Horringer-cum-Ickworth Neighbourhood Plan

2026-2041

Pre-Submission Draft Plan

Horringer-cum-Ickworth Parish Council

October 2026







Neighbourhood planning in a nutshell

The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These plans, when properly "made" become part of the legal planning framework for the designated area.

A neighbourhood plan is a community-led document for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

Parish councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. 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 Local Plan.

Before a neighbourhood plan can be brought into force it needs to complete the following stages:

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 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 considered and reviewed and any necessary amendments to the Plan will be made. The Plan, together with supporting documents will then be 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.

4 Independent examination of draft Plan
Typically taking around two months to complete, depending upon the availability of the Examiner.

5 Parish Referendum
Run in the same way as a local election and organised by West Suffolk Council

6 Adoption by West Suffolk Council
Subject to the outcome of the Referendum and taking place as soon as possible afterwards.

Stages 3 to 6 are likely to take around 6 to 9 months to complete.

Prepared by Horringer-cum-Ickworth Parish Council
and supported by Places4People Planning Consultancy

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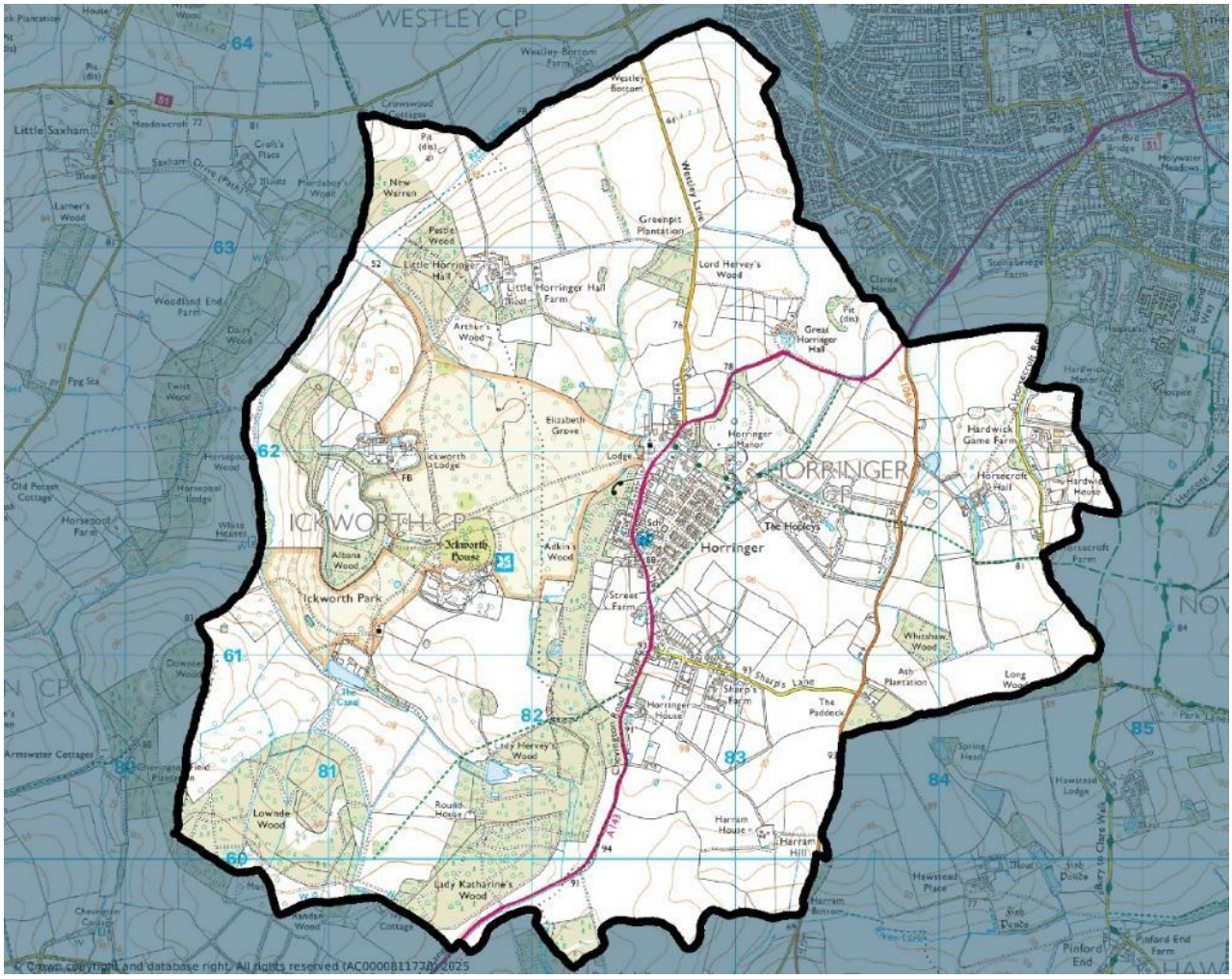
1 Introduction

1.1 The Localism Act 2011 introduced rights and powers to allow local communities to prepare Neighbourhood Plans. In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications.
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- A powerful tool to ensure the community gets the right types of development, in the right place, something that can establish general planning policies for the development and use of land in the neighbourhood.

1.2 A Neighbourhood Plan is therefore a community-led planning framework for guiding future development, regeneration and conservation of a designated area, in this case Horringer-cum-Ickworth Parish. It relates to matters that would require planning permission and applies for the period to 2041, to coincide with the end date of the current West Suffolk Local Plan. This is the first draft of the Plan which will, when complete, be used by West Suffolk Council, its successors and Government Planning Inspectors to inform planning application decisions.

1.3 In 2022 the Parish Council decided to prepare a neighbourhood plan and applied to West Suffolk Council to designate the whole of the Horringer and Ickworth parishes as the Neighbourhood Area. The Area was designated on 7 March 2022 and is illustrated on **Map 1.**



Map 1: The Neighbourhood Plan Area

How the Plan has been prepared

1.4 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 and the preparation of specialist reports to inform the content of the Plan which are referred to in the body of the Plan and are also available to view on the Parish Council website.

Evidence to support the Plan

1.5 Early in 2025 a household survey was carried out. A total of 125 responses were received, and the results are available to view on the Neighbourhood Plan pages of the Parish Council website and referred to, as appropriate, throughout the Plan. In addition, specialist reports have been prepared to support specific topic areas of the Plan. These are referenced in the relevant sections of the Plan.

Plan preparation stages

1.6 This is the "Pre-Submission" draft Neighbourhood Plan and provides the first opportunity to comment on the complete draft Neighbourhood Plan. Once the consultation is complete, the Plan will pass through the remaining stages, as illustrated in **Figure 1**.

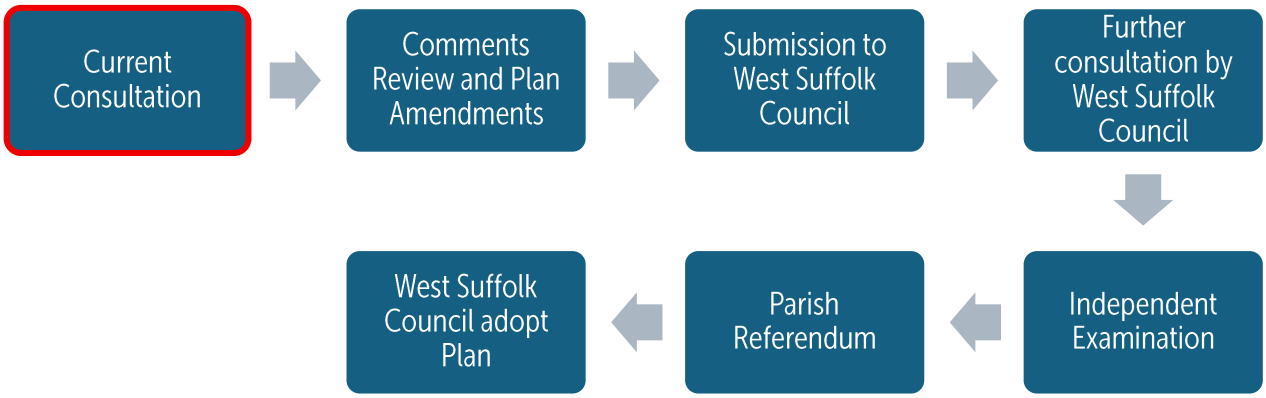


Figure 1: Stages in preparing the Plan

1.7 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 ultimate adoption by them.



Aerial view of village (Source: Google)

Plan Themes

1.8 The Plan covers six main topic areas as illustrated in **Figure 2**.

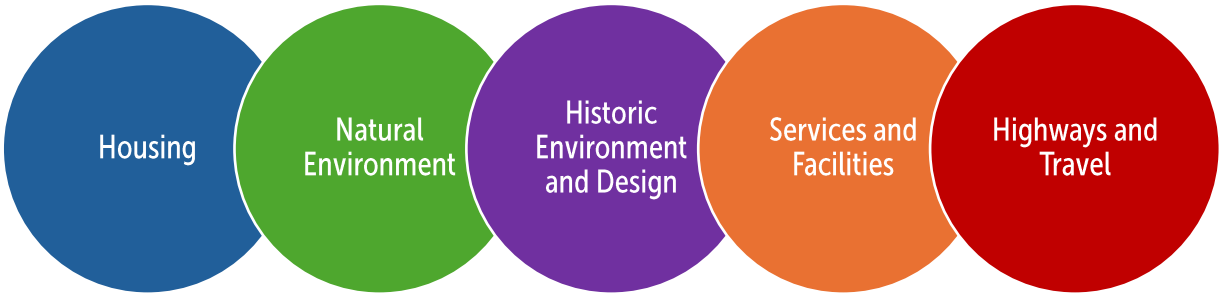


Figure 2: Neighbourhood Plan Themes

1.9 These topic areas form the basis for the content of the Plan and the distinct chapters. Each chapter contains a reminder of the relevant objectives, links to the relevant planning policy context and a summary of the relevant evidence collected during the preparation of the Plan, culminating in planning policies and, where appropriate, community aspirations. Community aspirations are identified in a manner distinct from the planning policies and address matters raised by residents in the household survey. They are not used when determining planning applications but help to provide a focus for future improvements in the Parish.

1.10 The planning policies, which are distinctly identified with a prefix of **HGR**, will supplement, rather than repeat, the planning policies of the West Suffolk Local Plan and the National Planning Policy Framework that were in place when preparing the Plan.



Thatched cottage, The Street

2 About Horringer-cum-Ickworth

2.1 Horringer-cum-Ickworth is an attractive village surrounded by pleasant countryside situated two miles south-west of Bury St. Edmunds in West Suffolk. It is a busy and thriving community with many local organisations, including a Church, two pubs, a primary school, a preschool, community centre and a social club. It has 48 listed buildings and a conservation area while Ickworth Park is designated as a "Registered Park and Garden".

2.2 A principal road, the A143, passes through the centre of the village and connects Bury St. Edmunds with Haverhill to the south-west. The village is comprised of two distinct settlement areas. The centre of the village is characterised by a substantial village green, the 14th century St. Leonards Church together with residential properties and some local facilities. To the southwest is a smaller separate group of dwellings around Sharps Green.

2.3 The parish has an area of 1,340 hectares and a population of 1,055. **Figure 3** illustrates key statistics for Horringer-cum-Ickworth published by the Office for National Statistics.

2.4 The village green contains the main entrance to the National Trust property, Ickworth Park. The house, its surrounding gardens and parkland were gifted to the Trust in lieu of death duties in 1956. The Neoclassical rotunda dominates the Registered Park and Garden and is Grade I listed. The property extends to 728 hectares and has 26 miles of paths and trails with extensive woodlands including many ancient trees. The original East Wing of the house is now a luxury hotel which is leased from the National Trust. The Trust are the largest landowner in the parish area. Local residents have a concessionary means of access to the estate.

2.5 Horringer Court Caves, north-east of the village, is aa Site of Special Scientific Interest and the site of former chalk mines extending over 500 metres. The caves are used by various species of bats for hibernation.

2.6 Near the north-eastern boundary of the parish area is West Suffolk Hospital which has planning permission for substantial redevelopment works, scheduled for completion by 2030. During construction, an extensive site compound will be constructed adjacent to the site.



