choices			Response Percent	Response Total
1	Yes		29.03%	9
2	No		70.97%	22



3. Do you support Policy WHB 1 - Spatial Strategy?

Answer Choices			Response Percent	Response Total
1	Yes		58.06%	18
2	No		19.35%	6
3	No opinion		22.58%	7



4. Do you have any other comments on Chapter 4 – Development Location?

Answer Choices			Response Percent	Response Total
1	Yes		36.67%	11
2	No		63.33%	19




5. Do you have any comments on the Development Principles in paragraph 5.17?

Answer Choices			Response Percent	Response Total
1	Yes		45.16%	14
2	No		54.84%	17




6. Do you have any comments on Figure 6 - Site Concept Drawing?

Answer Choices			Response Percent	Response Total
1	Yes		43.33%	13
2	No		56.67%	17




7. Do you support WHB 2 - Land west of Bunters Road?

Answer Choices			Response Percent	Response Total
1	Yes		40.63%	13
2	No		34.38%	11
3	No opinion		25.00%	8



8. Do you support Community Action 1 - Community Land Trust?

Answer Choices			Response Percent	Response Total
1	Yes		72.73%	24
2	No		3.03%	1
3	No opinion		24.24%	8



9. Do you support Policy WHB 3 - Housing Design?

Answer Choices			Response Percent	Response Total
1	Yes		68.75%	22
2	No		9.38%	3
3	No opinion		21.88%	7




10. Do you support Policy WHB 4 - Low Energy and Energy Efficient Housing Design?

Answer Choices			Response Percent	Response Total
1	Yes		70.97%	22
2	No		0.00%	0
3	No opinion		29.03%	9




11. Do you have any other comments on Chapter 5 - Housing?

Answer Choices			Response Percent	Response Total
1	Yes		31.03%	9
2	No		68.97%	20




12. Do you support Policy WHB 5 - Employment Sites?

Answer Choices			Response Percent	Response Total
1	Yes		59.38%	19
2	No		3.13%	1
3	No opinion		37.50%	12



13. Do you support Policy WHB 6 - New Businesses and Employment Development?

Answer Choices			Response Percent	Response Total
1	Yes		72.41%	21
2	No		10.34%	3
3	No opinion		17.24%	5



14. Do you support Policy WHB 7 - Farm Diversification?

Answer Choices			Response Percent	Response Total
1	Yes		68.75%	22
2	No		6.25%	2
3	No opinion		25.00%	8



15. Do you have any other comments on Chapter 6 - Employment and Local Economy?

Answer Choices			Response Percent	Response Total
1	Yes		16.13%	5
2	No		83.87%	26



16. Do you support Policy WHB 8 – Protecting Wickhambrook’s Landscape Character?

Answer Choices			Response Percent	Response Total
1	Yes		81.82%	27
2	No		0.00%	0
3	No opinion		18.18%	6




17. Do you support Policy WHB 9 - Biodiversity and Habitats?

Answer Choices			Response Percent	Response Total
1	Yes		78.79%	26
2	No		0.00%	0
3	No opinion		21.21%	7



18. Do you support Community Action 2 – Wildlife and Conservation?

Answer Choices			Response Percent	Response Total
1	Yes		78.13%	25
2	No		0.00%	0
3	No opinion		21.88%	7




19. Do you support Policy WHB 10 – Local Green Spaces?

Answer Choices			Response Percent	Response Total
1	Yes		81.25%	26
2	No		3.13%	1
3	No opinion		15.63%	5




20. Do you have any other comments on Chapter 7 - Natural Environment?

Answer Choices			Response Percent	Response Total
1	Yes		37.93%	11
2	No		62.07%	18




21. Do you support Policy WHB 11 – Buildings and Structures of Local Significance?

Answer Choices			Response Percent	Response Total
1	Yes		70.59%	24
2	No		26.47%	9
3	No opinion		2.94%	1



22. Do you support Community Action 3 – Historic Assets?

Answer Choices			Response Percent	Response Total
1	Yes		75.00%	24
2	No		15.63%	5
3	No opinion		9.38%	3




23. Do you support Policy WHB 12 - Development Design Considerations?

Answer Choices			Response Percent	Response Total
1	Yes		75.00%	24
2	No		3.13%	1
3	No opinion		21.88%	7




24. Do you support Policy WHB 13 - Sustainable Construction Practices?

Answer Choices			Response Percent	Response Total
1	Yes		78.13%	25
2	No		0.00%	0
3	No opinion		21.88%	7



25. Do you support Policy WHB 14 - Flooding and Sustainable Drainage?

Answer Choices			Response Percent	Response Total
1	Yes		75.76%	25
2	No		12.12%	4
3	No opinion		12.12%	4



26. Do you support Policy WHB 15 - Dark Skies?

Answer Choices			Response Percent	Response Total
1	Yes		78.79%	26
2	No		3.03%	1
3	No opinion		18.18%	6



27. Do you have any other comments on Chapter 8 - Built Environment & Design?

Answer Choices			Response Percent	Response Total
1	Yes		16.67%	5
2	No		83.33%	25




28. Do you support Policy WHB 16 - Community Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		81.25%	26
2	No		0.00%	0
3	No opinion		18.75%	6



29. Do you support Community Action 4 – Activities and Opportunities?

Answer Choices			Response Percent	Response Total
1	Yes		81.25%	26
2	No		0.00%	0
3	No opinion		18.75%	6



30. Do you support Policy WHB 17 – Open Space, Sport and Recreation Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		78.79%	26
2	No		3.03%	1
3	No opinion		18.18%	6



31. Do you support Community Action 5 – Allotments and Community Gardens?

Answer Choices			Response Percent	Response Total
1	Yes		81.82%	27
2	No		0.00%	0
3	No opinion		18.18%	6




32. Do you support Community Action 6 – Tidy Village?

Answer Choices			Response Percent	Response Total
1	Yes		84.85%	28
2	No		0.00%	0
3	No opinion		15.15%	5




33. Do you have any other comments on Chapter 9 – Services and Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		16.67%	5
2	No		83.33%	25




34. Do you support Policy WHB 18 - Public Rights of Way?

Answer Choices			Response Percent	Response Total
1	Yes		75.00%	24
2	No		3.13%	1
3	No opinion		21.88%	7




35. Do you support Community Action 7 – Footpaths and Bridleways?

Answer Choices			Response Percent	Response Total
1	Yes		72.73%	24
2	No		6.06%	2
3	No opinion		21.21%	7



36. Do you support Community Action 8 – Highways Maintenance?

Answer Choices			Response Percent	Response Total
1	Yes		78.79%	26
2	No		3.03%	1
3	No opinion		18.18%	6




37. Do you support Community Action 9 – Traffic Management?

Answer Choices		Response Percent	Response Total
1	Yes		78.79% 26
2	No		3.03% 1
3	No opinion		18.18% 6



38. Do you have any other comments on Chapter 10 – Highways and Travel?

Answer Choices		Response Percent	Response Total
1	Yes		27.59% 8
2	No		72.41% 21



39. Do you support the content of the Policies Map and Inset Maps?

Answer Choices		Response Percent	Response Total
1	Yes		62.50% 20
2	No		6.25% 2
3	No opinion		31.25% 10

40. Do you have any other comments on the Appendices?

Answer Choices		Response Percent	Response Total
1	Yes		14.29% 4
2	No		85.71% 24

41. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices		Response Percent	Response Total
1	Yes		46.43% 13
2	No		53.57% 15

Appendix 8- Responses received to Pre-Submission Consultation and responses to comments

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

No changes have been made to the comments and they are as received.

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
Vision and Objectives				
R Byers		It is important that Wickhambrook remains a Local Service Centre and in essence a rural village. I approve of the emphasis on natural and historic environments and making sustainability and eco-friendliness into firm priorities.	Noted	None
E Mahony		Broadly the objectives are appropriate but the proposed new housing will have a detrimental impact on what is already a heavily congested road network and local infrastructure.	Noted	None
M Lawfield		"Limited sustainable growth" is a contradiction in terms. Growth is not sustainable so you have to make up your mind. Most of points 1 - 15 are platitudes (9) or redundant (15 - the PROW network is protected by statute already).	Noted	None
S Welsh		Objective Housing 4 Accessible for all needs , incorporate ENERGY SAVING features and make use of sustainable approaches to buildings . Very important .	Noted	None
A Tuck	Cheffins Planning	The Vision sets out the over-arching approach as to how Wickhambrook will respond to the pressures for change in the period to 2040. The planning policies should not repeat the policies in the Local Plan or the NPPF but supplement them by adding	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>local detail or addressing locally specific matters.</p> <p>The West Suffolk Local Plan is at an advanced stage and the Wickhambrook Neighbourhood Plan must align with the emerging plan. Further consultation is planned on the West Suffolk Local Plan in January 2024.</p> <p>The response to the household survey carried out in early 2022 was disappointing at only 50% and this should not form the basis of preparing the plan as more residents need to be involved in the process. The survey covered households not residents.</p>	<p>The household survey results have informed the content of the Plan along with other gathered evidence</p>	None
N&C French		<p>Believe still that new development should be spread amongst the greens as in small settlements</p>	Noted	None
S Booty		<p>No where in the vision does it state improvements and increase of bridleways and cycle lanes. Given the rural community you'd think this was key to a strategy. The quiet lanes are pointless given most are in areas where it's national speed limit and drivers ignore the fact of a quiet lane and the proposal for a plot of land in Attleton Green is on a so called quiet lane. Which therefore, won't be quiet! Internet is poor and we are in 2023!2040 will come around v quickly and I don't believe the funds will be in place to improve infrastructure, gas supply to the village, improved GP services, not to mention the small village school. The rural community that wickhambrook is, isn't designed for expansion, without added risk to people's wellbeing, property and heightened risks of RTA due to the narrow lanes and poor roads.</p>	Noted	None
Anonymous		<p>Objective 1: new development should minimise the loss of the best quality agricultural land. This is a very important point for the future, and clearly too</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>late for the chosen site on Bunters Road, which is actually prime agricultural land.</p> <p>Objective 2: It is vital the village status remains as a Local Service Centre. We do not want to be Key Service Centre and end up like Barrow and Kedington.</p> <p>Objective 11/12: We must look after our shop, pub and local services. We are lucky to have them.</p>		
Anonymous		<p>We shouldn't be loosing the best quality arable land for housing! Wickhambrook should never loose it status as a LOCAL SERVICE CENTRE!</p>	Noted	None
A Shaw		<p>I have just come on here to comment on the Parish Plan and realised that it is a 66 page document and not just the Neighbourhood Plan that was delivered to us. I would be very grateful for extra time to read the larger document in full. The run up to Christmas is often a busy time for people (hence why I have just found time to comment having finished work today). It would be very helpful to be able to comment during the days following Christmas as this is often the time when people have a bit more time. I realise now that I am going to miss the deadline and this has made me very sad indeed, and annoyed with myself for not making time to do it earlier</p>	Noted	None
Anonymous		<p>I support them as long as the development planned up to 2025 is preceded by infrastructure provisions, particularly precautions to prevent any chance of flooding at Attleton Green and Meeting Green caused by runoff and hedgerow and screening of sufficient maturity for houses along Bunter's Road etc. The latter need to be of sufficient maturity and planted NOW.</p>	Any early hedge planting would be up to the landowner to initiate as planning cannot require anything to be carried out on-site until a planning application is determined.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>We must not develop any more high quality arable land in the future, as this should be used for safe food production,. An exception may be for good quality affordable housing, if no brown or agricultural site land is available.</p> <p>It would be very community supportive of the landowners if they allocated permissive paths and land elsewhere for conservation purposes and maybe a Land Trust to compensate for the stress caused for village people by development.</p>	<p>There has to be a balance of providing homes for those in need and minimising the loss of the best quality agricultural land. West Suffolk in general does not have the brownfield sites to meet the housing needs of the expected population growth.</p> <p>Noted</p>	None
	Suffolk County Council	<p>Vision Statement Objectives The Vision and Objectives are welcomed by SCC.</p>	Noted	None
	West Suffolk Council	<p>Objective 3, pages 7, 18 and 50 New housing should be located where it is safely accessible by foot to the village's services and facilities. 'by foot' may be considered discriminatory.</p>	<p>The objective will be amended</p>	Amend Objective 3 to "sustainable modes"
Chapters 1, 2, and 3 other comments				
S Sternberg	-	Housing development must not commence until crucial infrastructure is in place. Most importantly, a wider pedestrian pathway on Bunters Road. This is already too narrow and unsafe	This is a matter that will be dealt with as part of the consideration of a planning application	None
R Byers	-	These chapters provide useful background and context - including data on the village's ageing population.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
J Midwood	-	"Minimise loss of agricultural land"? This awful plan in ON agricultural land.	There has to be a balance of providing homes for those in need and minimising the loss of the best quality agricultural land. West Suffolk in general does not have the brownfield sites to meet the housing needs of the expected population growth.	None
M Lawfield	N/A	Chapter 2 - very interesting. Some details I did not know. 3.2: one needs to be clear that 'development' is not sustainable	Noted	None
J Ashling	-	The St Ed's Core Strategy proposes limited development for Local Service Centres but I do not see any indication of size or number of dwellings. It could be argued that the Meadows development already meets the requirements. Nowhere does it suggest we need 40 more homes or that every village needs to grow by x%. Here it seems that we have been offered some space so let's build on it.	The St Edmundsbury Core Strategy is being replaced by a new local plan for West Suffolk. That draft Plan (published in January 2024) proposes a development of 40 houses of Bunter's Road which was originally identified in their "preferred options" consultation in 2022. The neighbourhood plan cannot delete such a proposal.	None
A Tuck	Cheffins Planning	We agree that new development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
N&C French	-	3:12 Existing services may feel put out by incoming - they need to be looked after. Do we need extra commercial services.	Planning is not able to prevent competition as this would be interfering with the market.	None
R Merry	-	3.12 I support the use of land for community facilities such as a Health Centre, which would preferably be a move of the current practice from Nunnery Green, although if this is not possible the addition of a new practice. This would take pressure off the current practice increase service in view of in around 120 + extra patients as development takes place. It would also relieve problems caused by continual traffic flow along the narrow Back Lane to the current surgery and problems caused around the surgery by lack of parking space. I do not support the use of this land for shops and businesses, although other community facilities such as meeting rooms, places to exhibit art and craft work and possibly a small second hand/antiques shop etc. would be good.	Noted. Shop uses, in planning terms, covers all shop uses and cannot restrict occupation to a "second hand/antiques shop"	None
		3.12 Wickhambrook has rightly continued to be designated a Local Service Centre and I would be violently opposed to any change to this status as facilities are not in place and it is a rural, farming village.	This is a matter for any future local plan	None
Anonymous	-	We must look after our village ancient and Anglo-Saxon character of the village, with the Greens and Ends. It is the reason why people live here, to enjoy a rural village, not come here for the new developments sites. We must be mindful of new building in the future and the impact it will have on the village. Every village is different, so what's right for other villages in terms of building, isn't necessary	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>right for Wickhambrook. If people want to live in more new housing sites, Wickhambrook isn't the place for this, we must protect our wonderful village.</p> <p>The chosen site must be looked at for infrastructure in particular the ditching and flooding issues. I do not agree with mixed use - we do not need a space for retail or local employment. Having employment opportunities doesn't mean the locals in the village will take these jobs. For example, the staff at the Doctors surgery (not just the Doctors) the majority do not live in the village, same for other businesses in our village, you can't guarantee the skill set needed will be in the village. We have in the past had various other retailers in the village, such as a hair dressers, it didn't survive or work in this village. We also have an incredible shop.</p>	Noted	None
I Parker	-	<p>Heritage should be protected as long as a realistic view is adopted. Wickhambrook has a high proportion of residence over the age of 60 Planning should allow for people to be able to down size to properties more suitable to elderly living without having to move out of the community</p>	The Plan does not prevent this	None
	Suffolk County Council	<p>SCC welcomes that heritage has been given significant thought and consideration in the plan. The plan includes an historic background for Wickhambrook in paragraphs 2.1-2.5, which is welcomed. This could be further enhanced by a search of the Suffolk Historic Environment Record,¹ which would be a useful addition to show all heritage assets (above and below ground) in the area.</p> <p>1 https://heritage.suffolk.gov.uk/</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Health and Wellbeing Adaptable homes and an ageing population SCC welcomes the population data detailed in paragraph 2.6 and suggests this could be enhanced by specifying the 65+ data and implications. SCC suggests that further information and context could be provided, as per the below:</p> <p>“Compared with 2001, the structure of the population has changed significantly over the last 20 years with a 60 percent increase in the number of residents aged 65 or over, meaning almost one-third of the population is within this age group <u>31.67% of residents are aged 65+ which is above the England average of 18.4% and displays an ageing population.</u>”</p> <p>Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, 3 adopted in July 2020, which forms part of the Local Development Plan.</p> <p>SCC welcomes the mention of the Suffolk Minerals and Waste Plan 2020 in paragraph 3.14 and would suggest that to strengthen this mention specific reference could be given to Policy MP10.</p> <p>A very small proportion of the Wickhambrook parish boundary sits within the minerals safeguarding area</p>	<p>Noted</p> <p>This level of detail is not considered necessary</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>as defined by Policy MP10 (Minerals Consultation and Safeguarding Areas) and as outlined on the Safeguarding and Proposals Map.4 This area can also be viewed on the Interactive Map of Waste Locations of Interest⁵ by enabling the "consultation area" overlay (this can be activated via the tab in the lower right corner). The below-mentioned site can also be viewed on this interactive map.</p> <p>Safeguarded Sites For information, there is one safeguarded site within the parish boundary, as outlined below: AW213 Anglian Water Site Wickhambrook Sewage Treatment Works</p> <p>In the case of AW213, Policy WP18 (Safeguarding of Waste Management Sites) of the Suffolk Minerals and Waste Local Plan 2020 will apply, a note in paragraph 3.14 stating this would provide clarity.</p> <p>SCC notes that a Site Landscape Appraisal was carried out for Wickhambrook in 2023.</p> <p>Paragraph 1.14 states that "all planning policies are distinctly noted in coloured boxes with a prefix of "WBH", Appendix 1 also references Policy WBH2, whereas all policies are noted with a prefix of "WHB". Figure 5 is slightly unclear and needs a Key, which defines what is red/blue/lilac.</p>	<p>Noted</p>	<p>None</p>
West Suffolk Council	Paragraphs 3.13, 4.1		<p>The anomaly will be corrected</p>	<p>Ensure policy prefixes are consistent</p>
			<p>The Plan will be updated</p>	<p>Update Plan to reflect current</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Can be updated in the next iteration with references to draft West Suffolk Local Plan (WSLP) Policy AP53 Land west of Bunters Road, Wickhambrook</p> <p>Paragraph 4.7 and 4.12</p> <p>Can be updated in the next iteration with reference to draft WSLP Policy LP26 Housing in the countryside</p> <p>Inset Map 54, page 13</p> <p>Please note the development site RV25a / WS 193 will be deleted from the development plan (Rural Vision 2031) when the East Suffolk Local Plan is Adopted.</p> <p>Paragraph 4.8 / Figure 2</p> <p>Can the 87% be illustrated in Figure 2</p> <p>In addition, 87% of respondents thought it was important for any new building development to maintain Wickhambrook's settlement pattern of dispersed hamlets and separate Greens.</p>	<p>The Plan will be updated</p> <p>Noted</p> <p>Figure 2 will be reviewed</p>	<p>stage of West Suffolk Local Plan</p> <p>Review Figure 2 as suggested by West Suffolk Council</p>
Policy WHB 1 - Spatial Strategy				
S Sternberg	-	4.2 hectares is a considerable piece of good agricultural land to accommodate up to 40 new houses. I hope this will negate the necessity to build any more houses outside the settlement boundary.	The Local and Neighbourhood Plans do not support further housing development outside the identified Settlement Boundary	None
R Byers	-	It is appropriate where possible to focus any development within the settlement boundary and to	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		place severe constraints on any development outside that boundary.		
E Mahony	-	As I am opposed to any large scale development within the village i.e. WHB 2 I do not agree with the new housing settlement boundary and believe this should remain as is.	The site is allocated in the draft Local Plan and the Neighbourhood Plan cannot contradict this.	None
J Ashling	-	Redefining the housing settlement boundary to include the proposed site is simply breaking the existing rules, so saying that further development outside the boundary must meet various rules is meaningless as it appears that the rules can be broken or changed at will.	Settlement boundaries are not set on stone and can be reviewed every time a local plan or neighbourhood plan is prepared.	None
R Lynn	-	Happy overall with the strategy however, I have doubts about the water retention area that is stated. there are problems with flooding down at atleton green as it is currently. I can only see the flooding getting worse once field space has been reduced and houses built.	The development would need to provide sustainable drainage systems to retain surface water and prevent run-off from causing flooding. The field does not have such measures at present and water can freely run-off in the direction of Attleton Green.	None
A Tuck	Cheffins Planning	Draft Policy WHB - 1 Spatial Strategy needs to accord with the General Objectives of the Neighbourhood Plan i.e. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre. New housing development should reflect Wickhambrook's status as a Local Service Centre within the "Settlement Hierarchy" of West Suffolk and provide a range of types, sizes, prices and	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
N&C French	-	<p>tenures that meets the needs of all age groups and incomes. New housing should be located where it is safely accessible by foot to the village's services and facilities. Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building. Employment and Local Economy A range of employment opportunities in the Parish should be retained and supported where there will not be a detrimental impact on the environment, services and infrastructure</p> <p>It has to be rigorously controlled</p>	Noted	None
R Merry	-	<p>I broadly support the strategy although I feel that an opportunity has been missed to site new development on land south west of the school. Unfortunately the owner of this land had assumed that as it has been deferred in the last review it would automatically be included at this time. Development here would have a much lower visual impact on entry to the village, an advantage in providing parking for the school and land for its further development, bearing in mind the potential increase in number of pupils with the increase of 40 houses. In addition, pupils would not need to cross the road to get to school. There is often chaos in the mornings and afternoons caused by parents cars parking along the road and roads adjacent to the school. This needs addressing</p>	<p>West Suffolk Council has considered alternatives before deciding to allocate the identified site in the draft Local Plan. The Landscape Appraisal of alternative sites commissioned by the Parish Council concluded, for the suggested site, that "Development here would have an adverse effect on the character of the rural valley to the east and be contrary to the prevailing landscape position of the main village. The site's function as part of the rural gap between the main village and Narrows Corner should be</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
S Booty	-	I don't believe a true judgement will be given and voices heard in relation to identifying appropriate sites. You're already proposing areas which are sandwiched between listed buildings and historical areas of interest. Therefore the detrimental impact on historical sites of interest has been ignored.	conserved to prevent coalescence and loss of the village's distinctive dispersed pattern." Noted	None
Anonymous	-	We are a Local Service Centre for a reason so this must always be taken into account. Inappropriate development is not what this village needs, so any proposals need to be looked at in detail and taken seriously and not just agreed to.	Noted	None
	Suffolk County Council	Policy WHB1 requires LVIA or similar to be provided for building proposals outside the settlement boundaries, which is welcome.	Noted	None
	West Suffolk Council	Second paragraph This is quite along sentence. It's not clear if development will be supported if detrimental impacts can be mitigated. Third paragraph Consideration could be given to a size cap e.g. on horticulture as buildings can be vast.	The paragraph will be reviewed This would be difficult to justify and should be considered on a site-by-site basis.	Review second paragraph of policy as suggested by West Suffolk Council
Chapter 4 – Development Location other comments				
Mrs Smith	-	Infrastructure needs to be improved, Bunters road footpaths should be wider, traffic calming needed	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
G Plant	-	We support the proposed location.	Noted	None
E Mahony	-	The road network and local infrastructure cannot cope with any additional housing.	Noted	None
J Midwood	-	Why do 40 houses all have to be on one site?	Other sites were found to have a greater impact on the landscape	None
S Welsh	-	Unfortunately the housing settlement boundary is likely to extend within this area of Wickhambrook . Despite close access to the shop /school/surgery , the public will continue to drive to these amenities .,causing congestion .	Noted	None
R Lynn	-	I am unhappy with the position of the access road. As it is right opposite our driveway. this means that the turning traffic would be increased in an already narrow and busy road. Furthermore there is little and obscured vision from the right and this turning will only add to difficulty entering and leaving our drive. The new access road could potentially be moved further towards Newmarket where there is a straighter piece of road and less housing on the left.	The exact location of the access will be determined at the planning application stage and will need to ensure visibility meets the County Highways Department standards.	None
A Tuck	Cheffins Planning	During the initial consultation period there appears to be support for the protection of green spaces and the natural environment and this was the most important consideration for most respondents. In addition, 87% of respondents thought it was important for any new building development to maintain Wickhambrook's settlement pattern of dispersed hamlets and separate Greens. Any proposed allocations need to take this in to consideration.	It bis considered that the allocation takes this into account	None
N&C French	-	Generally accept the idea of control. Still have reservations on keeping a boundary - believe development should be more distributed	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
R Merry	-	<p>I do not in principle approve of good quality agricultural land being used for development. It should be used for the production of safe, healthy food. Please see the comments above under WHB1-Spatial Strategy. I do feel that of the sites examined by the planners at the time of site selection, the chosen site west of Bunters road was right and the arguments made for referring the others were sound, although as I said above I feel that a site adjacent to the School would have been preferable. It is however very important to take into account that the site is on higher ground than Meeting Green and Attleton Green so much thought and measures to prevent flooding must go into planning the development and surrounding area BEFORE it is built. In addition screening of the site by fairly mature trees and hedgerows should be carried out NOW to allow them to mature further and not just before or after development.</p>	<p>Noted</p> <p>The development would need to provide sustainable drainage systems to retain surface water and prevent run-off from causing flooding. The field does not have such measures at present and water can freely run-off in the direction of Attleton Green.</p>	None
S Booty	-	<p>In regards to the view on the individual plot between Attleton Farm and Butlers Hall, I'd be interested to understand when the site survey took place. Since October, I've been able to clearly see in to the field from all areas of my property and have documented this. This view is without the addition of buildings or lighting involved, therefore the fact finding has been extremely selective utilising a time of year with good hedge and leaf coverage. I can confirm that what is written in your plan is factually inaccurate and site surveys should have been completed at various stages throughout the year to determine the view.</p>	<p>It is not necessary to carry out detailed site surveys at this time. The Plan makes provision for additional screen planting to reduce its impact on the surrounding area.</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		There is an alarming amount of flood water within the lane which has caused significant disruption this year and with additional buildings will only increase this risk, increase house insurance premiums for all residents due to the increased flood risk, as well as continued damage to properties and blocking off road access to the one village shop at this time.	The development would need to provide sustainable drainage systems to retain surface water and prevent run-off from causing flooding. The field does not have such measures at present and water can freely run-off in the direction of Attleton Green.	None
		You state in the vision building wouldn't have a detrimental impact on historical sites, yet this proposal still stands which contradicts this statement. If I wanted to build on the edge of my land, I'd be unable to due to the fact it's a listed property and on the curtail, however a housing development could potentially go ahead.	Noted	None
Anonymous	-	Opening line says minimising the loss of agricultural land... this development location is doing just that. Plus more housing on this area will contribute to more flooding in Attleton Green, so drainage really needs to be looked at seriously on this site and around it. The Site chosen doesn't however impact the many Greens and space the Village offers. However, no further building should be considered in the future along Bunters Road as this will be a detriment to the Village.	West Suffolk's Local Plan allocates this site for development. The Neighbourhood Plan cannot go against this but it does seek to minimise the impact and set out parameters against which development will be considered. The Local Plan does not do this.	None
P Polson	-	Is on agricultural land - bad that Parish Council don't have power to oppose it.	The amount of housing proposed is much less than is being proposed in other Local Service	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
			Centres. There continues to be a need for additional housing to meet the needs of a population that is growing and where more and more are living in single person households.	
Development Principles in paragraph 5.17				
S Sternberg	-	35% of houses in Wickhambrook have 4 or more bedrooms. The average price of a house in Wickhambrook is £540,416. In the household survey carried out in preparation for the Neighbourhood Plan over 80% of respondents expressed the view that new housing should enable young people to remain in the community and 75% that it should enable older people to move to suitable accommodation. This indicates that any new housing development needs to major on affordable 1-3 bedroomed houses and bungalows. Every effort should be made to include the required amount of affordable housing on this site.	The allocation cannot require more affordable housing than is set out in the Local Plan.	None
G Plant	-	We support the development principles outlined in paragraphs 5.17.	Noted	None
R Byers	-	Given the preponderance of larger dwellings in Wickhambrook (para 5.2), it would be useful to emphasise the need to focus development on smaller properties as a development principle. Otherwise these are useful principles. Given recent experiences of flooding, it will be important to emphasise that any new development	Noted	None
			An on-site sustainable drainage system will be	

