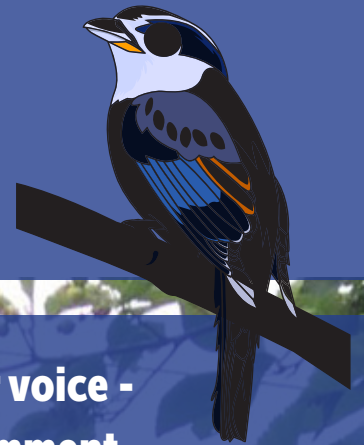


WICKHAMBROOK NEIGHBOURHOOD PLAN

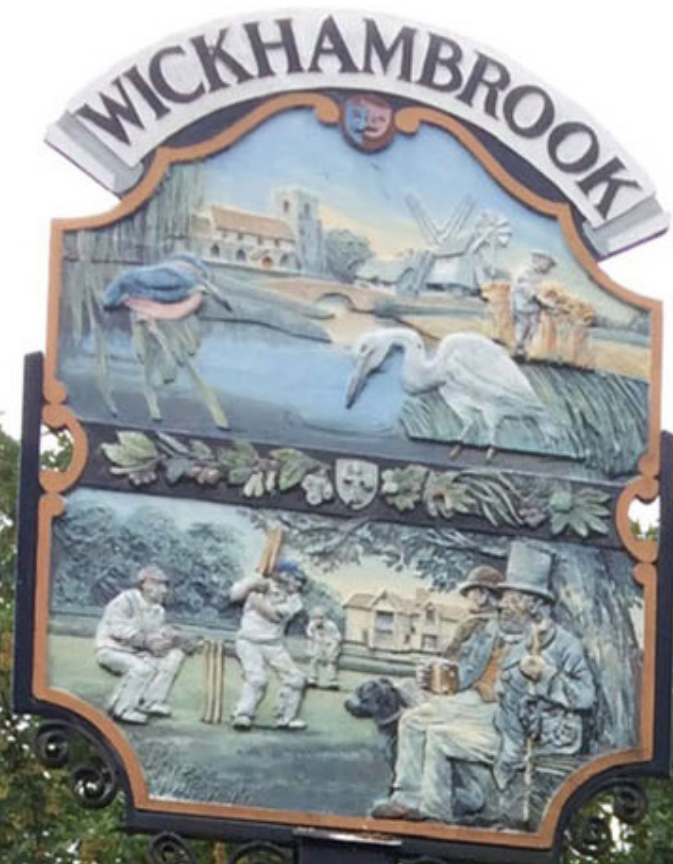


**Your village - your voice -
your chance to comment**

**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.

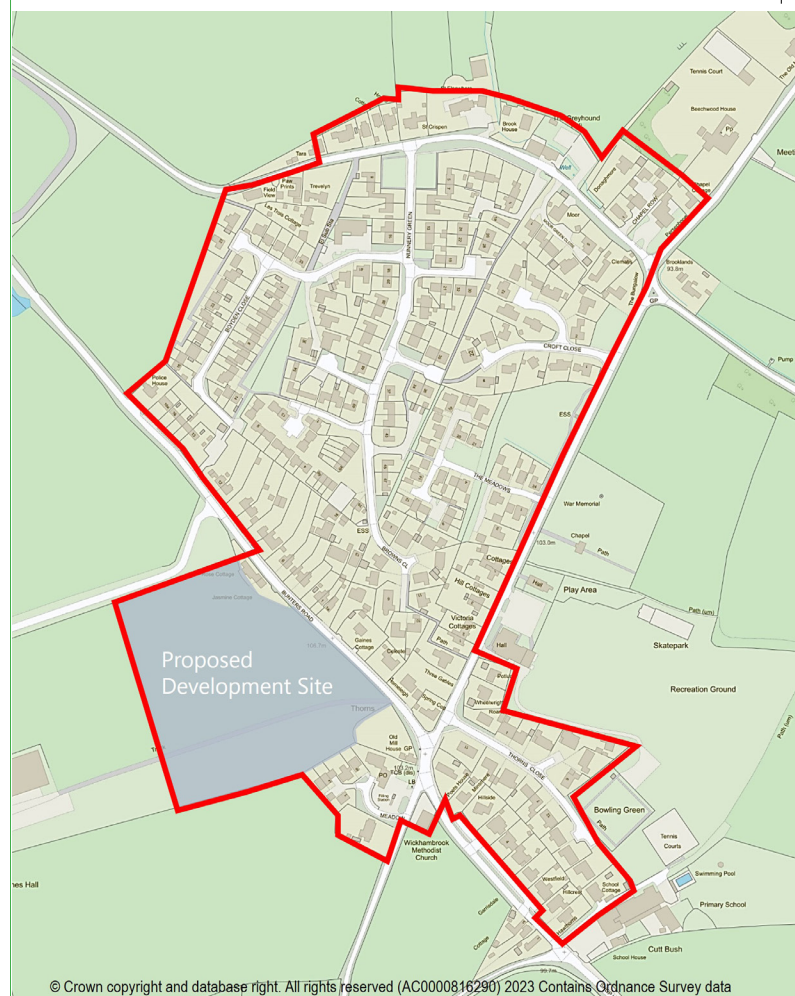
The indication of the Housing Settlement Boundary in the Neighbourhood Plan cannot preclude future Local Plan documents reviewing the Boundary and amending it to reflect housing allocations in that plan.