Aerial view of Ickworth House

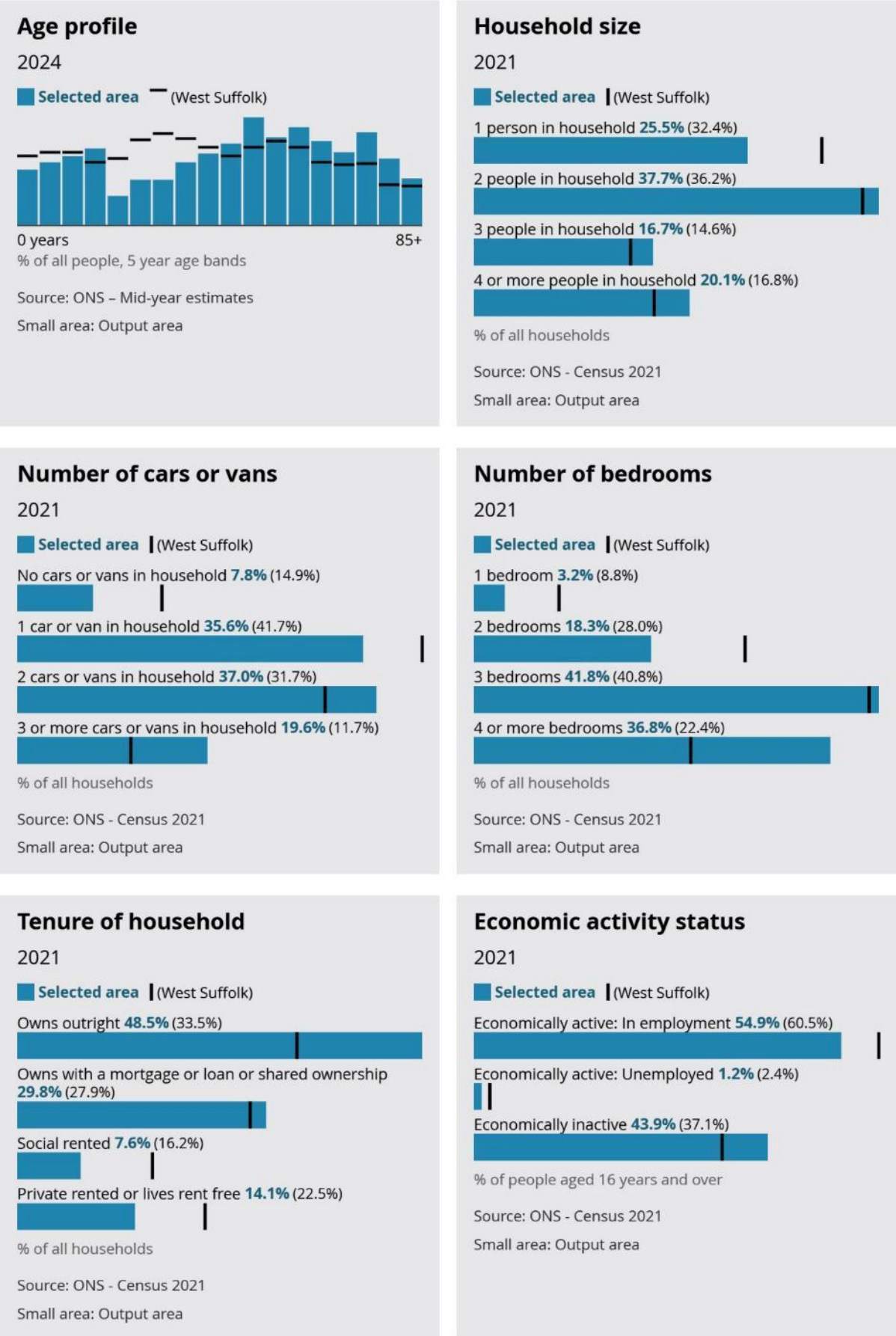


Figure 3: Demographic data for Horringer-cum-Ickworth with a comparison with West Suffolk (Source: Office for National Statistics)

History

2.7 The name of Horringer has evolved over the centuries from "Horninggesherthe", then "Horningsheath" through other variations to the present spelling. The family name of the original Anglo-Saxon or possibly Viking owners was Horn. They were a powerful family, and their name can be found in many villages around the country.

2.8 The first owner of Horringer was Theodred, at one time Bishop of London. He died in 959 A.D., and in his will left his lands at Ickworth and Horringer to the newly founded Abbey of St. Edmund. The new owners of Horringer were the Abbots of Bury St. Edmunds.

2.9 For six hundred years the Abbey held the village or Manor of Horringer. It was run by the Cellarist of the Abbey who was responsible for all catering. He probably put a bailiff in the Manor House to oversee local food production.

2.10 Sometime between 1042 – 1060 A.D. Edward the Confessor had a survey made of all England. From this survey we know that in Horringer there were three "servile tenants" or small farmers, as well as fifteen smallholders and seven serfs. These paid rent in cockerels and eggs to the Abbey for their land.

2.11 A quite detailed picture of Horringer is provided in the Doomsday Book of 1086 which states that the Abbey held four hundred and eighty acres of land. In the village, there were five ponies, fourteen cows, thirty hogs and forty-five sheep. The Church held six acres of tax-free land. In 1086 the value of the land here was £8. The village was one mile, one furlong in length, and a mile wide.

2.12 In 1327, after a period of trouble in the town between townsfolk and the Abbey, things came to a head. The Abbey was attacked and burnt and in surrounding villages manor houses and barns were destroyed, including Horringer. During the fourteenth century, The Church of St. Leonard was restored, the Manor house rebuilt, the village "Gildhall" was built and also additional homes. The "Gildhall" became the village workhouse.

2.13 After the dissolution of the monasteries in the sixteenth century, the Manor of Horringer was sold to Sir Thomas Darcy. He later sold it to Sir Robert Southwell, Master of the Rolls and later to Sir Robert Jermyn of Rushbrooke when Horringer then became part of the Rushbrooke estate. The Jermyns owned it for 120 years after which the estate came into the ownership of the Davers family and later, by marriage, in 1806, to Frederick William, 4th Earl of Bristol and Bishop of Derry. By this marriage, Horringer was brought into the Hervey family.

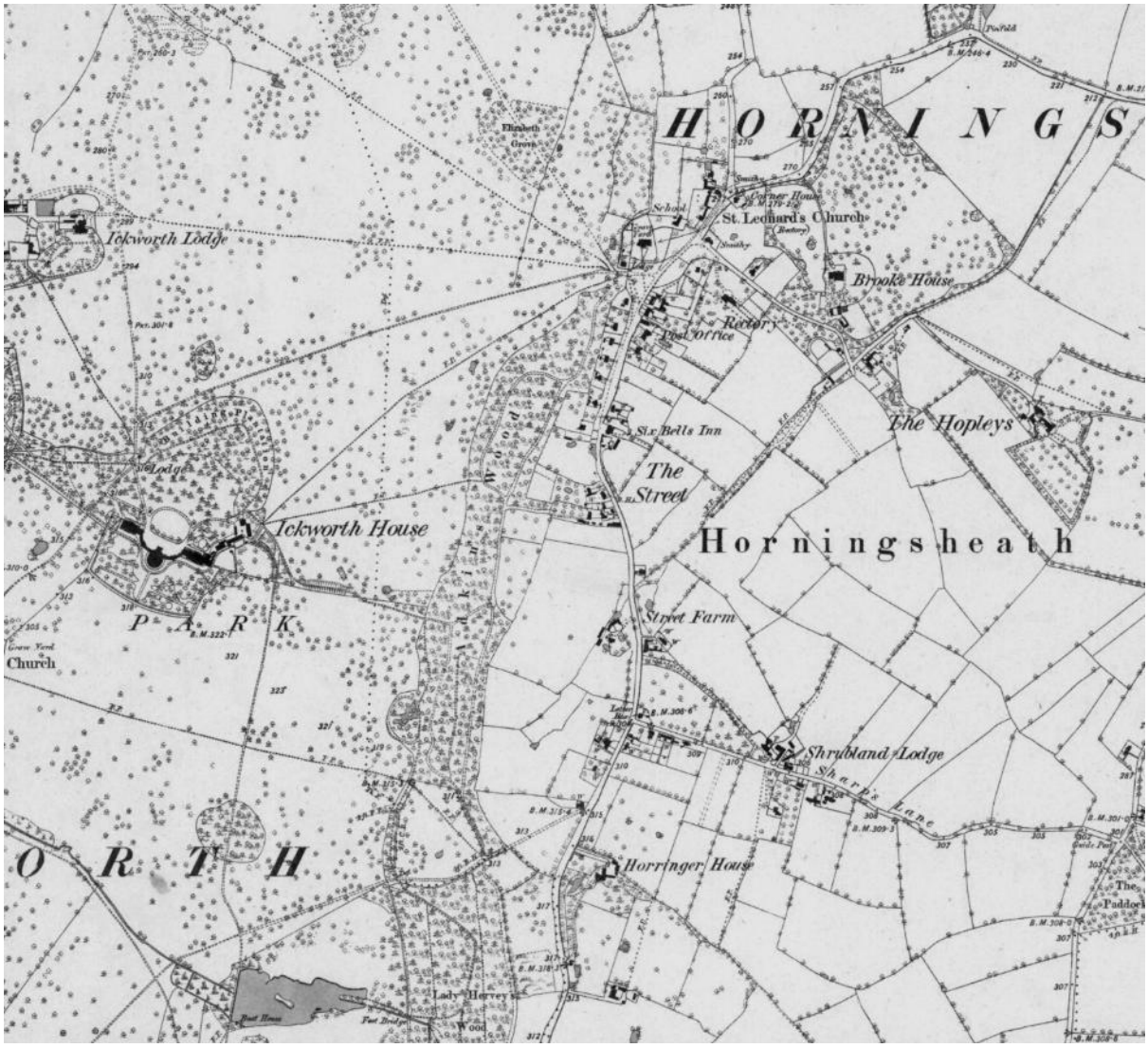
2.14 Lancelot ('Capability) Brown altered the grounds at Ickworth for the 2nd Earl of Bristol between 1769 and 1773. The total cost shown in his account book was £581. 8 shillings. Work on the construction of Ickworth House commenced in 1792. The property, consisting of a central rotunda, 105ft high, with a balustraded top with east and west wings on either side. It was not until 1830 that the house was substantially completed.



View to St Mary's Church

2.15 Ickworth Church, dedicated to St. Mary, stands in part of the park known as the Deer Park. It is a fifteenth century building and has been restored three times, in 1775 by the third Earl, in 1883 by the first Marquis and in 1911 the old ceiling was taken away and a timbered roof put in its place.

2.16 In 1815, the Enclosure Act required small farmers to give up their smallholdings. Most of the common land in Horringer was obtained by the fifth Earl of Bristol and the village Green was much reduced in size although many trees and hedges were planted around the village. The 1884 Ordnance Survey Map (**Map 2**) illustrates a very small village centre that had a school, two smithies', a post office, the Six Bells Inn and a beer house (The Beehive).



Map 2: 1884 Ordnance Survey Map of area

2.17 During the First World War, about 350 acres of the Park's grassland was ploughed up by the War Agricultural Committee. Following the death of the 4th Marquis, the House and surrounding gardens and parkland passed to the National Trust in 1956 and the direct link between the house and village was weakened, even though the subsequent Marquises continued to live in the East Wing until 1998. The East Wing is now held under lease by a luxury Hotel.

3. Planning Policy Context

3.1 The Neighbourhood Plan has been prepared in the context of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents that cover the Parish. The Plan must have regard to the content of the NPPF and be in general conformity with the strategic policies of the adopted Local Plan.

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the Government's policies for plan making and for making decisions on planning applications. In the context of this Neighbourhood Plan, the NPPF published in August 2026 is relevant.

3.3 NPPF Plan Making Policy PM6 states that plans should, amongst other matters:

"a. Only address matters, and include policies, that are necessary and relevant to the plan being prepared, and that avoid unnecessary duplication of other parts of the development plan [in this case, the West Suffolk Local Plan];

b. Only include policies that extend beyond site or location-specific requirements where these are necessary and where plan-makers consider there is a clear and justified reason for inclusion;

c. Not include policies which duplicate, substantively restate or are inconsistent with the content of national decision-making policies, unless directed by other policies in this Framework;"

3.4 For neighbourhood plans, NPPF Plan Making Policy PM5 states:

"1. Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by:

a. Allocating land to meet the development needs of their designated area, where it is appropriate to do so; and

b. Setting out policies which address particular local issues. These should relate to site-specific matters or, where appropriate, may cover wider issues such as the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets.

2. The contents of a neighbourhood plan should not result in less development than specified in other parts of the development plan which cover the same area."

3.5 Throughout this Neighbourhood Plan, reference will be made to the relevant policies of the NPPF as considered appropriate.

The Local Plan.

3.4 West Suffolk Council adopted a local plan covering the whole district in July 2025 covering the period to 2041. It provides a settlement hierarchy across the district, with Horringer categorised as a "type A village", in recognition of its limited range of services and facilities. West Suffolk Council has assessed each type A village's capacity to support additional housing growth and a site for around 10 dwellings is allocated on land between Glebe Close and the A143 Chevington Road. Further details of this are provided in Chapter 5.

3.5 The Local Plan also contains a number of strategic policies with which the Neighbourhood Plan must conform. The Neighbourhood Plan does not seek to repeat the policies of the Local Plan but does, where relevant, add local detail to those policies.

3.6 In June 2026 the District Council commenced the preparation of a new Local Plan that will cover the period to 2045. The new Local Plan needs to address, in particular, an increased housing requirement set by the Government's standard method for calculating housing need. This results in an increased housing requirement across the district from the current Local Plan provision of 765 homes a year to 1,194 homes per year as of June 2026.

3.7 Consultation on the proposed "spatial strategy" and initial draft policies is expected to commence in May 2027 and consultation on the draft Local Plan expected in June 2028 followed by final adoption in May 2029.

Suffolk County Council Minerals and Waste Local Plan

3.8 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the development plan for the area. As such, regard must be given to its policies and safeguarding requirements when determining planning applications. Much of the parish lies within a Minerals Consultation Area and the District Council will consult the County Council on relevant planning applications within this area. Development proposals may need to demonstrate that mineral resources will not be needlessly sterilised and that the operation of safeguarded waste sites will not be prejudiced.

3.9 In June 2026, the County Council commenced the preparation of a new Minerals and Waste Plan. At the time of preparing the Neighbourhood Plan a timetable for the preparation of this new Plan had not been published.



Manor Lane

4. Vision and Objectives

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.

Objectives

1. To ensure that size, mix and tenure of new housing meets local identified needs.
2. To address the need for affordable housing provision to meet needs within the parish area.
3. The settlement gap between the built-up areas of Horringer will be protected.
4. Important habitats and natural features will be protected and improved.
5. The locally valued landscape will be protected and, where feasible, enhanced.
6. Important green spaces will be protected from being lost. ~~L~~
7. New development should be well designed and provided with essential infrastructure and safeguard the character of the village.
8. Conserve and enhance heritage assets and their setting, particularly Ickworth Park, the conservation area and listed buildings.
9. To maintain and improve strong links with Ickworth Estate.
10. Community facilities will be supported and safeguarded to ensure that Horringer remains an attractive and thriving community.
11. Encourage measures which will improve highway safety in the village~~.~~
12. Maintain and improve routes that allow travel by modes other than the car, including the public rights of way network.



Mix of historic and contemporary development

5. Housing

Objectives

1. To ensure that size, mix and tenure of new housing meets local identified needs.
2. To address the need for affordable housing provision to meet needs within the parish area.

Context

5.1 At the time of the 2021 Census, the most recently available information, there were 438 dwellings in the parish, an increase of 29 over the previous 20 years. Of those dwellings, the majority (54%) are detached with 26% semi-detached and 15% terraced homes.

5.2 The main housing area of the parish is that which was primarily developed in the 1970s off Meadow Drive, where over 40% of the homes in the parish are located. The parish has a significantly higher proportion of homes with four or more bedrooms than West Suffolk as a whole (37% compared with 22%) while the proportion of homes with two bedrooms is much lower (18% compared to 28%). Data published by the Government's Valuation Office Agency in 2023 indicates that 21.6% of dwellings were bungalows, compared to 17.4% across West Suffolk.

