



NEIGHBOURHOOD PLAN

Policy Ideas Exhibition
September 2021

Write Up

Demographics

Male	23
Female	26
Total	49

0-20	2
21-40	3
41-50	6
51-60	17
61-70	15
71-80	4
80+	0

I live in WCB	44
I live nearby	2
I am just visiting	2
I work in WCB but don't live her	

Flyer/Poster	6
Parish Magazine	24
Word of Mouth	11
Parish Council Minutes	0
Website/Social Media	10
Other	10

Draft Vision and Objectives

A vision for Wetheringsett

“Wetheringsett will continue to be a quiet and peaceful place where the landscape, wildlife, open spaces, and heritage valued by its residents are protected and enhanced.

The school, the church and the village hall are at the heart of village activities and include and serve the whole parish.

New development is sustainable and well-designed, respecting the area’s existing character, whilst meeting the economic and social needs of a range of people who choose to live, work, and participate in this thriving rural community.”

Objective 1: To protect the rural character and open spaces of the parish.

Objective 2: To safeguard the parish’s existing facilities and encourage the greater use of the school, church, and village hall buildings by the whole community.

Objective 3: To champion sustainable high-quality design and celebrate the village’s historic environment and heritage assets.

Objective 4: To manage appropriate new housing, business, and employment development for the benefit of the community and ensure it meets the needs of residents.

Comments:

1. Agree vision and objectives 1-4
2. Agree and open to be enthusing the future generations to become an action point for the community; breathing new life beyond ageing population.
3. Consideration for the design of new housing should be considered a priority not only for aesthetic of current residents but a legacy for future generations

	Agree	Disagree	Comment
Natural Environment			
Draft Objective 1: To protect the rural character and open spaces of the parish	18		
DRAFT POLICY IDEA 1: Local Green Spaces Identifies important Local Green Spaces and protects them from development. Some examples are shown below (See Map):			
1. All Saints Churchyard	27		<ul style="list-style-type: none"> • All Saints Church are going to work towards becoming an Eco-church (x1)
2. Cemetery	23		
3. Playing field adjacent Village Hall	21		

4. Play area	15		
5. Meadow at Church Street	16		
6. Allotments south of Green Lane	15		
7. War Memorial Field	23		
8. Former Football Field at Hockey Hill	14		<ul style="list-style-type: none"> • Could be a valuable green/amenity/ecological space to link green corridor behind the length of Hockey Hill • Former football field would make a great wildflower meadow , encouraging local habitat and greater biodiversity and new wildflower species
9. Dog Agility Course at Knaves Green	4	1	
10. Allotments at Knaves Green	9		
11. Parkland at Wetheringsett Manor	16		
<p>DRAFT POLICY IDEA 2: Safe and Healthy access to the countryside</p> <ul style="list-style-type: none"> • Encourages access by foot and by bicycle to the countryside to improve health and well-being. • Encourages safe walking and cycling routes (creation of new where possible) • Protects existing public rights of way where they might be affected by development. • Supports for cycle routes • Support for an outside gym 	<p>1</p> <p>17</p> <p>12</p> <p>17</p> <p>9</p> <p>2</p>		<ul style="list-style-type: none"> • Agree, ensuring that traffic levels are appropriate for this small village with few footpaths ensures continued use by foot and cycle • Renewed and improved play area would encourage use and enjoyment of outside spaces in the village.
<p>DRAFT POLICY IDEA 3: Protecting and enhancing wildlife</p> <ul style="list-style-type: none"> • Protects identified 	1		<ul style="list-style-type: none"> • Agree, encouragement of tree and hedge planting. • Any new development

<p>wildlife habitats and species from development and requiring a net gain for wildlife on development sites e.g creation of new or repair of existing ecological networks, wildlife corridors, use of features that would benefit wildlife in new development of any scale.</p> <ul style="list-style-type: none"> • Requires development not to adversely affect identified natural features important to the parish e.g. River Dove, ponds, parkland, verges, hedges, woodland, ancient and veteran trees, allotments. • Requires existing natural features to be retained on development sites 	<p>21</p> <p>22</p> <p>22</p>		<p>should have appropriate outside space and landscaping.</p> <p>• Keep indigenous hedges (x1)</p>
<p>Supports measures to enhance existing areas for the benefit of wildlife e.g. school meadow, allotments</p>	<p>10</p>		
<p>DRAFT POLICY IDEA 4: Landscape and important views.</p> <ul style="list-style-type: none"> • Protects the rural setting and character of the individual hamlets, ensuring the existing distinctive landscape breaks between hamlets is maintained (no joining 	<p>29</p>		<ul style="list-style-type: none"> • Infill is not desirable – slippery planning slope. • Agree to all locations