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		must improve water management systems and reduce flood risk.	required to minimise run-off.	
E Mahony	-	This site should remain in agricultural use.	The Plan cannot change what is in the Local Plan	None
J Midwood	-	"Development must have regard . . ." The factory buildings already built have an enormous detrimental impact. Light pollution, traffic movements, noise, flooding . . .	Noted	None
M Lawfield	N/A	"Safe pedestrian crossing point" is too vague. Does it mean traffic lights or not? Allotments need tool storage and water supply. This could be related to the SuDS. Affordable housing should be constructed prior to the development of the rest of the site.	This level of detail will be addressed at the planning application stage. Noted This will be dependent upon the viability of developing the site and the potential need of a developer to generate income during the construction	None None None
J Ashling	-	Installing traffic calming on Bunters Rd doesn't solve the safe crossing problem on its own. Schoolchildren still need to cross Cemetery Rd to get to the school or cross from the shop to the Methodist Church and then over the B1063. I know this is a nightmare as I do it practically every day.	The policy requires the provision of a safe crossing point	None
S Welsh	-	Flooding is a problem at Attleton Green , Can we be assured that the proposed SuDs will be effective to manage water run off . Flooding generally is becoming a problem in lower area of Wickhambrook. Partly due to poor drainage ,	The Lead Local Flood Authority (the County Council) will assess the SuDS proposal at the time of the planning application	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		no street cleaning at verges and kerbs ,nor regular blocked drain runoffs , More housing , more council services to keep our village able to cope with effects of weather effects .	to ensure that it is satisfactory. Noted	
R Lynn	-	preference to traffic lights/ calming measures and 20 mph speed limits in a suitable place along bunters road, as to not cause inconvenience to residence or incoming traffic.	This level of detail will be addressed at the planning application stage.	None
A Tuck	Cheffins Planning	There needs to be a reasoned justification and evidence to support the statement that 'the development' should comprise no more than 40 dwellings. How has this figure been calculated? To state that the mixed-use element of the development should be within either Town and Country Planning Use Class E or Use Class F is very vague as this covers a lot of uses that might not be compatible for this site. The Use Classes Regulations allow movement between certain uses in these classes. The Neighbourhood Plan cannot restrict such movement.	This matter relating to numbers should be taken up with West Suffolk Council as they have allocated the site in their Draft Local Plan. If the policy remains in the made neighbourhood plan then it will be enforceable.	None
		To state that the mixed-use development should have a maximum gross floorspace of 450 square metres and no single unit in Use Class E shall have a floorspace greater than 100 square metres unless it is for the provision of health or medical services is not based on evidence and is unenforceable.	Agreed	None
		In line with the NPPF all development must have regard to the presence of Heritage Assets (the Listed		None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Building opposite the site on Bunter's Road) and not cause harm to its setting.</p> <p>Traffic calming must be provided on Bunter's Road to enable a safe pedestrian crossing point to provide safe links to services in the village including the primary school and GP Surgery. Having to use this wording within the Neighbourhood Plan would suggest that this is the wrong location for development and this goes against the objectives of the plan.</p> <p>Given the sensitive nature of this location a full Landscape and Visual Impact Assessment should be completed before a site is allocated. Structural landscaping, whether it is retained and reinforced along all boundaries, may not be enough. Given other sites available to the north of Bunter's Road that are closer to amenities the requirement of development around Rose and Jasmine Cottage, west of Bunter's Road proves that this site has constraints. .</p>	<p>It does not suggest this site is the wrong location, especially when other potential sites are taken into account.</p> <p>The site is already allocated in the Draft Local Plan.</p>	None
N&C French	-	<p>As this appears to be the "best of a bad job " the general principle is OK. If it goes ahead there has to be careful traffic control measures put in place. Experience from The Meadows development shows a huge heavy traffic movement over a long (3 years) period of time. Dirt, noise and general disruption. Air quality has to be maintained from construction traffic and after. Major discussion point. Hedging and bunding must be maintained or created. NO lip service!!</p>	<p>It would be typical for a construction management plan to be required by West Suffolk Council when the planning application is considered.</p>	None
R Merry	-	<p>In view of the shortage of affordable housing in the village I feel that the 40 per cent on the new site</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>stipulated must be adhered and be within a Community Land Trust.</p> <p>Also the proportion of greater than 3 bedroom houses must be reduced. If a Community Land Trust cannot be set up for the affordable housing in the proposed site, the landowners benefitting from the sale of land would possibly donate land elsewhere and possibly some land for conservation purposes and/or footpaths.</p> <p>I do not support the use of this land for any larger businesses, although other community facilities such as meeting rooms, places to exhibit art and craft work and perhaps a small cafe for drinks/snacks and maybe antique shop for example would be welcome.</p>	<p>Noted</p> <p>Shop uses, in planning terms, covers all shop uses and cannot restrict occupation to a "second hand/antiques shop"</p>	<p>None</p> <p>None</p>
S Booty	-	<p>What will be done regarding the current lack of public transport. Increased housing will increase the traffic and without public transport as an option.</p> <p>What is the village doing to assist with reducing carbon emission.</p> <p>Those that don't drive will have limited employment options and with a poor internet service, job roles involving working from home may not suffice due to connection issues.</p>	<p>This is a matter for public transport operators</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
A Sykes	-	<p>Its extremely important that and % of affordable housing is allocated in any resi development site within the village to maintain the social structure of the village.</p>	<p>The allocation makes provision for this.</p>	<p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
Anonymous	-	<p>No more than 40 dwellings. 40 is plenty! No Mixed use - this is not necessary. We are not a Town, large village or a Key Service Centre so why do we need mixed use?</p> <p>To also point out that a roundabout or slowing down barriers/bumps/chicanes on Bunters Road is not practical. This village is full of agricultural and equine businesses that will struggle to navigate the road with the machinery/large vehicles if Bunters Road starts to have traffic calming. It would be great to have lots of hedges, trees and plants planted on the site to encourage wildlife and to create a village feel rather than just concrete everywhere!</p> <p>Water harvesting - this must be looked into. It mentions perhaps allotments as a potential - where is the water coming from for this? All the houses need to have water harvesting so it can be used in the gardens, and allotments. Rather than using new water, we live in one of the driest parts of the country and Developers need to be looking into capturing water from all the houses.</p>	<p>Noted</p> <p>This is a level of detail that is not identified in the Plan.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
Anonymous	-	<p>No more than 40 dwellings! I do not think this village needs a mixed use area. The site must include affordable housing for local people</p>	<p>The allocation makes provision for affordable housing</p>	<p>None</p>
Figure 6 - Site Concept Drawing				
Mrs Smith	-	<p>Flood zone not going to be ideal for allotments</p>	<p>The allotments wouldn't be in the sustainable drainage area</p>	<p>None</p>
G Plant	-	<p>We are in support of the site concept drawing.</p>	<p>Noted</p>	<p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
R Byers	-	Footpaths and access routes (pedestrian and vehicular) are important. It is also important to stress that this is a concept drawing and NOT a planning proposal.	Noted	None
E Mahony	-	The site should remain as agricultural.	The site is already allocated in the Draft Local Plan.	None
J Midwood	-	Everything about the proposal site concept is WRONG.	Noted	None
J Ashling	-	The point on Bunter's Rd where the footpaths join the road are where the field currently drains into the gutter, flows past the shop and descends to Attleton Green where it floods having joined several more runoff flows from the proposed plot. It's doing it today (Dec 19) despite not raining particularly heavily. I'd like to know what 'water run-off management' means in practice.	The policy requires a sustainable drainage system to be provided on-site. This would capture rainwater and release only when the watercourses have the capacity to take it. Currently there is no system and rainwater is free to flow off the site via the easiest route uninhibited.	None
S Welsh	-	Again housing provision for young families 2,3 bedroomed affordable homes are vital in any development proposal , There are enough 4-5 bedroomed home often occupied by 1-2 people , unaffordable for families .	Noted	None
R Lynn	-	I am unhappy with the position of the access road. As it is right opposite our driveway. this means that the turning traffic would be increased in an already narrow and busy road. Furthermore there is little and obscured vision from the right and this turning will only add to difficulty entering and leaving our drive. The new access road could potentially be moved	The exact location of the access will be determined at the planning application stage and will need to ensure visibility meets the County Highways Department standards.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>further towards Newmarket where there is a straighter piece of road and less housing on the left.</p> <p>I have doubts about the water retention area that is stated. there are problems with flooding down at atleton green as it is currently. I can only see the flooding getting worse once field space has been reduced and houses built.</p>	<p>The policy requires a sustainable drainage system to be provided on-site. This would capture rainwater and release only when the watercourses have the capacity to take it. Currently there is no system and rainwater is free to flow off the site via the easiest route uninhibited.</p>	<p>None</p>
A Tuck	Cheffins Planning	<p>The concept drawing needs for detail and needs to be informed by the technical constraints of the site. It is unclear whether any technical survey work has been completed to support the application of this site.</p>	<p>This is a matter for the detailed planning application</p>	<p>None</p>
N&C French	-	<p>No traffic calming information. This will be a major issue!! What is mixed use facilities really?</p>	<p>This is a matter for the detailed planning application</p>	<p>None</p>
R Merry	-	<p>The design is rather rigid and 'blocky' in its design and needs some curvature in the roads etc. I approve of single story or 'low rise' building adjacent to houses on Bunters Road, but more imaginative in design compared to the traditional 'bungalow' and more in keeping with traditional housing in Wickhambrook.</p>	<p>The concept is not meant to be a detailed plan but to provide guidance for the more detailed work at the planning stage.</p>	<p>None</p>
Anonymous	-	<p>What is the Structural landscaping at the back? A hedge? A bank of soil?</p> <p>We must protect the Listed Building Gaines Cottage.</p> <p>The Access Road can't be any further towards</p>	<p>This is a matter for the detailed planning application stage.</p> <p>The policy requires this</p>	<p>None</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Thorns Corner, as it'll be on the bend, which is dangerous.</p> <p>There is a ditch that runs along Bunters Road on that existing hedge, so this must be managed properly.</p> <p>During the flooding, water was pouring out of the South east corner of the drawing from the field, onto the road and around to Thorns, and down to Attleton Green. This must all be managed properly.</p> <p>More housing means more hard surfaces, and water struggles to go anywhere so either water harvest it and/or manage the drains and ditches properly!</p>	<p>The exact location of the access will be determined at the planning application stage and will need to ensure visibility meets the County Highways Department standards.</p> <p>The policy requires a sustainable drainage system to be provided on-site. This would capture rainwater and release only when the watercourses have the capacity to take it. Currently there is no system and rainwater is free to flow off the site via the easiest route uninhibited.</p>	None
Anonymous	-	Lots of trees and hedging needs to be planted.	Noted	None
Policy WHB 2 - Land west of Bunters Road				
R Byers	-	This is a well-chosen site in my view, concentrating development around the central facilities of the village (shop, school, village hall etc) rather than adding to sprawl on the outer margins of the village or threatening coalescence with outer hamlets.	Noted	None
E Mahony	-	No development takes place and the site remains agricultural. As per paragraph 4.2 the location of any new development could have a detrimental impact on the character of the village.	The site is already allocated in the Draft Local Plan.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
J Midwood	-	Move the development elsewhere to save Attleton Green from further flooding	The policy requires a sustainable drainage system to be provided on-site. This would capture rainwater and release only when the watercourses have the capacity to take it.	None
M Lawfield	N/A	"Objectively assessed housing needs" should be independent of input from house builders who will build 4-5 bedroom houses for choice. Once construction starts, this needs to be monitored.	The objectively assessed housing needs document is produced by West Suffolk Council rather than developers	None
J Ashling	-	40 houses means 40 to 60 cars on the road, 20 or so additional places at the school and nearly 100 additional patients at the surgery. It's virtually impossible to drive past the school at 9am or 3.30 at present for parked parent cars and the surgery is very stretched.	The County Council has not raised any concerns in terms of traffic generation and has indicated that there is sufficient capacity at the primary school.	None
S Welsh	-	Parking of cars and access to parking in driveways or on road ..unsure if this would be sufficient . Unsure of mixed use facilities. We have social centre ,pavilion social area , sports facilities + WI hall already ..shop close by GP practices are changing ..need for new health centre .	Noted	None
R Lynn	-	they would obscure our view of the countryside and stop the tawny owls roosting in our trees in the autumn and spring	Individual property owners do not have a right to a view when planning applications are considered.	None
A Tuck	Cheffins Planning	The site needs to be omitted from the plan and/or the scale of the proposed development significantly	The policy requires a sustainable drainage	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>reduced. The main issues relate to surface and foul water drainage. The building of 40 new houses could involve enormous added impermeable surfaces. At the moment a small area to the south of the plan has been allocated for water retention, as well as for allotments and a footpath. The geology is known to be heavy clay soils which do not absorb water as soakaways. All the rain water runoff from 40 houses, their roofs, garages and access roads will add to the serious flooding issues already experienced at Attleton Green. Added to this will be the effect of the new commercial buildings that already have approval. Part of the site is located in an area at a medium risk of surface water flooding. There could be technical drainage mitigation measures available but every extra drop of water run off will make matters worse for the houses below. The idea that rain water harvesting tanks for each new home would stop any increased risk of flooding is simply not correct, or else they would need to be enormous. Surface water drains on the access roads have to discharge down hill, which leads to more flooding. The sewage systems already pump out sewage when there is heavy rain, 40 new homes and other development are bound to overwhelm this already flawed and stressed system. The area shown in blue on the plan is a proposed area for "Mixed use Facilities". It would appear that this is unsuitable for a project such as this, the main road (Bunters Road) is a fast stretch of road and school children and others would have to walk from this site to the village school, very serious traffic calming would be necessary. The amenities in the village are mostly located on the other side of this road.</p>	<p>system to be provided on-site. This would capture rainwater and release only when the watercourses have the capacity to take it. Currently there is no system and rainwater is free to flow off the site via the easiest route uninhibited.</p>	