5.3 Turning to household composition, the Parish had a greater proportion of single person households aged 66 and over (16.1%) than West Suffolk (13.3%). The Census also provides information as to whether houses are considered to be over or under occupied when comparing the number of bedrooms with the number of usual occupants. A household is considered to under-occupy their home when they have more bedrooms than a family of their size or composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, meaning that there is one or at least two surplus bedrooms. Similarly, a rating of -1 indicates a deficiency of at least one bedroom. For Horringer, some 88% of households live in a dwelling with at least one additional bedroom based on their household size, while only 2% of families with dependent children experience over-occupancy.

5.4 In terms of tenure, as illustrated in **Figure 4,** a significantly higher proportion of homes are owned outright when compared to West Suffolk while there is only a small proportion of social rented or "affordable" homes.

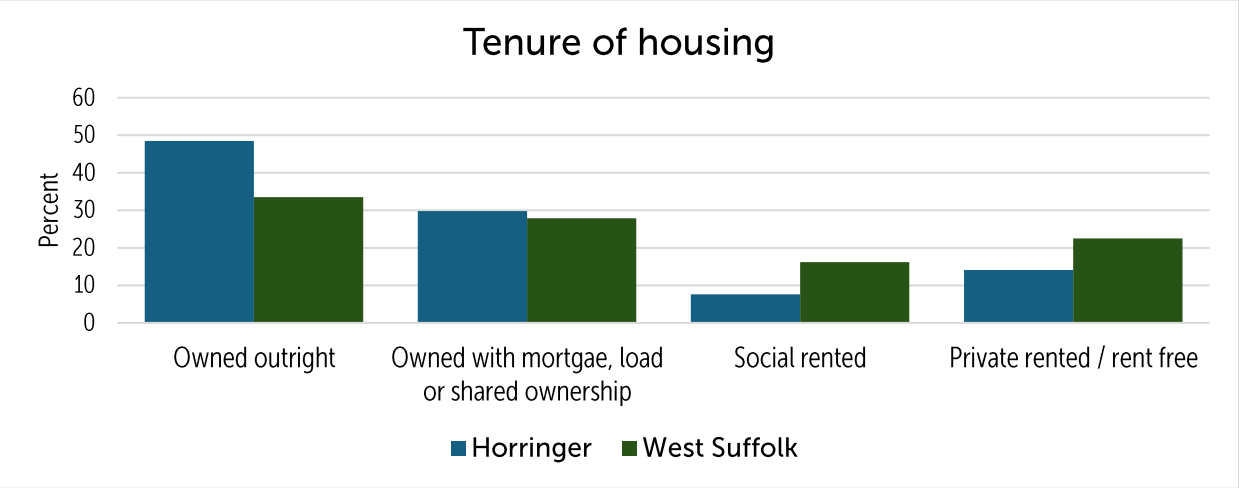


Figure 4: Housing Tenure (source: 2021 Census)

5.5 As part of the preparatory work for the Neighbourhood Plan, a Housing Needs Assessment was carried out by AECOM Consultants as part of the then Government funded neighbourhood planning grant programme. The final report is available to download on the Neighbourhood Plan pages of the Parish Council's website. The report noted that between 2014 and 2023 house prices in the area generally increased, with some year-on-year fluctuation. The median house price increased by 30.2% in this time, peaking in 2022 at £463,000. The 2023 median house price was £335,250. The lower quartile house price increased by 29.8% over the same period, also peaking in 2022 at £392,000. The 2023 lower quartile house price in Horringer-cum-Ickworth was £293,750. The report also noted that the average household income locally was £49,000 in 2020 (the most recent data available), meaning that market housing to buy or rent privately would be out of reach for those on average incomes.

Household Survey

5.6 The survey asked residents whether they thought more housing was needed in the parish. Of those that responded, 56% considered that the current level of housing was about right while 41% felt that a few more homes were needed. Only 3% considered that a lot more were needed. When asked what importance respondents attached to stated reasons for new housing in the parish:

75% said it was to enable young people to remain in the village,

54% said it was to enable older people to move to suitable accommodation, and

43% said it was to maintain sufficient use of village services and amenities

5.7 There was no overall conclusion as to how many new houses the parish needs over the next 20 years as illustrated in **Figure 5**.

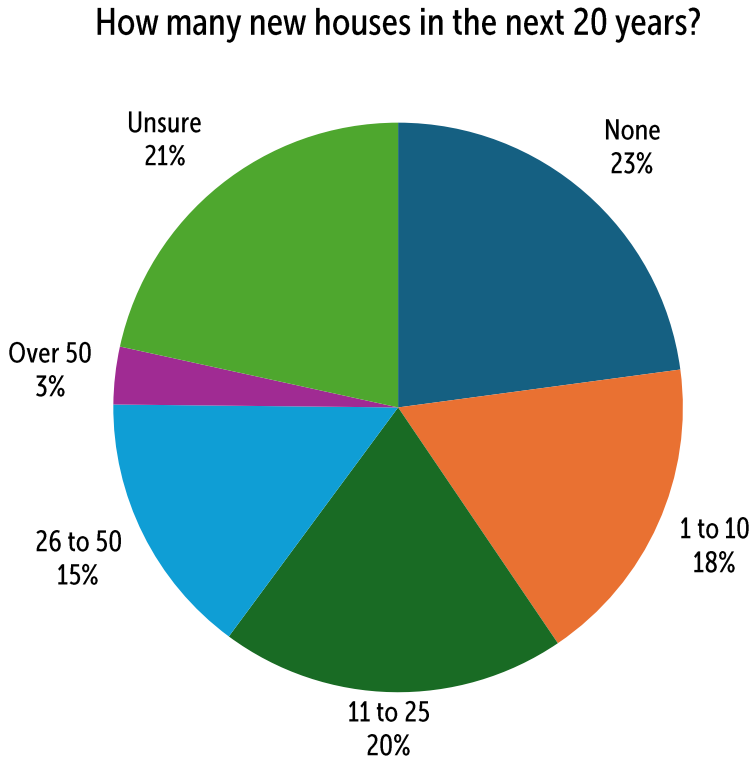


Figure 5: How may new houses would residents support? (source: Residents' Survey)

Planning Policy Context

5.8 Paragraph 5 of **NPPF Policy HO2: 'Setting requirement figures for homes'** states that local plans should set a housing requirement figure for designated neighbourhood plan areas Policy PM5: 'Neighbourhood plans' states that neighbourhood plans should allocate lane to meet the development needs of their designated area, where it is appropriate to do so and that the content of the neighbourhood plan should not result in less development that specified in the local plan.

5.9 **Local Plan Policy SP15 'Neighbourhood plans'** refers to housing requirements for designated neighbourhood areas, which are then set out in Appendix G of that Plan. For Horringer-cum-Ickworth, the minimum requirement is for 10 homes in the period 1 April 2024 to 31 March 2041.

5.10 Accordingly, the Local Plan allocates a small site for residential development off Chevington Road for around 10 dwellings (**Local Plan Policy AP62 'Land off Chevington Road, Horringer'**) as illustrated on **Map 3**.

The Local Plan policy also states that the site should deliver:

"a. Sustainable travel connections to existing local destinations, nearby public rights of way and the countryside in accordance with policy LP41, 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 Special Protection Area and Special Area of Conservation (SPA and SAC) in accordance with policy SP11.

Archaeology
An archaeological evaluation will be required in accordance with policy LP39.

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."



Map 3: Local Plan housing allocation

5.10 Policy AP62 does not specifically refer to the type, size or tenure of dwellings, which are covered by other Local Plan policies. With regard to affordable housing, Policy SP16 requires 40% of housing on sites of ten or more homes to be affordable, which, rounded up, will equate to 5 homes on the allocated site. At present there is no planning application on this site and the exact size and tenure will be informed by the latest local housing need assessment, with a priority for affordable housing for rent.

5.11 **Local Plan Policy SP12 'The Spatial Strategy'** notes 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."* The planning policies of the Neighbourhood Plan will also be taken into account in making such decisions on development proposals within the Housing Settlement Boundary.

5.12 The Local Plan includes **Policy SP17 'Housing type and tenure'** that covers a number of matters including space standards and accessible homes. It also allows for new housing on rural exception sites located outside but adjoining Housing Settlement Boundaries where housing would not normally be permitted. To deliver affordable housing through the "exception sites" approach, the following would be required:

- A need is established;
- A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
- A registered social landlord (housing association/ registered provider) or a community-led development organisation such as a Community Land Trust willing to work with the Parish Council and District Council to fund and manage a scheme.

5.13 Other Local Plan strategic policies of relevance are:

- Policy SP14 Housing Needs
- Policy SP19 Gypsies and Travellers and Travelling Showpeople
- Policy SP20 Custom and self-build
- Policy SP21 Housing in the Countryside

Neighbourhood Plan Policies

5.14 As the Local Plan is up-to-date, having been adopted in 2025, there is no requirement at this time to allocate sites for housing development given that the housing requirement referred to in Policy HO2 of the NPPF has been met by the allocation in the Local Plan at Chevington Road.

5.15 As noted above, the parish has a significantly higher proportion of homes with four or more bedrooms when compared to West Suffolk and a correspondingly smaller proportion of smaller homes. As part of the Government support for preparing neighbourhood plans, a Housing Needs Assessment was prepared for the Parish Council by AECOM consultants, which is available to view on the Neighbourhood Plan pages of the Parish Council website.

5.16 The Census also provides information as to whether houses are considered to be over or under occupied when comparing the number of bedrooms with the number of usual occupants. A household is considered to under-occupy their home when they have more bedrooms than a family of their size or composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, meaning that there is one or at least two surplus bedrooms. Similarly, a rating of -1 indicates a deficiency of at least one bedroom. For Horringer-cum-Ickworth, some 88% of households live in a dwelling with at least one additional bedroom based on their household size, while less than 1% experience over-occupancy

5.17 Local Plan Policy SP17 'Housing type and tenure' sets out a requirement for sizes, according to type of tenure, for West Suffolk as a whole. The policy notes that any deviation from the specified mix must be justified by evidence, including any up-to-date evidence of need. It proposes, for market housing, the following mix:

One bedroom	0 to 10 percent
Two bedroom	30 to 40 percent
Three bedroom	40 to 50 percent
Four bedrooms or more	10 to 20 percent

The Local Plan approach is unlikely to resolve the local issues in the Neighbourhood Plan Area concerning the need for smaller homes. Table 5-9 of the Horringer Housing Needs Assessment suggest that some 47 percent of new homes should be two-bedroomed dwellings to reach the projected requirements in 2041. As such, Policy HGR 1 sets out a mix for new homes on sites of ten or more market dwellings that, in accordance with Local Plan Policy SP17, is supported by locally justified evidence.

Policy HGR 1 – Housing Mix

Housing development must contribute to meeting the existing and future needs of the Parish.

In market housing developments of ten or more homes, the following housing mix, in terms of number of bedrooms, shall be provided in accordance with the Horringer-cum-Ickworth Housing Needs Assessment 2025:

- **1 bedroom dwellings 15 to 25%**
- **2 bedroom dwellings 45 to 55%**
- **3 bedroom dwellings 25 to 35%**
- **4 or more bedroom dwellings 0 to 10 %**

unless it can be demonstrated that the latest publicly available housing needs information for the neighbourhood area identifies a need for a different mix.

On small sites of less than 10 dwellings, otherwise policy compliant proposals for new dwellings will be supported where they provide two or three bedroom dwellings.

The provision of bungalows will be supported where they would not have a detrimental impact on the character and built form of the local area.

5.18 The development of adaptable and accessible homes will help to ensure that dwellings are appropriate for older persons' needs whilst still meaning that they are suitable for other types of occupiers such as first-time buyers. Local Plan Policy SP 17 requires all new homes to meet the accessible standards in Building Regulation Part M4(2), which means that they are 'accessible and adaptable' so that a wheelchair user and those with reduced mobility can visit a property. Optional Building Regulation Part M4(3) defines a dwelling in which a wheelchair user could live and prospective developers of new homes in Horringer are also encouraged to meet this standard.

5.19 'Building for a Healthy Life' is a design toolkit written in collaboration by organisations including Homes England and the Home Builders Federation and endorsed by the Government. The latest version was published by the Government in May 2026 and aims to achieve well designed neighbourhoods, streets, homes and public spaces. Prospective developers of new homes in the Neighbourhood Area are strongly encouraged to assess their proposals against the toolkit.

Land at Chevington Road

5.20 As noted above, the recently adopted West Suffolk Local Plan allocates a site east of the A143 Chevington Road and west of Glebe Close for housing development. Regulations decree that the Neighbourhood Plan cannot stop this development taking place, but the Plan can have an important role in shaping how the site is developed having regard to its location and the character of the area.

5.21 As part of the background work in preparing the Neighbourhood Plan, the Parish Council secured a grant to carry out site masterplanning for the allocated site. The Masterplan Report was published in June 2025 and is available to view on the Neighbourhood Plan pages of the Parish Council website.

5.22 The Masterplan Report sets out high-level design options for the site and is to be read alongside the policies of the Local Plan and Neighbourhood Plan. It identifies site constraints and opportunities and options for the development of the site, having regard to the constraints and opportunities and the Local Plan policy.

5.23 The options put forward in the Report were tested with residents attending the Neighbourhood Plan update event in July 2025. Those that attended this event preferred Option 1, which is illustrated in **Figure 6**. It provides for accommodating around 15 dwellings on the site with a single vehicular access off the A143 Chevington Road.

