

# Welcome

## Horringer Neighbourhood Plan

Welcome to the Horringer Neighbourhood Plan Information evening

The aim of the evening is to bring you up to date with what we have learned since last year's consultation, and also to show you what we have learned from the different surveys which you kindly responded to throughout 2024 -25

We have summarised the evidence and come up with the information, which you see here.

As a result, we want you to leave here knowing which topics we can include in the plan as well as explaining why certain topics cannot be included but which the plan can support.

Please feel free to walk around the room and look at the findings on each topic. Feel free to talk to any of the NP representatives in the room and if they cannot answer the question, somebody else will.

Even though this event is an information evening, as Chair of the group I would not want anyone leaving here feeling that they have not been listened too, so please ask questions.

To recap, neighbourhood plans are a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

They contain planning policies that only apply to matters that need planning permission

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications



# The Process

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.

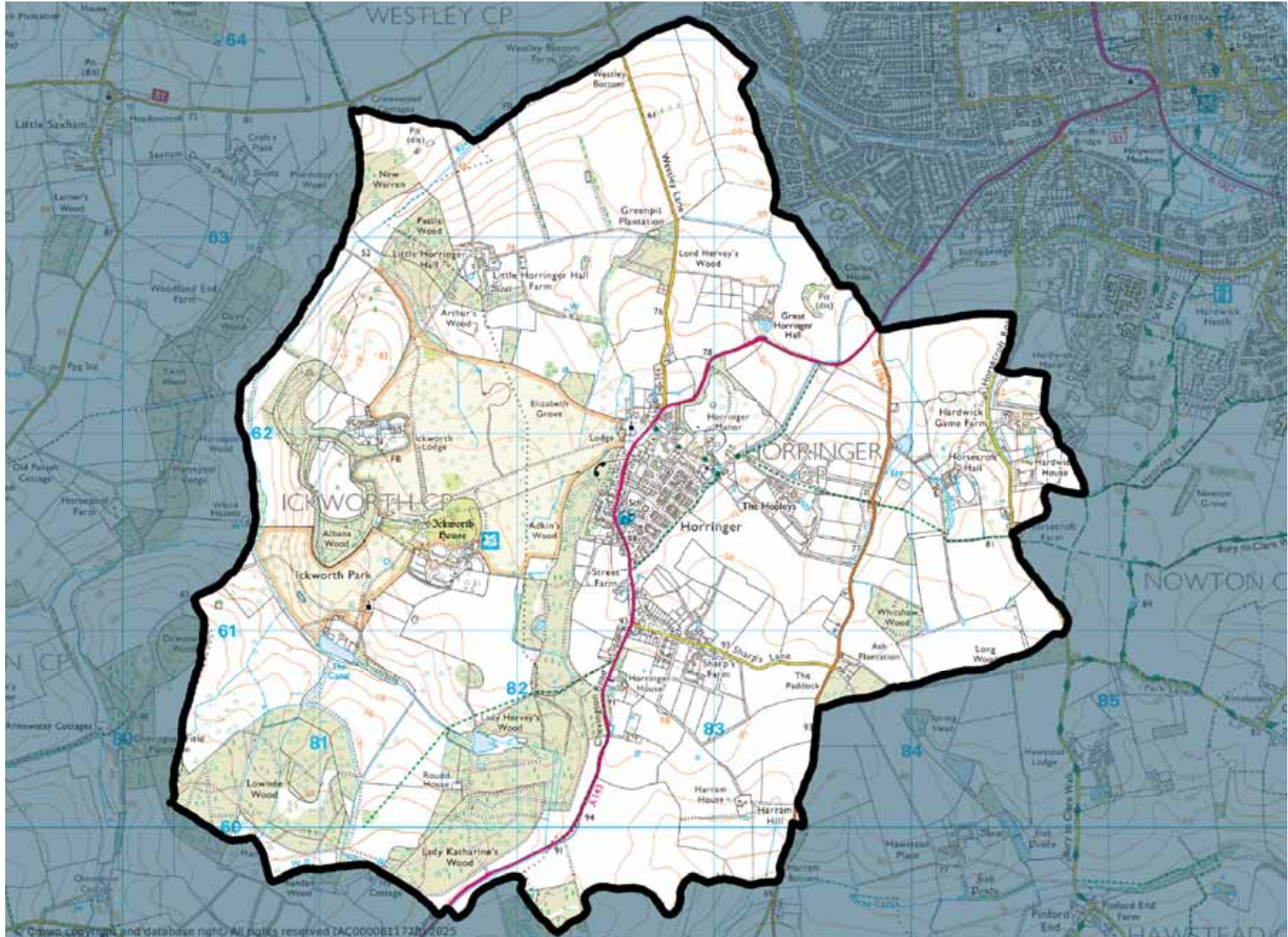




# Progress

## We started work on our Neighbourhood Plan in 2024

The Plan will cover the combined parishes of Horringer and Ickworth, as illustrated on the map.



**In the last year the Parish Council's Neighbourhood Planning Team has:**

- ✓ Carried out a Residents' Survey
- ✓ Reviewed the results of the Survey
- ✓ Liaised with Government funded consultants in the preparation of Design Guidelines for the parish
- ✓ Secured support for the preparation of a masterplan to guide how the site allocated for housing by West Suffolk Council should be developed
- ✓ Identified themes for the Plan



# The Survey

Thanks to everyone that completed the Neighbourhood Plan Survey earlier in the year. We had 168 responses, and the key results are illustrated on the following boards.

