

Neighbourhood Planning Summary Report

The referendum poll on Wickhambrook's Neighbourhood Plan took place on 13th November.

The Question asked was:

Do you want West Suffolk Council to use the Neighbourhood Plan for Wickhambrook to help it decide planning applications in the neighbourhood area?

The [Declaration of Result](#) showed that the turnout was just over 33% and just over 82% voted yes.

West Suffolk Council adopted The Plan at their full council meeting on 16th December 2025 and a copy of the Decision Statement is attached as Appendix A.

Preparing the Neighbourhood Plan has been a huge undertaking and wouldn't have been possible without the dedication and hard work of Cllr Tracey Turner and the Neighbourhood Plan Working Group, made up of parish residents including:

Richard Byers – Secretary, Diana Carroll, Emily Bayman, Jamie Green, Penny Bayman, Sandra Law, Roger Merry, Sue Sternberg and Tara Hayden.

We would also like to thank our Planning Consultant, Ian Poole of Places4People for his advice and work on this project! The final invoice for his work on the project has now been paid, leaving only the cost of printing for 10 made plans to be paid in December (note that there is an advance authorisation for this (Min. WPC.25.04.07.3i refers).

After payment of printing costs, there remains an underspend on the budget of

Powers:

Powers to act as lead body for a neighbourhood development plan or a neighbourhood development order:

- Localism Act 2011, Sch. 9; Town & Country Planning Act 1990, s.61F(1), (2);
- Planning and Compulsory Purchase Act 2004, s.38C(2)

Funding

Revenue Budget(s)

Neighbourhood Plan	£1311.20 against a budget of £2370 (£48 Committed)
Current Underspend	(£1010.80) – this may be transferred to earmarked reserves at year end.

Quoted cost of printing of made Neighbourhood Plans	£48 plus VAT
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There are a number of Community Actions included in the Neighbourhood Plan (summarised at **Appendix B**), for which the parish council should make provision.

Action:

Cllrs to identify any further actions that may support the Community Actions identified in the Neighbourhood Plan, with a focus in the next financial year on collaboration and consolidation, planning for any additional expenditure from FY 2027/28.

Town & Country Planning Act 1990 Schedule 4B (as applied by s38 of the Planning and Compulsory Purchase Act 2004) Neighbourhood Planning (General) Regulations 2012

Final decision statement for Wickhambrook Neighbourhood Plan

Wickhambrook Parish Council have prepared a neighbourhood development plan. On 13 November 2025 a referendum was held in the designated neighbourhood area (see plan below), in which more than half of those who voted did so **in favour** of the referendum question:

"Do you want West Suffolk Council to use the neighbourhood plan for Wickhambrook to help it decide planning applications in the neighbourhood area?"

Accordingly, on 16 December 2025 West Suffolk Council decided to **'make'** (adopt) the plan.

This decision statement confirms that as of 16 December 2025, the Wickhambrook Neighbourhood Plan as 'made' has become part of the statutory development plan for West Suffolk and will be used where relevant to help the council decide planning applications within the designated area, unless material considerations indicate otherwise.

Reasons for decision:

The plan has been independently examined and agreed by both the examiner and West Suffolk Council to meet the basic conditions; it has been endorsed by the community having been subject to a referendum and has otherwise complied with all the legal requirements of neighbourhood plan production. It is considered that the plan meets European legislation and is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