Development Principles

5.24 Having regard to the preferred option for the development of the site, and the Local Plan policy requirements, the development should:

1. provide a vehicular access from the A143.
2. provide any necessary traffic calming measures on the A143 to ensure that the 85th percentile speed of traffic in the vicinity of the site frontage is at a maximum 30 mph incorporating a safer crossing of A143 to improve access to public footpath number 6 as part of measures to mitigate the effects of the additional housing on the Breckland Special Protection Area and Special Area of Conservation.
3. be serviced by a tree-lined shared surface cul-de-sac that also acts as a pedestrian/cycle link between Glebe Close and the A143.
4. provide a footway running parallel with the A143 but screened by the existing hedge to provide a better walking experience for pedestrians walking along the A143.
5. retain as much of the hedgerow facing Chevington Road as possible to provide the access and to establish a new hedgerow at the back of the visibility splay for the access.
6. retain and reinforce all other hedgerows and retain trees along southern boundary.
7. ensure that dwelling frontages overlook the access road and green space
8. provide a mix of detached, semi-detached and terraced homes.
9. incorporate affordable housing in accordance with policy requirements and the need at the time of the development, designed so that they are indistinguishable from open market housing, are distributed around the site, and are not concentrated in any one area.
10. maximise roof heights at two-storeys with dwellings close to Glebe Close limited to a maximum 1.5 storeys.
11. provide a green space on the southern side of the site that should incorporate a play area and additional planting.
12. incorporate a sustainable drainage system at the lowest point of the site.

5.25 The Masterplan Report concluded that the allocation of the site for around 10 dwellings, whilst having regard to the housing mix requirements of the Local Plan, did not represent an efficient use of land prescribed by paragraph 129 of the December 2024 version of the NPPF. It illustrates that a development of 15 dwellings could be accommodated on the site while meeting the housing mix requirements and minimising the impact on the local area and its residents. Where such a quantum of dwellings is proposed, it will be necessary to demonstrate that the recreational effects on Breckland Special Protection Area and Special Area of Conservation (SPA and SAC) can be adequately mitigated in accordance with Local Plan Policy SP11.



Figure 6: Concept diagram for the development of land off Chevington Road.

5.26 Having regard to the outcomes of the Masterplanning Report, Policy HGR2 is included in the Neighbourhood Plan to supplement the allocation made in the West Suffolk Local Plan. It is, therefore, not a new allocation but provides added detail to guide the preparation and consideration of planning applications.

Policy HGR 2 - Land off Chevington Road

In addition to the requirements of Policy AP62 of the West Suffolk Local Plan, the development of land off Chevington Road should respond positively to the Concept Diagram (Figure 6), the Development Principles set out in this Plan, and the Horringer Site Masterplan (2025).

Proposals that increase the number of dwellings over and above the Local Plan allocation should demonstrate that the effects on the Breckland Special Protection Area and Special Area of Conservation can be satisfactorily mitigated.

Affordable Housing

5.27 In accordance with Policy SP16 of the Local Plan, 40% of the housing on the site east of Chevington Road will be required to be affordable. 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 not provide a preference for those that have a need or family connection requiring them to live in Horringer-cum-Ickworth.

5.28 **Local Plan Policy SP18 'Rural exception sites'** also enables affordable housing to meet locally identified needs to be built, as an exception, outside the housing settlement boundary where:

"a. The development will meet or assist in meeting a proven and specific need for affordable housing in the locality which could not otherwise be met.

b. The development is on the edge of a key or local service centre or type A or B village and is well related to existing community services and facilities and sympathetic to the form and character of the settlement.

c. The proposed development is considered suitable by virtue of its size and scale in relation to an existing settlement and its services, and its proximity to public transport, cycling and walking links.

d. The development will not negatively impact on the natural environment or the surrounding landscape character and any unavoidable harm to the natural environment will be adequately mitigated.

e. Secure arrangements are made to ensure that initial and subsequent occupation of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including conditions or legal obligations."

5.29 The same policy supports the delivery of community-led housing, such as that delivered by a Community Land Trust, where the sites meet certain criteria and are adjacent to an existing settlement. The NPPF defines community led development as:

"A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a registered provider of social housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up."

5.30 One option for securing community led housing is through the establishment of a Community Land Trust (CLT), perhaps incorporating nearby smaller parishes. This is a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. A CLT scheme has recently been delivered at Lavenham and opportunities for a similar scheme in Horringer-cum-Ickworth could be considered should there be an identified local need for affordable housing for those with a local connection.

6. Natural Environment

Objectives

3. The settlement gap between the built-up areas of Horringer will be protected.
4. Important habitats and natural features will be protected and improved
5. The locally valued landscape will be protected and, where feasible, enhanced.
6. Important green spaces will be protected from being lost.

Context

6.1 The parish is predominantly rural in nature and dominated by the historic parkland of Ickworth Park, much of which is a County Wildlife Site along with other sites in the parish. There are no nationally significant wildlife sites in the parishes, but Horringer Court Caves in the grounds of Clarice House in Bury St Edmunds border the parish.

6.2 Three areas of woodland meet the criteria for ancient woodland, Lownde Wood in Ickworth Park plus Dovedenhall Wood, straddling the parish boundary with Whepstead south of the A143 and Whotshaw Wood, east of the B1066 Whepstead Road. In addition, there are many trees in the parish that have "veteran" status. A number of trees are protected by preservation orders.

Household Survey

6.3 Of those residents that responded to the survey:

- **96%** agreed that green spaces and public open areas within the village should be protected from development.
- **94%** agreed that the separation between Horringer-cum-Ickworth and Bury St Edmunds/surrounding villages should be protected.
- **91%** either agreed or strongly agreed that tree and hedge planting should be required within any new developments.
- **83%** thought it was important to work with local landowners to extend and reinstate hedges in and around the village and in adjoining farmland.
- **79%** said it was important that we should assist wildlife within the village.

Planning Policy Context

6.4 At a national level, **NPPF Policy N2: 'Improving the natural environment'** identifies a number of criteria that development proposals should meet in order to contribute positively to the natural environment and support nature's recovery. f particular relevance are the needs to:

- *"Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*
- *Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective."*

6.5 **NPPF Policy N6: 'Areas of particular importance for biodiversity and geodiversity'** states that "development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

6.6 The West Suffolk Local Plan (2025) includes a raft of policies for the protection and enhancement of the natural environment, in recognition that it is a primarily rural district with locally distinct landscapes and is rich in biodiversity with international, national, and locally important assets located across the district. A Locally Valued Landscape is designated for all the parish with the exception of the area around Hardwick Game Farm, east of the B1106 Wheptsead Road.

6.7 The relevant Local Plan strategic policies are:

- Policy SP5 Green infrastructure
- Policy SP6 Locally valued landscapes
- Policy SP7 Landscape
- Policy SP8 Biodiversity net gain and enhancements
- Policy SP9 Protected sites, habitats and features
- Policy SP10 Special protection areas and special areas of conservation
- Policy SP11 Recreational effects of development



Open land south of Hornbeam Drive

Neighbourhood Plan Policies

Landscape

6.8 The landscape of the parish falls within "undulating estate farmlands" as identified in the Suffolk Landscape Appraisal, which can be found on the dedicated Suffolk Landscape Character Assessment website (https://suffolklandscape.org.uk/).

6.9 At a more local level, West Suffolk Council commissioned a Landscape Character Assessment in support of the preparation of the adopted Local Plan. It identifies character areas and defines the parish as falling within the "Horringer Farmlands" Landscape Character Area (LCA). It describes the key characteristics of this area as:

- Northerly sloping landscape dissected by River Linnet and upper reaches of River Lark creating strongly undulating landform.
- Clay loamy soils reflecting underlying chalk and glacial clay deposits giving rise to free draining soils.
- Dominant estate character associated with extensive parklands linked to the former Bury St Edmunds Abbey and 18th/19th century country houses.
- Extensive areas of pasture and woodland blocks and belts, many of which are ancient and associated with designed parklands.
- Medium to large scale arable farmland between parklands defined by mature hedgerows and a high concentration of veteran hedgerow oaks.
- Dispersed settlement pattern of farms and rural cottages many of which are listed and reflect the local vernacular of knapped flint and thatch.
- Larger villages include a dispersed pattern of historic buildings with some infill.
- Notable concentration of water bodies fed by springs which are often manipulated as part of designed landscapes.
- High woodland and tree cover provides visual structure and treed horizons.
- Narrow, sinuous lanes often orientated north south, converging on Bury St Edmunds.
- A well managed and enclosed landscape - views are framed by woodland and topography.

6.10 The Assessment states that the landscape strategy for the Horringer Farmlands LCA aims to conserve and reinforce local distinctiveness. Its focus is protection and enhancement of the key natural, cultural and perceptual features. It also emphasises the importance of maintaining the separation of Bury St Edmunds and Horringer. The description of the Landscape Character Area is included as **Appendix 1** of the Neighbourhood Plan.

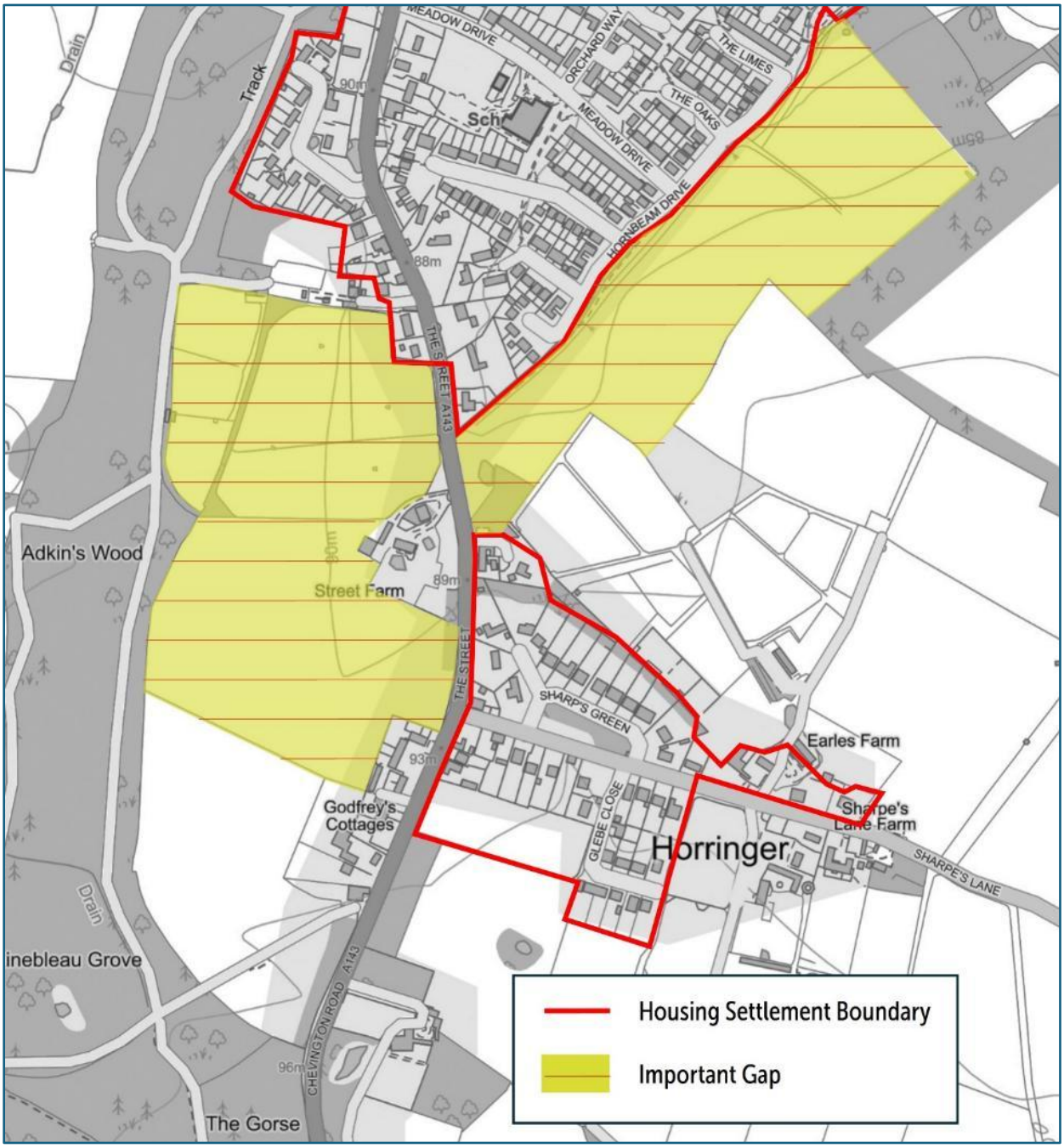
6.11 Within the village, the built-up area is divided into two distinct parts separated by open fields that help to enhance the setting of the conservation area and provide important views to the countryside. The gaps, which are illustrated on **Map 4**, are valued by residents and are outside the Housing Settlement Boundaries. As such, the Local Plan designates them as "countryside" which is safeguarded from unsustainable development. The area is also part of the wider Locally Valued Landscape identified in Local Plan policy SP6.

6.12 Given the importance of these gaps, it is considered that an additional layer of protection is required in order to protect the distinctive characteristics of the built-up area. The principle of development in these gaps is not supported unless, having first satisfied compliance with the Local Plan policies for development outside a Housing Settlement Boundary, it would not

i. result in the erosion of a physical gap between the settlements; or

ii. adversely affect the visual character of the landscape; or

iii. significantly affect the undeveloped character of the gap, or lead to the coalescence between the settlements.



Map 4: Important Gaps

Policy HGR 3 – Settlement Gap

To support the distinctiveness of the built-up areas of the village, a Settlement Gap is identified on the Policies Map.

Proposals for development within the Settlement Gap that is otherwise compliant with policies for development outside a settlement, as defined by the NPPF and Local Plan should not:

i. result in the erosion of a physical gap between the settlements; or
ii. adversely affect the visual character of the landscape; or
iii. significantly affect the undeveloped character of the gap, or lead to the coalescence between the settlements.

Biodiversity and Habitats

6.13 As noted above, NPPF Policy N2 promotes the inclusion measures in development that contribute positively to the natural environment and support nature's recovery. The National Planning Practice Guidance notes that; "Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures." Development proposals that deliver such improvements in the Neighbourhood Area will be particularly supported.

6.14 The Natural Environment and Rural Communities Act 2006 defines 'priority habitats' and there are a number across the parish as illustrated in **Appendix 2.** Under the Environment Act 2021, there is now a statutory requirement for development, with a few exceptions, to deliver a minimum 10 per cent measurable net gain in biodiversity. This is to be measured using DEFRA's biodiversity metric and all net gains will need to be secured and monitored for at least 30 years.

