



Question Number		01. Introduction			
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1263185	Natural England (Natural England)	consultations@naturalengland.org.uk	See attached		<a href="#">View Response</a>
1262325	West Suffolk Planning Policy (West Suffolk Council)	consultations.planningpolicy@westsuffolk.gov.uk	Please see attached.		<a href="#">View Response</a>
1257795	Planning East of England (National Highways)	planningee@highwaysengland.co.uk	<p>National Highways welcomes the opportunity to comment on the consultation of the Draft Wickhambrook Neighbourhood Plan - Regulation 16 which covers the plan period from 2023 to 2041.</p> <p>National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In relation to the West Row Neighbourhood Plan, National Highway’s principal interest is in safeguarding the operation of the trunk road A14, part of the SRN.</p> <p>We have reviewed the plan and note the plan area and location that is covered are remote from the A14. Consequently, the draft policies set out are unlikely to have an impact on the operation of the A14 and National Highways offers no comment.</p> <p>We do not have any more comments on this.</p>		<a href="#">View Response</a>
1258471	Planning Central (Sport England)	planning.central@sportengland.org	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the <b>National Planning Policy Framework</b> (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England’s statutory consultee role in <b>protecting playing fields</b> and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on <b>developing planning policy</b> for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF,</p>		<a href="#">View Response</a>

Response ID	Respondent Name	Respondent Email Address	User Response: Text	Link
			<p>this takes the form of <b>assessments of need and strategies for indoor and outdoor sports facilities</b>. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England’s guidance on assessing needs may help with such work.</p> <p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If <b>new or improved sports facilities</b> are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any <b>new housing</b> developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b>, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England’s Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p><i>(Please note: this response relates to Sport England’s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>	
1263187	Mrs Anne Shaw	annershaw@hotmail.co.uk	<p><b>LATE RESPONSE</b></p> <p>The WNP Group has been thorough in its presentation and I would like to thank the Parish Council and individuals for the work they have done to represent the villagers.</p>	<a href="#">View Response</a>

Response ID	Respondent Name	Respondent Email Address	User Response: Text	Link
			<p>The WLP has been written as if the site on Bunters Road has already been granted planning permission. As far as I know this is not the case. Just because this site is allocated as West Suffolk Council's (WSC) 'preferred site' should not mean it automatically goes ahead!! I am not going to repeat my reasons for it being unsuitable here as the village has already done this, and we have been ignored.</p> <p>Villagers want infill developments, gradually over time – homes that look like country homes and farm cottages, not 'tall' houses like those in The Meadows and at Barrow and Haverhill!</p> <p>Local Government seems distant:</p> <ul style="list-style-type: none"><li>• Suffolk County Council (SCC) hold our village archives in Ipswich, their Highways and Archaeological Dept. are also in Ipswich.</li><li>• WSC has to meet its housing 'quota', and it feels like a 'pin in a map' decision has been made with Wickhambrook.</li></ul> <p>These 2 local government bodies do not know the village and do not live here.</p> <p>I can find no mention of local biological records:</p> <ul style="list-style-type: none"><li>• Birds including but not limited to: Swifts, Swallows, House Martins, Starlings, Red Kites, Buzzards, Kestrels, Redstarts, Linnets, Willow Warblers etc.</li><li>• Hedgehogs, Voles, Deer, Badgers, Grass Snakes, Newts etc.</li><li>• The Wickhambrook Roadside Nature Reserve No. 206</li><li>• Pyramid and Bee Orchids, Adder's-tongue fern, Midland Hawthorn (rare in this part of Suffolk) and a Black Poplar (previously recorded).</li></ul> <p>What I'm trying to say is, if planners haven't seen it, it doesn't mean its not there!!</p> <p>The WLP needs to expect improvements to support for the existing villagers:</p> <ul style="list-style-type: none"><li>• Requests for repair of road signs (i.e. this road is unsuitable for heavy goods vehicles, speed limit signs missing on the B1063) - do not meet 'SCC criteria'</li><li>• A request for a 'pedestrians on road ahead' sign on the B1063 - does not meet the 'SCC criteria'</li><li>• Potholes not filled, road markings not replaced, a road triangle that is nearly a circle due to no road marking or coping stones.</li><li>• Speed limit areas out of date (a quiet lane with a 60mph speed limit!)</li><li>• More road flooding prevention measures</li><li>• Safer roads for walking and cycling</li><li>• Better parking for the school</li></ul> <p>I would also like to mention that patients and staff at the Doctors' Surgery are parking outside local homes during opening times. Residents in Nunnery Green, Brown's Close, Boyden Close and Emily Frost Close are all affected. These roads and access to them are too narrow for the amount of traffic for the surgery. If the surgery was moved to the new development you might find villagers more conducive to a new development which includes the Doctors' Surgery! It would be easier for patients outside the village to access too.</p> <p><b>I notice that as part of the planning process, when work was going on at the 'preferred site', that a speed and vehicle counter appeared on the B1063 just as the school broke up for Christmas and stayed until the end of the Christmas / New Year break. The data collected from this would not reflect the usual traffic movements and therefore this data is unreliable and should not be used as evidence for or against planning permission!</b></p>	
1262449	Mr Richard Byers	rb218@cam.ac.uk	This Introduction is very clear. I endorse the Vision and related Objectives as set out on page 7.	<a href="#">View Response</a>