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
N&C French	-	Because not convinced it will develop as planned. Who benefits financially and how was this land chosen?	The inclusion of the concept and policy in the Plan means that developers have to stick to it. The land is in private ownership and the site was chosen by West Suffolk Council in preparing their draft Local Plan having considered a number of larger sites around the village.	None
R Merry	-	As Wickhambrook must have some development I accept it, but would still prefer it if agricultural land was not used. As I have said before, be more specific about the screening (tree and hedges etc.) provided and specify that its must be in place and in a mature form asap.	There are no brownfield sites available for this scale of development. More detailed advice on screening is not appropriate for inclusion in the Neighbourhood Plan.	None
Anonymous	-	No to mixed use. This is not necessary. I agree to no more than 40 dwellings and an open space with proper landscaping that reflects a village not a town. As mentioned before, the type of traffic calming needs to be considered so Agricultural and Equine businesses are not affected when driving machinery and vehicles through Bunters Road.	Noted	None
Anonymous	-	Do we need mix use?	The mixed uses provide an opportunity for a new expanded GP surgery, should they wish to move, and other services that	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
P Polson	-	No commercial activity on this site - will increase traffic	would help meet the day-to-day needs of residents The mixed uses provide an opportunity for a new expanded GP surgery, should they wish to move, and other services that would help meet the day-to-day needs of residents	None
	Historic England	We note Policy WHB 2 - Land west of Bunter's Road, which allocates a site for the development of 40 no. dwellings and mixed uses. We also note the close proximity of the Grade II listed Gaines Cottage to the east of this site and welcome the inclusion of wording in the policy statement which reinforces the need for any development to consider the setting of this heritage asset and minimises or manages the risk of harm. We note the proactive approach the Plan has taken in seeking to influence and shape the design of any future development through the production of a site masterplan and design principles, and welcome the need for any application to be supported by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment. As the Plan is allocating this site, you may find the following guidance documents of additional use. HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://historicengland.org.uk/images-	Noted	None
			Noted	None
			Noted	None
			Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
	Anglian Water	<p>books/publications/gpa3-setting-of-heritage-assets/</p> <p>HE Advice Note 3 - site allocations in local plans: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans</p> <p>HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</p> <p>Anglian Water does not have assets on this site. We would advise that the developer undertakes pre-planning engagement with Anglian Water in terms of connections for water and foul drainage. We welcome the reference to requiring SuDS to manage surface water run-off in the site, in paragraph 5.17. We would recommend that rather than principles, the majority of the list are policy requirements that should be included in the policy to ensure delivery of the scheme envisaged by the community.</p>	Notes	None
	Suffolk County Council	<p>Education</p> <p>As mentioned in the neighbourhood plan, site allocation policy WHB2 is also included in the emerging West Suffolk Local Plan with a residential allocation of 40 dwellings (paragraph 3.12), and as such, has already been factored into our strategic planning.</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Natural Environment</p> <p>Policy WHB2 (Land West of Bunters Road) refers to LVIA and Heritage Impact Assessment, which is welcome. As this is an allocated site, a Landscape Masterplan and landscape-led design would be the logical next steps and possibly more relevant than an LVIA.</p>	Noted	None
	West Suffolk Council	<p>The words 'tenure blind' do not add value given the parenthesis provides the information. It should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing)</p> <p>Suggest last sentence is amended to read: 'Applications must be supported by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment.</p> <p>To guarantee affordable housing for local people, where a local housing need has been identified, including through a Community Land Trust will require an exception site. Having a Community Land Trust as the preferred mechanism of delivering affordable housing via an allocation for those with a local connection to Wickhambrook would not comply with policy CS5 of the former St Edmundsbury Core Strategy or the emerging West Suffolk Local Plan. This is because sites are allocated as part of the Local Plan to meet West Suffolk objectively assessed housing need. See also NPPF paras 73 and 82. The council wishes to support community led development on exceptions sites and would welcome further discussion with the parish.</p>	<p>The policy will be amended as suggested</p> <p>The policy will be amended as suggested</p> <p>The Parish Council considers that if the affordable housing were delivered by a Community Land Trust it would still meet an identified housing need in the district and allocated in the same way as general affordable housing, albeit that it is being delivered by a Community Land Trust.</p>	<p>Amend policy as suggested by West Suffolk Council</p> <p>Amend policy as suggested by West Suffolk Council</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
Community Action 1 - Community Land Trust				
S Sternberg	-	However, a Community Land Trust is difficult to set up and manage. It would require that a part of this site is sold at a price significantly below market value or 'gifted' to the village. Every effort must be made to include all necessary affordable housing on this site to avoid further valuable agricultural land being used as an 'exception site' for more housing.	This is the same mechanism as if affordable housing were delivered on the site by a housing association such as Havebury.	None
R Byers	-	A Community Land Trust is a very interesting idea – for housing and other uses. Will it be possible to set up a Community Land Trust that owns homes scattered around the preferred site (to maintain 'tenure blindness') rather than grouped in one area?	This is a matter of detail that would have to be explored as the site comes forward.	None
E Mahony	-	No development takes place and the site remains agricultural. As per paragraph 4.2 the location of any new development could have a detrimental impact on the character of the village.	The site is already allocated in the draft Local Plan	None
A Tuck	Cheffins Planning	The general principle of a Community Land Trust is supported but Registered Providers are set up to deliver affordable homes for local people.	Noted	None
P Polson	-	Do what Lidgate did - planted a community orchard for everyone to enjoy	Noted	None
Policy WHB 3 - Housing Design				
R Byers	-	Given the quality of other buildings around the parish (listed and non-listed), we should add that new homes in Wickhambrook must be of high quality design as well as being inclusive in terms of affordability and accessibility. I would be in favour of this development becoming a model for high quality housing in rural villages. Could Policy WHB 3 also	Policy WHB12 address general design matters	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		say something about the outside space that new homes should have – both individually associated with each house and communally? Wickhambrook residents are keen to see new homes with gardens.		
M Lawfield	N/A	PV panels should be obligatory on south facing roofs (the layout of the buildings allows for this). Residential buildings should have solar tubes for water heating as standard - vastly better than PV. European standards of insulation should be mandatory.	Planning is restricted by Government regulations as to requiring such installations. The draft Local Plan also sets out requirements.	None
R Lynn	-	happy with the overall housing design, apart from the potential lighting from new street lights, especially on the service road.	Noted. This level of detail is appropriate for the consideration of the planning application	None
A Tuck	Cheffins Planning	We would generally support the content of Policy WHB 3 but given the sensitivities surrounding flood/surface water drainage careful consideration needs to be given to protecting homes and development for 100 + years. New development should be well designed and use the best and most efficient materials.	Noted	None
R Merry	-	With respect to lighting and avoidance of light pollution, but on the new development low level (approx. 1m high) lighting outside houses that points downwards should be specifically be used, like the ones used in the Meadows in Wickhambrook.	Noted	None
Anonymous	-	Properties to have not all hard surfaces outside to allow for water to easily flow.	Noted	None
	Suffolk County Council	SCC supports paragraph 5.33 regarding accessible home standards, and wording within Policy WHB3 Housing Design is particularly welcomed by SCC.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
	West Suffolk Council	'the adopted cycle parking standards' and 'adopted parking standards' would benefit from fuller referencing Or a hyperlink to the SCC standards. Consideration could also be given to the adequacy of the standard for larger dwellings.	This is not considered necessary as they could change over time.	None
Policy WHB 4 - Low Energy and Energy Efficient Housing Design				
S Sternberg	-	In Wickhambrook the biggest source of CO2e emissions is from houses (one third higher than the average for West Suffolk). In light of this and the climate change crisis, all new houses should have the highest standards of energy efficiency. "Proposals that incorporate current best practice conservation will be SUPPORTED", should read "INSISTED UPON"	Government requirements mean that the Plan cannot insist on these	None
R Byers	-	New building in Wickhambrook should be on the leading edge of developments in sustainability - again aspiring to ensure that any group of homes provides a model for high quality, sustainable, affordable and inclusive housing in the countryside.	Noted	None
M Lawfield	N/A	To maximise the solar gain, the orientation of buildings on the plan needs to be tweaked. Air source heat pumps are a more efficient form of electric heating. but electricity is an expensive source of space heating. Grey water recycling sounds too vague/	Part a. of the policy addresses orientation Noted It is not necessary to go into further detail in the Plan	None
J Ashling	-	There ought to be national minimum standards for energy efficiency measures. If the Government won't bring them in the Planning dept of the Council should require best practice.	Part L of the Building Regulations set minimum requirements for energy efficiency.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
A Tuck	Cheffins Planning	Yes. This generally complies with the aspirations of the NPPF and Building Regulations.	Noted	None
Anonymous	-	Not convinced by air source heat pumps so my opinion is affected. Whilst I acknowledge housing needs to be eco and low energy, some forms of energy mentioned just aren't practical or cheap.	Noted	None
Anonymous	-	Not convinced on these types for energy.	Noted	None
	Anglian Water	Anglian Water is supportive of the policy approach to improve the overall energy performance of new homes. We particularly welcome reference to grey water recycling and rainwater/stormwater harvesting which help achieve more water efficient homes, and help protect water resources, within an area identified as seriously water stressed. We would suggest that the term water efficiency is included in the policy to emphasise the importance of these measures in achieving sustainable homes. Water efficient fixtures and fittings can also help to reduce energy use, as 6% of carbon emissions in the UK are from water use, with 89% of this coming from domestic water heating.	Noted. The policy will be amended to refer to water efficiency.	Amend policy as suggested by Anglian Water
		This policy could be combined with Policy WHB 13 - Sustainable Construction Practices, as similar measures are included, and this would avoid repetition.	This is not considered necessary	None
		Recommended change: d. incorporate sustainable design and construction measures including where feasible: i) low carbon/renewable energy measures such as ground/air source heat pumps, solar panels; and	The policy will be amended as suggested	Amend policy as suggested by Anglian Water

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		ii) water efficiency measures such as grey water recycling, rainwater and stormwater harvesting.		
Chapter 5 - Housing other comments				
Mrs Smith	-	Affordable homes as a necessity not a nice to have	Noted	None
G Plant	-	We support the proposals put forward.	Noted	None
R Byers	-	It is concerning that Wickhambrook's population tends to be older, living in larger houses and generating a larger carbon footprint than average. Plans for new development should set out to counter these trends.	Noted	None
E Mahony	-	Paragraph 4.12 highlights Wickham Street - as a cluster of 10 or more existing dwellings. Under Policy DM 27 new dwellings will be permitted but the A143 is an extremely busy highway and access for any new dwelling will be dangerous. To allow further dwellings in this location will detrimentally impact the local highway network.	Policy DM27 supports the principle of such development but highway safety matters still need to be taken into account before permission would be granted	None
R Lynn	-	happy with the more eco-friendly and progressive housing development. however this policy talks about encouraging a range of people, young adults. with new houses with solar panels and alternate heating systems this is more expensive therefore reducing the target audience for the people you want.	Noted	None
A Tuck	Cheffins Planning	We would agree that new housing development should will reflect Wickhambrook's status as a Local Service Centre within the "Settlement Hierarchy" of West Suffolk and provide a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes. New housing should be located where it is safely accessible by foot to the village's	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		services and facilities. Site WHB 2 does not do this. Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building. Fifty percent of respondents to the village survey felt that individual homes and/or infill would be the most appropriate size of housing development to meet Wickhambrook's needs, closely followed by 48% supporting smaller development of fewer of ten houses. The most important reason for new housing is to enable young people to remain in the community. With this in mind why is the Neighbourhood Plan looking to allocate one site of 40 homes?		
N&C French	-	Please keep the new housing design in the venacular	Noted	None
S Booty	-	See other comments	Noted	None
Anonymous	-	There defiantly must be some affordable homes that are for local people only!! This is vital or it won't be fair. If mixed use goes ahead we do not want an ugly building, it must be in keeping. Housing designs must be in keeping with the village. We live in a village with so many heritage properties so anything super modern will just look awful and out of place.	Noted	None
A Shaw	-	Can the use of Swift bricks in new houses be used please, and areas suitable for wildlife and plants	All development must now provide a biodiversity net gain	None
P Polson	-	40 too many - WS Council doesn't know real situation - we suggested 20 - not good road situation.	Compared with other Local Service Centres across West Suffolk, Wickhambrook has been	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
			allocated much less new homes than other centres when compared to settlement size.	
	Suffolk County Council	<p>SCC supports paragraph 5.33 regarding accessible home standards, and wording within Policy WHB3 Housing Design is particularly welcomed by SCC.</p> <p>In regard to paragraph 5.32, in accordance with Suffolk Guidance for Parking 2023,⁹ a minimum clearance of 0.9m between parked cars and walls to enable residents to retrieve cycles and bins that are stored in back gardens.</p> <p>SCC supports paragraph 5.33 regarding accessible home standards, and wording within Policy WHB3 Housing Design is particularly welcomed by SCC.</p>	<p>Noted</p> <p>Noted. This is a level of detail not relevant to inclusion in the neighbourhood plan</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	West Suffolk Council	<p>Paragraph 5.2 / Figure 3 Typo – delete ‘a’ in first sentence before ‘many’. The key is cut short on figure 3.</p> <p>Paragraph 5.8 / Figure 4 The narrative for Figure 4 is in 5.10 but there is no cross reference.</p> <p>Paragraph 5.11 This sentence is unclear, e.g. the words separate (separate to what), four sites – including the preferred site? Consider rewording.</p> <p>Paragraph 5.29 Suggest last sentence is amended to read:</p>	<p>Para 5.2 and Figure 3 will be amended</p> <p>Paragraph 5.10 will be amended</p> <p>Paragraph 5.11 will be reviewed</p> <p>Paragraph 5.29 does not refer to landscape or heritage impact</p>	<p>Amend para 5.2 and Figure 3 as suggested</p> <p>Amend para 5.10 as suggested</p> <p>Amend para 5.11 as suggested</p> <p>Nine</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>'Applications must be supported by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment.</p> <p>To guarantee affordable housing for local people, where a local housing need has been identified, including through a Community Land Trust will require an exception site. Having a Community Land Trust as the preferred mechanism of delivering affordable housing via an allocation for those with a local connection to Wickhambrook would not comply with policy CS5 of the former St Edmundsbury Core Strategy or the emerging West Suffolk Local Plan. This is because sites are allocated as part of the Local Plan to meet West Suffolk objectively assessed housing need. See also NPPF paras 73 and 82. The council wishes to support community led development on exceptions sites and would welcome further discussion with the parish.</p>	<p>The Parish Council considers that if the affordable housing were delivered by a Community Land Trust it would still meet an identified housing need in the district and allocated in the same way as general affordable housing, albeit that it is being delivered by a Community Land Trust.</p>	None
Policy WHB 5 - Employment Sites				
S Sternberg	-	<p>Unsure. Given that Wickhambrook is 10 miles from major road networks and infrastructure, it is not suitable for any employment sites except those which are small in scale and serve the community. The narrow roads and quiet lanes are already seriously overused by large vans and agricultural machinery.</p> <p>As stated in the policy it is very important that traffic generation and the impact upon the local highway network is considered priority.</p>	<p>Noted. The policy states that traffic generation will be a consideration in determining applications</p>	None
E Mahony	-		Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
A Tuck	Cheffins Planning	This policy generally accords with the NPPF and emerging West Suffolk Local Plan. Existing businesses should be supported but existing buildings should be investigated before new development is permitted.	Noted	None
R Merry	-	The existing business at Clayton Drills has already expanded and has permission to expand further. This should be the limit and new business units sited elsewhere and outside the village.	Noted	None
S Booty	-	See previous comments re Attleton green	Noted	None
A Shaw	-	I think the Doctor's surgery needs to move from its present spot to a site that has easier access and more parking	Noted	None
	West Suffolk Council	Criterion 'a' may benefit from stating the minimum length of time the marketing of the site needs to be carried out. As is the case in WHB 16. The next iteration of the plan could consider Appendix I: Marketing guidance in the draft WSLP.	The Policy will be amended to bring it inline with the Local Plan	Amend policy to clarify marketing period and bring it in line with Local Plan
Policy WHB 6 - New Businesses and Employment Development				
S Sternberg	-	See response to WHB5	Noted	None
R Byers	-	Policy WHB 6 seems broadly useful. Large scale commercial development in or around Wickhambrook will not be appropriate - and there should be no commercial development (beyond farming or rural pursuits) outside the settlement boundary.	Noted	None
E Mahony	-	On the basis that they do not have an unacceptable impact on the already congested highway network.	Noted	None
J Midwood	-	We already have employment opportunities at Claydon	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
M Lawfield	N/A	It is not easy to see which land in the development plan is designated for business use.	No further land is designated. The policy makes provision for considering proposals should they come forward.	None
A Tuck	Cheffins Planning	Generally support this policy but each case needs to be determined on its merits as some business uses might not be compatible in the centre of the village.	Noted	None
R Merry	-	Inside the Settlement Boundary there is very little left to develop and outside I do not feel that further development on good quality farm land, as I have highlighted before, is appropriate. the exception is redundant farm buildings as in WHB 7.	Noted	None
P Polson	-	Would create traffic and road through Ashfield Green a 'rat run' and very dangerous.	Noted	None
	West Suffolk Council	Suggest 'small scale' is inserted before new business development in the first sentence. What Policies Map is being referred to here?	The policy will be amended as suggested. The Policies Map is the Neighbourhood Plan Policies Map but it is noted that West Suffolk have one overall and comprehensive Policies Map that includes designations in made neighbourhood plans. As such, no adjustment is required.	Amend policy to include "small scale"
Policy WHB 7 - Farm Diversification				
E Mahony	-	As above in regard to an unacceptable impact on the already congested highway network.	Noted	None
J Midwood	-	Move the site elsewhere - divide up the housing	The policy does not refer to housing	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
M Lawfield	N/A	"Unacceptable harm", "adversely affect" - these terms are far too vague to have any useful meaning.	Noted	None
A Tuck	Cheffins Planning	This policy is not really relevant as most agricultural buildings would benefit from Permitted Development Rights allowing them to change use depending on a number of criteria	Noted	None
	Suffolk County Council	Policy WHB7 (Farm diversification) will not be accepted if landscape character, historic and natural environment would be adversely affected. This is a case where LVIA or LVA would be useful to determine the potential adverse effect of proposals.	See below	
	West Suffolk Council	<i>Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.</i> Could be updated and strengthened in the next iteration with reference to draft West Suffolk Local Plan (WSLP) Policy LP38 Re-use or replacement of buildings in the countryside	Given the repetition of the draft Local Plan, the policy will be deleted	Delete policy WHB7
Chapter 6 - Employment and Local Economy other comments				
A Tuck	Cheffins Planning	The objectives set out in the Neighbourhood plan must be met i.e. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.	Noted	None
N&C French	-	I have no idea how but please do not let any mini business development end up looking like an industrial estate similar to what has happened further west of Bunters Road	Noted. The restriction on uses as specified in Policy WHB2 should ensure the scale is restricted.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
S Booty	-	How will employment evolve within the village given the infrastructure	Other than existing permissions, the policy for future development is for generally small scale development. Impact on infrastructure such as highways is always considered at the planning application stage.	None
A Shaw	-	There are very few employers in the village and most pay lower wages. Employment opportunities in the village might reduce the amount of traffic!	Noted	None
P Polson	-	This is a village! About to lose its feel through WS Council not understanding this.	Compared with other Local Service Centres across West Suffolk, Wickhambrook has been allocated much less new homes than other centres when compared to settlement size.	
	West Suffolk Council	Para 6.7 Typo – insert 'in' between jobs and Wickhambrook. Para 6.9 'West Suffolk Council's Character Assessment' can this be more fully referenced. Eg West Suffolk Landscape Character Assessment - Glem and Wickhambrook Farmlands (C2) (inconsult.uk)	The paragraphs will be amended as suggested	Amend paragraphs 6.7 and 6.9 as suggested by West Suffolk Council

Policy WHB 8 – Protecting Wickhambrook's Landscape Character

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
R Byers	-	Protecting Wickhambrook's landscape is clearly of key importance to the village. This must be a priority.	Noted	None
Anonymous	-	We have such a unique village and landscape so it is so important this is protected.	Noted	None
Anonymous	-	It's vital that we protect the landscape and character of this village.	Noted	None
Policy WHB 9 - Biodiversity and Habitats				
R Byers	-	Policy WHB 9 makes important and valid points. Arguments like these will have strong support from a majority of village residents.	Noted	None
M Lawfield	N/A	Swift bricks are more use than swift boxes - incorporated into the building. Holes in fences for hedgehogs are only relevant with fences between adjacent lawns.	Noted	None
Anonymous	-	No development should impact the environment and loss of habitat.	There is a statutory requirement for development to provide a biodiversity net gain	None
	Anglian Water	Anglian Water supports the policy, and the requirement that development proposals should be landscape led which enables green and blue infrastructure provision to be included at an early stage, providing multi-functional benefits, including the incorporation of sustainable drainage systems (SuDS) and natural flood management.	Noted	None
	Suffolk Wildlife Trust	We support this policy, however, believe that is could still deliver more and offer a more defined and clear level of biodiversity protection. Point ii could push that a measured net gain of at least 20% should be targeted by all new development within the parish; while above the national minimum	It is noted that the draft Local Plan seeks a minimum 20% net gain. However, this has yet to be tested at the Local Plan examination. The Parish	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>requirement of 10%, 20% gives greater confidence and may better reflect the strong beliefs of environmental protection relayed in the community survey included in the draft plan in Section 7.7. Suffolk Wildlife Trust strongly advocate for the adoption of 20% net gain, and this is further detailed below.</p> <p>Incorporating that mitigation must be incorporated into design concept is a strong and deliverable ambition which Suffolk Wildlife Trust fully support, alongside the ambition for layout and design to be landscape-led and appropriate in relation to context and setting. This could be extended to include the mitigation hierarchy in full, avoiding impacts, and ambition for enhancement to be similarly incorporated into design decisions.</p> <p>With reference to Point b, “planting of additional native trees and hedgerows”, we believe this could be expanded to include the natural regeneration of scrub and trees, which can be allowed to mature into woodland over time; such natural regeneration is of significant biodiversity benefit, supports plants of local provenance, and may provide higher levels of resilience to climate and disease impacts. The plan could be improved by clearly mapping the County Wildlife Sites, Easter Wood CWS and Spring Wood CWS, within the parish and highlighting their value and protection within the wording of WHB9. This is more in line with National Planning Policy Framework (2021), Section 179 which identifies that plans should ‘identify, map and safeguard components of local wildlife-rich habitats and wider</p>	<p>Council does not have any evidence to warrant a 20% net gain and recognises that, should the Local Plan policy remain in their adopted Local Plan then this will supersede the neighbourhood plan.</p>	

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them' and 'promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.' Considering the emphasis within the NPPF to map and safeguard wider ecological networks, we recommend highlighting the links between Policies WHB9 and WHB10 as an important ecological network and identifying habitats of high ecological value within the parish.</p> <p>Biodiversity Net Gain</p> <p>The new Environment Act 2021 requires development proposals to achieve a minimum 10% net gain in biodiversity; whilst not yet required in law, this level is already being implemented as good practice across the country and is well referenced within the plan which includes reference to this national minimum level, which will be required on most developments from early 2024.</p> <p>The Wildlife Trusts, as well as other organisations, are advocating for a minimum 20% Biodiversity Net Gain where this is possible and setting an aspiration for achieving a higher percentage of net gain could help to ensure that the biodiversity assets of Wickhambrook are conserved and enhanced for future generations. Suffolk County Council's recent commitment to 'deliver a further 10% biodiversity</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>net gain in aggregate across the housing programme, in addition to the 10% biodiversity net gain that will be required on each site.¹, suggests that it is reasonable to include this aspiration within the Wickhambrook Neighbourhood Plan. West Suffolk also consider a greater than 10% requirement for BNG in their recent preferred options consultation on their Local Plan.</p> <p>There are further examples of district councils outside of Suffolk requiring more ambitious BNG requirements within their Local Plans and these have been evidenced with viability studies. For example, Swale Borough Council completed a viability study and found that doubling the percentage of biodiversity net gain from 10% to 20% increased the cost of delivery by just 19%, so then included a minimum 20% BNG requirement in their local plan². The Greater Cambridge Draft Local Plan also includes a requirement for a minimum 20% BNG³. We reiterate, Policy WHB9 could, we believe, be strengthened in its delivery for wildlife, by including reference to a level of net gain above the current national minimum. Delivering 20% BNG ensures there is more confidence that a significant and meaningful uplift in biodiversity will be achieved, which will help protect the high-quality biodiversity assets and ecological networks within and surrounding Wickhambrook.</p> <p>¹ Confirmed Minutes - Cabinet - 1 February 2022 TR.pdf ² Local Plan Viability Study (swale.gov.uk).</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
	Suffolk County Council	<p>³ Greater Cambridge Local Plan First Proposals (greatercambridgeplanning.org)</p> <p>Paragraph 7.10 references Biodiversity Metric 3.0, SCC would note that the current Biodiversity Metric 4.0 is the current DEFRA metric as published on 28 March 2023,6 and the neighbourhood plan should be updated accordingly.</p> <p>With regards to the biodiversity improvement measures listed in the policy, SCC has some concerns regarding the mention of swift and bat boxes in the same vein as habitat creation listed. Losing the connectivity of one or several hedgerows will not be repaired with the installation of bat or bird boxes. Swift and bat boxes are not considered habitat creation and therefore could enable developers to underdeliver on mitigation measures. SCC would recommend removing the examples, as below, as there is a wider scope for measures without them.</p> <p>SCC welcomes the references to the Environment Act 2021, however, the minimum requirements and the intentions are now known, so it is recommended to rephrase the policy with a focus on “<i>delivering biodiversity net gain</i>” instead of “avoid the loss of, or substantial harm to.”</p> <p>“Development proposals should <u>deliver a measurable increase in biodiversity net gain and</u> avoid the loss of, or <u>substantial</u> harm to, trees, hedgerows, <u>woodlands</u> and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable: To achieve this:</p>	Paragraph 7.10 will be updated to reflect the introduction of statutory biodiversity net gain requirements in February 2024	Amend paragraph 7.10 to bring it up to date