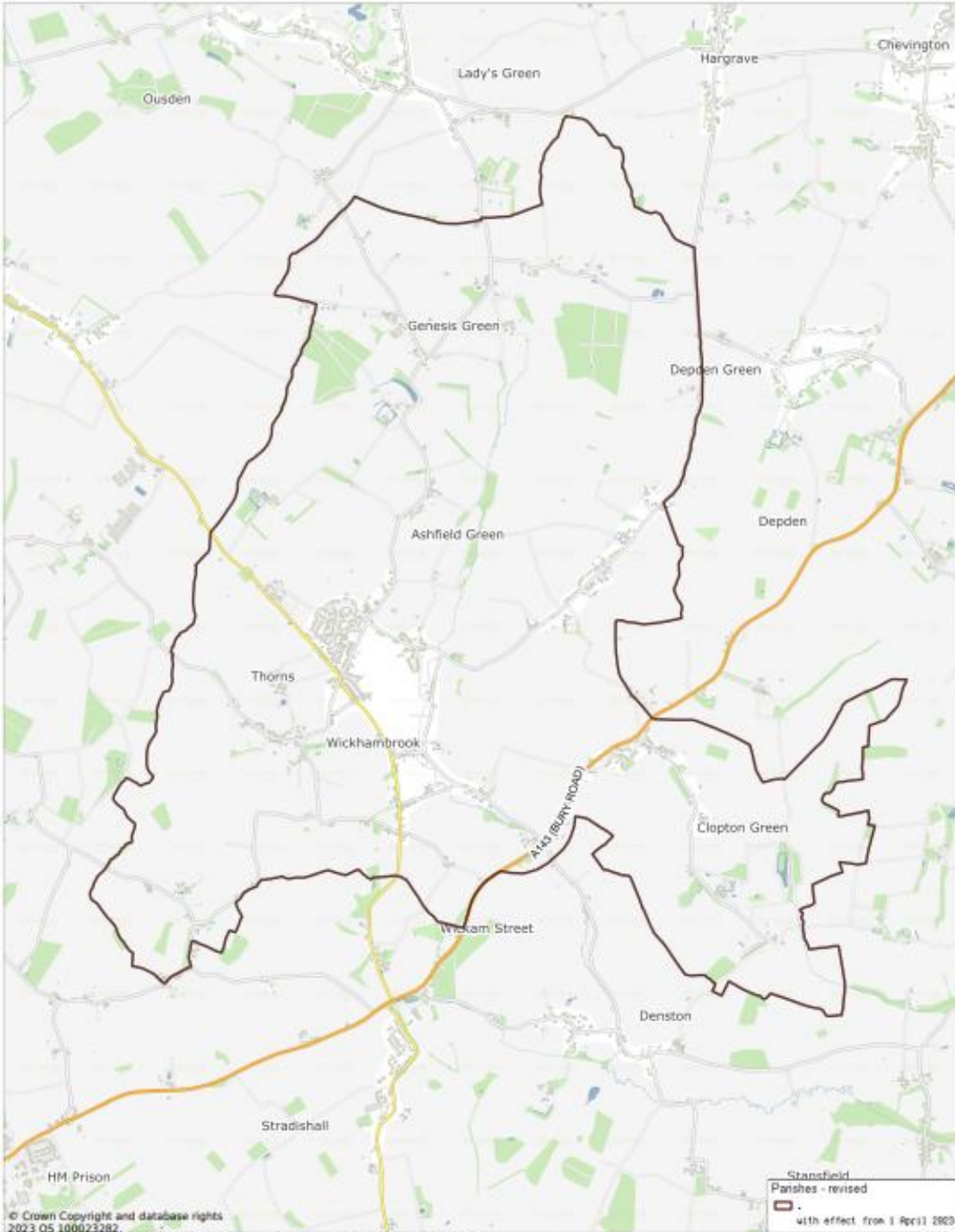
Availability:

The Wickhambrook Neighbourhood Plan along with this decision statement and other supporting documents may be inspected on the council's website at [Neighbourhood planning in Wickhambrook](#)

Julie Baird Director (Planning and Growth)

**West Suffolk Council
19 December 2025**

Please note that all references to primary and secondary legislation are to those enactments as amended.



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Wickhambrook Neighbourhood Area - revised April 2023

Scale: 1:23000

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Stansfield
Panshes - revised
with effect from 1 April 2023



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Wickhambrook NP Community Actions

Housing

Objective 2: New housing development will reflect Wickhambrook’s status as a Local Service Centre within the “Settlement Hierarchy” of West Suffolk and provide a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes.