Response ID	Respondent Name	Respondent Email Address	User Response: Text	Link
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	<ul style="list-style-type: none"><li>• In regard to para 1.7 it is disappointing to note the household survey in 2022 had less than 50% response. What level of response is considered appropriate for a plan to state it is a village approved document?</li><li>• The vision statement that the village will retain its distinctive nature in 2040 is supported.</li></ul>	<a href="#">View Response</a>
1263184	Mr Andrew Marsh (Historic England)	andrew.marsh@historicengland.org.uk	<p>Thank you for inviting Historic England to comment on the Regulation 16 Submission version of the Wickhambrook Neighbourhood Plan.</p> <p>Having reviewed the plan and supporting documentation, we do not consider it necessary to provide detailed comments at this stage. However, we welcome and commend the inclusion of Policy WHB 2 – Land west of Bunter’s Road (and its associated Development Principles at paragraph 5.17), Community Action 3 – Historic Assets, and Policy WHB 11 – Development Design Considerations, particularly in relation to non-designated heritage assets.</p> <p>We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a></p> <p>We would be grateful if you would notify us on <a href="mailto:eastplanningpolicy@historicengland.org.uk">eastplanningpolicy@historicengland.org.uk</a> if and when the Neighbourhood Plan is made by the council. 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>	<a href="#">View Response</a>

Question Number		02. About Wickhambrook			
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	Section 2 gives a good introduction to the village and its history. In Para 2.7 I think 'Heath' should read 'Health'.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	In regard to para 2.6 the 2021 census confirms over a 1/3 of the population will be 65years + which is a 60% increase since 2001. Greater provision should be made for this age group.		<a href="#">View Response</a>

Question Number		03. Planning policy context			
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	Section 3 gives a good sense of the context for the Neighbourhood Plan. It is good to note that Wickhambrook's status as a Local Service Centre is re-confirmed in Paras 3.6 and 3.11.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	There is no mention of the fact West Suffolk will need to start on a new local plan as required by the government within this year and also Unitary authorities for Norfolk and Suffolk from 2026.		<a href="#">View Response</a>

Question Number			04. Development location		
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	Section 4 carefully identifies an area of the village identified for limited further development. I endorse Policy WHB1.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	<ul style="list-style-type: none"><li>• In regard to para 4.2 I agree with the statement that any development will have a detrimental impact on the village without an element of control.</li><li>• In regard to paras 4.6 &amp; 4.10 I am strongly opposed to the provision of housing to come forward outside a housing settlement boundary.</li></ul>		<a href="#">View Response</a>
1262815	Penny Bayman	pennybayman@hotmail.co.uk	Heading Objective 1 Page 14 - it says first sentence that 'New development should minimise the loss of the best quality agricultural land'.  What's the definition of 'best quality'?		<a href="#">View Response</a>



Question Number		05. Housing			
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	Section 5 covers important issues with regard to policy for controlling new development. In particular, I endorse the emphasis on affordability (as in Para 5.27 for example); accessibiity (as in Para 5.33, for example); and sustainability (for example, energy use and conservation) in Policy WHB4.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	<ul style="list-style-type: none"><li>• Para 5.10 states Wickhambrook is a local service centre and should expect some housing however the existing infrastructure (schools, drainage, roads, medical provision) cannot cope with any increase.</li><li>• I do not agree therefore that there should be any additional development in the village.</li></ul>		<a href="#">View Response</a>
1262815	Penny Bayman	pennybayman@hotmail.co.uk	<p>Page 18 - Objectives number 2 - meets the needs of all age groups - this is very important that it does support all ages.</p> <p>5.18 page 22 - the access road onto Bunters Road needs to be safe, there is a bend coming from Thorns Corner, people speed around this corner. The village has many businesses that use agricultural machinery and horse boxes so we must not have a roundabout or humps as this would cause issues with these larger types of vehicles. There is also a water course that runs along the hedge line where the access road comes out, how will this be managed as water will then head down towards Thorns Corner and beyond.</p> <p>5.25 page 23 - Affordable Housing - how do we ensure local people can take advantage of this particularly those wanting to get onto the housing ladder.</p> <p>5.20 page 22 Do we need mix use facilities? How will this be managed?</p> <p>5.40 page 27 - all houses should have means to harvest rain water so this can be collected and used for garden purposes. To save using main water. 8.7 page 39 survey shows that garden and renewable energy are within the top 3 important considerations when the Neighbourhood was asked so water rain harvesting should be looked into whether per house or as a whole site.</p>		<a href="#">View Response</a>

Question Number			06. Employment and local economy		
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	I agree with Policy WHB 6 that it will be important to keep any re-development or development at a small scale and in harmony with the character of the village.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	<ul style="list-style-type: none"><li>I agree with the objective</li><li>Employment sites must not have a detrimental impact on landscape character, traffic, and residential amenity of the local area.</li></ul>		<a href="#">View Response</a>