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>i the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and</p> <p>ii <u>any loss or damage should be offset by</u> suitable mitigation measures, that provide better replacement of the lost features, and will be required to achieve measurable biodiversity net gain.</p> <p>[...]</p> <p>Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example:</p> <p>a. <u>restoring and repairing fragmented wildlife networks and</u> the creation of new natural habitats including ponds;</p> <p>b. the planting of additional native trees and hedgerows (reflecting the character of Wickhambrook’s traditional trees and hedgerows);</p> <p>c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.</p> <p>The call for the use of native species is welcome, especially for structural/landscape scale planting, which provides the backbone for Green Infrastructure; however, in most developments there will also be the desire/need for ornamental plants for the amenity within the public realm. Some of these are also providing good food sources for pollinators. SCC notes that given the climate change challenges, the planting palette may also need to be revisited as non-native species may become increasingly important due to their increased climate</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		resilience and ability to cope with emerging weather patterns. A preference for native plants, where possible, should however remain the aim.		
Community Action 2 – Wildlife and Conservation				
R Merry	-	Land owners may donate/lend land for conservation (wildlife habitats) and more permissive footpaths to allow residents to enjoy it.	Noted	None
Anonymous	-	Yes, however point 3 contradicts itself as for landowners being in environmental schemes means that these areas will not be available for the public or permissive paths and it defeats the object. These areas are to encourage wildlife and if the public are walking all over that area then no wildlife will be around!	It is clear that a balanced approach will be necessary	None
	Suffolk Wildlife Trust	We fully support this community action. In addition to promoting a wide range of ecological benefits, the plan to include members of the wider community is hugely positive and fits with the Suffolk Wildlife Trust's targets, aiming to get 1 in 4 people doing their bit for wildlife in Suffolk to create societal change and build momentum towards a sustainable, healthy future for us all.	Noted	None
	Suffolk County Council	It may be worthwhile to have trees and hedgerows assessed by suitably qualified Arboriculturists and Ecologists respectively.	Noted	None
		SCC queries how effective the protection of a Community Action group can afford to green spaces and woodlands, if this is not explicitly anchored in policy. The mechanism for the protection of green spaces is through their designation as Local Green Spaces under Policy	Such spaces may not, at this time, meet the LGS criteria	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>WHB10, in accordance with paragraph 106 of the NPPF December 2023.</p> <p>SCC welcomes that Green Infrastructure is referred to in paragraph 7.8 (Green Lanes) and Wildlife Corridors are mentioned in Community Action 2 (Wildlife).</p>	Noted	None
Policy WHB 10 – Local Green Spaces				
R Byers	-	There should be no development on or erosion of these important sites	Noted	None
A Tuck	Cheffins Planning	Support to some extent but some of these sites are better located to the village centre and could deliver a smaller number of homes in a more sustainable location when compared to WHB 2.	Noted	None
A Shaw	-	Can the village green triangle junctions be preserved as a village assets. They are few and far between	The Plan identifies these as Local Green Spaces	None
	Suffolk Wildlife Trust	We believe the policy could be further improved by further highlighting the potential value for greenspaces to play a role in the wider ecological network. We support the proposition that the designation of Local Green Spaces should not be used simply to block development. Greenspace is of huge importance in connecting people with the natural world, as well as having wider benefits to a community.	This is not necessary	None
	Anglian Water	We note the proposed local green spaces included in the policy. Whilst we have underground assets, such as sewers and mains water pipes within some of these areas, it is considered that operational development by Anglian Water to maintain or repair our infrastructure within the proposed LGS areas,	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		would be supported by the policy and is consistent with green belt policy.		
	Suffolk County Council	<p>SCC welcomes the designation of the 12 Local Green Spaces in Policy WHB10, as shown on Map 5, and the reference to the NPPF July 2023 paragraph 102 - as this supports the ongoing work to make Suffolk the Greenest County.⁷ Please note that as of 19 December 2023, the NPPF has been updated, and this paragraph setting out the criteria of the Local Green Spaces is now paragraph 106.</p> <p>The Local Green Spaces are also shown in the Inset Maps of the Policy map; however, only on Inset Map 1 – Village Centre are they identified. SCC recommends that they are clearly identified and labelled on all inset maps (where relevant).</p> <p>The Local Green Space Assessment provides clear evidence through maps and descriptions, however, with the notable exception of photographs which could provide context to the reader. SCC considers that all sites proposed for Local Green Space designation fulfil the NPPF December 2023 criteria.</p>	<p>The NPPF references in the Plan will be updated</p> <p>Labelling of LGS on Inset Maps will be amended</p> <p>Noted</p> <p>None</p>	<p>Update reference to NPPF throughout the Plan</p> <p>Ensure all LGS are referenced on Inset Maps</p> <p>None</p>
	West Suffolk Council	<p>The PPG states the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.</p> <p>It is not clear if this has taken place.</p>	<p>All sites are in public ownership and those bodies have been consulted at Regulation 14 stage</p>	<p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		The photo below the policy shows what appear to be the tennis courts on the recreation ground east of Cemetery Road – is this proposed as local green space?	No	None
Chapter 7 - Natural Environment general comments				
R Byers	-	This is an important section of the Plan. I think most of these arguments and proposals will find support in the village.	Noted	None
S Welsh	-	We live in a beautiful village .we are so fortunate to have an amazing network of footpaths from our doorsteps.They are our connections and access to nature.This is vital for good health .It would be wonderful if these could be extended .	Noted	None
R Lynn	-	happy with the policies, but there will be an effect on the existing wildlife where housing are going to be built	Housing development is required to provide biodiversity net gain	None
Anonymous	-	We must look after the environment and village character.	Noted	None
A Shaw	-	Swift bricks, habitat for hedgehogs (including hedgehog highways), wildlife corridors preserved including hedgerows and roadside verges, habitat for reptiles and amphibians,	Noted	None
P Polson	-	No more housing in Ashfield Green - this green doesn't even get a mention.	The Plan does not propose housing in this location	None
	Suffolk County Council	Important Views SCC notes that the Design Guidance and Codes recommends the retention of filtered views into the surrounding open fields and countryside in CA3 (Hamlets and Greens). SCC notes that it does not appear that a Key Views assessment was carried out and that no important views have been identified or	No specific important views have been identified in preparing the Plan	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		protected by policy, despite views being referred to throughout the plan. Therefore, it is recommended that justification of the views is provided and that the views are listed in the policy, in order to provide unambiguous protections.		
	West Suffolk Council	Paragraph 7.10 Needs updating or perhaps being less specific e.g., Metric 4.0 was published earlier this year and was updated as recently December 15, 2023. Paragraph 7.13, A separate Local Green Space Appraisal – separate to what?	The paragraph will be updated to take account of the introduction of biodiversity net gain requirements in February 2024 Separate to the Plan document	Update paragraph 7.10 None
Policy WHB 11 – Buildings and Structures of Local Significance				
R Byers	-	It is interesting that Wickhambrook is blessed with so many important sites and structures - both listed and 'non-designated'. A rough count suggest that around 20% of all the buildings in the parish fall into one or the other of these categories - this must be unusual and reinforces arguments that would minimise and carefully control any new development. It would be helpful to rationalise the language used in this section. The text mentions 'heritage' and 'historic assets', 'non-designated' status, 'buildings and structures (or sometimes features) of local significance' etc. Why not identify a preferred term and stick to it?	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.
S Thorburn	-	We wish to lodge our opposition to our property 1 Victoria Cottages being listed as a non-designated	Following consideration of comments received at the	Amend Policy WHB11 and

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>heritage asset. We do not believe it to be of local significance. The other side of the semi-detached property has already undergone a huge extension program and bears no resemblance to our side or 3 and 4 Hillside Cottages. Our own property has been modernised and altered to accommodate a modern lifestyle including upvc double glazing, and an external porch at the front, to the extent that we cannot see how it fits the criteria of any points given in the Archaeological interest, Architectural interest, Artistic interest or Historic interest categories. The information from the Parish Council states that the house was built by a local builder with bricks made in Wickhambrook (Archaeological Interest) we have not seen any evidence to support this statement with the bricks being advised as 'standard' by any tradesmen that we have requested to attend the property. Had this property been of genuine interest it should have been earmarked many years ago prior to the various owners changing the character of the initial plain building. It is basically a standard semi-detached house that has been modernised to the extent that it now represents modern housing and not something of interest (Artistic Interest). We cannot understand the comment made 'the Cottages are unique to Wickhambrook amongst local villages' there seems to be no evidence to support the basis of this statement and given the current visual appearance of the house with all the modern attributes it is a nonsense to use this category of Historic Interest.</p>	<p>Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
S Booty	-	<p>However will this even be properly considered</p>	<p>Following consideration of comments received at the Pre-Submission</p>	<p>Amend Policy WHB11 and supporting</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
A Sykes	-	People who take on being custodians of older buildings within the village do not need another level of bureaucracy and control. its important people are encouraged and want to take on the big responsibility of living in such properties, without them the building will fall into disrepair long term.	Following consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.
J Bevan	-	We, Jason Bevan and Joanna Kerr, the owners of The Cottage, Genesis Green oppose our property being included in the list for proposed Non Designated Heritage Asset (NDHA). The reasons we object are outlined below. In July 2019 the Planning Practice Guide (PPG), which accompanies the National Planning Policy Framework (NPPF), was amended to remind local authorities that the identification of NDHA is a rarity rather than a common occurrence and, if a building is highlighted as such, it should have sufficient justification and plausibility. In other words, just because our property "The Cottage" is old, or holds a record on a local Historic Environment Record (HER), it does not mean it should automatically be treated as an NDHA. In fact, the PPG states that "a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets". Paragraph: 039	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Reference ID: 18a-039-20190723. We feel that to go from no NDHA in Wickhambrook to a proposed 49 buildings is going against the NPPF. We have gone through Wickhambrook Parish Council's criteria for the preliminary identification of possible NDHA and commented on their relevance, if any, to our property "The Cottage". - Descriptiono A pair of semi-detached late 18th C Cottages overlooking the green (Statement provided by the Parish Council on our property). o As per mentioned Planning Practice Guide (PPG), which accompanies the National Planning Policy Framework (NPPF), the age of the building or structure does not qualify for it to be listed as a NDHA.o Would like to know where the Parish Council have found the date of the building from as earliest historic map have seen the building on is 1836 (and even that is dubious if the property is present). - Archaeological Interesto None known (Statement provided by the Parish Council on our property). o In agreement with Parish Council.- Architectural Interesto Both cottages are timber framed, part brick with slate roofs, probably wattle and daub originally. Their integrity and lack of harmful external alteration give them a functional relationship overlooking the Green. The Cottage has an inglenook fireplace with bread oven (Statement provided by the Parish Council on our property). o Normal farmers cottage. Very similar in appearance to majority of cottages built at that time throughout Suffolk that are not designated as NDHA.o On the criteria letter from the council it mentions "The Cottage" has an Inglenook fireplace with bread over. There is no longer a bread oven as it has been bricked up by previous owners, assuming for</p>		

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		<p>structural stability to the chimney. o "The Cottage" is not intact and has had multiple alterations and is now constructed of multiple modern extensions completed in the 90s and 00s (30% old vs 70% modern building). These extensions have removed the majority of the original walls.o Windows and doors are modern PVC.o In the garden are modern brick walls (Suffolk Buff bricks).o The Cottage and the adjoining property "Wetheralls" have undergone multiple extensions to the front/side of the buildings clearly visible from the main road and green. "The Cottage" has multiple finishes to the modern cement render on the outside and "Wetheralls" has a combination of modern cement render and a large modern engineering brick extension incorporating a modern car port. All of these are clearly visible from the main road. The roof line of "The Cottage" and "Wetheralls" are all at different heights and have different aged/types of slate tiles and ridge tiles, so are not continuous and as such should not be considered to be part of a group. o Both "The Cottage" and "Wetheralls" do not have any timber frame section of external walls visible. All covered in modern cement render.o There is nothing externally to either property that would suggest the buildings are old or of timber frame. o The chimneys of both houses have modern cement mortar and are not noteworthy. I.e. there is no lime mortar present.o From the road there is nothing notable of the house. Its design is standard, its roof is modern slate construction, its external walls are a mixture of different modern cement render finishes, there are no timber frames visible, no old bricks visible, modern repointed chimney with cement mortar and</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>plastic guttering throughout. o There is a 1980s detached single storey garage on the gravel driveway constructed with red engineering bricks and 9" breeze block walls finished with cement render and a flat felt roof all visible from the road. All very standard and boring. o "The Cottage" and the attached neighbouring property "Wetheralls" are not similar. Different height/elevation in roofs, windows and front porches are different in locations, sizes and construction materials. Both of them are trying to be designated as NDHA. Looking on the proposed Wickhambrook Neighbouring Plan it states the 49 buildings and structures and gives evidence to the criteria. Looking at the long list all the other buildings have large amounts of evidence for them having interest. However, there is very little evidence for "The Cottage" and the adjoining property "Wetheralls" has NO evidence for it being selected as a proposed NDHA. We refer you back to the PPG, which states that "a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets". Paragraph: 039 Reference ID: 18a-039-20190723.o The criteria letter also refers to 'witches marks' on the mantle. These are no longer present or visible. You can see the mantle has been worked on, altered, sanded and painted at several different times over the decades. This has resulted in a very smooth finish with no marks visible what so ever. - Known Architecto No known architect of local, regional or national noteworthiness.Historic Interest- Association – The criteria letter for "The Cottage" tries to vaguely link it</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>with a third party property Badmondsfield Hall. This said Hall is 500m from "The Cottage", both as the crow flies and along the road. Between "The Cottage" and Badmondsfield Hall are three third-party domestic gardens, several fields of both arable land and paddocks and a large wooded area. This means there is no direct line of sight between "The Cottage" and Badmondsfield Hall. The Hall itself is very concealed. There is no actual way of the general public seeing the Hall or its grounds from the main road or public footpaths in the area as it is surrounded in trees, large hedges and a fence. The only way to see it is from the air. Google earth or flying over it. Believe me I have tried. We have done our own research into "The Cottage" and have found links to direct relatives who lived in our property in the late 1800s/early 1900s (Farmers) but never found a connection between the "The Cottage" and Badmondsfield Hall. The historic England Advice Note 7 (Local Heritage Listing: Identifying and Conserving Local Heritage) states that decisions regarding listing of buildings as non-designated heritage assets "are best made on the basis of published criteria, publicly available, so that clarity and certainty on their location and significance is available". The published list of criteria relating to our property and the adjoining property are lacking in detail due to the lack of publicly available information. The Historic Environment section of the planning practice guidance underlines the need for "decisions to identify them as non-designated heritage assets...[to be] based on sound evidence". Therefore the connection, if any, can not be significant. As we have made clear in the section</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>above we feel very strongly that our property "The Cottage, Genesis Green" does not meet the guidance criteria for being considered as a NDHA and as such would like it removed from the final list that will be submitted to the West Suffolk Council. However, in the unlikely event that our property is included in the list then we would want reassurances that 1) It being listed as a NDHA will not affect "The Cottages" permitted development right.2) Confirmation that "The Cottage" will not have "An Article 4 Direction" placed on it. We look forward to receiving your final decision.</p>		
Anonymous	-	<p>Wow what a list! We should be very proud living in a village with so many incredible properties.</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
A Shaw	-	<p>Yes, I feel there are a lot of buildings, including old barns that should be recognised as part of the rural heritage</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
P Polson	-	<p>Insignificant - seeing large site to be 'developed'.</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
D Turner	-	The designation of my house as a non-designated heritage asset I do object strongly. It was a police station but has been a private house for the past thirty years.	to identify non-designated heritage assets in the Plan. Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	designated heritage assets. Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.
N Wright	-	I object to my cottage being 'listed' as a 'non-designated heritage asset'. I believe this will effect my ability to extend the property and effect the value of the property downwards!	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.
K Warnock	-	I would like to request that No.26 on your List of Buildings of Historic Interest / Significance Doctors Barn The Duddery be removed . I submit the following reasons :- In the support document you state "Ancient Beam structure " The Barn has been redeveloped extensively over a number of years and there are none of the original beams within the barnso an inaccurate description. The Document also states "Ancient Barn" along with Granary Cottage which is a completely separate building not mentioned anywhere else, not listed in the list of 50 or so properties, not a listed buildingso why is this "added" to the Doctors Barn support document ? Doctors Barn is not in fact in the Duddery	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>...therefore your information is misleading . You state in the introduction to this section that "after an extensive piece of work" the following buildings have been identifiedBut by the very nature of what I have listed above, clearly there has not been an "extensive piece of work" . No one from the "working group" has even been in the Barn in the past 17 years and as such I find it some what troubling that you can lead with such a statement....when it is patently false and subsequently misleading to anyone reading the document.</p>		
K Warnock		<p>Rather than comment about a specific building on the "Online" comments form I thought I would email directly. I would like to request that the property listed as Doctors Barn The Duddery be removed from the 50 or so properties on the original list. There are a few reasons to support my request :- Your published document states that these have been identified after and "extensive piece of work" ... I can see no evidence to support that any such thing has in fact taken place with regards to Doctors Barn. In your document you list the property as being in "The Duddery" which it is not . You also state "ancient beam structure"the barn has been redeveloped over a number of years and there are no "ancient beams" or indeed any of the frame work that is from the original construction. In the document it is also listed as "Ancient Barn along with Granary Cottage" which is a completely separate building..... which isn't on your original list. In the comments section you state it was the Doctors Surgery when in fact it was a working barn . I do not believe any of the working group has actually been</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>

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J&A Gibbs	-	<p>in the Barn in the past 16-17 years as that is the time I have lived here and have received no such requestso I find it both baffling and a little troubling that such a list can include a property with a statement that this has been "identified" after an "extensive piece of work"! If during the "extensive piece of work" your working committee had chatted to 2 of your Parish CouncillorsMike Lavelle (Chairman) and Paul Couzens (ex-chair) as these 2 have actually been in the said building having had occasion to store a vehicle there for a few months in the past few years....they would be able to confirm that there are no "ancient timbers" the oldest thing in there is me ! I also have an issue that you as a PC do not feel the "need" to inform any of the owners that their property will be listed on a document sent to the entire village without any prior notification.... I know that this is not a "legal requirement" but I would have thought as a common courtesy the PC would think that this would be the correct thing to do..... but perhaps I am hoping for too much ! If someone can respond on my request that would be much appreciated.</p>		
		<p>Removal of NDHA assessment for, 2 Victoria Cottages, Cemetery Rd, CB8 8YE, incorrectly identified in item 19, on the list, as part of the buildings group, as 1 - 4 Hill Cottages. Reasons for removal.1). The assessment was made undemocratically and not in accordance with the Governments / Heritage recommendations. The owners were not consulted before the NDHA was made.2) 75% of the visible external fabric of 2 Victoria Cottages, was built in 1983/1984 from new</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
R Seal		<p>materials. therefore of no local historical value. (see planning portal for confirmation)</p> <p>Living in half of a 17century cottage, Aspenden Cottage, Coltsfoot Green, I am concerned that my cottage may have more restrictions put on it should I, for example wish to reopen where a door was leading into my garden.</p> <p>At the time of house hunting , my husband and I were quite clear we were not interested in any listed property, knowing something of how awkward and difficult it can be to get necessary work done. Living next door to a listed property has done nothing but reinforce my opinion.</p> <p>I wish to have my cottage removed from this list if possible.</p> <p>Since writing to you, my concerns have been answered and I am reassured and wish my cottage to stay on the list as a non designated Heritage asset.</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
Dr A P Draycott		<p>Thank you for the documents and your letter delivered by hand this week. Congratulations to all the working party for doing such a great job and thanks for the time you have spent preparing the Plan. I have been kept up to speed on it by my friend Dr Roger Merry. My wife and I have been living in the village for nearly 60 years. Having seen many developments without any plan, it is so good at last to have such an overview, which should provide a better footing for further changes. Regarding the list you enclosed of 'Buildings and Structures of Local Significance', please note that our property has</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>

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		<p>been missed off, so please put this right in future editions. Deeds for this farm describe it as Ashfield Green Farm, Wickhambrook and we prefer not to include Ashfield Green twice in the address. Roger will explain why the property has been missed.</p> <p>I have the latest updated document, thank you. However the listed names and location need a revision, under item 19, still states 1 - 4 Hill Cottages.</p>		
A Gibbs			<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
G Simister		<p>You are welcome to refer to Hole Farm, but you only highlighted the old farmyard. If you want to include the whole Farm I can send you a map of the 40 acres, which was the original farm withfields as they were in Victorian times (I checked in the Bury historic records office some years ago and have gap filled/restored any missing parts of hedges and ditches on their original locations. I think it may be better to refer to it as "Hole Farm, Coltsfoot Green" rather than Hole Farm, "The Duddery." It's been part of various environmental schemes pretty continuously for around 25 years (I can't remember exactly how many) and there are records of many red and amber listed birds and many, some rare, butterflies on the site. You also didn't refer to my house (the above address) in your list of listed houses. It is listed as 2*, for the record, though I believe it is referred to in that way because it is listed twice rather than only once. It's up to you if you want to include it – it's the one that was on the</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>

