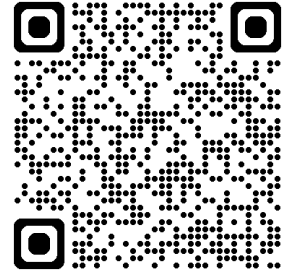




DENBURY
HOMES

Question and Answer Sheet



Planning Application – Land off Bunters Road , Wickhambrook

Proposal: Hybrid planning application comprising the following:

- 1. Full planning application for 43 dwellings (including affordable housing) together with access, roads, parking, garages, public open space and associated infrastructure; and*
- 2. Outline planning application (all matters reserved) for commercial use (Use Class E).*

Background

Denbury Homes Ltd has submitted detailed plans to West Suffolk Council for the comprehensive development of the site west of Bunters Road, Wickhambrook. These detailed plans follow both Policy AP52 of the new West Suffolk Local Plan 2024-2041 (adopted May 2025) and Policy WHB2 of the made Wickhambrook Neighbourhood Plan 2023-2041 (recently endorsed at the Neighbourhood Plan Referendum of 13th November 2025). The plans comply with pre-application advice received from West Suffolk Council and general planning policies including the National Planning Policy Framework (NPPF).

Application Reference DC/25/1736/HYB can be accessed via the West Suffolk Council website and contains a range of planning and technical documents which assess and explain various topics such as Transport, Infrastructure, Heritage, Design, Landscape, Drainage, Ecology and Archaeology as required for West Suffolk Council to consider the proposals in detail.

Who are Denbury Homes Ltd?

Denbury Homes is working with the owners of the site to deliver the proposed development. Denbury Homes is a Suffolk based company specialising in rural residential development projects. The company was set up by James Hopkins following the sale of Hopkins Homes which has a long history of successful high quality, design focussed development projects throughout, Suffolk, Cambridgeshire, Norfolk, and Essex. The company has received successive 5 Star Rating from the Home Builders Federation in recognition of build quality and customer satisfaction. Current projects can be found online at www.denburyhomes.co.uk.

Elsewhere in West Suffolk, the team at Denbury Homes has been involved with the delivery of developments at Clare, Thurston, Kentford, Gazeley and Bury St Edmunds. The sites at Bury St Edmunds (St Edmunds Gate) and Clare (Weavers Way) are ongoing development projects which are also allocated residential development sites in the new West Suffolk Local Plan.

What are the next steps? How do I comment on the Planning Application?

The formal consultation process is run by West Suffolk Council. Comments can be made via the District Council's website or in writing. The Parish Council will be asked for its views too. In addition, you may fill out the comment box at the end of this sheet or email comments to planning@denburyhomes.co.uk so that these can be sent on to Planning Officers. The District Council will receive public comments on

the planning application throughout the next few weeks, and it has confirmed that it is expecting to make its decision by 19th February 2026.

Is the site allocated for development in the West Suffolk Local Plan?

The land is allocated for development in the new West Suffolk Local Plan which will guide development decisions in West Suffolk until 2041 or until the Local Plan is reviewed. The Local Plan also sets out positive policies promoting high quality design and environmental protection when considering detailed development proposals. The plan seeks to deliver the right mix and type of homes (including affordable homes). Policy AP52 of the Local Plan allocates the site “for around 40 homes and community facilities and/or retail or local employment” and together with Policy WHB2 of the Neighbourhood Plan sets out detailed requirements to be considered in delivering the scheme.

How would the Planning Permission help with schools, doctors, community facilities, and other local services?

The development will strive to deliver infrastructure alongside the new homes. When the Planning Permission is granted, this will be issued alongside a formal legal document known as a Section 106 Agreement. The Section 106 Agreement can provide funding from the Developer for any necessary improvements to infrastructure required because of the development. For example, the County Council will look at the predicted capacity of schools in the years following the development. It may be that the new residents from the development will be families who will have children needing school places just when local schools need an influx of new children. However, if schools are over-subscribed, the Developer will pay for new school places to be provided. In a similar way, new development can pay for improved medical services, bus infrastructure, and library services in line with requests from the District Council.

Is the development necessary? Are new homes still needed, given the new development from previous years?

Yes. These homes are necessary. The need for housing was established in 2020 which is the base date of the District Council’s new Local Plan. There remains a deep housing crisis across the UK, which has been recognised by the successive Governments. There has been a persistent under supply of new market homes and affordable homes to meet demand, and changes to national planning policy by increasing housing numbers across most local authorities is a means of tackling this issue head-on. The District Council is responding to this by granting planning permissions to try to build 765 new homes every year to meet housing need. However, in recent years, the Council has been unable to meet the need for homes which leaves people waiting for years to get the accommodation that they require.

The Government has also confirmed that housing need has become more acute such that the District Council must plan to increase housing supply to 1195 homes per annum.

Most new housing is planned in the main settlements of Bury St Edmunds, Haverhill, and Newmarket but a significant amount of development must be built in Key Service Centres and Local Service Centres such as Wickhambrook. Accordingly, the Neighbourhood Plan plans for Wickhambrook’s growth in line with the Local Plan.

What about traffic and road safety?