Question Number		07. Natural environment			
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	Section 7 deals with matters that are of deep concern to the majority of Wickhambrook residents. In particular, any future development must protect the ancient pattern of settlements and greens that characterise the parish (see Para 7.1) and enhance the networks of trees and hedgerows around the village and its surroundings (see Para 7.8). It is important that Policy WHB8 reflects these priorities.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	<ul style="list-style-type: none"><li>• I completely agree with the objective i.e. the rural character of the parish must be protected as must natural habitats.</li><li>• In regard to para 7.7 I completely agree with the importance of preserving open spaces.</li></ul>		<a href="#">View Response</a>
1262815	Penny Bayman	pennybayman@hotmail.co.uk	7.7 page 33 - It is important to look after habitats and the environment. Light pollution from the new site should be taken seriously.		<a href="#">View Response</a>
1260444	Alex Jessop (Suffolk Wildlife Trust)	alex.jessop@suffolkwildlifetrust.org	<p>The Plan references the County Wildlife Sites, Easter Wood and Spring Wood. Within Section 7.3 but does not include a figure showing these. Our comments in the Regulation 14 Consultation<sup>1</sup> noted that to meet National Planning Policy Framework<sup>2</sup> these sites should be included within a map; such a map does not appear to be provided within Chapter 7. A map would ensure readers were confident of the location of these important sites for biodiversity within the parish.</p> <p>Policy WHB8: Biodiversity &amp; Habitats</p> <p>Suffolk Wildlife Trust raise no significant issue with the policy in general, however, make the following points:</p> <ul style="list-style-type: none"><li>•</li></ul> <p>Point ii states that better replacement of lost features, where loss is unavoidable, will be required and contribute to a measurable biodiversity net gain. This is repetition of the first sentence of the policy which states that Biodiversity Net Gain should be applied in line with National Policy.</p> <ul style="list-style-type: none"><li>•</li></ul> <p>With regard to Point C (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: c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs):</p> <ul style="list-style-type: none"><li>o</li></ul> <p>Typically, a measurable net gain is measured using the Statutory Biodiversity Metric calculator or the Small Site Metric Calculator – this calculator is focussed on habitats alone, and therefore features such as swift and bat boxes, or hedgehog connectivity, is not included in any way.</p> <ul style="list-style-type: none"><li>o</li></ul> <p>The inclusion of any bird boxes, including swift boxes, or bat boxes does not constitute a key component of repairing or restoring wildlife networks. These features can provide suitable nesting or roosting habitat which can be considered suitable compensation for lost features or offer an enhance to an area where these features are lacking or were lacking in the number proposed for enhancement; however, a network itself should consider how these features interact with the surrounding landscape, ensuring that suitable green space for wildlife is provided within development sites</p> <p>. The restoration of ecological networks should focus on providing landscape connectivity using natural and semi-natural habitats, connecting/ buffering/ or making bigger existing designated sites, priority habitats, areas managed for wildlife, or wildlife corridors (ie. following the Lawton Principles<sup>3</sup>).</p> <p>Community Action 2: Wildlife &amp; Conservation</p> <p>Suffolk Wildlife Trust support this action, which looks to increase ecological connectivity within the parish as well as providing greater potential for people to engage with nature.</p>		<a href="#">View Response</a>

Question Number			08. Built environment and design		
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	In general I endorse the content of Section 8. Community Action 3 on the protection of heritage assets and Policy WHB12 on sustainability are particularly valuable.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	I agree with the objective that the village's built heritage assets will be protected.		<a href="#">View Response</a>

Question Number			09. Services and facilities		
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	In Section 9, the idea of moving an expanded and updated health centre onto the new site as noted in Para 9.6 would be very welcome. I believe villagers would also appreciate the provision of community gardens or conservartion areas as proposed in Community Action 5.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	I completely agree with the two objectives stated.		<a href="#">View Response</a>

Question Number		10. Highways and travel			
Response ID	Respondent Name	Respondent Email Address	User Response: Text		Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	Wickhambrook shopuld work to maintain and extend the network of Quiet Lanes, footpaths and bridleways around the parish as set out in Community Action 7 and Policy WHB17.		<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	The safety of the road network must not be compromised by any new development.		<a href="#">View Response</a>

Question Number		11. Policies Map		
Response ID	Respondent Name	Respondent Email Address	User Response: Text	Link
1262449	Mr Richard Byers	rb218@cam.ac.uk	Clear and useful	<a href="#">View Response</a>
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	N/A	<a href="#">View Response</a>

Question Number		12. Glossary			
Response ID	Respondent Name	Respondent Email Address	User Response: Text	Link	
1262449	Mr Richard Byers	rb218@cam.ac.uk	Clear and useful	<a href="#">View Response</a>	
1262713	Mr Edmond Mahony	edmond.mahony@tattersalls.com	N/A	<a href="#">View Response</a>	

Report run at 16 Jul 2025 10:06:41. Total records: 34