Horringer-cum-Ickworth Neighbourhood Plan

2026-2041

Public Consultation

Your chance to comment on the Draft Plan

Drop-in Information Event
Community Centre
Tuesday 20 October
6.00pm to 9.00pm

Horringer-cum-Ickworth
Parish Council

October 2026







You may be aware that the Parish Council has been preparing a Neighbourhood Plan.

We've now reached a major milestone and are commencing public consultation on the Draft Plan on Monday 19 October. Consultation lasts until **Monday 7 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.

The final page ofthis leaflet explains howyou can read the Plan and comment on it.

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

What is a Neighbourhood Plan?

A neighbourhood plan is a community-led approach to guiding future development, regeneration and preservation of an area. The planning policies within them only apply to matters that require planning permission. There are certain rules and regulations that must be followed during their preparation, including carrying out this public consultation.

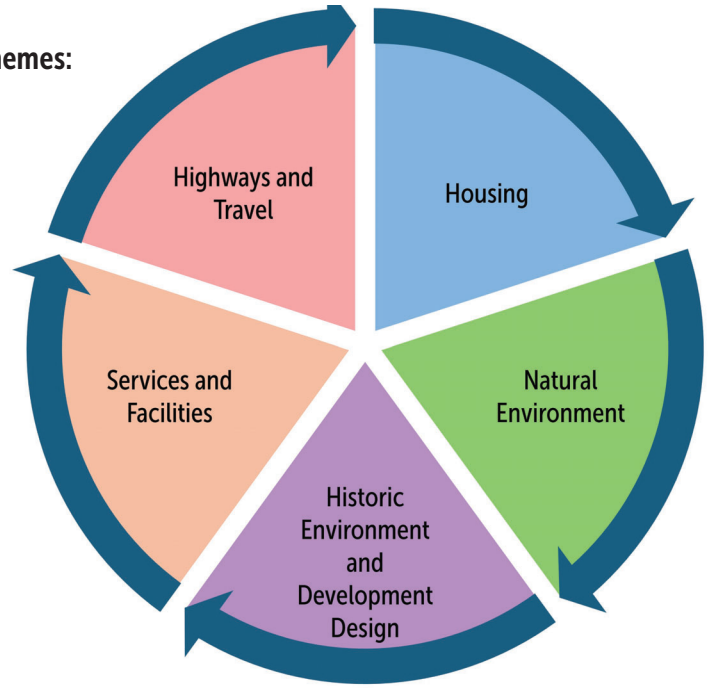
Later, when the Plan is complete and has been assessed by an Independent Examiner, residents of the Parish that are on the Register of Electors will be given an opportunity to vote whether the Plan should be used by West Suffolk Council and any future council when deciding planning applications in the parish.

Our Neighbourhood Plan covers these key themes:

This leaflet summarises what's in the Plan. The Plan itself is, by necessity, quite a large document that explains and justifies the planning policies within it.