6.15 The Levelling-up and Regeneration Act 2023 requires neighbourhood plans to take account of any local nature recovery strategy prepared under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area. A Local Nature Recovery Strategy has been prepared for Suffolk and was adopted by Suffolk local planning authorities in October 2025. It includes:

- a local habitat map showing where valuable areas for nature, including the many veteran trees in Horringer-cum-Ickworth, are currently located;
- a statement of biodiversity priorities - a locally agreed list of priority areas where new and improved habitats would bring the most benefit; and
- a map of locations and actions showing where and how habitats can be created and connected, and how the wider environment and economy can benefit.

6.16 The Strategy provides a blueprint for how Suffolk's local communities, landowners, local authorities, private companies, and government bodies can work together to; broaden protection, restore, and recover nature on the ground. Local Plan Policy SP1 "The climate and environment emergency and sustainable development" requires all development to follow the "biodiversity mitigation hierarchy" which is illustrated in **Figure 7**.



Lambs in Ickworth Park

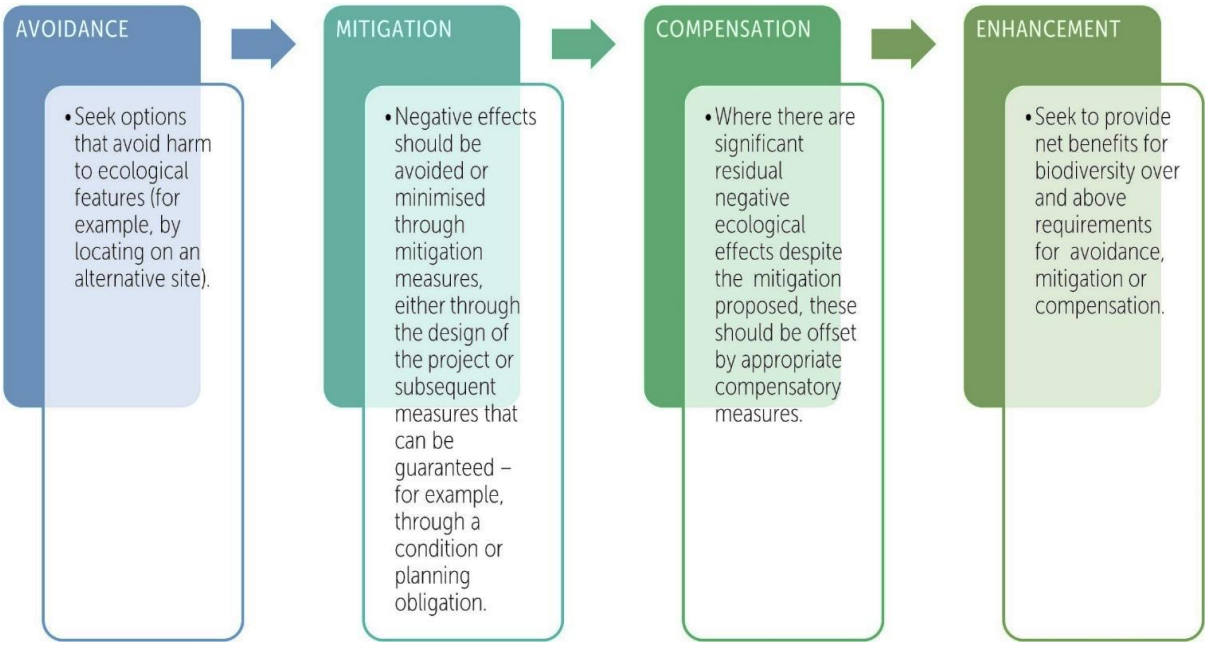


Figure 7: Biodiversity Mitigation Hierarchy (Source: Chartered Institute of Ecology and Environmental Management - Guidelines for Ecological Impact Assessment 2019)

6.17 In addition to the requirements of the Environment Act, there are other relatively small features that can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat, specifically hedgehog tunnels in any new development. All development proposals will be encouraged to incorporate such measures, as appropriate to the development, as an integral element of the scheme.

6.18 There may be occasions where a new access to an otherwise acceptable development site would result in the loss of part of an existing hedgerow. Where this is necessary, a new hedgerow should be planted using native species of a local provenance on the visibility splay returns to minimise the loss of hedgerow and habitat and maintain the character of the area.







Policy HGR 4 – Biodiversity and Habitats

Wherever practicable, development proposals should protect, and avoid the loss of, or substantial harm to trees, including their root structures, 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 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.

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, having regard to the Suffolk Local Nature Recovery Strategy, 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 Horringer's traditional trees and hedgerows);

c. restoring and repairing fragmented wildlife networks and creating new links between them.

6.19 The National Trust is taking a proactive role in the management and improvement of the landscape and habitats in Ickworth Park. Through working with other landowners and wildlife conservation organisations, there may be opportunities to extend those initiatives into the remainder of the parish and beyond. The Parish Council encourages this and will seek to enable such improvements.

Community Initiative 1 – Working with the National Trust

The Parish Council will seek to work in partnership with the National Trust to extend their work into the village and wildlife conservation organisations to ensure accessibility to Ickworth Park as residents' local green space, collaborate in terms of finding solutions to greener travel options in and around the local community and be good neighbours to each other to promote the estate for public benefit.

Community Initiative 2 – Sustaining and improving the Natural Environment

The Parish Council will work with organisations to sustain and improve the Natural Environment

Important Views

6.20 As noted above, most of the parish is designated as a Locally Valued Landscape in the Local Plan. Policy SP6 "Locally Valued Landscapes" provides a framework for the consideration of proposals in these designated landscapes. It states:

"Proposals within the areas designated as locally valued landscapes (LVL) must:

- *Avoid loss of key characteristics, or their legibility, that underpin the scenic quality and the significance of the locally valued landscape (LVL) and landscape character area.*
- *Respond effectively to the key characteristics and significance of the area referred to in the West Suffolk Review of Local Landscape Designation 2022 and the specific recommendations within the landscape character assessments 2022 (or subsequent update).*

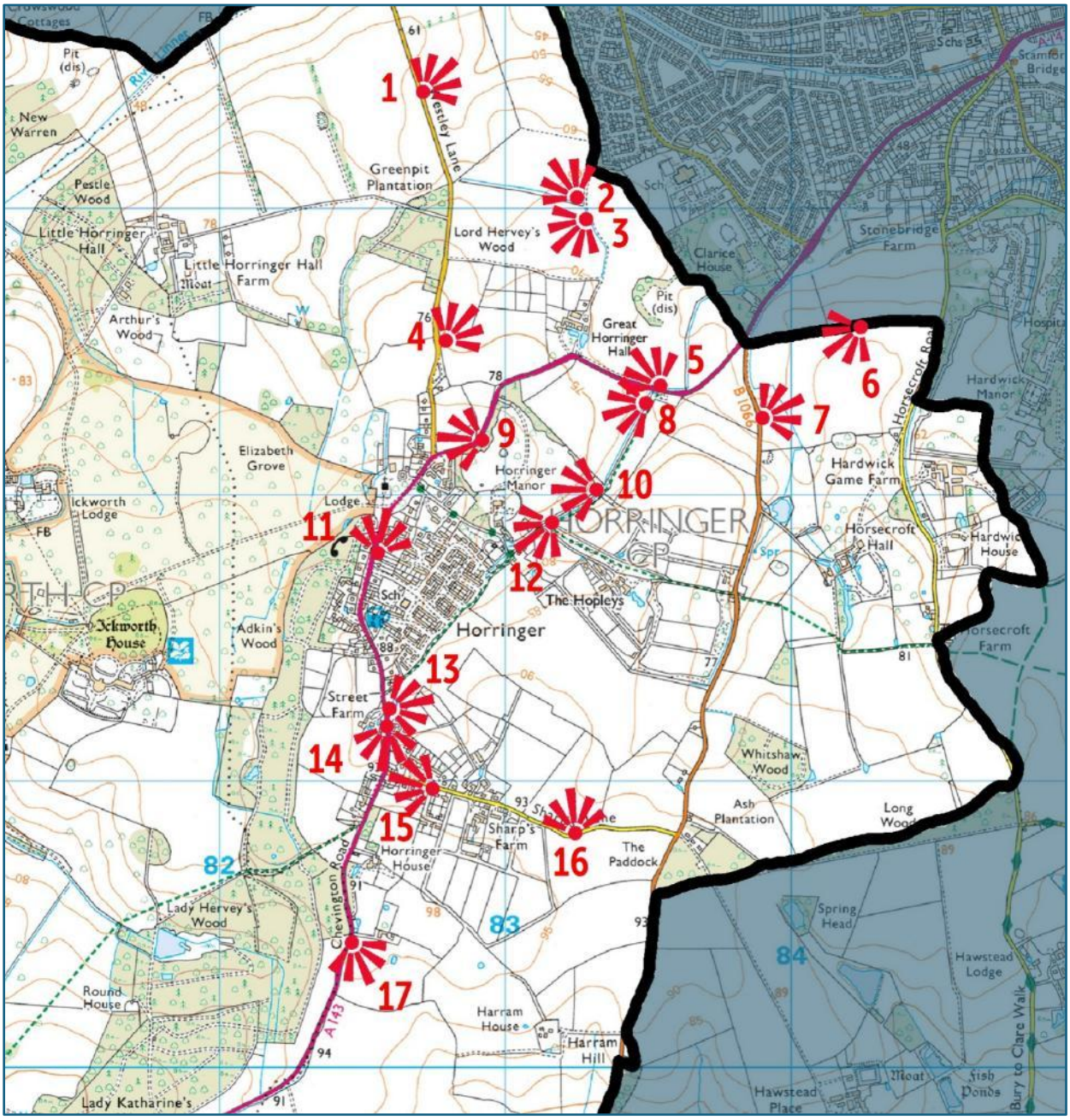
Individual proposals within or next to these areas will be assessed based on their specific landscape and visual impact taking into account any mitigation proposals. Development which protects and enhances the locally valued landscapes will be supported."

6.21 The nature of the rolling landscape in the parish means that there are many distinct views across the parish from publicly accessible locations within the parish. For the purposes of the Neighbourhood Plan, an important view is one that would be generally recognised as having notable qualities or features, landmarks, or a particularly attractive composition that might cause people to pause and appreciate the scene. It is likely to feature in people's perceptions of what Horringer-cum-Ickworth looks like in their memories.

6.22 A separate Key Views Assessment has been prepared which defines 17 views in the parish which are considered to be particularly important and that contribute notably to the areas character. The views are illustrated on **Map 5** and the Assessment identifies the key features of each view and the objectives to manage any change within the view.



View towards Great Horringer Hall



Map 5: Important Views

Policy HGR 5 – Landscape Character

Development proposals should respond positively to the landscape characteristics of the site and its vicinity, having regard to the content of 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:

i. **have regard to, and conserve, restore and enhance, the landscape character and the setting of the parish, as referenced in the West Suffolk Landscape Assessment; and**

ii. **will ensure that there is no unacceptable impact on the key features of the important views identified on Map 5 and the Policies Map.**

Local Green Spaces

6.23 There are a number of important open areas within the Parish that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation. 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. NPPF Policy HC2 'Local Green Spaces' states that the designation should only be used where the green space is:

"i. in reasonably close proximity to the community it serves;
ii. demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
iii. where the green area concerned is local in character and is not an extensive tract of land."

It also states that designations "should be capable of enduring beyond the end of the plan period."

Planning policies for managing development within a Local Green Space are consistent with those in the NPPF for development proposals in Green Belts.

6.24 A separate Local Green Space Assessment has been prepared which identifies eleven areas of green space in the Parish that meet the NPPF criteria. These are illustrated on **Map 6**.



Meadow Drive



Map 6: Local Green Spaces

Policy HGR 6 – Local Green Spaces

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

1. **The Green west of the A143 and at College Close**
2. **The Green north of the entrance to Ickworth Park**
3. **The Churchyard**
4. **Hornings Park**
5. **The Green east of the A143 and south of Manor Lane**
6. **The Green east of the A143 and north of Meadow Drive**
7. **The Green east of the A143 and south of Meadow Drive**
8. **Holly Close Play Area**
9. **Link between Hawthorn Drive and Meadow Drive**
10. **Open space adjoining 3-4 The Chestnuts and 10 Meadow Drive**
11. **Sharps Green**

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



7. Historic Environment and Development Design

Objectives

7. New development should be well designed and provided with essential infrastructure and safeguard the character of the village.
8. Conserve and enhance heritage assets and their setting, particularly Ickworth Park, the conservation area and listed buildings.
9. To maintain and improve strong links with Ickworth Estate.

Context

7.1 The historic environment of Horringer-cum-Ickworth is dominated by the presence of the Grade I listed Ickworth House and the associated buildings within and adjoining the park. The park itself is designated as Grade II* park and garden and across the whole parish there are currently 58 listed buildings, as detailed in **Appendix 3**. A large conservation area in the centre of the village was designated in 1973, although the District Council has not prepared a conservation area appraisal or management plan despite the statutory requirement for local planning authorities from time to time to review their conservation areas, making reference to the appraisal and the management plan.

7.2 Over recent years there has been very limited development in the parish with the 2021 Census actually suggesting there were six less homes in the parish than in 2011. New development, whether it is through the construction of new dwellings or extensions to existing dwellings, can have a detrimental impact on an area where not given thoughtful consideration at the design stage.

Household Survey

7.3 The village green, church, historic buildings, attractive cottages and varied architecture were repeatedly mentioned as giving the village charm, heritage and a distinctive appearance in the Household Survey. Many respondents valued that the village is not overdeveloped, feels spacious, peaceful and safe, and remains visually well cared for through tidy gardens, maintained verges and community pride.

7.4 **78%** of respondents thought that campaigning for all building work to be energy efficient to be important.

77% of respondents thought that development should not impact on historic/listed buildings/the conservation area or their settings

60% of respondents thought it important to establish a renewable energy strategy for the village.

50% of respondents thought it important to have village-wide negotiations for solar panel installations.

Planning Policy Context

7.5 **NPPF Policy HE4: 'Securing the conservation of heritage assets'** states that "heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance" while **Policy HE6: 'Proposals affecting designated heritage assets**' states "when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation".