168 residents responded

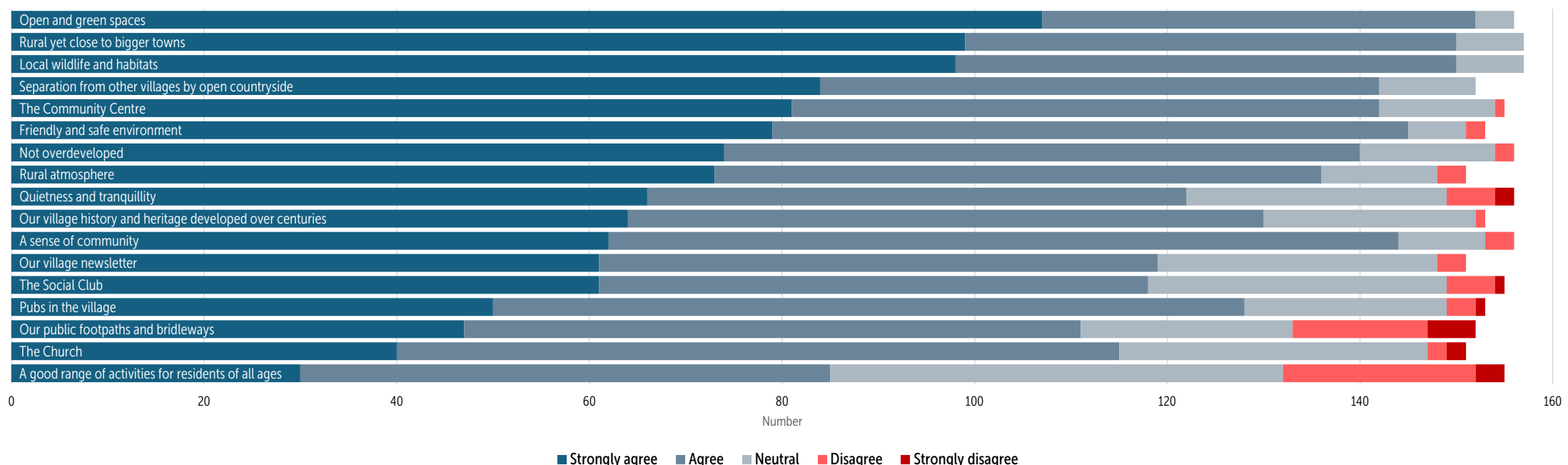
30% were aged 60 or over

Over half of those represented were retired

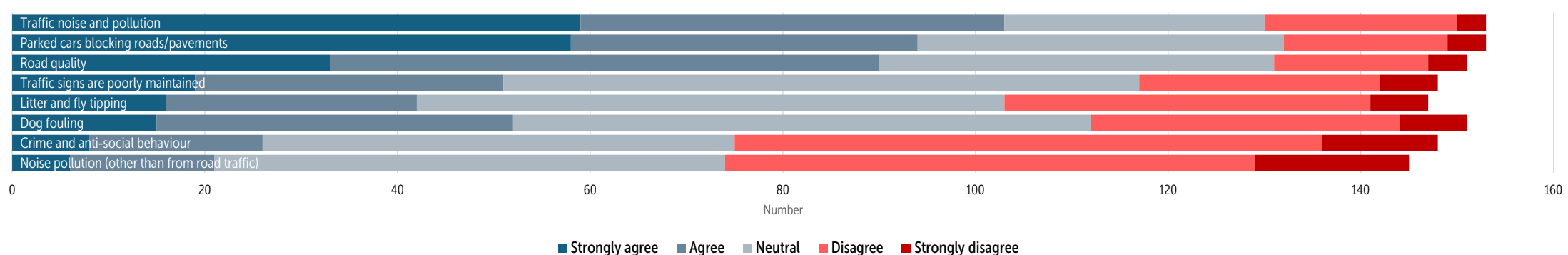
44% had lived in village for over 20 years



## What do you think are the positive features of our environment and community?



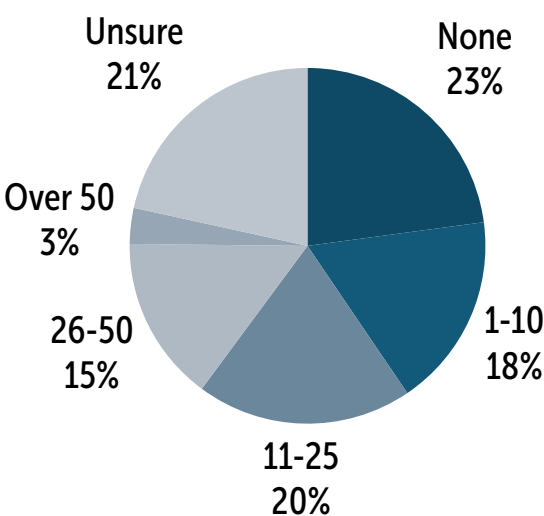
## What do you think are the negative features of our environment and community?