Community Action 1 – Community Land Trust

The Parish Council will work with landowners and interested village residents in order to set up a Community Land Trust (CLT) for Wickhambrook. This will initially involve preparatory work with other agencies, local landowners and parishioners in order to establish needs and explore practicalities. The CLT will then be tasked with planning, building and managing a group of affordable homes designed to meet local housing needs, as established by a current housing needs survey, within the boundary of developments southwest of Bunters Road. These homes will be maintained in perpetuity by the CLT for the benefit of local people (including village residents and/or close family members of village residents) and will provide a range of affordable living options for people at various stages of their lives - starter homes for young people; family homes; and homes for older people. Partnerships with housing associations will facilitate the day-to-day management of these homes and maintain costs for residents permanently at affordable levels.

The CLT will also manage land to be devoted to the provision of community facilities. In consultation with parishioners, the Parish Council will determine whether these facilities should include, for example:

- open green space for conservation of natural habitats and wildlife
- community gardens, an orchard and/or leisure spaces as set out in Community Action 5
- community retail facilities such as a stall for fruit, vegetables and produce, community workshops or meeting rooms
- a relocated health centre.

Actions to date	Possible Future Actions
The parish council has joined the CLT network	A planning application for Land West of Bunters Road has now been submitted (DC/25/1736/HYB). It is therefore now extremely unlikely that there would be sufficient time to set up a Community Land Trust for Wickhambrook.

Natural Environment

Objective 7: Natural habitats will be protected and enhanced.

Community Action 2 – Wildlife and Conservation

The Parish Council will work with the Wickhambrook Estates Committee and interested members of the community in order to sustain and improve the natural environment in and around the village. Actions to be considered will include:

- conserving trees and hedgerows, initially by carrying out an audit of assets,
- protecting green spaces and woodlands for undisturbed conservation purposes and enhancing their value for wildlife,
- working with landowners to promote take-up of stewardship schemes, including:
 - a) opening up permissive paths where public access is agreed,
 - b) fostering wildflower mixes on field margins, and
 - c) promoting biodiversity by establishing wild areas, wildlife habitats and wildlife corridors around the Parish.

Actions to date	Possible Future Actions
A number of Wildlife areas have been established across the parish and the cemetery is moving towards more sustainable grave markings and protection of wild flowers. Monitoring of Bat populations across the parish Report from Suffolk Wildlife Trust on improving Biodiversity	Ongoing work with WI to develop the wildlife area to the South of the Tennis Courts.

Built Environment & Design

Objective 8: Wickhambrook’s built heritage assets will be protected.

Community Action 3 – Historic Assets

The Parish Council will set up and maintain a sub-group co-ordinate actions to conserve and protect the historic assets of the parish. These should include notable listed and non-listed buildings, the outlying Greens and outlying hamlets and other cherished features of our environment both within and beyond the settlement boundary. Local features noted by village residents in their household survey to be of particular importance to village residents, and therefore in need of protection, include:

- old houses, historic buildings, history and heritage, including the churches and chapels
- Wickhambrook’s ancient pattern of outlying village Greens and neighbourhoods, both within the settlement area and in the outlying and hamlets.

The Parish Council will ensure that this work involves discussions and consultation with property owners and village residents so that historic assets may be enjoyed for their contribution to the character and distinctiveness of the various neighbourhoods and exist for future generations.

Actions to date	Possible Future Actions
None to date	Recruit volunteers from the parish for this role (possible approach to Historical Society and Village Recorder to increase engagement) Perhaps a review of the original work carried out by the NP Working Group leading into a wider audit with historical summary of key assets to be included on the website as an initial project? Engage with owners and history society? Who would lead on this?

Services and Facilities

Objective 11: The level of services and facilities will be protected and improved.

Community Action 4 – Activities and Opportunities

The Parish Council will explore options, in consultation with village residents, for providing additional activities and social opportunities for various groups of villagers across all age groups including, for example, but not limited to:

- social care and activities in the community for older people
- activities and opportunities for young people

Actions to date	Possible Future Actions
Ongoing support of Warm Winter Wednesdays	Audit of existing activities and social opportunities in the parish and where residents feel there are gaps/missed opportunities (paper survey)

Community Action 5 - Allotments and Community Gardens

The Parish Council will work with developers and parishioners to explore options for providing family allotments or community growing spaces in the village.