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W Sporburg		<p>cover of the last neighbourhood plan, so it's a bit odd to drop it off completely.</p> <p>We recently received the Wickhambrook Neighbourhood Plan, and we note that our house, Crows Farm, has been listed as "an historic building", and may be listed as a Non-Designated Heritage Asset. Whilst flattering that our house has been identified as such, Crows Farm was built in 2000/2001, with extensions added in 2010 and 2018, so we cannot see how it might be considered as an "historic building". I suggest it has limited importance and not that much character. Please can you confirm to me that Crows Farm was listed in error, and will NOT be considered for an NDHA.</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
C Salmon		<p>Our property, Little Monks Farm has been added to your list for Buildings of Structures of Local Significance.</p> <p>We have been sent details of the reasons why but they are incorrect. We are not a farmstead including 19th century barns in a typical U plan courtyard and farmhouse. To my knowledge there has never been barns here and the farmhouse has been created over the last 30yrs. Previously the house was a 2up, 2 down workman's cottage but little is remaining.</p> <p>I wonder if these details relate to a different house? Please could you remove us from the list and update the information on our house.</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
J Hodson & D Decourcy		<p>I am writing to let you know how delighted we are that our house has been placed on</p>	<p>Following consideration of comments received at the</p>	<p>Amend Policy WHB11 and</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>the Wickhambrook Neighbourhood Plan NDHA list. Not only will it ensure that any future additions or alterations (not by us) to this property will be sympathetic and appropriate, it will also protect the environment around our and our neighbours properties. The NDHA list is an important and welcome step to ensure that the integrity of this beautiful, unique and historic area of Wickhambrook is preserved for us and future generations.</p>	<p>Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>supporting paragraphs to delete reference to specific non-designated heritage assets.</p>
I Parker		<p>Heritage Assets that has been compiled by the Parish Council in the Draft Neighbourhood Plan. As you will know my wife and I have been trying to obtain permission to build a new home for ourselves in the garden adjacent to Aldersfield Place Farmhouse. Although there were numerous objections from the local residences to our application none of these had any weight in Planning terms. However a revised application was refused due to the subjective opinion of the Conservation Officer at West Suffolk who is of the opinion that the new house will have an adverse effect on the Farmhouse, which the Officer has considered to be an NDHA. We have had no consultation regarding the classification as an NDHA and no information as to how the Farmhouse has met the criteria to be deemed an NDHA. We will be challenging this classification with the Council. The Parish Council states in the Note Headed "Buildings and Structure of Local Significance" the following: - Its inclusion on this list DOES NOT prevent you from carrying out any modifications to your property or require you to seek any separate permissions for development that may ordinarily require planning permission. However, where you propose any work that requires planning</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>

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		<p>permission and that would result in the loss of the building or features or substantial alterations to it, you may be asked by West Suffolk Council to provide further information with the application to justify the works. I believe this statement to be disingenuous, verging on whether the Parish Council is misleading the residence of the Parish. Clearly this is demonstrated by the refusal of our application. We have written confirmation from the LPA that the site we wish to build on complies with Policy DM27 for an infill plot yet the permission has been solely refused on the affect the new house will have on the Farmhouse, due to it being considered to be an NDHA. I believe that the list of potential NDHAs has been compiled by a consultant to the Parish Council, may I please know who this consultant is and what are his/her professional qualifications to enable him/her to determine his decisions. I await your response and would be happy to meet if you think a meeting would be helpful.</p>		
Suffolk County Council		<p>Policy WHB11 includes an extensive list of non-designated heritage assets which SCC welcomes. SCC notes that the accompanying reference document sets out in detail the assessment which was undertaken. For information, SCC Archaeological Service have been reviewing Farmsteads throughout Suffolk, as part of an ongoing project funded by Historic England. The Neighbourhood Planning Group may wish to consider whether the information from the Suffolk Farmsteads Project would add any details or information to the Non-Designated Heritage Assets within the area, entries from the project can be seen</p>	<p>Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	<p>Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.</p>

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		via the Suffolk Heritage Explorer. ² SCC supports that this policy includes that proposals should be accompanied by a heritage statement/analysis of the significance of the asset.		
West Suffolk Council		<p>² https://heritage.suffolk.gov.uk/farmsteads</p> <p>Suggest the policy is strengthened by adding that the effect of an application on significance will be taken into account in determining applications having regard to the scale of the harm and loss of significance or similar wording after the second paragraph.</p> <p>The supporting text could also contain a disclaimer that list in the policy is not exhaustive and does not downgrade the value of other non-designated heritage assets which may come to light in the future.</p>	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Amend Policy WHB11 and supporting paragraphs to delete reference to specific non-designated heritage assets.

Community Action 3 – Historic Assets

Mrs Smith	-	Non designated heritage sites must be tested for accuracy Drs barn is not old	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	None
A Sykes	-	Historic assets of exceptionally merit must be preserved but at the same time they have to move with the times so they can still be lived in / used, the village is not a museum.	Noted	None
J Bevan	-	We, Jason Bevan and Joanna Kerr, the owners of The Cottage, Genesis Green oppose our property	Following consideration of comments received at the	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>being included in the list for proposed Non Designated Heritage Asset (NDHA). The reasons we object are outlined below. In July 2019 the Planning Practice Guide (PPG), which accompanies the National Planning Policy Framework (NPPF), was amended to remind local authorities that the identification of NDHA is a rarity rather than a common occurrence and, if a building is highlighted as such, it should have sufficient justification and plausibility. In other words, just because our property "The Cottage" is old, or holds a record on a local Historic Environment Record (HER), it does not mean it should automatically be treated as an NDHA. In fact, the PPG states that "a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets". Paragraph: 039 Reference ID: 18a-039-20190723. We feel that to go from no NDHA in Wickhambrook to a proposed 49 buildings is going against the NPPF. We have gone through Wickhambrook Parish Council's criteria for the preliminary identification of possible NDHA and commented on their relevance, if any, to our property "The Cottage". - Descriptiono A pair of semi-detached late 18th C Cottages overlooking the green (Statement provided by the Parish Council on our property). o As per mentioned Planning Practice Guide (PPG), which accompanies the National Planning Policy Framework (NPPF), the age of the building or structure does not qualify for it to be listed as a NDHA.o Would like to know where the Parish Council have found the date of the building</p>	<p>Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.</p>	

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		<p>from as earliest historic map have seen the building on is 1836 (and even that is dubious if the property is present). - Archaeological Interesto None known (Statement provided by the Parish Council on our property). o In agreement with Parish Council.- Architectural Interesto Both cottages are timber framed, part brick with slate roofs, probably wattle and daub originally. Their integrity and lack of harmful external alteration give them a functional relationship overlooking the Green. The Cottage has an inglenook fireplace with bread oven (Statement provided by the Parish Council on our property). o Normal farmers cottage. Very similar in appearance to majority of cottages built at that time throughout Suffolk that are not designated as NDHA.o On the criteria letter from the council it mentions "The Cottage" has an Inglenook fireplace with bread over. There is no longer a bread oven as it has been bricked up by previous owners, assuming for structural stability to the chimney. o "The Cottage" is not intact and has had multiple alterations and is now constructed of multiple modern extensions completed in the 90s and 00s (30% old vs 70% modern building). These extensions have removed the majority of the original walls.o Windows and doors are modern PVC.o In the garden are modern brick walls (Suffolk Buff bricks).o The Cottage and the adjoining property "Wetheralls" have undergone multiple extensions to the front/side of the buildings clearly visible from the main road and green. "The Cottage" has multiple finishes to the modern cement render on the outside and "Wetheralls" has a combination of modern cement render and a large modern engineering brick extension incorporating a</p>		

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		<p>modern car port. All of these are clearly visible from the main road. The roof line of "The Cottage" and "Wetheralls" are all at different heights and have different aged/types of slate tiles and ridge tiles, so are not continuous and as such should not be considered to be part of a group. o Both "The Cottage" and "Wetheralls" do not have any timber frame section of external walls visible. All covered in modern cement render.o There is nothing externally to either property that would suggest the buildings are old or of timber frame. o The chimneys of both houses have modern cement mortar and are not noteworthy. I.e. there is no lime mortar present.o From the road there is nothing notable of the house. Its design is standard, its roof is modern slate construction, its external walls are a mixture of different modern cement render finishes, there are no timber frames visible, no old bricks visible, modern repointed chimney with cement mortar and plastic guttering throughout. o There is a 1980s detached single storey garage on the gravel driveway constructed with red engineering bricks and 9" breeze block walls finished with cement render and a flat felt roof all visible from the road. All very standard and boring. o "The Cottage" and the attached neighbouring property "Wetheralls" are not similar. Different height/elevation in roofs, windows and front porches are different in locations, sizes and construction materials. Both of them are trying to be designated as NDHA. Looking on the proposed Wickhambrook Neighbouring Plan it states the 49 buildings and structures and gives evidence to the criteria. Looking at the long list all the other buildings have large amounts of evidence for them</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>having interest. However, there is very little evidence for "The Cottage" and the adjoining property "Wetheralls" has NO evidence for it being selected as a proposed NDHA. We refer you back to the PPG, which states that "a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets". Paragraph: 039 Reference ID: 18a-039-20190723.o The criteria letter also refers to 'witches marks' on the mantle. These are no longer present or visible. You can see the mantle has been worked on, altered, sanded and painted at several different times over the decades. This has resulted in a very smooth finish with no marks visible what so ever. - Known Architecto No known architect of local, regional or national noteworthiness. Historic Interest- Association – The criteria letter for "The Cottage" tries to vaguely link it with a third party property Badmondsfield Hall. This said Hall is 500m from "The Cottage", both as the crow flies and along the road. Between "The Cottage" and Badmondsfield Hall are three third-party domestic gardens, several fields of both arable land and paddocks and a large wooded area. This means there is no direct line of sight between "The Cottage" and Badmondsfield Hall. The Hall itself is very concealed. There is no actual way of the general public seeing the Hall or its grounds from the main road or public footpaths in the area as it is surrounded in trees, large hedges and a fence. The only way to see it is from the air. Google earth or flying over it. Believe me I have tried. We have done our own research into "The Cottage" and have</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>found links to direct relatives who lived in our property in the late 1800s/early 1900s (Farmers) but never found a connection between the "The Cottage" and Badmondsfield Hall. The historic England Advice Note 7 (Local Heritage Listing: Identifying and Conserving Local Heritage) states that decisions regarding listing of buildings as non-designated heritage assets "are best made on the basis of published criteria, publicly available, so that clarity and certainty on their location and significance is available". The published list of criteria relating to our property and the adjoining property are lacking in detail due to the lack of publicly available information. The Historic Environment section of the planning practice guidance underlines the need for "decisions to identify them as non-designated heritage assets...[to be] based on sound evidence". Therefore the connection, if any, can not be significant. As we have made clear in the section above we feel very strongly that our property "The Cottage, Genesis Green" does not meet the guidance criteria for being considered as a NDHA and as such would like it removed from the final list that will be submitted to the West Suffolk Council. However, in the unlikely event that our property is included in the list then we would want reassurances that 1) It being listed as a NDHA will not affect "The Cottages" permitted development right.2) Confirmation that "The Cottage" will not have "An Article 4 Direction" placed on it. We look forward to receiving your final decision.</p>		
Anonymous	-	We must conserve these assets for the future.	Noted	None
Anonymous	-	We must look after our greens.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
A Shaw	-	Historic items can even include old gates and stiles	Noted	None
P Polson	-	?	Noted	None
J&A Gibbs	-	As above.	Noted	None
	Suffolk County Council	SCC welcomes that Community Action 3 highlights that the community are engaging with their local heritage and has an interest in preserving it. SCC would also recommend including below-ground heritage/archaeological assets here. Due to their nature, such features are often not readily visible, however, they contribute hugely to the history and development of the area. This Community Action could also highlight any level of public outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF December 2023 as noted in paragraph 211.	Noted	None
Policy WHB 12 - Development Design Considerations				
R Byers	-	Items b, c, f, i and k are particularly important.	Noted	None
A Shaw	-	Yes, should be in keeping with the village. New housing in Meadows Close is much taller than the houses surrounding them. They are imposing when viewed from Cemetery Rd	Noted	None
P Polson	-	?	Noted	None
I Parker	-	I agree with some of these proposals such as sympathetic design, materials, road frontage. There is a balance, sympathetic development can in fact enhance a n environment and setting as well as providing much needed housing.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
	Suffolk County Council	<p>SCC supports that Policy WHB12 includes archaeological heritage assets and that landscape character appraisals have been recommended to accompany applications where appropriate.</p> <p>In regard to part h., reference should be made to the adopted parking policy, Suffolk Guidance for Parking 2023 (or any successor documents)</p> <p>In regard to part i., please note that future development where a highway is to be adopted must provide infrastructure in accordance with Suffolk Design Streets Guide.¹⁰ Therefore, the following minor addition is proposed:</p> <p>“i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, <u>in accordance with the Suffolk Design Streets Guide (or any successor documents).</u>”</p> <p>¹⁰ https://www.suffolk.gov.uk/asset-library/imported/5647-21-Suffolk-Design-Street-Guide-v26.pdf</p>	<p>Noted</p> <p>This is not considered necessary</p> <p>The policy will be amended</p>	<p>None</p> <p>None</p> <p>Amend criterion i. as suggested by the County Council</p>
	West Suffolk Council	<p>Part g include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises.</p> <p>The policy would be clearer if the second element of ‘g’ is in a separate sentence.</p>	<p>Splitting criterion g. is not considered necessary</p>	<p>None</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		'the adopted cycle parking standards' would benefit from fuller referencing.	This is not considered necessary	
Policy WHB 13 – Sustainable Construction Practices				
R Byers	-	Any new development in Wickhambrook should take full advantage of the most sustainable techniques in both construction and in the operation of the completed buildings. New development in the village must lead the way in terms of 'green credentials'.	Noted	None
P Polson	-	?	Noted	None
	Anglian Water	Anglian Water supports the policy intentions, particularly in relation to the reuse of water from greywater recycling and rainwater harvesting systems. This could be combined with Policy WHB 4 - see comments above.	Noted	None
	West Suffolk Council	The objectives of this policy are welcomed and supported. However as drafted it suggests a detrimental impact to a building or its surroundings would be acceptable as long as it is minimised – is this the intention? This may not be acceptable on listed buildings or locally listed buildings for example. (see NPPF para 164) The term 'all appropriate development' would benefit from more explanation in the supporting text.	It is not considered necessary to make changes or provide explanation	None
Policy WHB 14 – Flooding and Sustainable Drainage				
S Sternberg	-	From Map 7 it doesn't look as if the proposed development site is in a flood zone. Many roads in Wickhambrook flood regularly and Attleton Green (SW of the site) is particularly susceptible. It is	A Sustainable Drainage System is required to be provided as part of the development.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		essential that the highest provisions are made to avoid any increased risk of flooding from this new development.		
R Byers	-	Concerns about exacerbating seasonal flooding are frequently and forcibly expressed in the village. Planning for any new development must address and allay these concerns.	Noted	None
J Midwood	-	INADEQUATE	Noted	None
J Ashling	-	Please include the frequent flooding on the Duddery, Church Road, Nunnery Green (junction with byway), B1063 outside Commerce House, B1063 past Willis' Farm.	Paragraph 8.19 does not seek to list every location in the parish where surface water flooding occurs	None
R Lynn	-	i feel this is much needed, additional water prevention strategies should be place above and beyond what is already planned. cleaning and maintenance of the preexisting strategies eg ditches and streams, (cleaning).	Noted	None
A Tuck	Cheffins Planning	In general there is support for the policy but it does not accord or support the allocation of WHB 2. Part of site WHB 2 falls within an area at a high risk of surface water flooding and in line with Government Policy should be subject to the Sequential and Exception Test. There appear to be other sites available in the settlement that are at a lower risk of surface water flooding.	It is acknowledged that part of the site is susceptible to surface water flooding but the inclusion of SuDS as part of the development will be expected to manage this issue	None
R Merry	-	As roads have widened and ditches have not been kept open, the drainage network from what is heavy clay soil into streams and rivers has broken down. It has resulted in flooding in many parts of the village, particularly Attleton and Coltsfoot Greens. In the light of changes in weather patterns and more and more rain in the Autumn/Winter this old system needs to be re-established by co-operation	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		between the Parish Council, farmers and West Suffolk Council, with help possibly from volunteer teams in the village. Areas that allow for flooding and pond formation would be welcome, again connected to streams to allow overflow.		
S Booty	-	I've seen first hand in previous small villages built and expanded on the knock on effect it's had for flooding. Global warming is always ahead of the game. Councils can not keep up with drainage solutions and less areas for rain water to go due to more concrete!!	Noted	None
Anonymous	-	On-site surface water drainage and water resources will be managed - this is vital! As mentioned before this site needs water harvesting so we can reuse rain water for watering the gardens, the allotments, even cars! rather than using new water! Flooding is bad in this village and so a new site needs to have the right drainage.	Noted	None
Anonymous	-	The flooding is bad in the village. This needs to be looked at on the new site.	Noted	None
	Anglian Water	We support this policy and the requirement for SuDS that reflect the drainage hierarchy and avoid the need to for a surface water connection to the public sewer, which should be the final consideration when all other options are demonstrated to be infeasible. It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. However, we welcome this policy to ensure SuDS are incorporated in new developments, until the Schedule is formally implemented and the necessary measures are in place.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
	Suffolk County Council	<p>SCC, as the LLFA, are content with the contents of paragraph 8.19, however, there would be a benefit in including the following additions within Policy WHB14 (Flooding and Sustainable Drainage):</p> <p>"Proposals for new development, or the intensification of existing development, in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment and will not be permitted, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor), <u>and National Planning Policy Framework and the sequential test.</u></p> <p>Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site surface water drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.</p> <p><u>Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through sequential testing against the most up-to-date Environment Agency flood risk maps and the West Suffolk Strategic Flood Risk Assessment (SFRA) maps. Additionally, development should be safe for its lifetime and not increase flow rate compared to a greenfield scenario, and where possible reduce flood risk overall.</u></p> <p><u>Protection of the surrounding watercourses is necessary to decrease the likelihood of increasing the flood risk of Wickhambrook in the future.</u></p>	The policy will be amended	Amend Policy WHB14 to take account of County Council comments

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include: <ul style="list-style-type: none"> • Wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and • Rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.” 		
Policy WHB 15 - Dark Skies				
R Byers	-	This is a good policy. Could we also have similar policies on other forms of pollution - like air, ground and water pollution?	Noted	None
J Midwood	-	Move the development elsewhere to reduce the danger to Attleton Green	Noted	None
S Welsh	-	Consideration for low level lighting in pedestrian areas of new developments	Noted	None
N&C French	-	Comment. A lot of bright outside lights and street lamps	Noted	None
Anonymous	-	100% - we live in a village not a town, we do not need flood lighting which impacts the environment. There are owls that live near to this site and these needs to be protected from harsh lighting, along with other wildlife.	Noted	None
	Suffolk County Council	SCC welcomes Policy WHB15 (Dark Skies), however, suggests that it could benefit from requiring Lighting Design Strategies or lighting plans for larger proposals.	This is not considered necessary	None
Chapter 8 - Built Environment & Design other comments				

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
Mrs Smith	-	Much more needs to be done by the community on flooding, some self help by the community people and local landowners	Noted	None
A Tuck	Cheffins Planning	General support for this policy but cost and viability must also be a consideration.	Noted	None
J&A Gibbs	-	As noted in section 22.	Noted	None
Policy WHB 16 - Community Facilities				
S Welsh	-	We have sufficient social buildings ..	Noted	None
A Tuck	Cheffins Planning	The objectives set out in the Neighbourhood plan must be met i.e. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.	The policies of the local and neighbourhood plan make provision to achieve these objectives	None
A Shaw	-	Community Facilities should be preserved and encouraged.	Noted	None
Community Action 4 – Activities and Opportunities				
S Welsh	-	Most definitely for all ages Community spirit	Noted	None
P Polson	-	?	Noted	None
Policy WHB 17 – Open Space, Sport and Recreation Facilities				
M Lawfield		4th para: "where necessary . . ." is vague. What office and retail and commercial developments are going to be permitted? 5th para: Why "must" clubhouses and car parking be	This is a generic policy for use in the consideration of such proposals. The design matters for other development are	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
S Welsh	-	of certain design while in WHB3 and WHB4 HOUSES "should" etc etc	addressed elsewhere in the Plan	
	-	Allotments , community garden , orchard or similar would help encourage a sense of community	Noted	None
	Suffolk County Council	SCC notes that it is not clear what types of facilities these are from the policy alone. There is no map displaying what the open space/sport/recreation facilities are or where they are located, and they are also not displayed on the Policies Maps. Therefore, it is recommended that Policy WHB17 is amended to list the existing Open Space, Sport and Recreation Facilities to be protected, and that these are displayed and labelled on the Policies and Inset Maps.	This is not considered necessary	None
	West Suffolk Council	The third paragraph could refer specifically to Wickhambrook or the village rather than 'the needs of the settlement where the development is taking place.	The policy will be amended as suggested	Amend policy as suggested by West Suffolk Council
Community Action 5 – Allotments and Community Gardens				
Mrs Smith	-	Not sure where this will be achieved	Noted	None
R Byers	-	Individual allotments will be popular with village residents. A community garden or open space - or shared allotments - would be an interesting possibility.	Noted	None
M Lawfield		Technically, under the Allotment Act of 1908, the council has a duty to provide allotments (if required), not just to explore options!	Noted	None
Community Action 6 – Tidy Village				