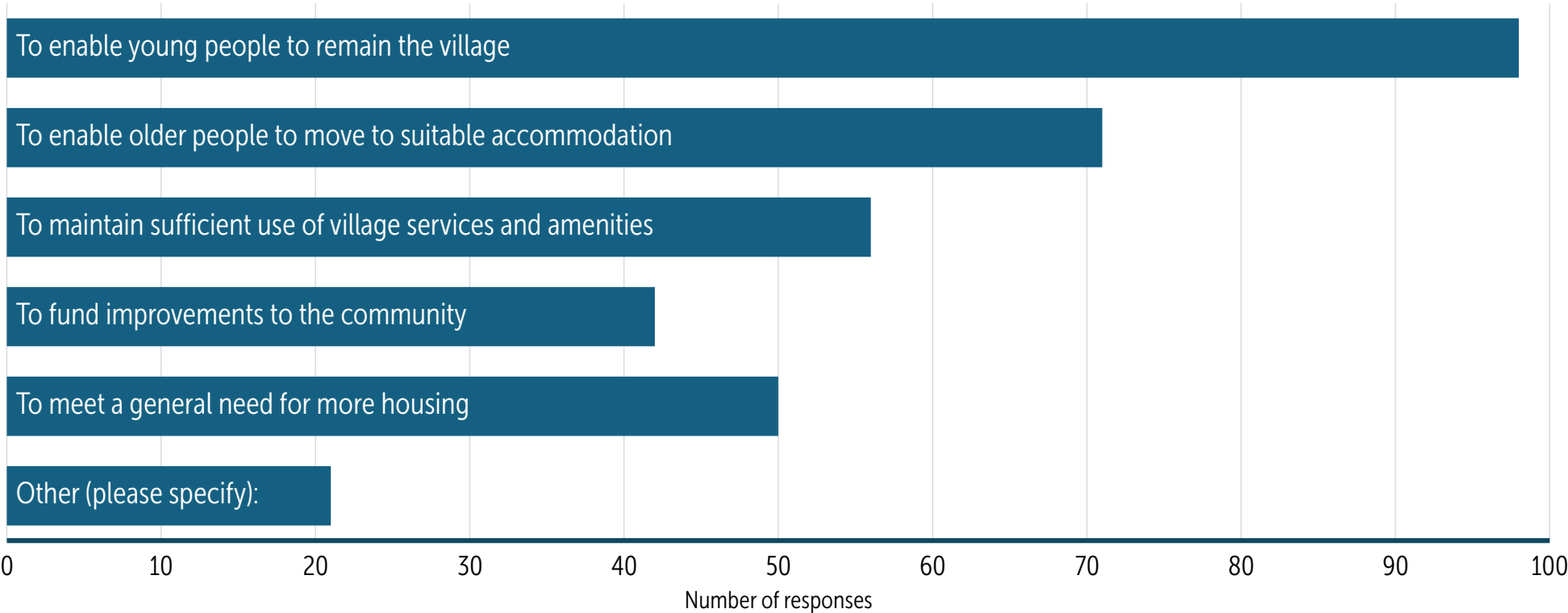
# Housing Headlines

- There was no overall consensus as to how much more housing is needed over the next 20 years
- **83%** of respondents believe that new housing should be on Brownfield sites
- **74%** believe that housing should be built to enable young people to live in Horringer
- **70%** want bungalows or homes for the elderly.
  
- **78%** of residents would support a campaign for all building work to be energy efficient.
- **70%** support improvements to insulation

## How many new houses do you think Horringer cum Ickworth needs in the next 20 years?



## What importance do you attach to the following reasons for new housing in Horringer cum Ickworth?



# Facilities & Amenities Headlines

## Current facilities

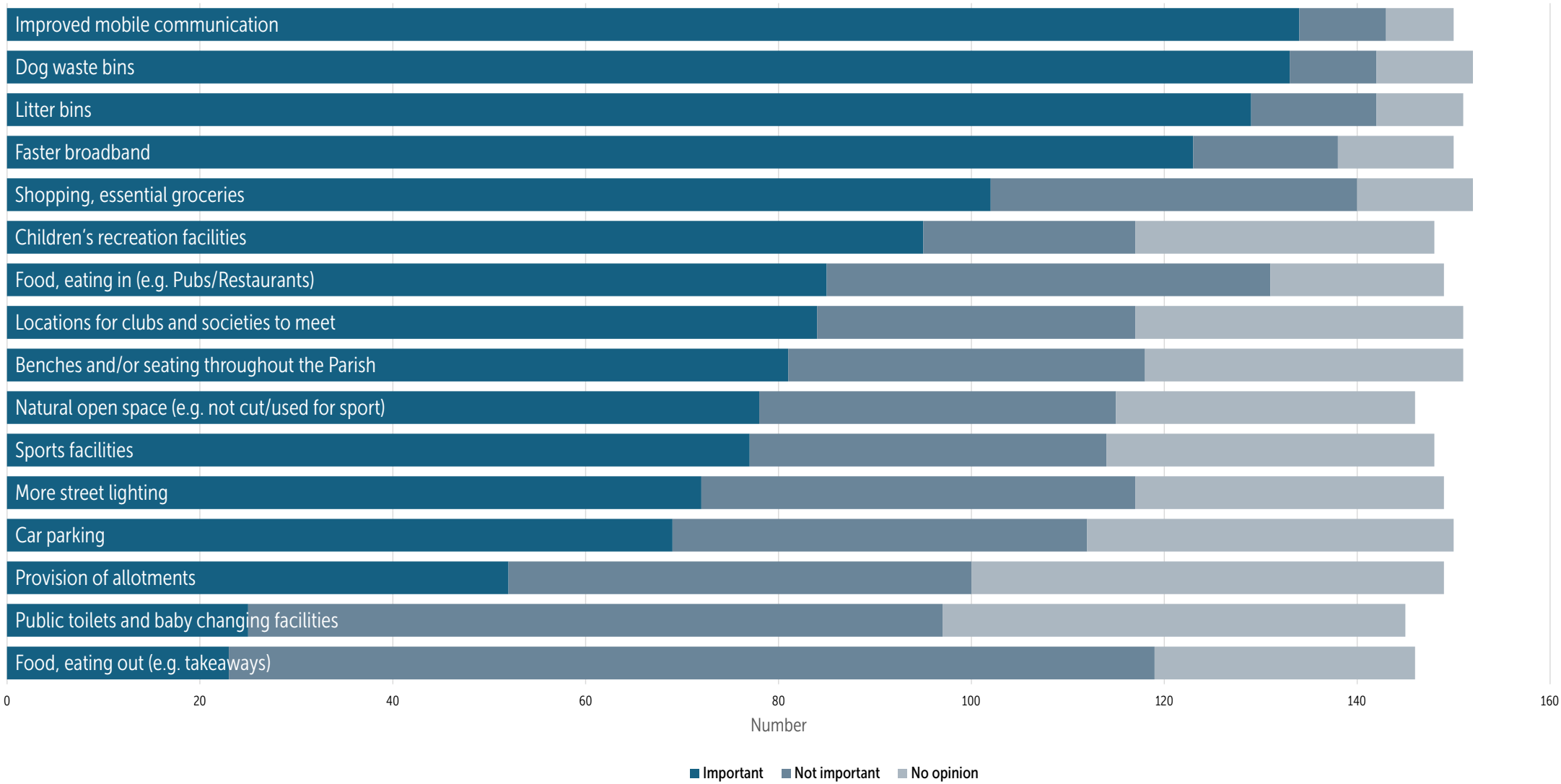
- Ickworth Park (96%), the Pubs (74%) and the Community Centre (69%) were the most popular amenities