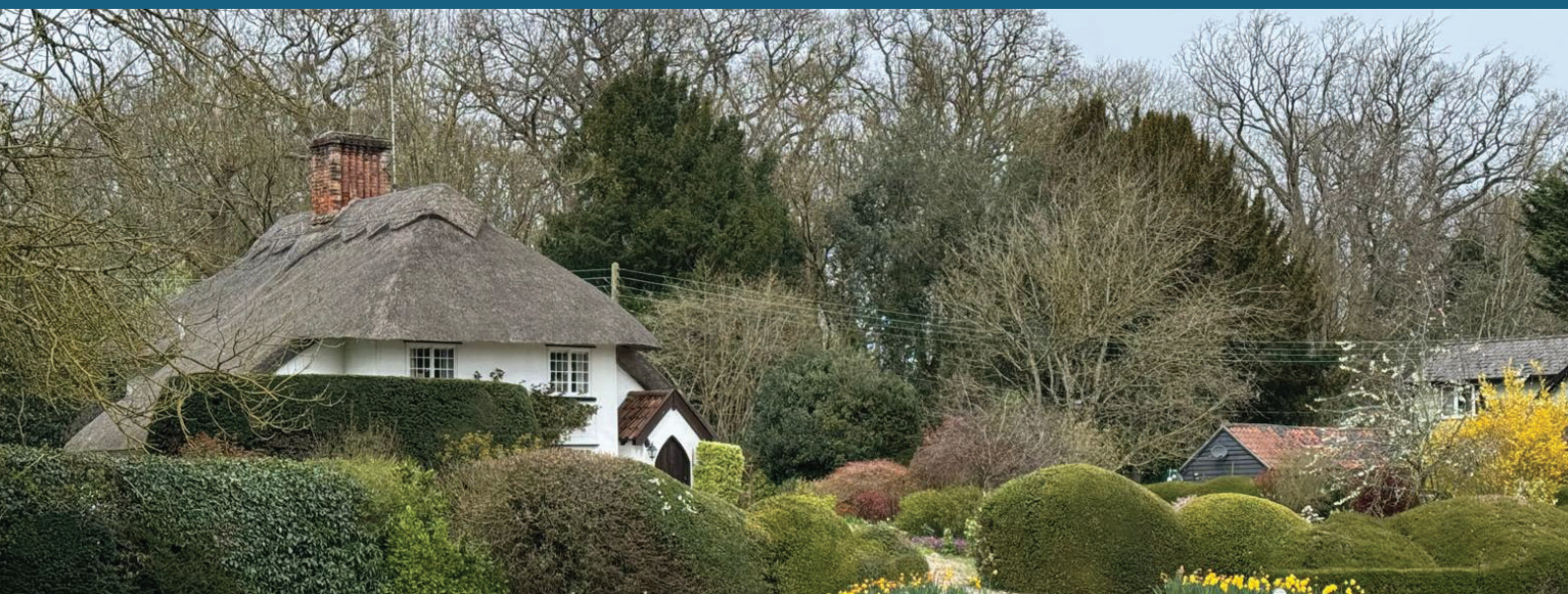
Because new National Planning Policies have recently been published and the Local Plan for West Suffolk is only just over one year old, there is no need to repeat many aspects that would apply to the Parish in our Neighbourhood Plan.

The draft Plan therefore contains ten planning policies. These will be used by West Suffolk Council when deciding planning applications.



The Plan starts with a Vision:

In 2041 Horringer-Cum-Ickworth will remain a desirable rural historic village surrounded by attractive countryside. Green spaces and settlement gaps which define the character of the village will have been protected. New development will be sustainable, well designed and be in proportion to the current size and needs of the parish.



HOUSING

West Suffolk's Local Plan allocates a site east of Chevington Road (the A143) for around 10 dwellings on a site with an area of 1 hectare.

We secured design expertise to consider how the site could be developed. It was concluded that, in considering the future needs of the village, the development of 10 homes would not represent an efficient use of the land. The site can potentially accommodate 15 homes while minimising impact on the area and providing open space for this part of the village.

We consulted residents on two options for the development of this site in July 2025 and the option illustrated below has been chosen to be included in the Plan. Any development of the site will need to conform with this and "development principles" set out in the Plan



Research on housing needs in the parish identified that there is a shortage of smaller (2-3 bedroomed) homes when compared with the rest of West Suffolk. A planning policy in the Plan requires that, on developments of 10 or more homes, the greatest proportion should be 2-bderoomed homes.