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
R Byers	-	A campaign against littering would be popular in the village. Littering from moving cars in a scourge on rural lanes.	Noted	None
R Merry	-	Some action is needed to educate people on the problems of littering especially from that thrown from cars.	Noted	None
Anonymous	-	Let's look after the village, helping litter picking for example around where your house is a few times in the year would really help keep the village clean and tidy. We should be proud of where we live!	Noted	None
Chapter 9 – Services and Facilities other comments				
S Whatling	-	We need good drainage throughout the whole village.	Noted	None
P Polson	-	Good facilities for a rural village.	Noted	None
Policy WHB 18 - Public Rights of Way				
M Lawfield		Not clear what this means in practice. How often do landowners offer to extend the PROW network?	Noted	None
S Booty	-	More bridlepaths and byways required to keep horse riders safe	Noted	None
A Sykes	-	It would be a big asset if the bridle way network was more linked up as its so dangerous riding along the roads and lanes today	Noted	None
Anonymous	-	Not sure, we need to consider the impact on landowners having more of the public roaming through the fields and land. It's bad anyway with people thinking they can walk where ever they like. Security is high at the moment as many landowners face issues with criminals stealing, so opening up more areas of right of way, could lead to more	The provision of additional public rights of way over private land through the planning application process can only be achieved where landowners consent to it.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
A Shaw	-	visibility and easier access to farm buildings and yards. Whilst it's nice for the public to enjoy the outdoors there does need to be a balance here. More paths would be handy	Noted	None
	Suffolk County Council	As currently worded Policy WHB18 (Public Rights of Way) conflates two important aspects: improving the Public Rights of Way (PROW) network; and creating biodiversity corridors. It also has unnecessary duplication, by stating "public rights of way and bridleways", as bridleways fall under the classifications of the PROWs. The primary function of the PROW network is to provide opportunities to access the countryside and the policy should focus on improvements that enable easier access into that countryside. While improvements to the PROW network can also provide benefits to wildlife and biodiversity, improvements to the network should not be conditional on biodiversity. Indeed, in the case of hedgerow corridors, these can be detrimental to the PROW network if allowed to overshadow the path, restrict air movement, prevent direct sunlight, and thereby discourage or even prevent year-round use. Instead, the policy should be amended, as follows: "Measures to improve and extend the existing network of public rights of way and bridleways will be supported, <u>especially if where</u> their value as biodiversity corridors is <u>recognised</u> , <u>safeguarded</u> and any public right of way extension is fit for purpose.	Reference to bridleways will be deleted The policy takes a balanced approach. Noted	Delete reference to bridleways in Policy WHB 18 None None
			The policy will be amended to delete reference to bridleways	Delete reference to bridleways in WHB 18

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		Where practicable, development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way."		
Community Action 7 – Footpaths and Bridleways				
R Byers	-	Making it more possible to move around and between villages locally on foot or by cycle would be excellent. The community should work together to achieve this.	Noted	None
S Booty	-	Not enough mention of bridlepaths	Noted	None
Anonymous	-	Not sure, we need to consider the impact on landowners having more of the public roaming through the fields and land. It's bad anyway with people thinking they can walk where ever they like. Security is high at the moment as many landowners face issues with criminals stealing, so opening up more areas of right of way, could lead to more visibility and easier access to farm buildings and yards. Whilst it's nice for the public to enjoy the outdoors there does need to be a balance here.	The Action will be amended	Amend CA7 to include reference to landowners
	Suffolk County Council	SCC welcomes Community Action 7, although the plan could also recognise that volunteers within Wickhambrook have previously worked with Suffolk County Council's Green Access Team to develop waymarked walking trails around and extending beyond the parish to link to neighbouring parishes and raise awareness of the history and heritage of the parish.	Paragraph 10.4 will be amended	Amend paragraph 10.4 to reflect the County Council comment
Community Action 8 – Highways Maintenance				
R Byers	-	The emphasis on mending pot holes, clearing ditches and looking after hedges in appropriate.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
M Lawfield		Pot holes are few in number. The major issue is drivers leaving the tarmac and breaking up the edge of the tarmac. It is a problem affecting almost all roads in the parish and it is rapidly becoming a serious issue.	Noted	None
J Ashling	-	The drains on the B1063 from Bank House to Commerce House have been blocked for at least 10 years. They freeze in winter causing the drain to sink and a pothole is created. Occasionally, the hole is repaired and the drain re-sited, but the pipe doesn't get cleared, hence problem recurs the next winter.	Noted	None
R Merry	-	I fully support this but liaison with West Suffolk Council is needed as potholes are dealt with by them. The whole scheme for filling potholes needs to be co-ordinated better. At the moment it is poorly coordinated with a reliance on reporting by individuals, followed by marking and then after a long period by filling. Unfortunately, if there are other holes nearby they are usually ignored resulting in another visit, sometimes months ahead. This could be avoided and regular inspection by West Suffolk Council would help. In addition the way pothole mending and other roadworks is co-ordinated with no information where works are being carried out is not good with whole local areas affected making journeys very frustrating. Modern etc engology would allow electronic signs to be set up to provide information, Many of the holes are on country roads where walkers with dogs and horse riders go and not only are the holes themselves a hazard, particularly in the dark, but car drivers swerving to avoid them and	Potholes are dealt with by the County Council.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		often on bends and/or on the other side of the road creates additional hazards		
Anonymous	-	The council need to clear the ditches more!	Noted	None
A Shaw	-	SCC do not give the service we pay for and expect	Noted	None
P Polson	-	? Problem too much traffic through Ashfield Green - gridlock when main road closed!!	Noted	None
	Suffolk County Council	Community Actions 8 (Highways Maintenance) and 9 (Traffic Management) are noted.	Noted	None
Community Action 9 – Traffic Management				
R Byers	-	Traffic speed is definitely a concern. Pavements are often reduced by overgrown hedges - and many of our lanes do not have pavements at all. Anything that can help in these areas is to be welcomed.	Noted	None
J Midwood	-	This does not address the dangerous route to school and services for pedestrians. Bunters Road pavement TOO narrow - no safe crossing places	The allocation of the site requires improved pavement and a crossing	None
A Shaw	-	Yes, yes yes!	Noted	None
	Suffolk County Council	Community Actions 8 (Highways Maintenance) and 9 (Traffic Management) are noted.	Noted	None
Chapter 10 – Highways and Travel other comments				
G Plant	-	Speeding through the village needs to be addressed sooner rather than later. Many vehicle use the B1063 daily and measures need to be put in place for safety reasons to reduce speed.	Noted	None
N Calder	Hargrave Parish Council	Hargrave Parish Council fully supports the plan and wishes Wickhambrook well in its implementation. In terms of the development of up to 40 new properties we would request that any plans be	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		mindful of the routes used by heavy goods vehicles supplying any contractors		
E Mahony	-	the existing highway network is unable to deal with current levels of traffic and hence there should be no further development.	Noted	None
J Midwood	-	Move the development elsewhere for safety of residents.	Noted	None
A Tuck	Cheffins Planning	The objectives set out in the Neighbourhood plan must be met i.e. New development should be well related to the existing services and facilities in the village centre.	Noted	None
N&C French	-	Please please can the speed of traffic be controlled especially past the school , Bunters road and Cemetery Road (a lot of children use this for school). Also the width of foot paths down Bunters road are too narrow and ALL people and vulnerable. Crossing the road to the shop is a lottery because of bad driving and speed!!	The Plan's community actions seek to address this	None
Anonymous	-	Do we need anymore footpaths we have plenty without going to land owners fields.	Noted	None
A Shaw	-	Public transport links are poor. No bus to Newmarket. Getting to Ipswich Hospital means an overnight stay!!	Noted	None
	Suffolk County Council	Transport SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches. <i>Active Travel and Air Quality</i> SCC suggests adding the following text after paragraph 10.8, relating to accessibility, air quality and active travel: <u>"10.9 Ensure that new routes can be realistically used for commuting to work or school, and serve for recreational</u>	Noted	None
			The Plan will be amended to take account of the suggestions	Amend Plan to take account of the SCC suggestions

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p><u>purposes such as dog walking. New routes should connect to existing routes and facilities where possible, and be accessible for all, including those with disabilities, reduced mobility and/or neurodiversity. New routes should incorporate an effective Wayfinding strategy.</u></p> <p><u>10.10 Improve air quality and mitigate any risk to human health due to man-made emissions such as nitrogen oxides and particulate matter, development proposals should seek to encourage and facilitate active and sustainable travel to reduce vehicles on the road and therefore pollution and poor air quality, as well as improve mental and physical health.</u></p> <p><u>10.9-10.11 Public rights of way provide [...]”</u></p> <p>SCC notes paragraphs 10.3 and 10.4 regarding poor bus service and footpath provision. According to national policies, SCC will assess all future developments in terms of how it promotes the use of sustainable travel.</p>	Noted	None
Policies Map and Inset Maps comments				
J Midwood	-	MOVE THE DEVELOPMENT	Noted	None
A Tuck	Cheffins Planning	We would object to the inclusion of WHB 2 as it does not satisfy the objectives set out in the Neighbourhood plan i.e. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre. A proposed allocation of 40 homes in one location does not respond to comments made during the initial consultation period and its allocation is not	The site is proposed in the Draft Local Plan which the Neighbourhood Plan cannot overturn	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		supported by technical survey work, especially relating to flood risk and drainage and given its part location in an area at a high risk of surface water flooding, to prove it is deliverable and developable during the plan period. Any impact on the natural and historic environment has not been assessed and the site is not well related to the existing services and facilities in the village centre.		
Appendices comments				
R Byers	-	Please could the appendices refer to the background documents that accompany the Plan - like the papers on Design Codes and Buildings and Structures of Local Significance for example.	A new appendix will be added to list the evidence documents	Add additional appendix of evidence documents
J Midwood	-	Ludicrous statement/question - does it favour accessibility and connectivity? WRONG PLACE	Noted	None
J Hodson	-	I would like to add that we are delighted to have our house - Hill Top Cottage, Ashfield green - on the list of NDHA. It will ensure that any future additions or changes (not by us) will be sympathetic and appropriate, will protect our and surrounding homes and land for future generations and uphold the integrity of Ashfield Green. I support the NDHA list of properties and I can't imagine that any homeowners on this list would think otherwise.	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Policy WHB11 will be amended
R Lynn	-	Bus to newmarket	Noted	None
R Merry	-	Class E I do not agree that for a rural agricultural community Class E(g)(ii) or E(g)(iii) should be included.	Class E cannot be split to exclude such sub-sections as planning consent is not required to move between the sub-sections	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
Other comments on Draft Neighbourhood Plan				
R Byers	-	I am in favour of this Neighbourhood Plan. I hope it will help to maintain the rural character and the high quality of our environment, protecting the village from unwelcome and rampant development, while ensuring that any new building is both in character with the village but also on the leading edge of developments in sustainability, high quality design, affordability and inclusivity.	Noted	None
J Midwood	-	A development of 40 homes on one site creates a 'ghetto' - they will be isolated from the main village and cause further flooding with water run off. This "consultation" is worse than the original West Suffolk consultation - completely inaccessible for anyone without a computer or skills. You have worked hard to comply with a proposal imposed undemocratically by West Suffolk Council. You should have rebelled and binned the whole thing. This is wrong for Wickhambrook - wrong for Attleton Green. Two serious floods in November. Run off from the factory site is causing problems far worse than any we have seen in almost 50 years as residents. How many of your committee have lived in Wickhambrook for that long? You have been stitched up by West Suffolk Council and a government policy that has ALREADY been changed. Thank you for all your hard work!	Noted The leaflet distributed to every household identified how residents could access paper copies. The Neighbourhood Plan has to conform with local plan policies	None None None
J Hodson	-	Thank you for all your hard work!	Noted	None
M Lawfield		This is a tour de force, and quite demanding to simply read through. Well done to all concerned.	Noted	None
A Tuck	Cheffins Planning	In its current form the Neighbourhood Plan does not appear to have listened closely and responded	The allocation is made in the draft local plan and the	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		to the results of the initial survey and results of the survey. The allocation of a single site to deliver 40 homes through the plan period 2023 - 2040 (17 years) is not based on firm evidence or technical reports and surveys. WHB 2 is also constrained and is not well related to the existing services and facilities in the village.	Neighbourhood Plan cannot rescind this allocation	
T Gridley	-	I would just like to say i think everyone involved in putting the plan together has done a brilliant job.	Noted	None
N&C French	-	This is a good draft plan. Think more consultation is required on housing developments. There is a need for affordable and attractive housing to keep and get local people into the village. It should then develop. However it should be remembered this is a village and should remain so.A reason why people move here. It should not morph into Barrow and other villages/ new mini towns in the area. There is not the road infrastructure to support this.	Noted	None
J Bevan	-	On the highways and protecting green spaces I think there should be some considerations in putting wooden posts on the village greens and green triangle sections at t junctions as vehicles especially large delivery vehicles are cutting off the corners and turning these green triangles into small roundabouts. The one on Genesis Green is a prime example. The cutting off of the corners of the triangles have caused large pot holes that the council had to come and fill in the potholes for safety reasons. However, this has actually made the green triangle smaller and am worried it will disappear soon. There is a simple solution and that would be to place wooden posts on the edge of the grass to protect it from vehicle damage.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
A Shaw	-	Thank you to all those who have worked so hard and made this possible. I am so sorry I haven't commented more fully	Noted	None
P Polson	-	Think about Lidgate and the increased traffic through here. Main thing that the choice of development area not able to be stopped. The plan does not have the power to stop this - amazing!	Noted	None
		Bad time of year to expect people to do this -- finishes just before Christmas day!!!	The public consultation ran for seven weeks	None
D Turner	-	I have only one comment as mentioned in 21. I object to my house which is now a private dwelling and has been for the last thirty years. I do not wish it to become one step from being designated.	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Policy WHB11 will be amended
N Wright	-	I am concerned about my cottage being 'listed' as a NDHA. This I cannot agree to. Many thanks - N. C. Wright	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Policy WHB11 will be amended
C Salmon	-	My house, Little monks farm, is included on buildings and structures of local significance. I do not believe this should be the case as the only reason given 'farmstead to include several 19th century barns, u plan courtyard and farmhouse' is incorrect. I do not know where this information was obtained from but to the best of everyone locals history knowledge there has never been barns up on this location.I wrote an email on Dec 14th, and spoke to a man at the village Christmas warm space	Following consideration of comments received at the Pre-Submission consultation, the Parish Council has resolved not to identify non-designated heritage assets in the Plan.	Policy WHB11 will be amended

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
J&A Gibbs	-	lunch, but was asked to put it online as well. As the information is incorrect I expect the house to be removed from your list.		
N Calder	Hargrave Parish Council	Only as above on sections 21 & 22 Hargrave Parish Council fully supports the plan and wishes Wickhambrook well in its implementation. In terms of the development of up to 40 new properties we would request that any plans be mindful of the routes used by heavy goods vehicles supplying any contractors	Noted	None
	Depden Parish Council	It was decided at the meeting of Depden Parish Council on Tuesday the Councillors do not wish to make any comment on the Neighbourhood Plan for Wickhambrook.	Noted	None
	Historic England	Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan. Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period. We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time beyond the comment below. We would refer you to our advice on	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		
	Anglian Water	<p>Thank you for inviting comments on the Wickhambrook Neighbourhood Plan Pre-submission (Reg 14) consultation. Anglian Water is the statutory water and sewerage undertaker for the neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012. Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers sustainable development for residents and visitors to the area, and in doing so protect the environment and water resources.</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Overall we are supportive of the policy ambitions within the Neighbourhood Plan, and wish the Parish Council every success in taking this forward.</p>		
	<p>Avison Young on behalf of National Gas</p>	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission</p> <p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the gas distribution network is available by contacting:</p>	<p>Noted</p>	<p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>plantprotection@cadentgas.com Further Advice Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		
	<p>Avison Young on behalf of National Grid</p>	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets:</p>	<p>Noted</p>	<p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Further Advice</p> <p>Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		
	National Highways	<p>Thank you for your correspondence, received on 03 November 2023, notifying National Highways of the consultation above.</p> <p>National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. In the area within and surrounding Neighbourhood Plan area, National Highways have responsibility for the trunk road A14, part of the Strategic Road Network (SRN).</p> <p>We have completed review of the supporting document titled, "Wickhambrook Neighbourhood Plan 2023 – 2040", Pre-Submission Draft Plan dated</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>November 2023. It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications alongside the West Suffolk Council. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>The vision and objective, and proposed policies within this Pre-Submission Draft Neighbourhood Plan 2023-2040 would not have any predicted adverse impact on the Strategic Road Network (SRN).</p> <p>We do not have any more comment of this.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 03 November 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p>		

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
	Suffolk Wildlife Trust	<p>Thank you for sending us details of the Wickhambrook Neighbourhood Development Plan. We are pleased to see that the Wickhambrook Neighbourhood Plan recognises the importance of biodiversity and greenspaces and proposes measures to protect and enhance these within Policies WHB9 and WHB10 as well as through Community Action Plan 2. Please see our comments below:</p>	Noted	None
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Wickhambrook Neighbourhood Plan. SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> Archaeology Education Fire and Rescue Flooding Health and Wellbeing Libraries Minerals and Waste Natural Environment Public Rights of Way Transport <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>Suffolk County Council is supportive of the vision for the Parish. In this letter, we aim to highlight potential</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes									
		<p>issues and opportunities in the plan and are happy to discuss anything that is raised.</p> <p>Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in strikethrough.</p> <p>Education</p> <p>SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity. The information below is to inform the Neighbourhood Planning Group's understanding of educational provision in the Plan Area and does not need to be included in the Plan.</p> <p>The catchment areas for Wickhambrook Parish are as follows:</p> <table border="1" data-bbox="1023 826 1495 1619"> <thead> <tr> <th></th> <th>Primary Catchment</th> <th>Secondary Catchment</th> </tr> </thead> <tbody> <tr> <td>Wickhambrook, Kellys Meadow (CB8 8PD) and Baxter's Green (CB8 8UY) only</td> <td>Ickworth Park Primary School</td> <td>King Edward VI CEVC School</td> </tr> <tr> <td>Wickhambrook, except Kellys Meadow (CB8 8PD) and</td> <td>Wickhambrook Primary Academy</td> <td>Samuel Ward Academy (historical catchment)</td> </tr> </tbody> </table>		Primary Catchment	Secondary Catchment	Wickhambrook, Kellys Meadow (CB8 8PD) and Baxter's Green (CB8 8UY) only	Ickworth Park Primary School	King Edward VI CEVC School	Wickhambrook, except Kellys Meadow (CB8 8PD) and	Wickhambrook Primary Academy	Samuel Ward Academy (historical catchment)	<p>Noted</p> <p>None</p>	<p>None</p>
	Primary Catchment	Secondary Catchment											
Wickhambrook, Kellys Meadow (CB8 8PD) and Baxter's Green (CB8 8UY) only	Ickworth Park Primary School	King Edward VI CEVC School											
Wickhambrook, except Kellys Meadow (CB8 8PD) and	Wickhambrook Primary Academy	Samuel Ward Academy (historical catchment)											
			<p>Kelly's Meadow is not in Wickhambrook parish.</p>	<p>None</p>									

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p data-bbox="180 831 256 1624">Baxter's Green (CB8 8UY)*</p> <p data-bbox="296 831 523 1624">The parish of Wickhambrook (except Kellys Meadow (CB8 8PD) and Baxter's Green (CB8 8UY)) no longer has a catchment area secondary school as some voluntary aided, free schools, and academies do not operate catchment areas to prioritise applications to the school.</p> <p data-bbox="563 831 949 1624">Primary Education Wickhambrook Primary Academy is not currently forecast to exceed 95% capacity during the forecast period. The number of pupils arising from applications pending decision and local plan site allocations is also not expected to cause the school to exceed 95% capacity based on current forecasts. On this basis, there would be sufficient capacity to accommodate the pupils arising from this development.</p> <p data-bbox="989 831 1375 1624">Secondary Education Samuel Ward Academy is not currently forecast to exceed 95% capacity during the forecast period. However, the number of pupils arising from housing completions beyond the forecast period, applications pending decision, and local plan site allocations are expected to cause the school to exceed 95% capacity based on current forecasts. The proposed strategy for mitigating this growth is via future expansion of existing provision.</p>	<p data-bbox="296 405 328 831">Noted</p> <p data-bbox="603 405 635 831">Noted</p> <p data-bbox="1026 405 1058 831">Noted</p>	<p data-bbox="296 109 328 405">None</p> <p data-bbox="603 109 635 405">None</p> <p data-bbox="1026 109 1058 405">None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>SCC welcomes RP.3 of the Design Guidance and Codes promoting Active Travel and the use of Building for a Healthy Life.</p> <p>There could be a reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030).⁸ This strategy sets out the Council's commitment to enhance PROW, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> <p>The Design Code makes reference to the NPPF 2019, however, this was revised in 2021 and twice in 2023 and should be updated to reflect this as "NPPF 2023" with paragraph numbers amended where appropriate.</p> <p>Please note that as of 19 December 2023, the NPPF has been updated, and any references within the plan or supporting documents will need to be updated to reflect this.</p> <p>-----</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p>	<p>Noted</p> <p>This is not considered necessary</p>	

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance. If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p> <p>⁸ https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/green-access-strategy</p>		
	West Suffolk Council	<p>Thank you for consulting West Suffolk Council on the Pre-Submission Draft review of the Hargrave Neighbourhood Plan. Overall, the plan is comprehensive, clear, and logical.</p> <p>Assessment of the Plan Proposals</p> <p>Please find attached a response on behalf of the Local Planning Authority. The strategic planning policy comments focus on the content and wording of the proposed policies and propose amendments or raise issues that we suggest need further consideration before Submission. The Council considers that the plan as submitted is a positive contribution to the Development Plan and brings the Neighbourhood Plan up to date.</p> <p>In addition, the Pre-Submission Plan policies were considered in relation to the 'Basic Conditions' required of a Neighbourhood Plan, which include:</p> <ul style="list-style-type: none"> • Having regard to national policies and advice contained in guidance issued by the Secretary of State; • Contribute to achieving sustainable development; • Be in general conformity with the strategic policies of the development plan; and 	Noted	None
			Noted	None
			Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<ul style="list-style-type: none"> Be compatible with European Union and European Convention on Human Rights obligations. <p>Habitats Regulations Assessment – Strategic Environmental Appraisal Screening A request for screening has been received by the council.</p> <p>Demonstrating an effective Pre-submission Plan consultation Policies within a Neighbourhood Plan need to be deliverable, and to this end any proposed allocations/ designations of land/ land use ambitions, should be made with the agreement of the relevant affected landowners. This appropriate consultation with third party landowners, should be evidenced within your Consultation Statement at Submission stage.</p> <p>If substantially material alterations are made to the content of the Neighbourhood Plan following feedback from the Pre-Submission Plan consultation (Regulation 14 stage), then careful consideration should be given to re-undertaking Pre-Submission consultation before advancing to the Submission Stage.</p> <p>One of the tests that the LPA must consider at the Submission stage is whether the General Regulations have been complied with; the General Regulations do not expressly require a re-consultation if the draft plan is significantly amended after the consultation. However, West Suffolk</p>	<p>Noted</p> <p>Noted</p> <p>Substantially material changes that add designations or allocations have not been made to the Plan following the pre-submission stage.</p> <p>As above</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed changes
		<p>Council consider that it would be difficult for the LPA to allow the plan to proceed to examination on the basis that "details of the proposals for a neighbourhood plan" had been publicised in accordance with Regulation 14, if entirely new proposals have been inserted, or the Plan proposals have been significantly altered from those publicised.</p> <p>If you have any queries about the council's comments which are outlined in the table attached to this letter, please do not hesitate to contact Simon Meecham who is the principal planning policy contact for this neighbourhood plan.</p>	Noted	None