## Future facilities

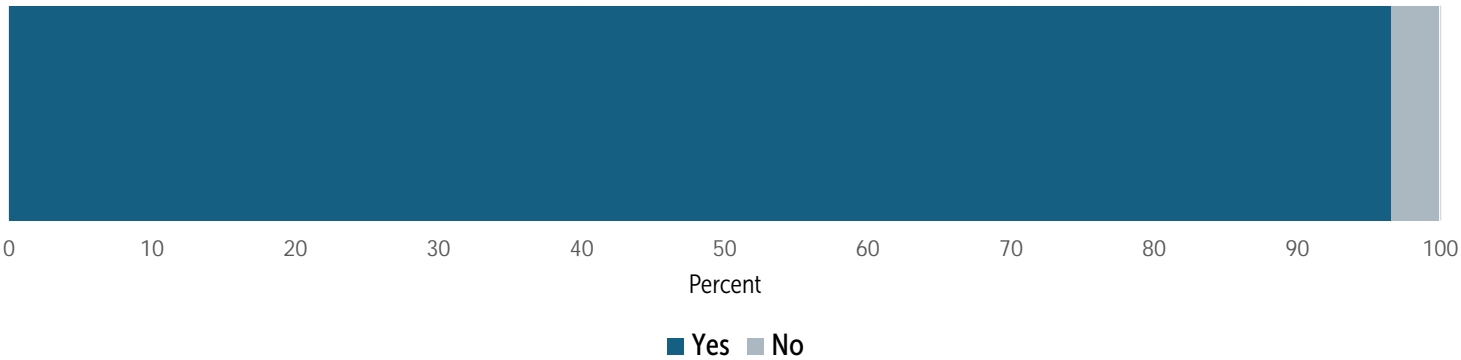
Of those that responded:

- 89% want better mobile communication
- 80% feel that faster broadband is needed
- 72% would like to see more bins and dog bins
- 70% support ways to improve cemetery provision in Horringer.
- 70% would like to see a shop in the village

### What new or improved amenities/services would you like to see?



### Do you agree that developers should be required to contribute to community facilities where this is possible?



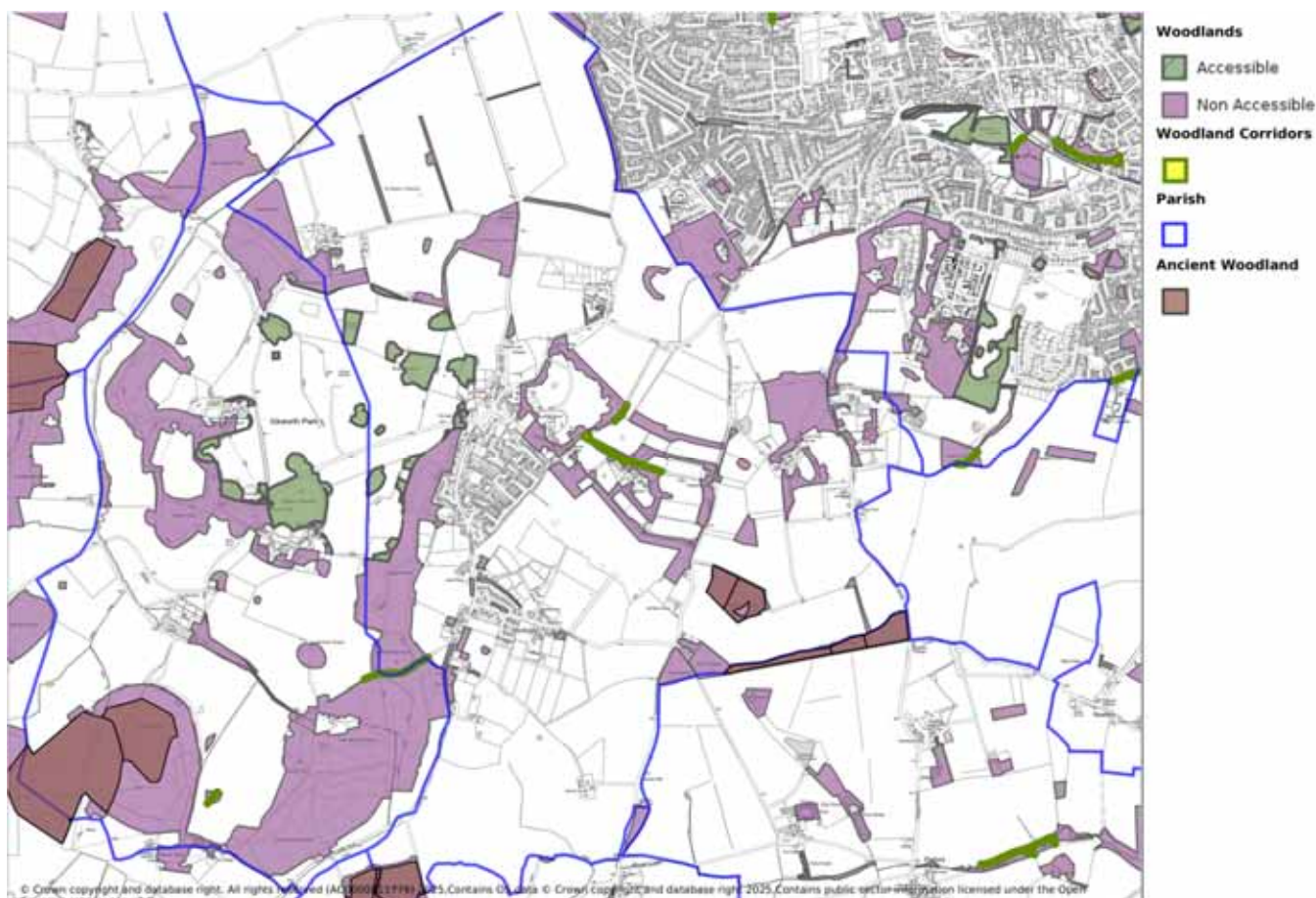
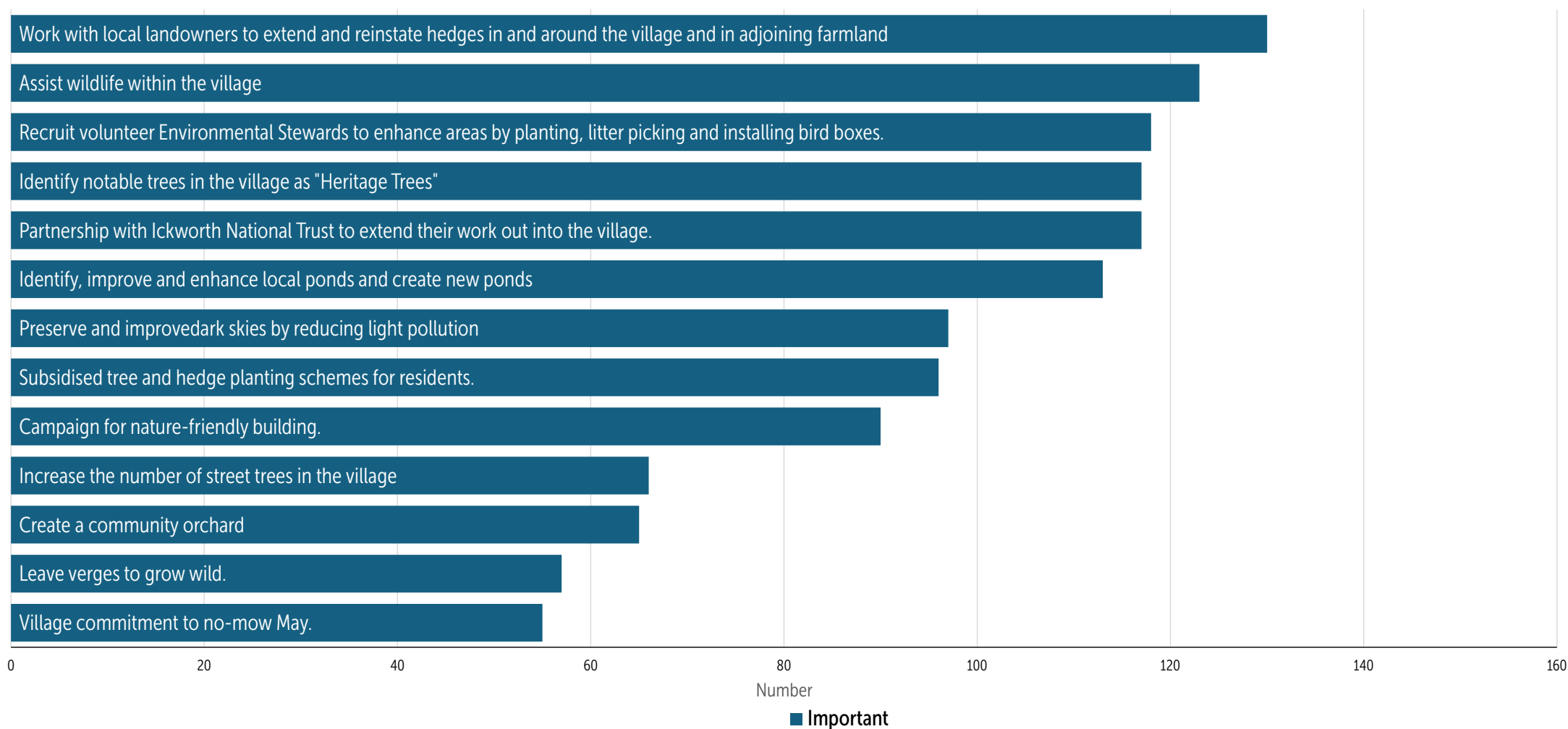