<p>up)</p> <ul style="list-style-type: none"> Identifies important public local views, where development that would adversely affect the view will be resisted. <p>Candidate views to date include (See Map):</p>	22		<ul style="list-style-type: none"> How is this reflected in the existing Conservation Area document.
a) Views towards All Saints Church	16		
b) View from bridge nr Mill Cottage overlooking River Dove	14		
c) View down Hockey Hill towards the Church and the river	12		
d) Views west from Hockey Hill	17		
e) View from the top of Hall Lane towards Wetheringsett Hall	14		
f) View from southern end of Brockford towards Mendlesham	5		
g) View from eastern end of Wetherup Street, south towards Debenham	8		
h) View from footpath (south of but parallel to Wetherup Street) towards Broad Green and Park Green.	9		
Are there any others?			<ul style="list-style-type: none"> I feel that the view from the top of Cedars Hill should be protected, from the old post office cottages. Also looking towards the village triangle.
<p>DRAFT POLICY IDEA 5: Dark Skies, Light and air pollution</p> <ul style="list-style-type: none"> Protects existing dark skies, with criteria to restrict outside lighting of new development. 	23		<ul style="list-style-type: none"> Include also noise pollution Outside lighting should be restricted and not impose on other properties Add noise to polluting factors Agree, I would object to street lighting

<ul style="list-style-type: none"> • Ensures that new development does not have adverse impacts on amenity e.g air pollution, dust, smell, 	14		
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Additional Views – from View Maps

1. View south of Wetherup Street over open farmland (x2)
2. View towards woodland from behind Griffin Lane
3. Views towards Pitman’s Corner from east (x3) – [possibly outside of Neighbourhood Area]
4. Views east from the Grange (x3)
5. Views towards Church from North east (x3)
6. Views towards Church/centre of village from Cedars Lane (x8)
7. Views towards lorry park from east, north and south seen as ‘blight’ (x 17)

Community

	Agree	Disagree	Comment
Community			
Objective 2: To safeguard the parish’s existing facilities and encourage the greater use of the school, church, and village hall buildings by the whole community	34		
DRAFT POLICY IDEA 6: Community Facilities <ul style="list-style-type: none"> • Protects the existing village facilities: <ol style="list-style-type: none"> a) church, 25 b) school/pre-school 18 c) village hall, 15 d) the Middy 17 e) allotments, 8 f) play area/field 27 from development			<ul style="list-style-type: none"> • Create new habitats e.g. wildflower meadow • Village needs green spaces and wildlife areas. Also continue to protect areas that already exist • Need to specify other significant green spaces in the village to prevent loss of habitat. • Protect countryside form over development

<p>proposals that would reduce their community value.</p> <ul style="list-style-type: none"> • Encourages alterations/extensions to these facilities/ buildings, that would enable their wider use by the community • Encourages sustainable features on existing facilities e.g. village hall • Support in principle for new facilities e.g. shop 	<p>22</p> <p>19</p> <p>19</p>	<p>3</p>	<ul style="list-style-type: none"> • Need to protect green spaces in the village and ensure protection of the wildlife • We want to install kitchen and toilet facilities at the church to enable us to provide more events and activities for the whole community. • Toilets in the church please. • By having a shop we would be deemed to have suitable facilities to accommodate significant development. Most residents use online supermarket shop as well as supporting existing nearby businesses like Thornham, Debenham, Mendlesham, Hog and Hen etc.
<p>DRAFT POLICY IDEA 7: Community Safety</p> <ul style="list-style-type: none"> • Covers impacts of traffic generation from new development. • Identifies areas of highway safety improvements including new pavements. 	<p>24</p> <p>22</p>		<ul style="list-style-type: none"> • Ensure there are clear pathments to enable those with small children to walk safely with pushchairs (double!) to get to the beautiful safe areas to walk. There are many cars through the main roads and children’s safety is top of my list to enjoy their village too. • Do not suburbanise the landscape • No suburbanisation – we are rural! • 20mph speed limit through village – yes completely agree!

Historic Environment & Built Environment

Historic Environment	Agree	Disagree	Comment
Objective 3: To champion sustainable	20		<ul style="list-style-type: none"> • Link to conservation area and existing planning constraints?