Appendix 9 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Paragraph or Policy Number	Proposed Modification	Reason
Cover		Amend as follows: WICKHAMBROOK NEIGHBOURHOOD PLAN 2023 – 2040 <u>2041</u> PRE-SUBMISSION DRAFT PLAN NOVEMBER 2023 <u>DECEMBER 2024</u>	To bring the Plan up-to-date and reflect revised end date of emerging Local Plan
2		Amend as follows: 1 “Pre-submission” consultation on draft Plan by Parish Council This is the stage we’ve now reached. The plan has to be widely consulted on for a minimum of six weeks. This was carried out over a period of just seven weeks from November to December 2023, allowing residents, businesses, landowners and a range of government bodies and service providers to comment on the Draft Plan. 2 Submission of draft Plan to West Suffolk Council All comments received at the “pre-submission” consultation will be <u>were</u> considered and reviewed and any necessary amendments to the Plan will be <u>have been</u> made. The Plan, together with supporting documents, will then be <u>has now been</u> submitted to West Suffolk Council. 3 “Submission” consultation on draft Plan by West Suffolk Council A further period of public consultation lasting a minimum of six weeks. This is the stage that the Plan has now reached. It provides a further opportunity to comment on the Plan, as amended, prior to it going before an Independent Neighbourhood Plan Examiner.	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>Stages 4-6 <u>The remaining stages</u> are likely to take around 6-9 months to complete.</p>	
5	1.2	<p>Amend second sentence as follows: It relates to matters that would require planning permission and applies for the period to 2040<u>2041</u>.</p>	To reflect proposed change of end date of Local Plan
7	Objective 3	<p>Amend as follows: New housing should be located where it is safely accessible by foot <u>sustainable modes</u> to the village's services and facilities.</p>	In response to comments
8	1.14	<p>Amend as follows: The planning policies, which are distinctly identified in coloured boxes with a prefix of WBH, will supplement, rather than repeat, the planning policies of the West Suffolk Local Plan that were in place in April<u>December 2024</u>, including those in the <u>Draft Local Plan (January 2024)</u>. September 2023.</p>	Factual correction
8	1.15	<p>This is the "Pre-Submission" draft Neighbourhood Plan and provides the first a further opportunity to comment on <u>its content</u> the complete draft Neighbourhood Plan. <u>The Plan was brought up-to-date following the pre-submission consultation stage in Autumn 2023 to reflect the publication a new National Planning Policy Framework, in December 2023, and the Draft West Suffolk Local Plan, in January 2024. Once the this round of consultation is complete, the Plan will pass through the remaining stages, as illustrated on the diagram below:</u> Amend diagram to colour "Further consultation" box red and replace "current consultation" with "Pre-Submission Consultation"</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
8	1.16	<p>Delete paragraph:</p> <p>Following the completion of the current consultation, the comments received will be reviewed and any necessary amendments will be made to the draft Plan before the Parish Council agrees to submit it to West Suffolk Council to complete its journey to a Parish Referendum and adoption.</p>	To bring the Plan up-to-date and addressed in modification to para 1.15
11	3.2	<p>Amend as follows:</p> <p>The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In September December <u>2023</u> <u>2024</u> the Government published a Revised NPPF, making minor updates to the substantive July 2021 version. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:</p>	To bring the Plan up-to-date
11	3.3	<p>Amend as follows:</p> <p>The NPPF acknowledges that neighbourhood plans can "shape, direct and help to <u>deliver sustainable development</u>" but that they "<u>should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.</u>" <u>requires that communities preparing Neighbourhood Plans should:</u></p> <ul style="list-style-type: none"> • <u>Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and</u> • <u>Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.</u> 	To bring the Plan up-to-date
11	3.4	<p>Delete paragraph:</p> <p>3.4 Towards the end of December 2022 the Government published proposed changes to the NPPF for consultation, as well as a proposal to establish National Development Management Policies which would provide a standard approach to considering proposals relating to, for example, heritage assets. At the time of preparing the draft Neighbourhood Plan, other than the minor updates in September 2023, no further</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
12	3.6	<p>changes had been published, but the Plan will be brought up-to-date to reflect such changes should these be introduced before it is put to a public referendum.</p> <p>Amend as follows:</p> <p>The following diagram shows the components of West Suffolk Council's Local Plan in place in <u>September 2023</u> April December 2024 which are relevant to the Neighbourhood Plan.</p>	To bring the Plan up-to-date
12	3.9	<p>Amend as follows:</p> <p>Rural Vision 2031 allocated a site at Nunnery Green and Cemetery Hill for 22 dwellings, which has since been built (The Meadows). A Housing Settlement Boundary for Wickhambrook is also identified, which is illustrated in red on Map 3, the adopted Local Plan Inset Map for Wickhambrook.</p>	To avoid confusion with draft Local Plan and Neighbourhood Plan Settlement Boundary
12	3.11	<p>Amend as follows:</p> <p>West Suffolk Council has commenced work on the preparation of a new Local Plan for the area. The Plan will cover the period to 2040 <u>2041</u> although the Local Development Scheme (<u>January June 2023</u>) suggests that the new Local Plan will not be adopted until Winter 2024 <u>Spring 2025</u>, after the expected time of adoption of the Neighbourhood Plan. In May 2022 the Council consulted on the Preferred Options Local Plan document and consultation on the draft Local Plan is expected to commence in January 2024 the Council consulted on the Submission Draft Local Plan prior to it being submitted to the Secretary of State ahead of independent examination. Hearing sessions conducted by Planning Inspectors concluded in December 2024.</p>	To bring the Plan up-to-date
12	3.12	<p>Amend as follows:</p> <p>The Preferred Options document identified Draft Local Plan identifies Wickhambrook as a "Local Service Centre", a continuation of the designation in the currently adopted Local Plan. The same document identified It also allocates a new development site to the west of Bunters Road with an indicative capacity of 40 dwellings and community</p>	

Page	Paragraph or Policy Number	Proposed Modification	Reason
13	Map 3	<p>facilities and/or retail or local employment. -as well suggesting that “the potential for mixed use development should be explored on the site which could include community facilities and/or retail or local employment.”</p> <p>Delete Map 3</p>	To recognise stage at which Local Plan and Neighbourhood Plan has reached
13	3.13	<p>Amend as follows:</p> <p>Given that the draft West Suffolk Local Plan had yet to be published when the draft Neighbourhood Plan was prepared, regard has been had to the Preferred Options document while recognising that it might be subject to change as the Local Plan proceeds towards adoption in 2025. The Neighbourhood Plan has been prepared having regard to the content of the <u>Draft Local Plan</u>.</p>	To bring the Plan up -to -date
13	3.14	<p>Amend third sentence as follows:</p> <p>Most of the parish is also defined as a “Minerals Consultation Area” within which proposals in excess of five hectares will be referred to the County Council in order that they can be satisfied that, in accordance with paragraph 143 223 of the NPPF, minerals resources of local and national importance are not needlessly sterilised by non-mineral development.</p>	To reflect the publication of the NPPF
14	4.1	<p>Amend as follows:</p> <p>As noted earlier, the Preferred Options consultation on the emerging <u>Draft West Suffolk Local Plan (May 2022-January 2024)</u> proposes that Wickhambrook remains as a Local Service Centre and identified a site with an indicative capacity of <u>around 40</u> dwellings west of Bunters Road. However, at the time of preparing the Neighbourhood Plan, the process to confirm the designation and any site allocated for development still had a number of stages to complete. However, at the time of preparing the Neighbourhood Plan, the <u>process to confirm confirmation of the designation and any site allocated for</u></p>	To bring the Plan up -to -date

Page	Paragraph or Policy Number	Proposed Modification	Reason
14	4.3	<p>Amend as follows:</p> <p>The St Edmundsbury Core Strategy Draft Local Plan defines a Housing Settlement Boundary around the <u>main built-up area</u> of the village as illustrated on-adopted Wickhambrook Inset Map from the Local Plan in Map 43. It amends the previously adopted Settlement Boundary to include the site allocated for development west of Bunters Road. <u>separate areas as illustrated on Map 3. The Draft Local Plan also confirms the stance of a presumption in favour of new residential development within the Housing Settlement Boundary.</u></p>	To bring the Plan up-to-date and to avoid confusion between Core Strategy and Draft Local Plan
14	4.4	<p>Delete paragraph</p> <p>The Preferred Options West Suffolk Local Plan (2022) confirms that the designation of “Housing Settlement Boundaries” will be continued in the Local Plan, identifying where the main residential land uses are to be concentrated and excluding non-residential uses such as existing employment. It also notes that a full review of the housing settlement boundaries will be undertaken ahead of the publication of the submission draft Local Plan, which is planned for January 2024. However, it is expected that the current adopted policy stance of a presumption in favour of new residential development within the Housing Settlement Boundaries will be carried forward. The Draft Local Plan continues the policy approach of designating Housing Settlement Boundaries. Draft Local Plan Policy LP17 Housing settlement boundaries states that “Proposals for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwelling with a new dwelling will be permitted within housing settlement boundaries where supported by other policies in the development plan.”</p>	To bring the Plan up-to-date
15	4.5	<p>Amend as follows:</p>	To bring the Plan up-to-date and to point to the Local

Page	Paragraph or Policy Number	Proposed Modification	Reason
15	4.6	<p>Delete paragraph</p> <p>This approach is expected to continue in the West Suffolk Local Plan, with the Preferred Options consultation stating that support would be given to proposals for:</p> <ul style="list-style-type: none"> • agriculture, horticulture or forestry; • affordable housing to meet a proven local need; • equine related activities; • small scale facilities for outdoor sport and recreation, leisure and tourism; • agriculture, forestry or equine business key worker dwelling where an essential need is proven; • the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small scale residential development in accordance with other policies on housing in the countryside. 	<p>Plan rather than seek to reproduce the Local Plan policy in the Neighbourhood Plan.</p>
15	4.7	<p>Amend as follows:</p> <p>Policy DM27 of the Local Plan Development Management Policies document (2015) states that outside Housing Settlement Boundaries, "Proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria:</p> <ol style="list-style-type: none"> a. the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway; 	<p>The Draft Local Plan provides an extensive list in Policy LP18 and it is not appropriate to repeat it in the NP</p>
			<p>To bring the Plan up-to-date</p>

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>b. the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage. Policy LP26 of the Draft Local Plan makes provision for a limited amount of housing to come forward in 'small cohesive clusters' outside a Housing Settlement Boundary. The draft policy states that proposals would need to meet the following criteria:</p> <p>a. <u>The development is within a small cohesive group of seven or more existing dwellings next to or fronting an existing highway.</u></p> <p>b. <u>The scale of development consists of the infilling of a small undeveloped plot in the order of one dwelling or a pair of dwellings and that these are commensurate with the scale and character of existing dwellings within an otherwise continuous built-up frontage.</u></p> <p>c. <u>Locations must have access to sustainable transport links, including footpaths, cycle routes and/or adequate public transport to higher order settlements with a range of services and facilities. Locations that are so remote or so poorly served by sustainable transport options that occupants will rely exclusively on a car to access everyday goods and services will not be supported.</u></p>	
15	Figure 2 and final sentence	<p>Amend Figure 2 to include the view that any new building development to maintain Wickhambrook's settlement pattern of dispersed hamlets and separate Greens.</p> <p>Delete: In addition, 87% of respondents thought it was important for any new building development to maintain Wickhambrook's settlement pattern of dispersed hamlets and separate Greens.</p>	In response to comments
15	4.9	<p>Amend as follows, merging paragraph 4.9 and 4.10:</p> <p>The Draft Local Plan identifies a Housing Settlement Boundary as in the adopted and emerging Local Plans has been reviewed as part of the preparation of the Neighbourhood Plan. With the exception of the site that is proposed for development in this Neighbourhood Plan, it is not considered necessary to amend the Housing</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
16	4.10	<p><u>Settlement Boundary</u>. The new Housing Settlement Boundary is illustrated on Map 4 and the Policies Map. <u>In accordance with the adopted and emerging planning policies for Wickhambrook, new development will be focused within the Housing Settlement Boundary. This approach will ensure that the largely undeveloped countryside in the remainder of the Neighbourhood Area will remain preserved and the distinct settlement form is maintained. The indication of the Housing Settlement Boundary in the Neighbourhood Plan cannot preclude future local plan documents reviewing the Boundary and amending it to reflect housing allocations in that plan.</u></p>	To bring the Plan up-to-date
17	4.12	<p>Amend as follows:</p> <p>Outside the Housing Settlement Boundary, there are groups of dwellings that would conform with Policy DM27 <u>LP26</u> of the <u>Draft Local Plan</u> in that they form a “closely knit ‘cluster’ of 10 <u>seven</u> or more existing dwellings adjacent to or fronting an existing highway”. These include Wickham Street adjoining the A143 and Clopton Park/Clopton Green/Bury Road. The Neighbourhood Plan does not define Housing Settlement Boundaries for these areas and any proposals for housing in these and other areas will be determined in accordance with Policy DM27 or any policy that supersedes it in the West Suffolk <u>the relevant policies of the Neighbourhood Plan and Local Plan.</u></p>	To bring the Plan up-to-date
17	WHB1	<p>Amend as follows:</p> <p>In the period 2023 to 2040 <u>2041</u> the Neighbourhood Plan area will accommodate development commensurate with the village’s designation as a Local Service Centre in the adopted Local Plan.</p> <p>New development will be focused within the defined Housing Settlement Boundary, as identified on the Policies Map, where proposals <u>Proposals</u> for housing development on infill plots or for small groups on redeveloped plots <u>within the Housing Settlement</u></p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p><u>Boundary</u> will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.</p> <p>Outside of the Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals will be supported in principle for:</p> <ul style="list-style-type: none"> • agriculture, horticulture or forestry development; • affordable housing on a rural exception site that meets a proven local need; • equine related activities; • small scale facilities for outdoor sport and recreation, community uses, leisure and tourism; • an agriculture, forestry or equine business key worker dwelling where an essential need is proven; • the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small-scale residential development in accordance with other policies on housing in the countryside. <p>Proposals for new buildings outside the Housing Settlement Boundary will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence. This should demonstrate how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of a property or the countryside and without diminishing gaps between settlements.</p>	
18	5.2	<p>Amend first sentence as follows:</p> <p>In terms of house sizes, the Parish has a many more homes with four or more bedrooms than one and two bedroomed homes.</p>	In response to comments
18	Figure 3	Amend layout to ensure key is not cropped	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
19	5.7	<p>Amend as follows:</p> <p>The May 2022 Preferred Options submitted Draft Local Plan consultation planned for a <u>minimum indicative requirement of 7,134</u> makes provision for at least 15,486 new homes across West Suffolk between 2024 2023 and 2040. <u>This figure may change in the final Local Plan to take account of the extension of the Local Plan period to 2041. Ten</u> Just over five percent of the requirement would be built <u>is proposed in the 12 Local Service Centres. For Wickhambrook, Policy SP11 sets out the minimum requirement for neighbourhood plans, which is 40 for Wickhambrook, the consultation proposed developing Policy AP53 allocates a site west of Bunters Road with an indicative capacity for around 40 homes and community facilities and/or retail or local employment. (final capacity to be determined through site development brief) and possible mixed uses.</u></p>	To bring the Plan up-to-date
20	5.10	<p>Amend as follows</p> <p>The designation of the village as a Local Service Centre in the Local Plan brings with it an expectation that a level of additional housing development should take place in Wickhambrook. The As illustrated in Figure 4, the 2022 Neighbourhood Plan survey has demonstrated that there is some support for additional growth, with most supporting fewer than 50 new homes over the lifetime of the Neighbourhood Plan up to 2041 <u>2040.</u></p>	To bring the Plan up-to-date
20	5.11	<p>Amend as follows:</p> <p>When West Suffolk Council consulted on the Preferred Options for the Local Plan in 2022 they identified, through a <u>separate</u> separately published Strategic Housing Land Availability Assessment, that four <u>three other</u> sites were considered for development in choosing the preferred site west of Bunters Road.</p>	To bring the Plan up-to-date
20	5.12	<p>Amend first sentence as follows:</p>	To reflect Local Plan situation

Page	Paragraph or Policy Number	Proposed Modification	Reason
20	5.14	<p>Amend as follows:</p> <p>The Parish Council acknowledges the level of concern in relation to additional housing being proposed for Wickhambrook. However, at the time of preparing the draft Neighbourhood Plan, it was considered very unlikely that the Preferred Options allocation would be removed from the Neighbourhood Plan has to be prepared to be in conformity with the draft Local Plan and so the Parish Council has sought to use the Neighbourhood Plan to influence how the site should be developed. By doing so, the development is guided by the studies and the engagement that has taken place in preparing the Neighbourhood Plan.</p>	To reflect Local Plan situation
22	5.19	<p>Amend as follows:</p> <p>The Development Framework-Figure 6 identifies an area for mixed use development in accordance with Policy AP53 of the Draft Local Plan (January 2024). Preferred Options West Suffolk Local Plan (May 2022). The exact mix and viability of uses has yet to be determined but, in accordance with the Development Principles, the maximum gross floorspace shall be 450 square metres and no single unit in Use Class E shall have a floorspace greater than 100 square metres unless for the provision of medical or health services.</p>	To bring the Plan up-to-date
23	WHB 2	<p>Amend fourth paragraph as follows:</p> <p>A site of 4.2 <u>2.72</u> hectares west of Bunter's Road, as identified on the Policies Map, is allocated for:</p> <ul style="list-style-type: none"> i. up to 40 dwellings including affordable housing, and ii. up to 450 square metres gross of Commercial, Business and Service uses (Use Class E) or Local Community uses (Use Class F), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), and 	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>iii. community open space, and iv. structural landscaping.</p> <p>Development of the site should be undertaken in accordance with the Concept Diagram (Figure 6), the Development Principles set out in this Plan and the Wickhambrook Site Masterplan (2023).</p> <p>Development proposals should incorporate measures to manage traffic safety and speeds on Bunters Road including the provision of a safe crossing point to facilitate links to village facilities.</p> <p>Housing proposals should provide a mix of sizes and types in accordance with the most up-to-date evidence on objectively-assessed housing needs. The amount of affordable housing provision should be in accordance with the relevant adopted Local Plan policy at the time of the planning application. It should be designed so that it is tenure-blind so that it is indistinguishable from open market housing, be distributed around the site and not concentrated in any one area. The preferred method of delivery for the affordable housing is through a Community Land Trust.</p> <p>Proposals that include an element of self-build housing will be supported.</p> <p>Applications should <u>must</u> be supported by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment.</p>	
24	5.27	<p>Amend as follows:</p> <p>Any <u>The</u> allocation at <u>Bunters Road</u> in the Local Plan will be required to include a proportion of affordable housing which could be 40% if of the requirement if in the Preferred Options Policy LP20 of the Draft Local Plan is confirmed, consultation remains in the final Plan. The affordable housing would be available to those registered on "Home-Link", the choice based letting scheme for all affordable housing owned by councils and other registered providers in West Suffolk and Cambridgeshire. It would</p>	To reflect Local Plan situation