# Our Natural Environment

Of those that responded:

- 96% agree that green spaces and public open areas within the village should be protected from development.
- 94% agree that the separation between Horringer cum Ickworth and Bury St Edmunds/surrounding villages should be protected.
- 91% either Agree or Strongly Agree that tree and hedge planting should be required within any new developments.

## How could Horringer cum Ickworth best contribute to the global issue of decline in animal and plant species?



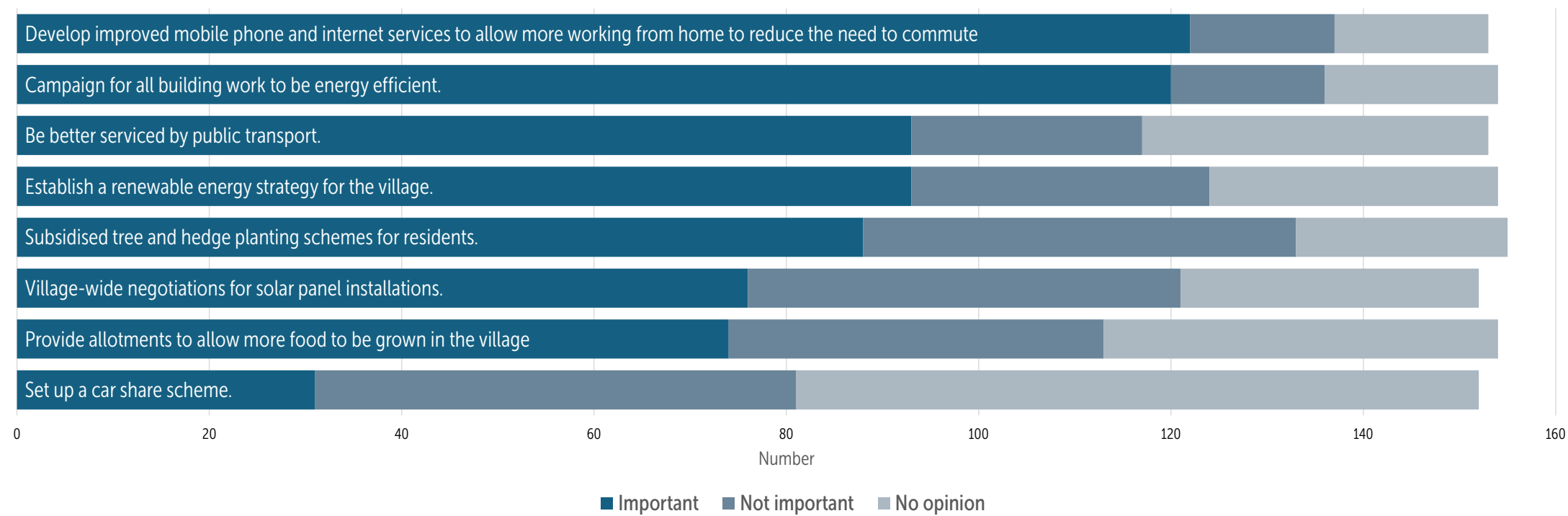
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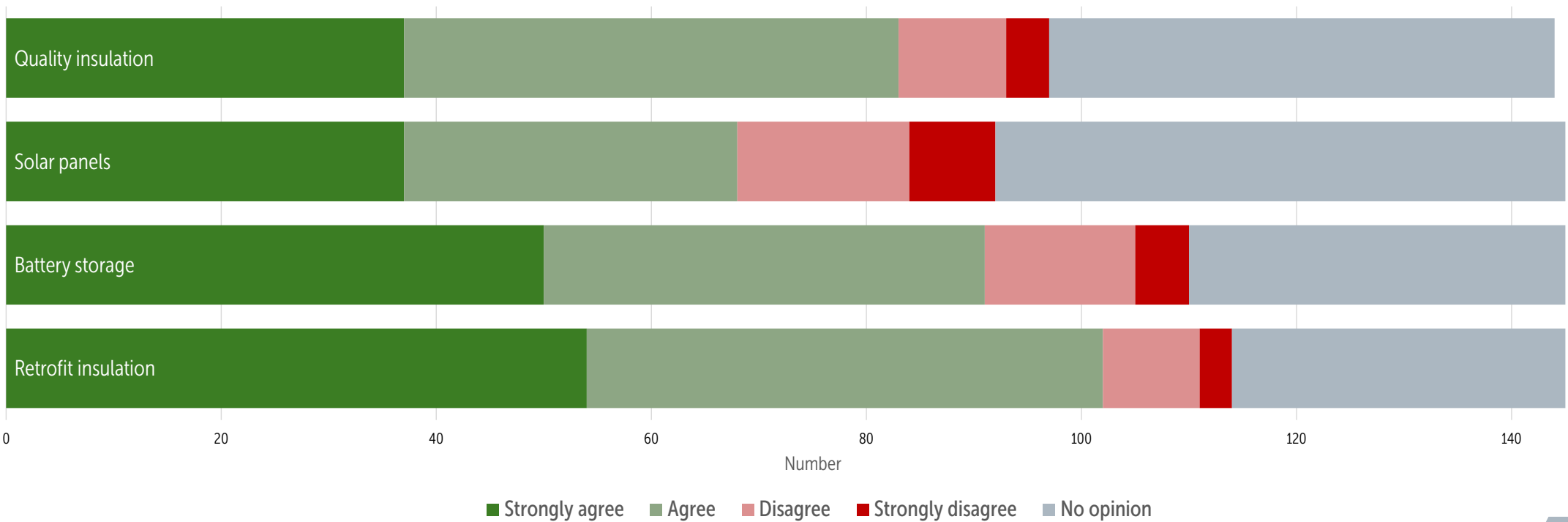