The traffic impact from 43 homes and the 2 units of commercial floorspace has been assessed and will be vetted by the County Council as the Highway Authority. Initial assessment works confirm that the access plans will be safe and will operate well within the design capacity of the roads. The required

access visibility can be achieved, and the proposals meet highway design standards. Detailed highway works are proposed to improve road safety for pedestrians.

Are the affordable homes reserved for locals or are they for anyone across Suffolk and beyond? Can I apply for a home?

The Section 106 Agreement will state that 40% of the homes are to be provided as affordable homes to satisfy the needs of local people unable to afford a market home. Denbury Homes commits to provide 50% of the affordable homes before 50% of the market homes have been constructed. The first affordable homes would be offered to people in housing need with a “Local Connection” to Wickhambrook. “Local Connection” means that the housing is for people who are already living in Wickhambrook, previously lived here or work in the village. The direct relatives of these people can be applicants too.

Once the needs of qualifying local applicants have been satisfied then the remaining affordable homes would be available to applicants from neighbouring Parishes before being offered to other applicants.

The mix of affordable housing types and designs have been agreed with West Suffolk Council’s Affordable Housing Enabling Officer to make sure that they are in tune with local needs. The Council insists on a broad range of homes, so the development includes a broad range of 1, 2, 3, 4 and 5 bedroomed homes.

All homes are designed as “accessible and adaptable” lifetime homes, with the scheme including homes which are fully wheelchair accessible. The District Council will manage the housing application process once the Registered Provider of affordable homes is agreed.

What consideration is being given to the design and layout of the development?

The Planning Application is to be supported by an independent Landscape and Visual Impact Assessment and a Heritage Assessment along with a Design and Access Statement. In line with the Local Plan Policy, particular care will be taken to step the built development away from the Bunters Road frontage. The layout of the development agrees with the principles set out on the Concept Drawing for the site contained in the Neighbourhood Plan.

Our design team has a great track record of working to the high design standards required in this locality and we are confident that the development will be an enduring, respectful, and attractive addition to the village of Wickhambrook. The development meets and exceeds planning requirements to avoid overshadowing, overlooking, or imposing on neighbouring properties. At a density of less than 17 homes per hectare the development will be “low density” while still meeting the need to add to the local housing supply in a meaningful way.

In common with our other rural development projects, the development will respect the “Dark Skies” initiative with no new Street Lighting proposed. To ensure that the development layout is legible at night, there will be low level and low luminance lighting only at the frontage of key dwellings.

Who will look after the public open spaces?

The development will be planned with significant areas of informal public open space these would cover approximately 40% of the total site area.

Public open spaces will be looked after by a Management Company which is paid for by the development and the new householders. Denbury Homes commits that the development will be delivered at no cost to the public purse.

In addition, ecological areas, known as Biodiversity Net Gain, will be planned and protected to make sure that nature conservation enhancements are delivered and retained.

How is the site drainage planned?

The development must be delivered with surface water drainage in the form of Sustainable Urban Drainage (SUDS). Here, this means that a series of swales direct surface water to a basin which restricts the discharge of surface water to prevent flooding either on the site or elsewhere.

The capacity of the drainage scheme is designed to cope with a 1 in 100-year extreme rainfall event plus an allowance for climate change. There is sufficient capacity within the existing sewerage system for foul sewage disposal from the development. Detailed drainage plans will be vetted by specialist drainage engineers at Suffolk County Council.

What about the environmental credentials of the scheme?

Denbury Homes' developments meet strict environmental standards which seek to minimise carbon emissions and maximise energy efficiency. Each home will have an Electric Vehicle Charging Point, and the development will be planned with Air Source Heat Pumps and Solar Voltaic Panels. The scheme will also allocate funding for the stewardship of Nature Conservation designated sites. The layout of the development will deliver Biodiversity Net Gain and increased Tree Canopy Cover while homes will be fitted with bee bricks, bat boxes, and bird boxes. Independent consultants have carried out Ecology Surveys, and the landscaping of the development will be carried out in line with Ecology best practice.

Will there be restrictions on hours of work and construction activities?

Yes. There will be restricted hours of work with no work or deliveries before 7.30 am and after 6.00 pm on weekdays, before 8.00 am and 1.00 pm on Saturdays and no working on Sundays or public holidays. Before the development starts, we will prepare a Construction and Environmental Management Plan (CEMP) for agreement with the Council. This regulates construction processes and the routes for construction traffic.

When will the development start and how long will it take?

The development is expected to start in February 2027 with the first new homes being ready for new residents in December 2027. In the first year we expect to complete 20 homes. Thereafter, the remaining homes will be completed by late 2028. The occupiers of the Commercial Uses are not known at this stage, so this part of the proposal is in Outline form. These are expected to be delivered alongside the housing programme.

Comments and Further Questions

Comments and Further Questions



Plot 1

Plot 2

Plot 3

Plot 4



Plot 10

Plot 11

Plot 12

Plot 13



DENBURY
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Project:
Bunters Road,
Wickhambrook

Project no:
WIH1

Dwg no:
005

Drawing:
Street Elevations

Rev:
-

Drawn by:
LS

Plot Numbers:
-

Date:
October 25

Scale:
1:NTS at A1

Notes - Do not scale from this drawing to ascertain dimensions. Copyright for all designs and drawings shall remain with Denbury Homes Ltd. in accordance with the Copyright act.