Page	Paragraph or Policy Number	Proposed Modification	Reason
24	5.28	<p>Amend first paragraph as follows:</p> <p>Policy DM29 of the Joint Development Management Policies- LP22 of the Draft Local Plan document also enables affordable housing to meet locally identified needs to be built, as an exception, outside the housing settlement boundary. Promoted Normally promoted by the Parish Council and known as "exception sites", the following conditions would need to be satisfied:</p>	To reflect Local Plan situation
25	CA1 – Community Land Trust	<p>Amend Community Action 1 as follows:</p> <p>The Parish Council will work with landowners and interested village residents in order to set up a Community Land Trust (CLT) for Wickhambrook. <u>This will initially involve preparatory work with other agencies, local landowners and parishioners in order to establish needs and explore practicalities.</u> The CLT will <u>then be tasked with planning, building and managing a group of affordable homes designed to meet local housing needs, as established by a current housing needs survey, within the boundary of developments south-west of Bunters Road. These homes will be maintained in perpetuity by the CLT for the benefit of local people (village residents and/ or close family members of village residents) and will provide a range of affordable living options for people at various stages of their lives - starter homes for young people; family homes; and homes for older people. Partnerships with housing associations will facilitate the day-to-day management of these homes and maintain costs for residents permanently at affordable levels.</u></p> <p>The CLT will also manage land to be devoted to the provision of community facilities. In consultation with parishioners, the Parish Council will determine whether these facilities should include, for example:</p> <ul style="list-style-type: none"> • <u>open green space for conservation of natural habitats and wildlife</u> 	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
25	5.30	<ul style="list-style-type: none"> • <u>community gardens, an orchard and/ or leisure spaces as set out in Community Action 7</u> • <u>community retail facilities such as a stall for fruit, vegetables and produce</u> • <u>community workshops or meeting rooms</u> • <u>a relocated health centre.</u> <p>Amend final two sentences as follows:</p> <p>It is the intention of West Suffolk Council to include a policy requirement for all new homes to be built to the national space standards in the next version of their Local Plan. This Technical Advice Note is therefore an interim measure until such time as the new combined West Suffolk Local Plan is published. The Draft Local Plan contains Policy LP21 – Housing type and tenure – which includes a requirement for all new homes to “meet or exceed the nationally described space standard or policy.”</p>	To reflect the Local Plan situation
25	5.31	<p>Amend first sentence as follows:</p> <p>The 2021 NPPF states that “Planning policies for housing should make use of the Government’s optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties.”</p>	To bring the Plan up-to-date
26	5.35	<p>Amend paragraph as follows:</p> <p>Given the restrictions set out in the Written Ministerial Statement, otherwise acceptable proposals for dwellings in the Neighbourhood Plan Area are particularly encouraged to meet Part M4(2) and M4(3) of the Building Regulations. Policy LP21 of the Draft Local Plan requires all new homes to be built to Part M4(2) standard with 13 percent of affordable homes to be built to Part M4(3) standard, while encouraging market housing to be built to Part M4(3) standard.</p>	To reflect the Local Plan situation
25	WHB3	Amend as follows:	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
27	5.40	<p>Proposals for new dwellings should achieve appropriate internal space through compliance with the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles, in accordance with the adopted cycle parking standards as set out in the Suffolk Guidance for Parking document (2023) or any successor documents.</p> <p>In addition, all new homes shall provide:</p> <ul style="list-style-type: none"> • suitable ducting capable of accepting fibre to enable superfast broadband; and • one electric vehicle charging point for each on-plot parking space required to meet the current adopted parking standards. <p>New dwellings that are designed to be adaptable in order to meet the needs of the increasingly aging population, without restricting the needs of younger families, will be supported.</p>	To reflect the Local Plan situation
27	WHB 4	<p>Amend paragraph as follows:</p> <p>The Preferred Options Draft Local Plan contains Policy SP1 which addresses matters relating to the climate and environment emergency and sustainable development. Policy SP01 of the Draft Local Plan contains a number of criteria against which development proposals will be considered. identified an intent to include a planning policy that will address climate change, contribute to the circular economy (a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products for as long as possible) and to guide sustainable design and construction.</p> <p>Amenda policy as follows:</p> <p>Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.</p> <p>Proposals for new dwellings should demonstrate how they:</p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
30	6.7	<p><u>Wherever practicable, development proposals should incorporate current best practice in energy conservation. Such measures should be incorporated so that they are integral to the building design and its curtilage and minimise any impacts on the building or its surroundings. As appropriate to their scale, nature and location, development proposals should demonstrate how they:</u></p> <ol style="list-style-type: none"> a. maximise the benefits of solar gain in site layouts and orientation of buildings; and b. incorporate best practice in energy conservation and are designed to achieve maximum achievable energy efficiency; and c. avoid fossil fuel-based heating systems; and d. incorporate sustainable design and construction measures and <u>to improve energy and water efficiency</u> measures including, where feasible, ground/air source heat pumps, solar panels and grey water recycling, rainwater and stormwater harvesting. 	To correct error
30	WHB 6	<p>Amend first sentence as follows:</p> <p>The creation of additional jobs in Wickhambrook will be supported where the proposal is compatible.</p> <p>Amend first sentence as follows:</p> <p>Proposals for new, <u>small scale</u> business development will be supported where sites are located within the Housing Settlement Boundaries identified on the Policies Map and where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.</p> <p>Outside the Housing Settlement Boundaries, proposals will be supported where it can be satisfactorily demonstrated that:</p> <ol style="list-style-type: none"> a. it is located on land designated in the development plan for business use; or b. it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location. 	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
31	6.9	<p>Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment and landscape character. Proposals for new buildings outside the Housing Settlement Boundaries should be accompanied by a Landscape and Visual Impact Assessment.</p> <p>Amend as follows:</p> <p>Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to have regard to the character of the area identified in West Suffolk Council's <u>Landscape Character Assessment - Glem and Wickhambrook Farmlands (C2)</u> in respect of whether the proposal can overcome potential landscape impacts through appropriate siting, design and impact-mitigation measures. <u>Draft Local Plan Policy LP38 – "Re-use or replacement of buildings in countryside"</u> provides a comprehensive policy for the determination of planning applications</p>	In response to comments
31	WHB 7	<p>Delete policy</p> <p>Policy WHB 7 – Farm Diversification Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for community or economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the landscape character, highways, infrastructure, residential amenity, historic and natural environment and landscape character will not be supported.</p>	Repeats policy approach in Draft Local Plan
34	7.10	<p>Amend as follows:</p> <p>Currently the NPPF encourages net gains for biodiversity to be sought through planning policies and decisions. In November 2021 the Environment Bill received Royal Assent. It introduced a statutory requirement for all appropriate developments to deliver a</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
35	WHB 9	<p>minimum 10 percent measurable net gain in biodiversity, measured by using a statutory metric and biodiversity statement to be submitted with planning applications. Strategic Policy SP6 of the Draft Local Plan addresses the requirements for biodiversity net gain in relation to qualifying development proposals and it is not necessary to repeat the requirements in the Neighbourhood Plan. While the Environment Act 2021 sets out the core components (from the use of a metric, a system of national credits, a register of net gain and more), the details of how biodiversity net gain will work is, at the time of preparing this Plan, still in development ahead of the requirement becoming mandatory early in 2024. Natural England has published a "Biodiversity Metric (3.0)" which is expected to be the standard measuring methodology to appraise how development will meet the requirements of the Act.</p>	In response to comments and to bring the Plan up-to-date
		<p>Amend policy as follows:</p> <p><u>Qualifying development proposals are required to achieve a measurable biodiversity net gain of at least 10 percent, calculated using the statutory biodiversity metric.</u></p> <p><u>Development proposals should</u> Wherever practicable, <u>development proposals should protect, and avoid the loss of, or substantial harm to, trees, woodlands, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:</u></p> <ul style="list-style-type: none"> i. <u>the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and</u> ii. <u>suitable mitigation measures, that provide better replacement of the lost features will be required and contribute to achieving a measurable biodiversity net gain.</u> <p>Any such mitigation measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.</p>	

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.</p> <p>Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example,</p> <ol style="list-style-type: none"> a. the creation of new natural habitats including ponds; b. the planting of additional native trees and hedgerows (reflecting the character of Wickhambrook’s traditional trees and hedgerows); <u>and</u> c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs. 	
35	Community Action 2 – Wildlife and Conservation	<p>Amend as follows:</p> <p>The Parish Council will work with the Wickhambrook Estates Committee and interested <u>members of the community parishioners</u> in order to sustain and improve the natural environment in and around the village. Actions to be considered will include:</p> <ul style="list-style-type: none"> • conserving trees and hedgerows, initially by carrying out an audit of assets, • protecting green spaces and woodlands <u>for undisturbed conservation purposes</u> and enhancing their value for wildlife, • working with landowners to promote take-up of stewardship schemes, including: <ol style="list-style-type: none"> a) opening up permissive paths <u>where public access is agreed</u>, b) fostering wildflower mixes on field margins, and c) promoting biodiversity by establishing wild areas, wildlife habitats and wildlife corridors around the Parish. 	In response to comments
36	7.12	<p>Amend third sentence as follows:</p> <p>Paragraph 102 <u>106</u> of the NPPF states that the designation should only be used where the green space is:</p>	To bring the Plan up-to-date
36	7.13	<p>Amend first sentence as follow:</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
38	8.3	<p>A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 402 106 of the NPPF.</p> <p>Amend second sentence as follows:</p> <p>The NPPF also makes it clear, in paragraph 131 124, that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'</p>	To bring the Plan up-to-date
39	8.5	<p>Amend as follows:</p> <p>West Suffolk Council are proposing a strategic policy in the emerging Local Plan to cover development design across the wider district. The emerging Local Plan also proposes to carry forward policies for the protection and management of heritage assets. The Draft Local Plan contains strategic Policy SP1 covering the climate and environment emergency and sustainable development, Policy SP3 covering Design and Policy SP14 covering the historic environment. In addition, the following policies are of specific relevance to the built environment and design:</p> <p>Policy LP1 – Sustainable design and construction</p> <p>Policy LP3 – Electric vehicle charging points in new developments</p> <p>Policy LP4 – Reducing waste and the circular economy</p> <p>Policy LP5 – Flood risk and sustainable drainage</p> <p>Policy LP6 – Water quality and resources</p> <p>Policy LP7 – Renewable and low carbon energy</p> <p>Policy LP10 – Well-designed places</p> <p>Policy LP50 – Listed buildings</p> <p>Policy LP51 – Built non-designated heritage assets</p> <p>Policy LP52 – New uses for historic buildings</p> <p>Policy LP53 – Conservation areas</p>	To bring the Plan up-to-date
39	8.8	<p>Amend as follows:</p>	

Page	Paragraph or Policy Number	Proposed Modification	Reason
39	8.9	<p>Amend as follows:</p> <p>The preparation of the Neighbourhood Plan has, however, provided an opportunity to identify whether there are further buildings or features across the Parish that have special qualities or historic association and which make a "positive contribution" to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets and provides guidance on how to identify such assets. National planning practice guidance identifies that buildings, monuments, sites, places, areas or landscapes can have a degree of heritage significance that merit consideration in planning decisions, but which do not meet the criteria for designating as heritage assets. Known as "non-designated heritage assets", many local planning authorities identify and publish lists of these assets and the preparation of neighbourhood plans can also enable such assets to be identified. Such a list is not made publicly available by West Suffolk Council and the Neighbourhood Plan does not designate any such specific assets.</p>	In response to comments
40	8.10	<p>Delete paragraph 8.10</p> <p>Through the preparation of a separate Assessment of Non-Designated Heritage Assets, some 49 properties or features have been identified as meeting Historic England's definition. The full Assessment is published as a separate report which is available to view and download on the Neighbourhood Plan pages of the Parish Council website.</p>	In response to comments
40	8.11	<p>Delete paragraph:</p> <p>Any development proposed at or in the setting of the property should take into account its special character as detailed in the Assessment. Whilst the identification provides no additional planning controls, the fact that a building or site is identified means that its</p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
40	8.12	<p>conservation as a heritage asset is a material consideration when determining the outcome of a planning application. The designation also means that proposals in the vicinity of the asset should take account of its importance.</p> <p>Delete paragraph:</p> <p>Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset. In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:</p> <p>a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or</p> <p>b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.</p>	In response to comments
40	WHB 11	<p>Amend policy as follows:</p> <p>Buildings of local significance, including buildings, structures, features and gardens of local interest must be protected.</p> <p>Development proposals should be designed to respect the integrity and appearance of <u>Wickhambrook's built heritage</u>. Buildings of Local Significance, Valued characteristics of the Parish, including buildings, structures, features and gardens of local significance, and the character and distinctiveness of the various greens, hamlets and neighbourhoods, must be protected. <u>of local interest. Proposals will be considered with regard to their potential impact on the character and setting of buildings and structures of local significance, including their situation and location in both the immediate and wider contexts.</u></p> <p>Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate</p>	In response to comments and reflect inclusion of Policy LP 51 in the Draft Local Plan

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.</p> <p>The following properties and buildings (and as shown on the Policies Map) are identified as Buildings and Structures of Local Significance</p> <ol style="list-style-type: none"> 1. Aldersfield Place Farmhouse, Ashfield Green 2. Hilltop View and Coopers Croft, Ashfield Green 3. Wells Cottage, Attleton Green 4. Melford House, Attleton Green 5. Walnut Tree, Attleton Green 6. Chestnut House, Attleton Green 7. Columbine Cottage, Back Lane 8. The Gesyns, Boyden End 9. Boyden Paddock, Boyden End 10. Boyden Post Box, Boyden End 11. Homeleigh Cottage, Bunters Road 12. The Thorns, Bunters Road / Thorns Corner 13. Primary School and Cottage, Bunters Road / Thorns Corner 14. Methodist Cottage, Bunters Road / Thorns Corner 15. Telephone Box, Bunters Road / Thorns Corner 16. The Police House, Bunters Road 17. Rose Cottage, Bunters Road 18. Jasmine Cottage, Bunters Road 19. 1-4 Hill Cottages, Cemetery Road 20. WI Hall, Cemetery Road 21. Cloak Inn, Cloak Lane 22. Coltsfoot Cottage, Coltsfoot Green 23. Forge/Willow Cottage, Coltsfoot Green 24. Pump Cottage with Pump by the house & Pump on the Green, Coltsfoot Green 25. Pound Cottage, The Duddery 26. Doctor's Barn, The Duddery 27. Aspenden Cottage, Coltsfoot Green 28. Hole Farm, The Duddery 	

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p> 29. The Cottage, Genesis Green 30. Wetheralls, Genesis Green 31. Post Box, Genesis Green 32. The Old Post Office, Wash Lane 33. Four Winds, Wash Lane 34. Shepherds Rest, Wash Lane 35. The WWII Bunker / Observer Corps Monitoring Post 36. Crows Farm, Malting End 37. Little Monks Farm, Malting End 38. Moor Green Farmhouse, Meeting Green 39. Chapel Cottage, Meeting Green 40. Australia Farm Barn, Meeting Green 41. The Old Manse, Meeting Green 42. Badmondsfield Lodge, Park Gate 43. Larks Rise, Park Gate 44. Porters Lodge, Park Gate 45. Park Gate Cottage, Park Gate 46. Thatchers Cottage, Shop Hill 47. Ivy Cottage, Wickham Street 48. Wickham Stew 49. Manor House, Wickham Street </p>	
42	Community Action 3 – Historic Assets	<p>Amend as follows:</p> <p>The Parish Council will set up and maintain a sub-group co-ordinate actions to conserve and protect the <u>historic assets of the parish</u>. These should include notable listed and non-listed buildings, the outlying Greens and <u>outlying hamlets</u> and other cherished features of our environment <u>both within and beyond the settlement boundary</u>. Local features noted <u>by village residents in their household survey</u> to be of particular importance to village residents, and therefore in need of protection, include:</p> <ul style="list-style-type: none"> • <u>old houses, historic buildings, history and heritage, including the churches and chapels</u> 	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>• Wickhambrook's ancient pattern of outlying village <u>Greens greens and neighbourhoods, both within the settlement area and in the outlying and hamlets.</u></p> <p><u>The Parish Council will ensure that this work involves discussions and consultation with property owners and village residents so that historic assets may be enjoyed for their contribution to the character and distinctiveness of the various neighbourhoods and exist for future generations.</u></p>	
45	WHB 12	<p>Amend criterion i. as follows:</p> <p>i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, <u>in accordance with the Suffolk Design Streets Guide (or any successor documents);</u></p>	In response to comments
47	WHB 14	<p>Amend as follows:</p> <p>Proposals for new development, or the intensification of existing development, in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment and will not be permitted, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor), <u>and National Planning Policy Framework and the sequential test.</u></p> <p>Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site surface water drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.</p> <p><u>Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through sequential testing against the most up-to-date Environment Agency flood risk maps and the West Suffolk Strategic Flood Risk Assessment (SFRA) maps. Additionally, development should be safe for its lifetime and</u></p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
48	8.20	<p><u>not increase flow rate compared to a greenfield scenario, and where possible reduce flood risk overall.</u></p> <p><u>Protection of the surrounding watercourses is necessary to decrease the likelihood of increasing the flood risk of Wickhambrook in the future.</u></p> <p>Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</p> <ul style="list-style-type: none"> • wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and • rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved. 	To bring the Plan up-to-date
49	8.9	<p>Amend first sentence as follows:</p> <p>Paragraph 180 <u>186</u> (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.</p> <p>Amend final sentence as follows:</p> <p>Existing buildings should be re-used unless it can be demonstrated to the satisfaction of the local planning authority that retention and conversion to modern standards is not economically viable where possible, and any opportunity should be taken to seek environmental improvements and to improve the appearance of the holding as a whole through appropriate diversification schemes.</p>	In response to comments
50	9.3	<p>Amend paragraph as follows:</p> <p>Paragraph 84 <u>88</u> of the NPPF states that planning policies and decisions should enable the retention and development of accessible local services and community facilities,</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
50	9.5	<p>such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Further, paragraph 93 97 states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.</p> <p>Amend as follows:</p> <p>The Preferred Options West Suffolk Local Plan consultation stated an intent to carry such policies forward into the new Local Plan. The Draft Local Plan includes the following policies in relation to village services and facilities:</p> <p><u>Policy LP31 Community facilities and services</u></p> <p><u>Policy LP32 Leisure and cultural facilities</u></p> <p><u>Policy LP33 Open space, sport, play and recreation facilities</u></p> <p><u>Policy LP34 Allotments</u></p>	To reflect the Local Plan situation
51	Community Acton 4 – Activities and Opportunities	<p>Amend as follows:</p> <p>The Parish Council will explore options, in consultation with village residents, for providing additional activities and social opportunities for various groups of villagers <u>across all age groups</u> including, for example, but not limited to:</p> <ul style="list-style-type: none"> • social care and activities in the community for older people • activities and opportunities for young people 	In response to comments
51	9.8	<p>Amend last sentence as follows:</p> <p>However, it is also important to safeguard what we already have and, in accordance with Policy DM42 of the Joint Development Management Policies Local Plan document (2015) and Policies LP31, LP32 and LP33 of the emerging <u>Draft Local Plan</u>, existing</p>	To reflect the Local Plan situation

Page	Paragraph or Policy Number	Proposed Modification	Reason
52	WHB 17	<p>facilities will be protected from being lost unless there are demonstrable reasons for their loss.</p> <p>Amend third paragraph as follows:</p> <p>Any replacement provision should take account of the needs of the settlement where the development is taking place <u>Wickhambrook parish</u> and the current standards of open space and sports facility provision adopted by the local planning authority.</p>	In response to comments
52	Community Allotments and Community Gardens	<p>Amend as follows:</p> <p>The Parish Council will work with developers and parishioners to explore options for providing family allotments or community growing spaces in the village. Future provision for vegetable, <u>fruit</u> and flower growing and general gardening might include:</p> <ul style="list-style-type: none"> • spaces allocated to individuals and families • spaces gardened by community groups. 	In response to comments
54	10.3	<p>Amend as follows:</p> <p>The village is poorly served by buses, <u>in November 2024 there being</u> just four <u>two</u> buses a day Monday to Friday from the stop in Thorns Close going to Bury St Edmunds during <u>school</u> term time and just the one morning bus on non-school days. One bus a day goes to Bury St Edmunds on a Saturday <u>afternoon</u> and there are no buses on a Sunday. In the opposite direction, <u>there is only one service</u> are two services from Bury St Edmunds operating Monday to Friday <u>Saturday</u> while two services operate only <u>but they only operate</u> during term time. For those wanting to go to Haverhill, the services from Bury St Edmunds continue on to the town, while <u>four</u> two buses a day run from Haverhill to Wickhambrook, but only one runs outside term time.</p>	To bring the Plan up-to-date
54	10.4	Amend paragraph as follows:	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
55	10.7	<p>There is an extensive network of public rights of way, as illustrated on Map 8. <u>Volunteers within Wickhambrook have previously worked with Suffolk County Council's Green Access Team to develop waymarked walking trails around and extending beyond the parish to link to neighbouring parishes and raise awareness of the history and heritage of the parish.</u></p> <p>Amend paragraph by adding the following to the end:</p> <p>The Draft Local Plan includes the following policies in relation to <u>highways and travel</u>:</p> <p><u>Policy LP57 Active and sustainable travel</u></p> <p><u>Policy LP58 Rights of way</u></p> <p><u>Policy LP59 Transport assessments, transport statements and travel plans</u></p> <p><u>Policy LP60 Parking standards</u></p>	To reflect the Local Plan situation
55		<p>Insert additional paragraphs as follows and renumber following paragraphs:</p> <p><u>10.9 Ensure that new routes can be realistically used for commuting to work or school, and serve for recreational purposes such as dog walking. New routes should connect to existing routes and facilities where possible, and be accessible for all, including those with disabilities, reduced mobility and/or neurodiversity. New routes should incorporate an effective Wayfinding strategy.</u></p> <p><u>10.10 Improve air quality and mitigate any risk to human health due to man-made emissions such as nitrogen oxides and particulate matter, development proposals should seek to encourage and facilitate active and sustainable travel to reduce vehicles on the road and therefore pollution and poor air quality, as well as improve mental and physical health.</u></p>	In response to comments
56	WHB 18	<p>Amend policy as follows:</p> <p>Measures to improve and extend the existing network of public rights of way and <u>bridleways</u> will be supported where their value as biodiversity corridors is safeguarded</p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
56	Community Action 7 – Footpaths and Bridleways	<p>Amend community action 7 as follows:</p> <p>The Parish Council will take actions to maintain, <u>extend</u> and enhance the network of safe and waymarked footpaths, bridleways and cycle routes around Wickhambrook. The Parish Council will also seek to work with <u>Suffolk County Council</u>, the County Highways Department, <u>landowners</u> and neighbouring Parish Councils to extend this network further afield in order to develop safe off-road connections with settlements such as Ousden, Lidgate, Cowlinge, Stradishall, Denston, Depden and Hargrave.</p>	In response to comments
56	Community Action 8 – Highways Maintenance	<p>Amend as follows:</p> <p>The Parish Council will work with landowners and parishioners to ensure that actions are taken to improve and maintain the quality of Wickhambrook's network of roads and lanes. <u>The Parish Council will encourage parishioners to liaise directly with West Suffolk Council in order to report damage to roads and keep the network safe for all users.</u></p> <p>Emphasis will be placed upon matters to include:</p> <ul style="list-style-type: none"> • getting pot holes filled and repaired • clearing ditches and drains • maintaining hedges and verges. 	
57-61	Policies Maps	Amend Policies Maps to delete Buildings and Structures of Local Significance	Consequential amendment
Before 68		<p>Insert new Appendix 5</p> <p><u>Appendix 5 – Neighbourhood Plan Evidence Documents</u></p> <p><u>The following documents have been produced as background evidence to the content of the Neighbourhood Plan and are available to view at https://wickhambrook.org/neighbourhood-plan/</u></p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p><u>Wickhambrook Design Guidance and Codes; AECOM July 2022</u> <u>Wickhambrook Site Masterplanning Studies; AECOM October 2023</u> <u>Wickhambrook Local Green Spaces Assessment; Wickhambrook Parish Council October 2023</u> <u>Wickhambrook Site Landscape Appraisal; Lucy Batchelor-Wylam August 2023</u> <u>Wickhambrook Neighbourhood Plan Household Survey – Summary of Responses;</u> <u>Wickhambrook Parish Council</u> <u>Wickhambrook Housing Needs Survey – Results Report; Cambridgeshire ACRE February 2022</u> <u>Wickhambrook Neighbourhood Plan – Strategic Environmental Assessment, AECOM February 2025</u> <u>Wickhambrook Neighbourhood Plan – Habitats Regulations Assessment, AECOM February 2025</u></p>	
68	Glossary	<p>Amend Affordable Housing definition as follows:</p> <p>a) <u>Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</u></p> <p>b) <u>Other Affordable housing for rent meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent</u></p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p>	
68	Glossary	<p>Insert the following definition:</p> <p><u>Community-led developments: A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society.</u></p> <p><u>Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.</u></p>	To bring the Plan up-to-date following publication of new NPPF
70		<p>Amend back cover as follows:</p> <p>WICKHAMBROOK NEIGHBOURHOOD PLAN 2023 -2040-2041</p> <p>Pre--Submission Draft Plan - NOVEMBER 2023 DECEMBER 2024</p>	To bring the Plan up to date