# Climate Change

## How could Horringer cum Ickworth best contribute to the climate action agenda?



## Do you feel there is a need in Horringer for a community energy scheme to support the following?





# Traffic and Travel

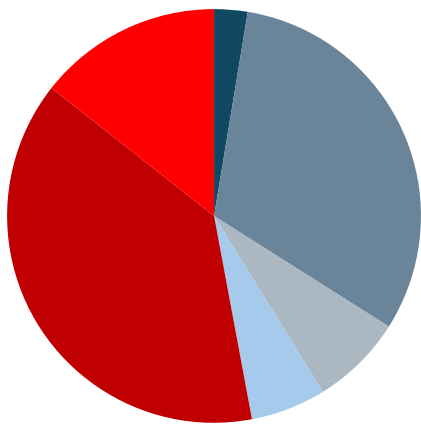
Of those that responded:

- 90% want wider and clearer footpaths
- 80% think that the pavements are unsafe
- 80% want better cycling and pedestrian links to BSE and surrounding villages
- 70% support improvements to safety on the A143 (Speed signs, Rumble strips, ANPR, pedestrian crossings.)

Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission.

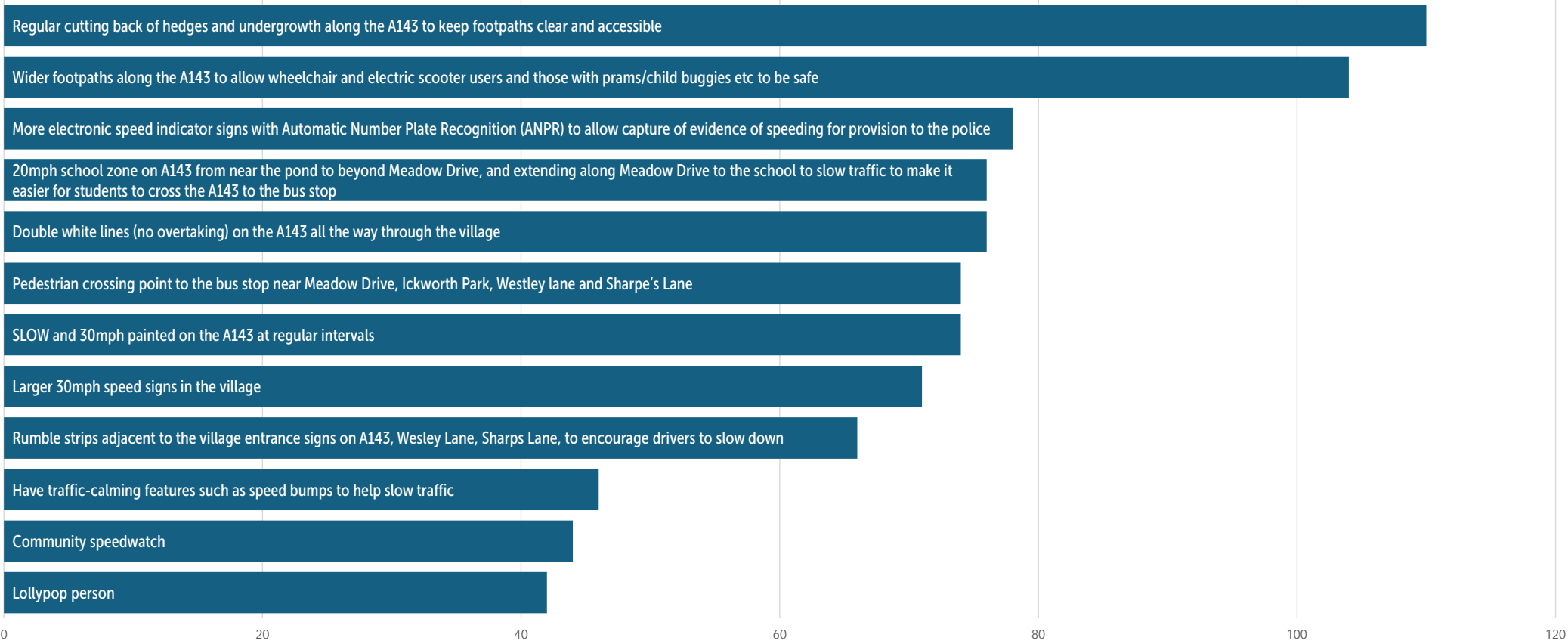
Improvements are therefore reliant on Suffolk County Council, as the highways authority, for investment in projects or through the reasonable mitigation of the impact from development proposals.