Future provision for vegetable, fruit and flower growing and general gardening might include:

- spaces allocated to individuals and families
- spaces gardened by community groups.

In consultation with parishioners and in partnership with developers, the Parish Council may also decide to set aside spaces for community use as play areas, wildlife zones, enhanced landscapes and places for relaxation and leisure.

Actions to date	Possible Future Actions
Existing spaces for community use include: <ul style="list-style-type: none"> • play areas • wildlife zones • open space – Recreation Ground and Six Acres 	Ask question of Developers of Land West of Bunters Road with respect to allotments or community growing spaces Identify through survey the actual demand for gardening space Investigate further volunteering and buddying up – can residents without access to gardening space support more elderly residents?

Objective 12: The range of existing community facilities and services will be improved

Community Action 6 – Tidy Village

The Parish Council and the Estates Committee will set up a 'tidy village' action group to tackle litter, dog fouling, graffiti and other forms of vandalism around the village. The 'tidy village' action group will work with teams of volunteers to maintain and improve public amenities, including the children's play area; green spaces, including the playing fields; and, in collaboration with Suffolk Highways, the pathways, pavements and verges around the village.

Actions to date	Possible Future Actions
We currently have litter pick volunteers led and supported by Mary Jolland and Cllrs A & K Grimes Regular Cemetery Tidy mornings Ad hoc Play Equipment maintenance mornings Cllrs inspect play equipment Footpaths volunteers	Does this actually need a further layer of organisation, given that the various groups are covering the majority of actions in the community action? Keep under review

Highways and Travel

Objective 15: The Public Rights of Way network will be protected, maintained and improved.

Community Action 7 – Footpaths and Bridleways

The Parish Council will take actions to maintain, extend and enhance the network of safe and waymarked footpaths, bridleways and cycle routes around Wickhambrook. The Parish Council will also seek to work with Suffolk County Council, the County Highways Department, landowners and neighbouring Parish Councils to extend this network further afield in order to develop safe off-road connections with settlements such as Ousden, Lidgate, Cowlinge, Stradishall, Denston, Depden and Hargrave.

Actions to date	Possible Future Actions
Footpaths officer on Estates Committee Footpaths volunteers led by Footpaths Officer Clerk Liaises with Suffolk County Council and Highways. Extensive network of Quiet Lanes Work to reduce speed/improve safety and connectivity at Wickham Street and Clopton Green	None identified.

Objective 13: The capacity and safety of the road network to cope with new development will be ensured.

Community Action 8 – Highways Maintenance

The Parish Council will work with landowners and parishioners to ensure that actions are taken to improve and maintain the quality of Wickhambrook’s network of roads and lanes. The Parish Council will encourage parishioners to liaise directly with West Suffolk Council¹ in order to report damage to roads and keep the network safe for all users. Emphasis will be placed upon matters to include:

- getting potholes filled and repaired
- clearing ditches and drains
- maintaining hedges and verges

Actions to date	Possible Future Actions
Clear signposting on website for reporting problems to roads and footpaths network	?

Community Action 9 – Traffic Management

The Parish Council will work with Suffolk Highways to ensure that actions are taken to make Wickhambrook’s roads and lanes safer for all users, to manage traffic and to tackle speeding and inconsiderate road use. Priority will be given in the work of the Parish’s road safety working group to issues that include:

- inhibiting the speed of vehicular traffic
- ensuring that pavements are wide enough and well-maintained
- improving safety at crossing points and junctions.

Actions to date	Possible Future Actions
Collection of VAS data Active Community Speedwatch Group Report requesting a reduction in speed limit to 30mph on A143 at Wickham Street	Increased publication and dissemination of VAS data Further recruitment ongoing

¹ Responsible or unitary Authority