<p>high-quality design and celebrate the village's historic environment and heritage assets.</p>			
<p>DRAFT POLICY IDEA 8: Design</p> <ul style="list-style-type: none"> • Recognises the important character of the different parts of the parish e.g. the hamlets, • Encourages high quality design in all new development and provides design guidance specific to the parish covering, layout, materials, style, density, parking etc 	<p>24</p> <p>32</p>		<ul style="list-style-type: none"> • Prevent the building of new house, flats that do not fit into the aesthetics of the village! • Prevent the style of new builds that do not suit the charm of this pretty village • In John Gummer's words 'stop building crap houses' • Use local materials/high quality design/sustainable practices • Any development should respect the existing gap from the highway to the building line to ensure that there is space for landscaping. • Parking space is important to avoid further parking on the road which makes walking and cycling more dangerous.
<p>DRAFT POLICY IDEA 9: Sustainable Design</p> <ul style="list-style-type: none"> • Promotes the incorporation of environmental measures into new developments e.g., electric car charging points, sustainable features e.g., solar, air/ground source heat pumps, rainwater capture, etc 	<p>26</p>		<ul style="list-style-type: none"> • More work needs to be done to make listed buildings more energy efficient • Development should not be considered on the flood risk area.
<p>DRAFT POLICY IDEA DRAFT POLICY IDEA 10: Historic Environment</p> <ul style="list-style-type: none"> • Identifies and reinforces the heritage importance of the conservation area and measures to control new development within it. 	<p>25</p>		<ul style="list-style-type: none"> • Not <u>just</u> the Conservation Area. The context of all our wonderful listed buildings is critical. • More help need to conserve and protect and make older houses in the village more energy efficient.

<ul style="list-style-type: none"> Identifies of the important contribution to the overall character of the area that is made by the Listed Buildings 	23		
<p>DRAFT POLICY IDEA 11: Non-Designated Heritage Assets</p> <ul style="list-style-type: none"> Identifies unlisted buildings that contribute to the character of the parish Possible list includes the following: <ol style="list-style-type: none"> The Schoolhouse Willow Farm (Wetherup Street) Pump House (Wetherup Street?) <p>Any others?</p>	<p>21</p> <p>5</p> <p>2</p> <p>1</p>		<ul style="list-style-type: none"> These assets may not necessarily be historic – newer assets may be worth consideration All of our listed buildings (and their context) need protecting. We should audit all listed buildings and their context. <p>This is Park Hall cottage</p> <ul style="list-style-type: none"> The Old White Horse Pub Former Trowel and Hammer Waveney Cottage The Cedars on Cedars Hill

Housing and Employment

Housing and Employment	Agree	Disagree	Comment
Objective 4: To manage appropriate new housing, business and employment development for the benefit of the community and to ensure that it meets the needs of local residents.	11		
<p>DRAFT POLICY IDEA 12: New Housing</p> <ul style="list-style-type: none"> No new specific housing allocations in the Neighbourhood Plan. Any new housing over the plan period will be small 	<p>7</p> <p>16</p>	12	<ul style="list-style-type: none"> Housing requirements should be in a sustainable area and close to facilities i.e public transport, petrol station, shop Focus of infill, if any should be on the core hamlet of Wetheringsett itself

<p>scale, infill and to meet local needs.</p> <ul style="list-style-type: none"> • Focus of infill within current settlement boundaries (Church Street, Brockford Street, Wetherup Street). • Avoid developing in the gaps between the village and the distinct hamlets 	<p>7</p> <p>20</p>		<ul style="list-style-type: none"> • A priority should be the ability of the infrastructure to be able to accommodate any development (x1) • Infill is better than farms/green land • Prevent speculative development through backland development – all development should benefit the community not private individuals (x1) • Greenfield development should always be considered very carefully (x1). It's the cheapest for developers but often worst for the community. • A140 should be development focus. It's obvious plots of the A140 are best placed for development (x1) • I don't believe there is any space for infill on Church Street, it is within the Conservation Area and you have listed the pasture field as a protected green space, which floods annually anyway. The area is in the flood risk area. • Flooding is a real problem as the farmland drains onto the roads. There should be maintained farm ponds and attenuation. • You haven't provided a map showing the existing settlement boundaries. • I believe infill can be detrimental to an existing village
<p>DRAFT POLICY IDEA 13: Housing size, type/tenure Policy will cover:</p> <ul style="list-style-type: none"> • size of housing e.g. no of bedrooms • Type e.g. bungalows, flats, housing with care, sheltered housing etc • Tenure – open 	<p>3</p> <p>6</p>		<ul style="list-style-type: none"> • Put a criteria to allow 'locals' to be first. • Consider housing with care, sheltered housing supporting needs, medical, shopping, transport links • Bungalows don't provide good use of space and typically