## If there was a more frequent bus service into Bury, how often would you use it?



■ Daily ■ About once a week ■ About once a fortnight ■ About once a month ■ Rarely ■ Not at all

## Which of the following would you support to try to improve safety?



# Our Housing Needs

The Government Neighbourhood Plan Grant has funded the preparation of a Housing Needs Assessment for Horringer.

The Assessment identified the following key issues:

- Median (the middle) house prices increased in Horringer by 30% between 2014 and 2023.
- Local households, even on average incomes, are unable to access even entry-level homes unless they have the advantage of a large deposit
- As at December 2024 there were 28 applicants with a local connection on the waiting list for social / affordable rented housing for Horringer.
- Horringer has a greater proportion of single person households aged 66 and over than West Suffolk and England.
- Under-occupancy is relatively common with 88% of households living in a dwelling with at least one additional bedroom based on their household size.

The Assessment concludes that in future new developments in the parish the mix of house sizes illustrated should be provided:

Bedrooms	Mix required
1	22%
2	47%
4	31%
4+	Nil





# Design Guidance

The Government Neighbourhood Plan Grant has also funded the preparation of Design Guidance for Horringer.

The Guidance identifies the key characteristics of the village and puts forward good practice for delivering new development that will not have a detrimental impact on the character of the area.

When the Neighbourhood Plan is complete, the Design Guidance will be used by West Suffolk Council when considering planning applications.



## GENERAL DESIGN GUIDELINES FOR NEW DEVELOPMENT

- ✓ Integrate with existing paths, streets, circulation networks and patterns of activity;
- ✓ Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- ✓ Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- ✓ Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- ✓ Reflect, respect, and reinforce local architecture and historic distinctiveness;
- ✓ Retain and incorporate important existing features into the development;
- ✓ Respect surrounding buildings in terms of scale, height, form and massing;
- ✓ Adopt contextually appropriate materials and details;
- ✓ Provide adequate open space for the development in terms of both quantity and quality.
- ✓ Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- ✓ Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- ✓ 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;
- ✓ Positively integrate energy efficient technologies;
- ✓ Positively integrate green infrastructure in accordance with national design guidance to positively contribute to liveability, biodiversity and climate change resilience;
- ✓ Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- ✓ 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

# Shaping Development

**West Suffolk's new Local Plan identifies a site between the A143 and Glebe Close for around 10 dwellings.**

The Local Plan Policy is reproduced below:

## **Policy AP63 Land off Chevington Road, Horringer**

A site of one hectare between Glebe Close and the A143 Chevington Road, as shown on the policies map, is allocated for around 10 homes. The site should also deliver the following:

- a. Sustainable travel connections to existing local destinations, nearby public rights of way and the countryside in accordance with policy LP57, including:
  - The provision of a footpath and cycle link onto the A143 Chevington Road.
  - Improvements to the nearest bus stop.
- b. Fully accessible informal and formal open space and play space.
- c. Green and blue infrastructure that will include:
  - Strategic landscaping.
  - Sustainable drainage systems features.
  - The existing boundary hedgerows and trees are to be retained with appropriate buffers and enhanced.
- d. The development must mitigate for its recreational effects on Breckland (SPA and SAC) in accordance with Policy SP8

## **Archaeology**

An archaeological evaluation will be required in accordance with policy LP55.

## **Biodiversity**

The impact of the development on bats and the nearby Glen Chalk Caves Site of Special Scientific Interest (SSSI) and/or Horringer Court Caves SSSI must be assessed as part of any planning application.



**Preparing the Neighbourhood Plan provides us with an opportunity to provide greater guidance as to how the site should be developed to address local circumstances.**

**We have been fortunate to receive free support from the government's neighbourhood planning grant programme to have a masterplan prepared for how the site should be developed.**

**By including further design guidance in the Plan, developers will be required to conform with it when submitting the planning application for the site.**