7.6 The NPPF places great significance on achieving well designed places. **NPPF Policy DP3: 'Key principles for well-designed places'** sets out the following principles that should, as appropriate to the nature of the development, be reflected in development proposals:

a. ***Liveability:*** *support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;*

b. ***Climate:*** *contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;*

c. ***Nature:*** *incorporate and/or connect to a network of high quality, accessible, multifunctional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;*

d. ***Movement:*** *provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;*

e. ***Built Form:*** *use the pattern of buildings to define the arrangement of streets, squares potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;*

f. ***Public Space:*** *include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and*

g. ***Identity:*** *create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.*



Thatched cottage in The Street

7.7 In January 2021 the Government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It 'provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.' This was followed up in July 2021 by the more detailed National Model Design Code which identifies the characteristics of well-designed places having regard to character, climate and community. Those characteristics are illustrated in Figure 8.



Figure 8: Components of a well-designed place (Source: National Model Design Code)

7.8 Early in 2026 the Government consulted on the draft "Design and Placemaking Planning Practice Guidance" which illustrates how well-designed places that are healthy, resilient, green, beautiful, enduring and successful can be achieved in practice. At the time of preparing the draft Neighbourhood Plan, a final version had yet to be published.

7.9 The adopted Local Plan includes numerous references to design. Policy SP3 "Design", requires 'Proposals for all new development, including extensions and alterations to existing buildings, must create and contribute to a high quality, safe and sustainable environment'.....and then lists 15 principles to be applied as appropriate to the scale and type of development proposed. Further details are also set out in Policy LP 12 Design codes and Appendix D of the Local Plan.

7.10 Policy LP1 "Sustainable design and construction", requires details to be submitted with proposals to demonstrate principles of active travel, how the environment has been taken into account, and details on the actual design to maximise energy efficiencies.

7.11 Policy LP5 "Flood risk and sustainable drainage", requires a proportion of development sites to be set aside for sustainable drainage systems (SuDS) and encourages the inclusion of sustainable drainage features such as 'green roofs, rainwater harvesting, rain gardens, tree pits, flood meadows, wetlands, ponds and other grass or woodland habitats.'

7.12 In addition to a range of design policies the Local Plan also includes various references to heritage interest.

7.13 Policy SP14 Historic Environment states that:
'The council will balance the need for development with the proper conservation, enhancement and enjoyment of the historic environment through a positive strategy to ensure that:

a. *Heritage assets are sustained in viable uses which are compatible with their significance.*
b. *The wider social, economic, cultural and environmental benefits of conserving the historic environment are recognised and promoted.*
c. *The positive contribution made by the historic environment to local character and distinctiveness is understood and used to inform the design of new development so it respects its surroundings.'*

7.14 Further details, in relation to listed buildings are set out in Policy LP50 Listed Buildings and Policy LP51 Non-designated heritage assets. Policy LP53 Conservation Areas, lists the following considerations for matters which proposals should respond to:

a. *Preserve or enhance the character or appearance of the conservation area or its setting, and views into, within, and out of the area.*
b. *Be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting.*
c. *Retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area.*
d. *Retain important traditional features that contribute to the area's character such as original doors, windows, shop fronts and boundary structures.*
e. *Include fenestration which respects its setting.*
f. *Use materials and building techniques which complement or harmonise with the character of the area.*
g. *Demonstrate a clear understanding of the significance of the conservation area and/or its setting. The proposal should demonstrate how the key characteristics of the character area have been addressed.*

Neighbourhood Plan Policy

Design

7.15 As part of the preparation of the Neighbourhood Plan, design guidance was specifically commissioned. The document, published separately on the Neighbourhood Plan pages of the Parish Council's website, provides guidance that seeks to inform the design that all development should follow to retain and protect the character and distinctiveness of Horringer-cum-Ickworth.

7.16 The Design Guidance document contains design codes which work in tandem with the Neighbourhood Plan to provide guidance on the built form, layout and sustainability of development, which must be designed and constructed to perform to increasingly low-carbon requirements set by central and local government.

7.17 The Design Guidance and Codes include a development management checklist against which development proposals should seek to respond where applicable. The checklist is included as **Appendix 4** of the Plan.

Policy HGR 7 – Development Design Considerations

Development proposals should reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment.

As appropriate to their scale, nature and location, development proposals should demonstrate how they satisfy the requirements of the Development Management Checklist (Appendix 4) and:

- recognise and address the key architectural features, characteristics, landscape/ building character, local distinctiveness, scale, height, form and massing, and special qualities of the area;
- maintain the village's sense of place and/or local character, as identified in the Horringer-cum-Ickworth Design Guidance and Codes;
- 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;
- 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;
- 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;
- 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;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind;
- Make sufficient provision for sustainable waste storage 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; and
- Produce designs that maintain or enhance the safety of the highway network in accordance with the Suffolk Design Streets Guide 2022 (or any successor documents) and ensuring that vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles.

Light Pollution

7.18 The installation of floodlighting and security lights on sites can, without careful consideration have a significant detrimental impact on the rural character of the Parish. **NPPF Policy P3: 'Living conditions and pollution'** states that proposals should "Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature." Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. While it is acknowledged that domestic outdoor security lighting does not require planning consent, it is essential that where lighting forms an element of a development it should be designed in such a manner that will not create light pollution or a detrimental impact on highways and the amenity of residents.

Policy HGR 8 – Minimising Light Pollution

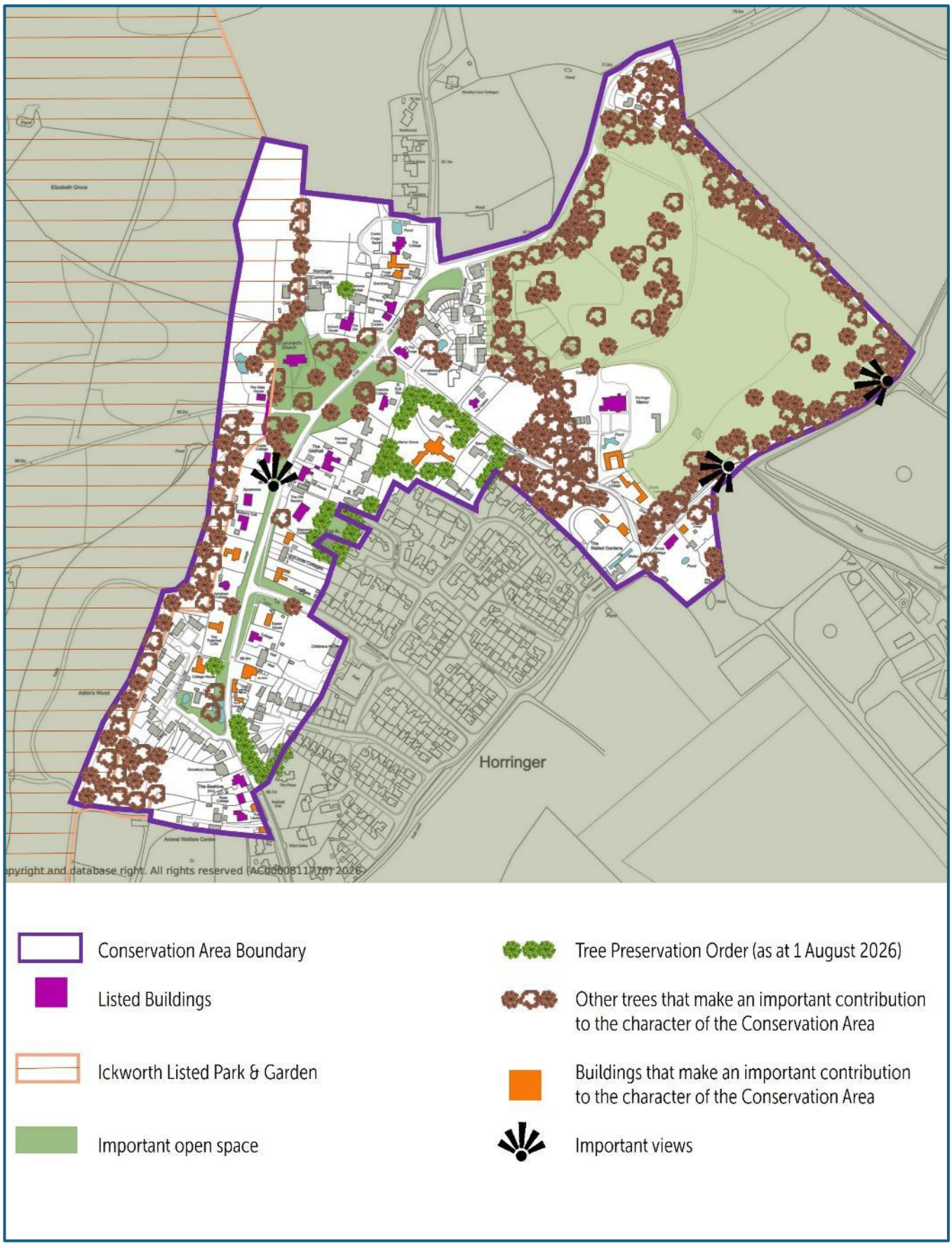
Wherever practicable, development proposals should respond positively to the dark sky environment of the parish and avoid the use of streetlights. Any future outdoor lighting schemes should have a minimum impact on the environment and wildlife, whilst taking account of highway safety and the security of the development concerned. In addition, outdoor lighting schemes should reduce the consumption of energy by promoting efficient technologies which reduce glare.

Conservation Area

7.19 As noted above, the Conservation Area was designated in 1973. It contains many fine and distinctive features that contribute to the overall quality of the area. In addition to the listed buildings, many mature trees, the open parkland of Horringer Manor and the green spaces flanking The Street. The preparation of the Neighbourhood Plan has provided the opportunity to assess and record the distinct qualities of the Conservation Area. **Map 7** illustrates the key and distinct features of the conservation area.



Thatched cottage in Conservation Area



Map 7: Conservation Area Features

Policy HGR 9 – Horringer Conservation Area

Development within, affecting the setting of, or affecting views into or out of the Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting, including identified important open areas, significant trees, green spaces, buildings of local importance and other important features that contribute to the character of the designated area.

Ickworth Park

7.20 Ickworth Park is of more than locally significant heritage importance. It is currently managed by the National Trust and is a Registered Park and Garden. There are 16 listed buildings in the Park that are located in the Neighbourhood Plan Area and the east wing is currently operating a hotel. The property is open to the public and attracts visitors from far and wide.

7.21 The heritage designations mean that any development in the park, including measures aimed at increasing visitor numbers, could, without careful consideration, have a detrimental impact on the significance of the heritage assets.

7.22 There is currently no management plan in place for the Park and the production and adoption of a Plan by the local planning authority is supported as long as there is engagement with the local community and Parish Council as part of its preparation.

Policy HGR 10 – Ickworth House and Park

The historic and cultural significance of Ickworth House and Park as a Registered Park and Garden containing many listed buildings will be protected, promoted and conserved for current and future generations while acknowledging its role as a visitor attraction of regional significance.

Accordingly, proposals which conserve and enhance the attributes and components that comprise the historic and cultural significance of the Site, as identified in the Historic England designation, and in line with any Management Plan adopted by the local planning authority, will be supported.

The principle of the long-term management to enable it to continue to function as a historic and cultural asset, while sensitively adapting to current and future visitor needs will be supported.

In accordance with the National Planning Policy Framework, great weight will be given to the conservation of the site and any harm or loss to its significance will require clear and convincing justification.

Applications for development should be accompanied by a Heritage Impact Assessment proportionate to the proposal, which identifies the historical significance of the site, any potential harm to the heritage asset and appropriate mitigation measures, having regard to potential public benefits.

Development proposals that would lead to substantial harm to or loss of those attributes and components of the site will not be supported, unless it can be demonstrated that any such harm or loss is necessary to achieve substantial public benefit that outweigh that harm or loss. Such harm will be wholly exceptional.

Where development proposals would lead to less than substantial harm to those attributes and components, that harm will be weighed against the public benefits of the proposals.

8 Services and Facilities

Objective

10. Community facilities will be supported and safeguarded to ensure that Horringer remains an attractive and thriving community.

Context

8.1 The parish has limited services and facilities, with residents travelling to nearby Bury St Edmunds for education, health, sports and retail services.

8.2 At the time of preparing the Neighbourhood Plan, the village had the following services and facilities, the locations of which are illustrated on **Map 8:**

1 Parish Church
2 Community Centre and Social Club
3 Six Bells PH
4 The Beehive PH
5 Primary School and Pre-School
6. Scout Hut

In addition, Ickworth Park is designated open access land allowing people to access the area on foot for recreation purposes. A cricket pitch is also available in the Park.



Map 8: Village Services and Facilities

Household Survey

8.3 Residents were asked whether particular services and facilities were positive features of the community.

92% agreed or strongly agreed that the Community Centre is a positive feature;

83% agreed or strongly agreed that the pubs in the village are positive features;

76% agreed or strongly agreed that the Church is a positive feature; and

76% agreed or strongly agreed that the Social Club is a positive feature.

8.4 In a separate question, residents were asked if the village would be better if it had certain suggested facilities.

78% agreed or strongly agreed it would be better if shopping of essential groceries was available; and

52% agreed or strongly agreed it would be better if restaurants were available.

Planning Policy Context

8.5 **NPPF Policy HC6: 'Retention of key community facilities and public service infrastructure'** does not support the loss of key community facilities and public service infrastructure unless certain criteria are met. It defines key community facilities and public service infrastructure as established services that are used (or which have been used) on a frequent basis in a local area such as local shops, public houses, places of worship, local health facilities, community halls and cultural venues.

8.6 **NPPF Policy HC7: 'Development affecting existing recreational land and facilities'** protects existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments from being lost to development unless specific criteria are met.

8.7 The Local Plan includes the following policies in relation to village services and facilities:

Policy LP31 Community facilities and services – allows for the loss of such facilities subject to meeting certain conditions

Policy LP32 Leisure and cultural facilities – supports improvements to existing provision

Policy LP33 Open space, sport, play and recreation facilities - supports improvements to existing provision and only allows for the loss of such facilities subject to meeting certain

Neighbourhood Plan Policy

8.8 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 facilities identified in paragraph 8.2 all play an important role in the community and their continued operation will be supported. In exceptional circumstances the facility may close but their conversion or redevelopment to other uses will need to be assessed against the criteria NPPF Policy HC6 before changes requiring planning permission can take place. Given the content of the NPPF policy, there is no need to include a policy in the Neighbourhood Plan.