NATURAL ENVIRONMENT

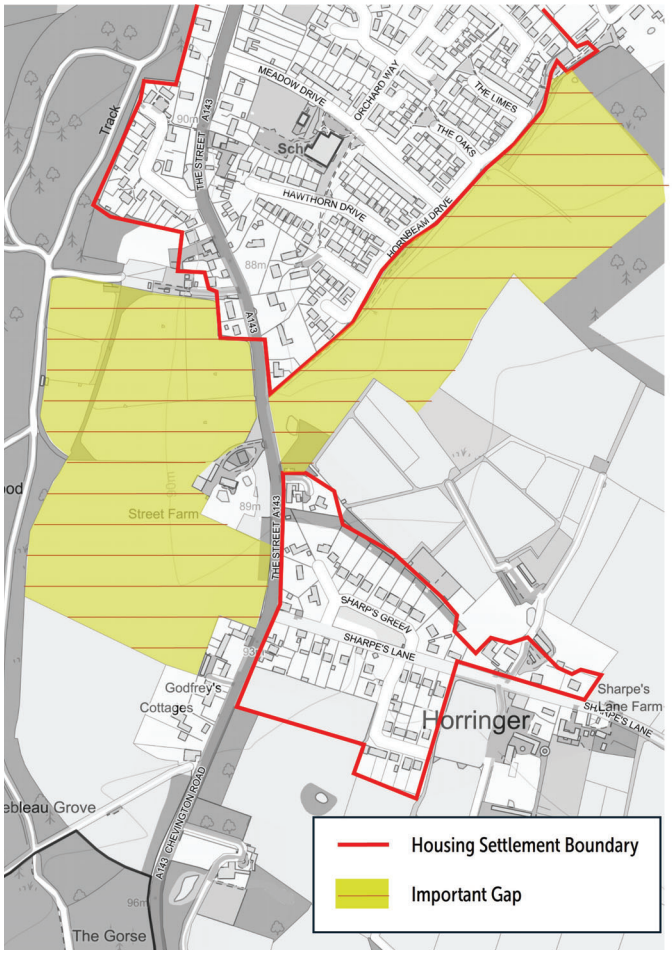
A number of sites of national and international wildlife significance are located close to the Parish that have to be taken into account when the impact of proposals is considered.

The new Local Plan includes measures to:

- protect important designated wildlife sites and landscape features,
- ensure that development delivers biodiversity improvements, and
- improve the network of green spaces.

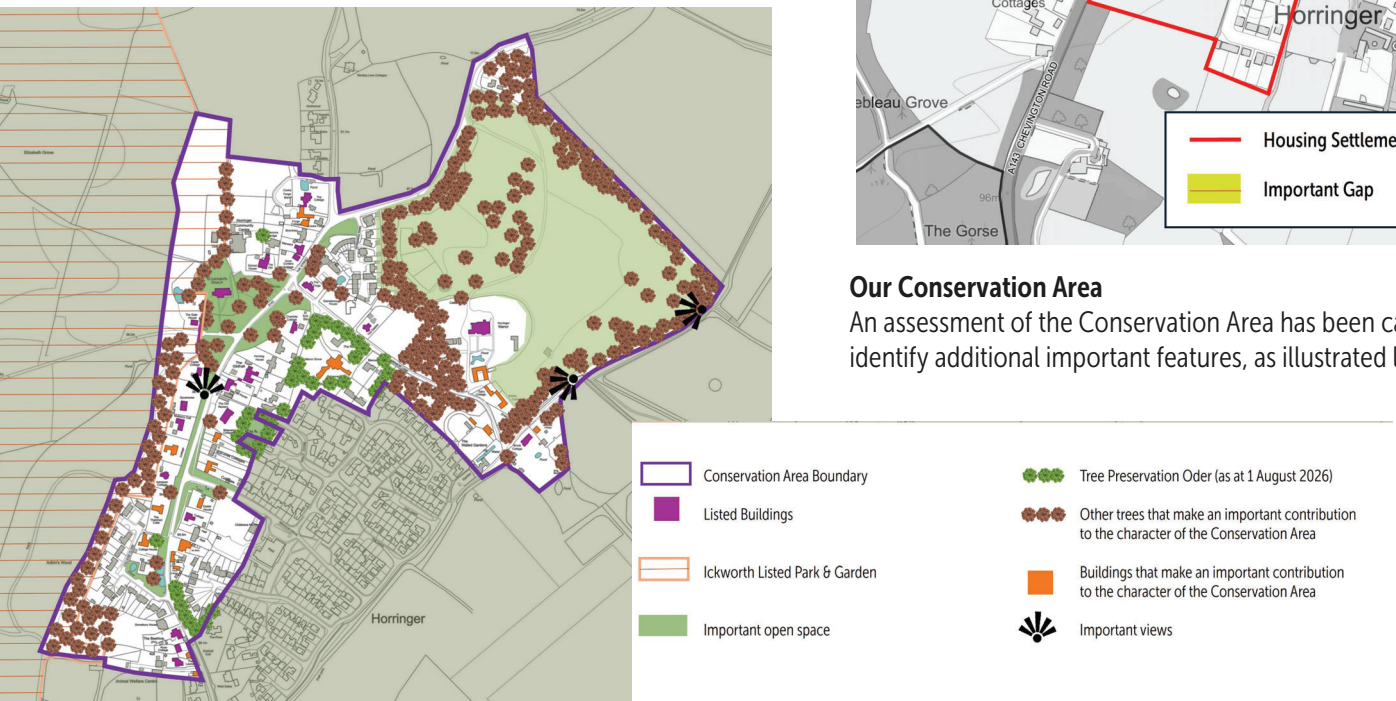
The Neighbourhood Plan:

- requires that identified important views should be protected,
- designates a range of important open spaces as "Local Green Spaces" which protects them from being lost to development, and
- identifies the gap between the two built-up areas of the village as an "important gap" as illustrated below.



Our Conservation Area

An assessment of the Conservation Area has been carried out to identify additional important features, as illustrated left.



BUILT ENVIRONMENT AND DESIGN

Much of the village centre is designated as a Conservation Area while Ickworth Park is designated as an historic park and garden. There are also 58 listed buildings in the Parish with Ickworth listed as Grade I.

The new Local Plan includes measures to:

- ensure that new development includes energy efficient features,
- prevent flooding,
- ensure development is safe and of a high quality, and
- protect heritage assets.

As part of the preparation of the Neighbourhood Plan, Design Guidance has been prepared for the village. It includes guidance that will be applied when West Suffolk Council considers planning applications.

The Neighbourhood Plan:

- provides a policy against which the design of new development will be judged,
- seeks to ensure that development does not cause light pollution,
- seeks to protect the important characteristics of the Conservation Area illustrated on the previous page, and
- includes a policy for considering how any planning applications in Ickworth Park will be considered.

SERVICES AND FACILITIES

The Plan seeks to prevent the following services and facilities from being lost:

- Parish Church
- Community Centre and Social Club
- Six Bells PH
- The Beehive PH
- Primary School and Pre-School
- Scout Hut

HIGHWAYS & TRAVEL

Most highway improvements do not require planning permission. However, the Neighbourhood Plan includes a range of "community initiatives" to work with and lobby the various government agencies to address highways concerns raised in the Residents' Survey.

HOW TO COMMENT

The full version of the Plan will be available to download from Monday 19 October at https://horringer-pc.gov.uk/neighbourhood-plan/ or scan the QR code from a mobile device 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 view at the event on 20 October and will also be available to view at the Community Centre and the Six Bells PH.

You can also request to borrow a copy of the Plan by contacting Nicky Calder on 01284 735551 or email admin@horringer-pc.gov.uk

Drop-in Event

We'll be at the Community Centre on **20 October.** Drop in any time between **6.00pm and 9.00pm** and find out more about the Plan and view information boards.

How to comment

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

You can also collect a paper response form at the Drop-in Event or from the venues and contact listed above.

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY MONDAY 7 DECEMBER

WE CANNOT ACCEPT COMMENTS AFTER THIS TIME