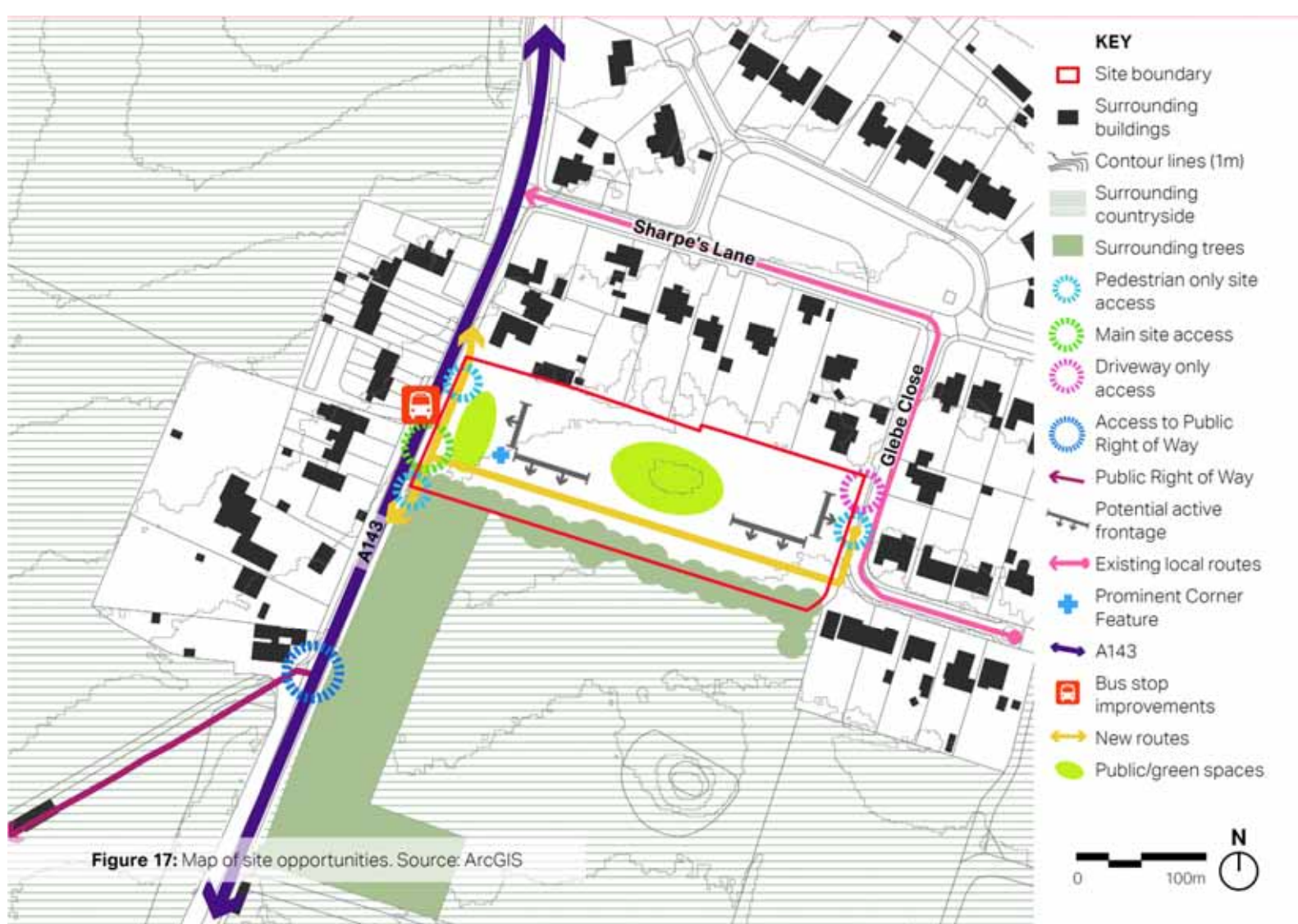


# Shaping Development

The masterplan identifies a range of factors that need to be taken into account in designing the development, as illustrated.



Based on these factors, the masterplan the identifies opportunities.





# Shaping Development

While the Emerging Local Plan designates the site for around 10 homes, this wouldn't represent an efficient use of a greenfield site, particularly given the need for smaller dwellings in Horringer. As such, additional homes could comfortably be accommodated within the site without a detrimental impact on the character of the local area. In each instance, 40% of the homes would have to be "affordable" to meet the Local Plan requirement.

The masterplan report provides two options for the development of the site.

## OPTION 1



### Key design factors:

- All homes accessed from new road off the A143
- Potential footpath link between Glebe Close and the A143 with safe crossing point on A143 to public right of way to Ickworth Park
- All dwellings have on-plot parking
- Mix of detached, semi-detached, and terraced houses
- The majority of dwellings are 2 storeys in height, with three dwellings limited to 1.5 storeys.
- Option 2 proposes a public green space between each development block. This integrates outdoor furniture and landscaping that invites rest and recreation and also includes an area of sustainable drainage.



# Shaping Development

## OPTION 2



### Key design factors:

- Main access from A143 but with 2 homes accessed from Glebe Close
- Potential footpath link between Glebe Close and the A143 with safe crossing point on A143 to public right of way to Ickworth Park
- All dwellings have on-plot parking
- Mix of detached, semi-detached, and terraced houses on larger plots than Option 1
- The majority of dwellings are 2 storeys in height, with the dwelling closest to Glebe Close limited to 1.5 storeys to better transition the proposal with the predominantly single-storey dwellings here
- Large, continuous open green space forms the southern edge of the site. It integrates the dense woodland just beyond the site boundary and introduces a series of activity areas. These could include play equipment or rest areas with further landscaping to enhance biodiversity.

# Which option do you prefer?

Use a sticky dot to identify your preference

**OPTION 1**

**OPTION 2**

Do you have any comments on the site proposals?  
*Please use a post-it note*



# Preparing the Plan

## WHAT NEXT?

We're now working towards preparing the Draft Neighbourhood Plan.

It is anticipated that the Plan will cover the following themes:



The Plan will contain planning policies that will cover the identified themes.

The policies cannot contradict the West Suffolk Local Plan. For example, it cannot remove the allocation of a site between Chevington Road (A143) and Glebe Close for housing

The Plan will also contain "Community Aspirations" that are non-planning matters but address matters arising from the Residents' Survey that the Parish Council could pursue to get improved.

# What next?

We've now gathered all the information that we need to start to write the Plan.

With the support of our planning consultants, we hope to prepare the Draft Plan ready for public consultation later in the year.

You will then have at least six weeks to make comments on the Plan before we submit it to West Suffolk Council for further consultation after which, it will be reviewed by an independent Neighbourhood Plan Examiner