Six Bells Public House



Beehive Public House

9 Highways and Travel

Objectives

11. Encourage measures which will improve highway safety in the village.
12. Maintain and improve routes that allow travel by modes other than the car, including the public rights of way network.

Context

9.1 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 improvements required as part of the mitigation of the impact of development proposals.

9.2 Being located on the A143 primary road, the village experiences significant disruption from noise and traffic volumes. Westley Lane is a heavily trafficked route that links the A143 with the A14 trunk road avoiding central Bury St Edmunds.

9.3 The village is currently served by buses into Bury St Edmunds, with up to 14 buses a day going to and from the town on weekdays and five on a Saturday. However, there are no Sunday services.

9.4 There is only a limited number of public rights of way when compared with many parishes. The relatively recently completed bridleway between the village and the edge of Bury St Edmunds provides a safe route to walk or cycle to the town.

Household Survey

9.5 Residents were asked a number of questions relating to highways and travel. The main headline results were:

80% of respondents did not think pavements in the village are safe and adequate, primarily because they not adequate for those with limited mobility and/or those with children; and

56% feel very safe walking through the village, **12%** feel safe cycling through the village and **3%** feel safe horse riding through the village.

At the time of the survey, bus services were rated poor and only two people who completed the survey used the bus daily. It is hoped that patronage has now improved.

96% of respondents strongly agreed or agreed that that there should be regular cutting back of hedges and undergrowth along the A143 to keep footpaths clear and accessible;

92% of respondents strongly agreed or agreed that there should be wider footpaths along the A143 to allow wheelchair and electric scooter users and those with prams/child buggies etc to be safe.



Planning Policy Context

9.6 Both national and local policy promote active travel and sustainable transport through reducing the impacts of development on transport networks and promoting walking, cycling and public transport. **NPPF Policy TR8 'Public rights of way'** provides a strong policy for both protecting and enhancing the network of public rights of way and seeking opportunities to extend, link or improve the quality of existing routes.

9.7 **Local Plan Policy LP41 'Active and sustainable travel'** requires development proposals to provide for active travel on and off site, through the following mechanisms:

"a. Maximising walking opportunities for all levels of personal mobility and contributing to a positive public realm. Proposals must maintain, improve and create new safe and attractive routes suitable for pedestrians, push chairs and wheelchairs including appropriate street furniture such as seating and lighting as necessary.

b. Promoting opportunities for an accessible, safe, and segregated cycle network, including protecting existing routes, and providing appropriate facilities for the use of cyclists. Cycle infrastructure should be built to the requirements of Gear Change and Cycle Infrastructure Design Local Transport Note 1/20 and related guidance or successor documents.

c. All destinations, transport hubs and commercial, business and service premises are required to have facilities to allow people to cycle all year around including, but not limited to, workplace showers, covered cycle storage, changing rooms, drying rooms and lockers provided, with opportunities for the hire of bicycles, e-bikes and e-scooters as appropriate to the use and scale of the proposal.

d. Provide sufficient, secure, convenient and accessible undercover cycle spaces for a range of bicycles and installing and maintaining secure, undercover cycle parking spaces in line with Suffolk Guidance for Parking 2023 or successor document.

e. Ensuring new or improved sustainable links both within the site and to local destinations are provided to enhance access within the settlement, between settlements and/or provide access to the countryside or green infrastructure sites, local facilities, services, and other destinations as appropriate.

f. Improvements to public transport infrastructure through upgrading bus and/or rail links, providing well-designed facilities, passenger information infrastructure, protection and enhancement of public transport routes, bus stops, provision of shelters and by appropriate contributions as necessary.

g. Safe and suitable access to public transport through direct provision of suitable infrastructure."

Neighbourhood Plan Policies

9.7 Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is not an appropriate place to contain policies for their improvement. Likewise, the provision of bus services is a decision made outside the planning system. However, although the Parish Council cannot deliver highway improvements, it does have a lobbying role in delivering such measures and does fund small improvements.

9.8 Public rights of way provide opportunities for recreational walking and, where permitted, horse riding and cycling. 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. There is no need to repeat the NPPF policy in relation to public rights of way protection and improvement.

Community Initiative 3 – Public Rights of Way Network

The Parish Council will work with Suffolk County Council to make improvements to existing public rights of way in the village and also ensure that new public rights of way will be provided between Horringer and the new West Suffolk Hospital development.

9.9 Given the extent of concerns raised in the Residents' Survey relating to highways and traffic, a number of community initiatives are included in the Plan.

Community Initiative 4 – Footway Improvements

The Parish Council, through lobbying the local authority highways department, will seek to secure safety improvements and enhanced maintenance of footways on the A143 through the village and annually review areas of greatest priority for the allocation of financial resources.

Community Initiative 5 – 20mph Speed Limit

The Parish Council will consult with Suffolk County Council Highways Department to look into the possibility of introducing a 20 mph speed limit in Meadow Drive in the vicinity of Ickworth Park Primary School.

Community Initiative 6 – Speed Enforcement

The Parish Council will continue to monitor speeding in the village and will plan for a second Speed Indicator Device to be installed in the village. The Parish Council will continue to make use of the Suffolk County Council Highways Department shared initiative to make use of the Automatic Number Plate Recognition technology.

Community Initiative 7 – Highway Safety Improvement Funding

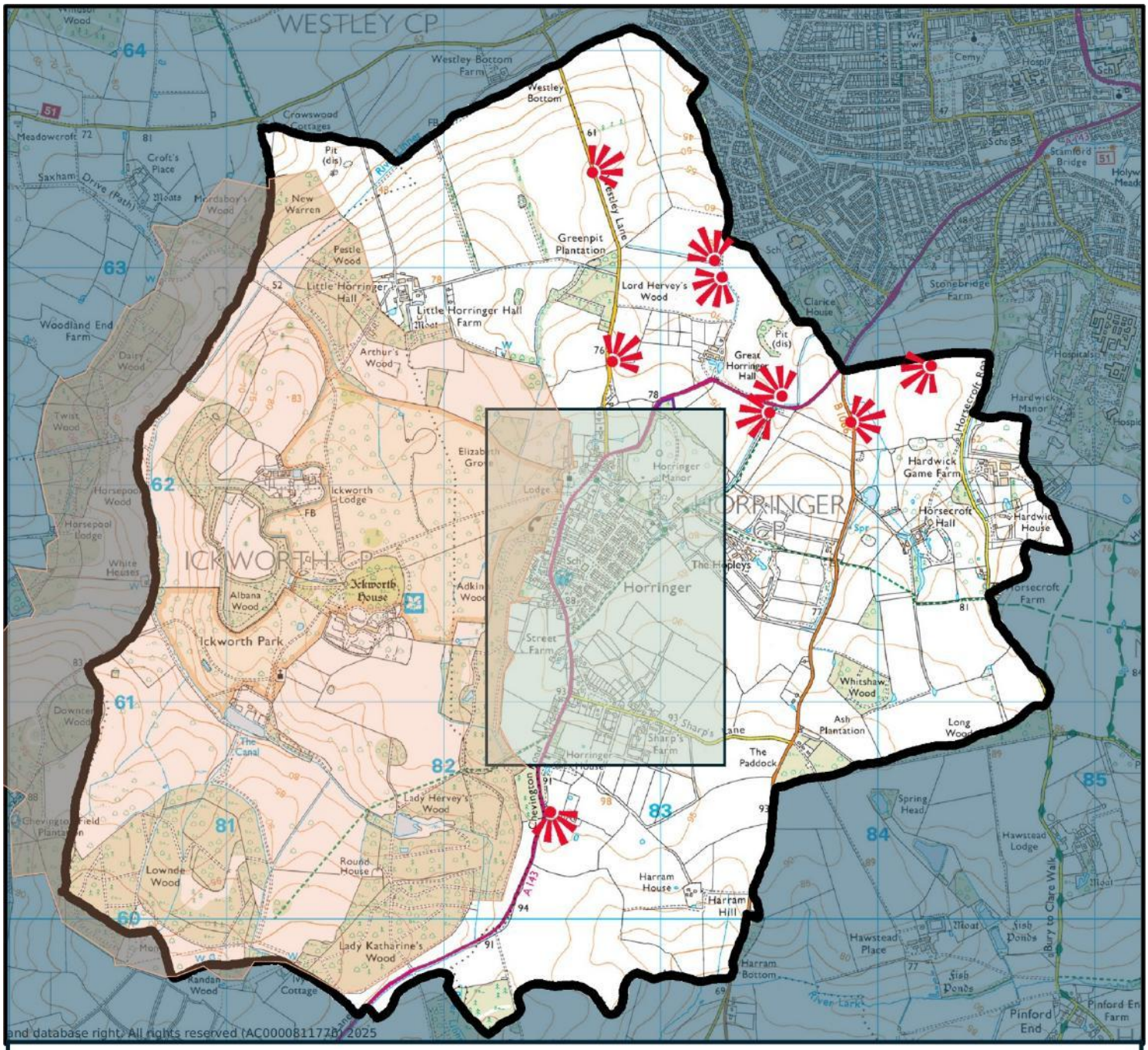
Where appropriate, the Parish Council will work with West Suffolk Council to secure Section 106 developer contributions for highway safety improvements in the village.

Community Initiative 8 – A143 Pedestrian Crossing

The Parish Council will liaise with Suffolk County Council Highways Department to investigate the possibility of installing a Pedestrian Crossing on the A143 near Meadow Drive, alongside exploring other initiatives and measures that could help improve road safety and traffic calming in the area.


Horringer-cum-Ickworth Parish Council

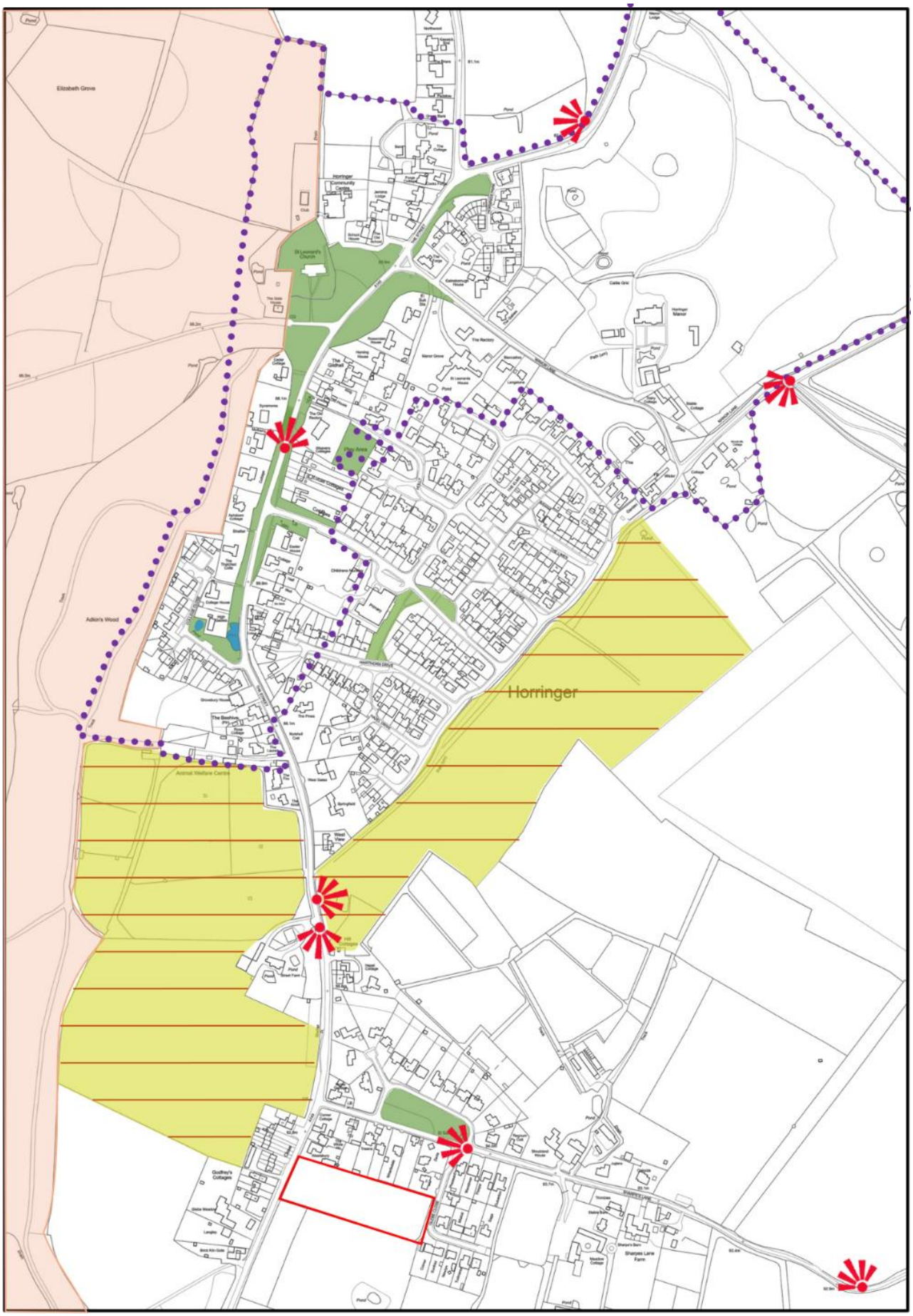
Policies Map



KEY TO POLICIES MAP AND VILLAGE CENTRE INSET MAP

- Settlement Gap (HGR 3)
- Local Green Space (HGR 6)
- Ickworth House and Park (HGR 10)
- Important View (HGR 5)
- Conservation Area (HGR 9)
- Local Plan Housing Site

Village Centre Inset Map





Appendix 1 – Horringer Farmlands Landscape Character Area

The West Suffolk Landscape Character Assessment (March 2022) contains the following guidance which is tailored to reflect the relevant forces for change in the Horringer Farmlands Landscape Character Area.