market/affordable/rented	2		<ul style="list-style-type: none"> • get extended upwards over time • Design, Design, Design, less interested in size – we obsess about it. • How do people without access to cars make use of these properties.
<p>DRAFT POLICY IDEA 14: Affordable Housing</p> <p>Do we need to have a specific policy to allow for affordable housing outside of the existing settlement boundaries to meet identified local needs?</p>	5	18	<ul style="list-style-type: none"> • Prefer affordable to be integrated into mix of all developments • Are there options for brownfield locations? • That would be free for all around developing greenfield sites – no
<p>DRAFT POLICY IDEA 15: Employment and Economic Development</p> <ul style="list-style-type: none"> • Support for new business in appropriate locations • Support for acceptable expansions of existing businesses subject to traffic generation, amenity, landscape impact etc • Support for conversion of rural buildings e.g. barns to employment or business uses 	<p>17</p> <p>11</p> <p>16</p>	<p>1</p> <p>1</p> <p>3</p>	<ul style="list-style-type: none"> • New business should avoid residential locations • Not necessarily, barn conversions destroy habitats and often result in highly inappropriate development in rural contexts . Need to be super careful about this. • No carte blanche on this • Business Use needs to be ‘appropriate’ taking into account impact on the environment/neighbours etc. • Conversion of rural buildings for residential should be supported too

Housing Needs Assessment

Housing Needs Assessment	Agree	Disagree	Comment
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Do the following reflect the Parish you know?			
<ul style="list-style-type: none"> No new affordable housing has been built in the parish for over 10 years 	13		<ul style="list-style-type: none"> I disagree, there has been several 3-4 bedroom houses built over the past few years
<ul style="list-style-type: none"> There are few properties bought and sold in the parish 	1	6	<ul style="list-style-type: none"> Church St and Hockey Hill has seen a large number of sales of the past 5 years
<ul style="list-style-type: none"> There are people resident in the parish who can afford to rent but can't afford to buy 	5	2	<ul style="list-style-type: none"> It is expensive to do either Agree, private rentals are very expensive
<ul style="list-style-type: none"> 15 affordable homes are needed in the parish up to 2036 	4	2	<ul style="list-style-type: none"> Feel cannot comment without understanding how this number has been considered Needs to be more than 15 How was this number reached? Not possible to comment without this information 14 are being built by the Brockford garage
<ul style="list-style-type: none"> There are currently 5 households with a local connection to the parish on Mid Suffolk's waiting list 	3		<ul style="list-style-type: none"> The social housing on Hockey Hill has been bought up causing this shortage of affordable homes.
<ul style="list-style-type: none"> Where affordable housing is to be built: <ul style="list-style-type: none"> 40% should be affordable rented 60% should be affordable for sale 	2	3	<ul style="list-style-type: none"> All needs to be rented otherwise lost under right to buy or similar Affordability needs to be protected from right to buy sales or early market sales Who owns the rented property How would this be enforced? The 3 new red brick properties on Hockey Hill appear to be empty due to trying to avoid paying CIL.
<ul style="list-style-type: none"> The majority of the houses in the parish are large (3+ bedrooms) 	5	1	<ul style="list-style-type: none"> Small starter homes needed (x2) I don't feel 3 bed is large
<ul style="list-style-type: none"> There are less bungalows in the parish than the rest of Mid Suffolk 	1	1	<ul style="list-style-type: none"> Bungalows can look out of place and suburban in a rural landscape. Design is critical

			<ul style="list-style-type: none"> I'm not sure we need to encourage WCB to become a 'retirement' home What is the data on this?
<ul style="list-style-type: none"> Where housing is to be built the mix should include: <ul style="list-style-type: none"> 2-3 bedroom properties for older and younger people Some 4 bedroomed properties are still needed Bungalows and houses that can be adapted for those with mobility needs 	<p>15</p> <p>2</p> <p>11</p>	3	<ul style="list-style-type: none"> Family housing needed to bring in people to sue the school, church etc (X1) Except affordables. Family housing should be built near the school/access to local amenities
<ul style="list-style-type: none"> There may be some demand for Custom Build or Self Build 	5	1	<ul style="list-style-type: none"> Design is most critical here. Well designed one-offs can be great. Problems is that they are usually awful, poor design etc

Potential Community Projects:

Potentially funded by Community Infrastructure Levy

1. All Saints Church:

- Reordering of the layout to the building's layout e.g. providing toilets , seating area and kitchenette **21**
- Enable wider community use of the building **12**
- Wildlife Enhancement of church grounds **13**

2. The Middy:

- Raise the profile as a visitor/tourist destination **15**

3. Primary School:

- Environmental enhancements within the grounds **6**
- Enable wider community use of the grounds **8**
- Encourage greener transport use to and from school **4**

4. Village Hall:

- Wider community use of the building **13**
- Improvements to the building's facilities **10**

Other:

- Outside gym **4**
- Footpath and cycle route improvements **13**
- Programme of Environmental Enhancements throughout the parish – tree planting, hedgerow planting etc **12**

Additions:

1. Footpaths need more maintenance
2. Noise mitigation from A140 e.g. through strategic tree planting **2**
3. Materials and management of existing public realm
4. Special attention/signing needed for the Hakyluyt especially the road surface