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

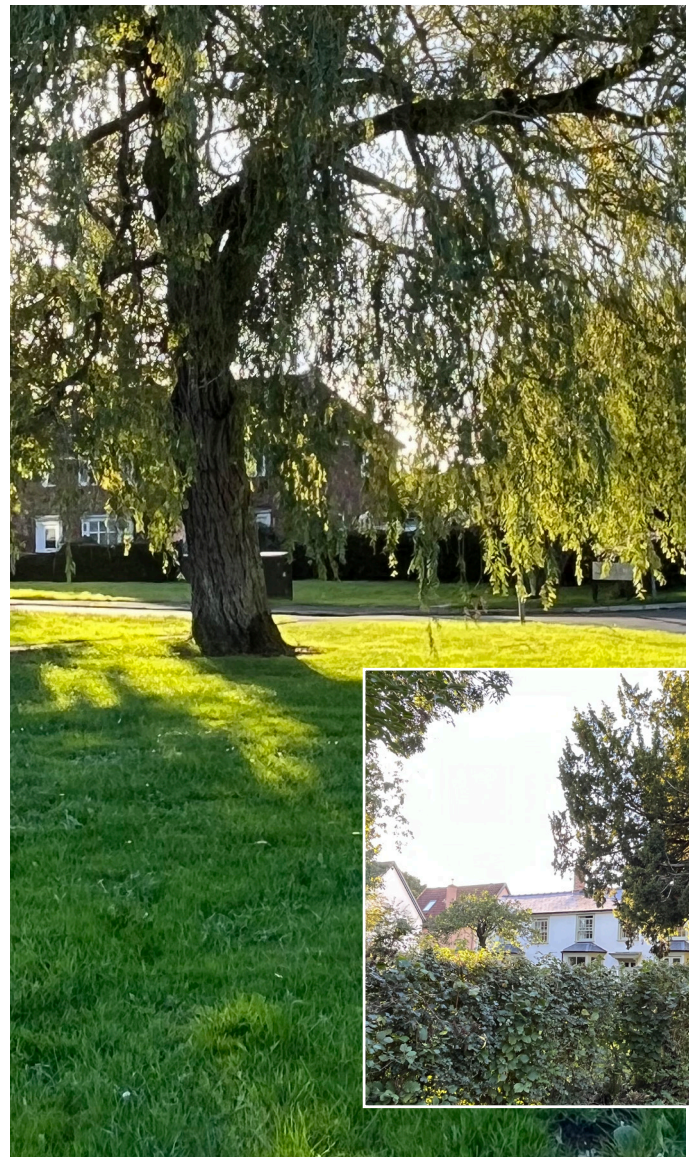
Development should have regard to the landscape character of the site and conserve or enhance it and its vicinity.

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 49 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. Australia Farm Barn, Meeting Green
41. The Old Manse, Meeting Green
42. Badmondifield 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

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 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

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