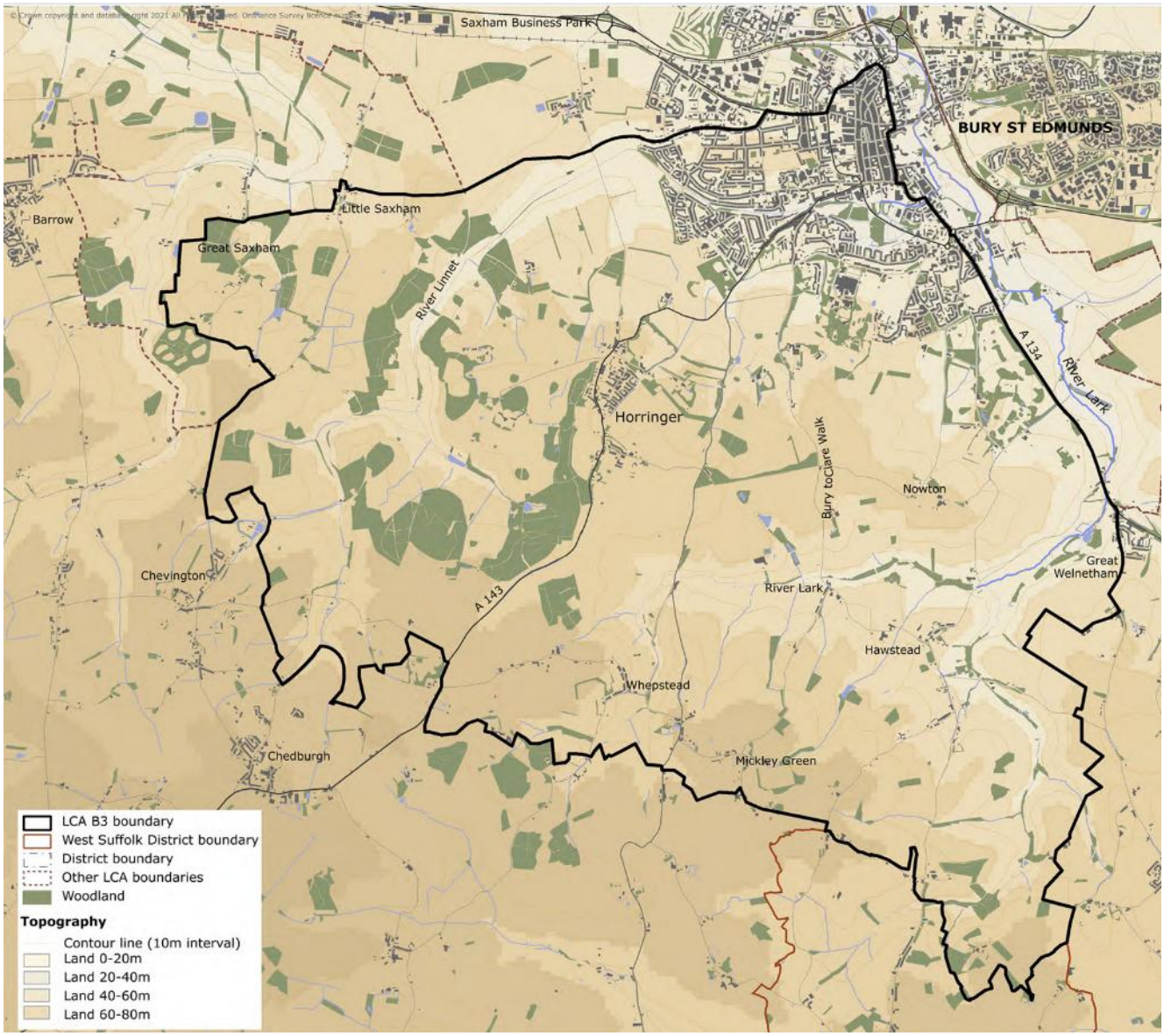
Development - The southern edge of Bury is relatively well contained by existing woodland and does not exert a significant influence on this landscape. Although there are no current allocations for the development on this southern edge of Bury the physical gap between Horringer and Bury St Edmunds along the A143 is nevertheless particularly vulnerable to linear development which could undermine the separation between these two settlements and result in a perceived sense of urbanisation of the landscape. Enhancing the structure of the landscape in this area, and along the southern edge of Bury, (see farmland management and green lanes below) is a priority in order to increase resilience to ad hoc change and ensure new development is successfully integrated.

Conservation of historic patterns of enclosure - Extensive areas within the Horringer Farmlands LCA retain a medieval pattern of enclosure. The map **[not reproduced in the Neighbourhood Plan]** shows areas which are identified in the Suffolk Historic Landscape Characterisation as having a pattern of 'pre-18th century enclosure. The field pattern in most of these areas is classified as a pattern of 'random fields' that is considered to represent some of the country's earliest farming landscapes, from pre-medieval times. The pattern of hedgerows in these areas is exceptionally vulnerable to change and should be a priority for conservation and sustainable management.

Woodlands - The increasing numbers of deer in the landscape has had an effect on the condition and biodiversity of semi-natural ancient woodland sites. Management of existing woodlands should therefore be integrated with deer management plans where there are known issues. The edges of woodlands, particularly semi-natural ancient woodlands and mature hedgerow and hedgerow trees are vulnerable to damage from large farm machinery, and the use of pesticides for arable cropping. A 15m buffer should be applied to the fringes of ancient woodland in which no engineering works should take place and where grass margins to arable fields can protect the woodland edges which form a unique habitat. The creation of new woodland copses or tree belts, especially in areas where the historic field pattern has experienced loss, will help to reinforce landscape structure, enhance habitat networks and frame views.

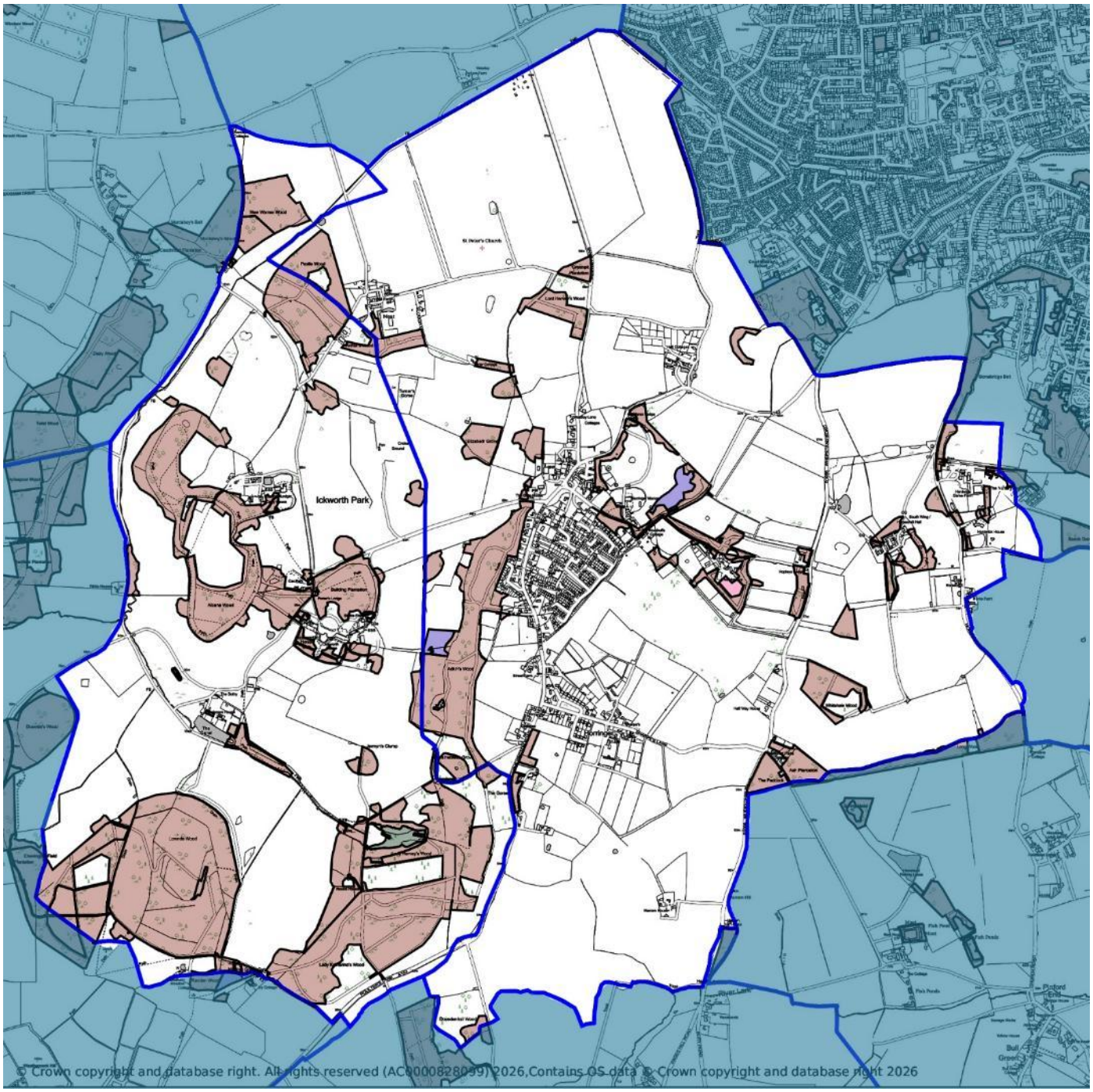
Farmland/Estate management - Areas of existing grassland and wood pasture form a valuable habitat in this LCA. These areas should continue to be sensitively managed to encourage species diversity. Opportunities to connect and extend existing sites should be encouraged especially along the Linnet river corridor connecting Bury with Ickworth Park and along the Lark tributaries connecting into areas of parkland such as Nowton. Re-establishment of grassland along river corridors would also assist with water management, reducing the risk of flooding issues downstream. Management of water bodies should also be a priority in land management, especially the retention and management of isolated and incidental field ponds - these form part of the habitat network and should be managed to prevent scrub encroachment or drying out.

Green lanes - The network of green lanes and quiet roads are a valuable resource and form part of the wider green infrastructure network set out in the Bury St Edmunds Vision 2031. There are opportunities to integrate such routes within the strategic ecological network (see above) while also promoting their use for recreational walking and cycling.



Map 9 – The Horringer Farmlands Landscape Character Area (Source: West Suffolk Landscape Character Assessment (March 2022)

Appendix 2 – Priority Habitats



KEY

- Deciduous woodland
- Reed Beds
- Traditional Orchard
- No main habitat but additional habitats present

Appendix 3 – Designated Heritage Assets

The buildings and features listed below are reproduced from the Historic England database of Designated Heritage Assets as at October 2026 and reflect the description held by Historic England.

Buildings may be known differently locally but it is important that the nationally recognised reference is used in this Plan to avoid confusion.

Up to date information on listed buildings and other heritage assets should be sought from Historic England or another reliable source.

https://historicengland.org.uk/listing/the-list/

Grade I

Ickworth House

Grade II*

Church of St Leonard, The Street, Horringer

Church of St Mary, Ickworth, Ickworth Park

Grade II

1, 2 and 3 The Gildhall, The Street

3 and 4 Godfreys Cottages, The Street

Anne Corders Cottage, The Street

Ashdown Cottage, The Street

Balustrading, 20 Yards North of Main Entrance, Ickworth House

Briar Cottage, Ickworth Park

Cedar Cottage, The Street, Horringer

Coach House 180 Yards East of Main Entrance, Ickworth, Ickworth House

Cullums Cottage, Whepstead Road, Horringer

Dairy Cottages, 18 and 19, Ickworth, Ickworth Park

Entrance Gates, Gatepiers and Railings to Ickworth Park, The Street, Horringer

Garden Wall 100 Yards South of St Marys Church, Ickworth, Ickworth Park

Garden Walling 50 Yards West of Sir John Hervey's Summerhouse, Ickworth, Ickworth Park

Great Horringer Hall, Bury Road, Horringer

Ha Ha, 80 Yards South of Rotunda, Ickworth, Ickworth House

Halfway House, Whepstead Road, Horringer

Harram House, Whepstead Road, Horringer

Highlands, The Street, Horringer

Home Cottage, The Street, Horringer

Hopleys Lodge, Whepstead Road, Horringer

Horringer House, The Street, Horringer

Horringer Manor, Manor Lane, Horringer

Horsecroft Hall, Horsecroft Road, Horringer

Ickworth Lodge, Ickworth, Ickworth Park

K6 Telephone Kiosk, Meadow Drive, Horringer

King William Cottage, The Street, Horringer

Little Horringer Hall and Cottages, Horringer, Little Horringer

Little Horsecroft Cottage, Horsecroft Road, Horringer

Lodge Cottage, Horsecroft Road, Horringer

Mansard House, The Street, Horringer

Meadow Cottage, Sharps Lane, Horringer

Monument Meadow, 5, Ickworth, Ickworth Park

Mordaboys, Ickworth, Ickworth Park

Mulberry Cottage, The Street, Horringer

Nutshell Cottage, The Street, Horringer

Park Gates, The Street, Horringer

Pheasant Cottage, The Street, Horringer

Primary School and School House, The Street, Horringer

Rose Cottage, The Street, Horringer

Roundhouse Cottage, Ickworth, Ickworth Park

Shrubland Lodge, Sharpe's Lane, Horringer

Sir John Hervey's Summerhouse, Ickworth, Ickworth Park

Stable Block 180 Yards East of Main Entrance, Ickworth, Ickworth House

Street Farmhouse, The Street, Horringer

Sycamores, The Street, Horringer

The Beehive Public House, The Street, Horringer

The Cottage, Manor Lane, Horringer

The Cottage, Westley Lane, Horringer

The Cottage, 1 The Gildhall, The Street, Horringer

The Forge, Manor Lane, Horringer

The Gables, Manor Lane, Horringer

The Green, The Street, Horringer

The Laurels, The Street, Horringer

Weavers Cottages, 1 and 2, The Street, Horringer

Grade II* Historic Park and Garden

Ickworth, Ickworth Park

Appendix 4 -Development Management Checklist

SOURCE: Horringer-cum-Ickworth Design Guidance and Codes

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Open environmental areas, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings layout and grouping:

- What is the typical built pattern of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof-mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Can any materials be reused in situ to reduce waste and embodied carbon?

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

Horringer-cum-Ickworth Neighbourhood Plan

2026-2041

