

Wickhambrook Parish Council (WPC)

Minutes

Of an Extraordinary Meeting of the Parish Council held on Thursday 2nd July 2026

Present: Cllrs T Cann, A Grimes, K Grimes, M Karunaratne, M Lavelle (Chair)
Hilary Workman, Clerk; David Jones & Rob Eburne of Denbury Homes,
SC Cllr Bobbie Bennett, WS Cllr Sarah Pugh, Denise Cordy

- EO.26.07.01 **Noted:**
Cllr Mike Lavelle having been elected Chair of the Committee by the Parish Council, and Cllr Tracey Cann having been elected as Vice-Chair at the May meeting, to receive declaration(s) of Acceptance of Office.
- EO.26.07.02 **Noted:** That when apologies for absence were invited, there were none
- EO.26.07.03 **Noted:** That when invited, there were:
- 3.1 No Members' Declarations of Local Non-Pecuniary Interests Disclosable
Pecuniary Interest and/or Other Registerable Interests in subsequent
Agenda items
 - 3.2 No declarations of lobbying for planning matters on the agenda their nature,
including gifts of hospitality exceeding £25
 - 3.3 No requests for dispensations
 - 3.4 No additions and/or deletions to the Council's Register of Interests.
- EO.26.07.04 **Noted:** Public Forum – (**Open Session**)¹. 19:04pm
That when comments or questions on any Agenda item or matter of concern from those members of the public present were invited, the following, in respect of Agenda item EO.26.07.06.1 – DC/25/1736/HYB
DC – reported that she had been concerned about re-establishment of hedging along Bunters Road and the speed of vehicular traffic on Bunters Road, but had been reassured as to the re-establishment of the hedge in discussion with DJ & and RE in conversation prior to the meeting.
RE and **DJ** provided an overview of the planning application, which Denbury Homes had revised since its original submission in December to respond to comments from statutory and other consultees, with amendments to the scheme and background documentation, summarised below, and set out in its cover letter to the Parish council attached as **Appendix A**:
- Following engagement with WS Cllr Sarah Pugh and a meeting with council's Landscape Officer and Case Officer, it had been agreed that a play area on the development would not be required (the site is within a relatively short distance of existing playground), a developer contribution of £56450 towards play equipment being agreed instead.
 - In response to issues raised by the conservation officer, they have lowered the roof line of plot one and moved it back into the site to reduce impact and increased hedging
 - Two wheelchair accessible bungalows had been included.
 - The inclusion of new footpath link and an uncontrolled crossing point on Bunters Road
 - SCC Highways had raised no objections to the application but set out detailed conditions which would include a detailed Road Safety Audit post planning decision, which may result in further requirements and engineering solutions which the developer would be required to comply with (a recent development of a similar design outside Colchester was subject to a Road Safety Audit)

¹ The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting.

- The hedge along Bunters Road, parts of which would be removed during development, would when re-established be planted as mature as possible. In response to a question from WS Cllr SP, it was confirmed that the planning would require a landscape management plan which would include watering, hedge cutting etc, and that trees dying within five years would be replaced. The Landscape management plan would be “inherited” by the management company (often residents of the development).

In response to questions from Councillors, Rob Eburne and David Jones advised that:

Highways:

- The landscaping had been designed to enable motorists to detect they are in a village environment – road safety audit will deliver this.
- The traffic surveys (despite reported concerns that traffic volume was lower due to a bridge closure and diversion at Lidgate when carried out) would still have shown the speeds that traffic was travelling at (Cllrs expressed their concern that the surveys wouldn’t show an accurate record of speeding as the commuter traffic wasn’t running).
- In response to a question as to whether a T Junction at the access to the proposed development was the right solution, SC Cllr Bobby Bennett advised that Highways wouldn’t consider a mini roundabout because it is not an equal junction (mini roundabouts were normally only considered when the junction forms a crossroads because people tend to drive over them, increasing road noise, and there is confusion over priority at unequal junctions)
- The crossings designed and indicated on the plans are uncontrolled crossing points – an indicator of where it is safe to cross, usually with a dropped kerb and additional signage (in contrast, a zebra or pelican crossing provides a legal right to cross a road, thus increasing risk to pedestrians at points where drivers may not be expecting them).
- Acknowledging councillor concerns that the existing speed limit on Bunters Road is already 30mph, and traffic was reported to be travelling at speeds in excess of 35mph, Denbury advised that a Road safety audit is carried out as part of the technical assessment. The audit would consider how traffic management is going to be implemented safely (e.g. signage and road markings etc) and that the likelihood is that there would be significantly less change post development, highways looking at a marginal improvement on existing road safety.

Management Company:

- A management company is set up in perpetuity and it is very rare for the DC or PC to adopt the open space associated with development.
- The company is funded by residents (expected to be under £300 per year) and until the management company is established issues which form its responsibilities are looked after by a Management agent

Seating:

- there would be seating and bins in the grassed open space area formerly set aside as a children’s play area.
- Waste bins and the collection of waste from them would be funded from the management company.

Play area:

- the developer contribution is more money than the installation of a play area would have cost.
- The Parish Council would actively need to request the developer contribution paid to West Suffolk and was advised to request that conditions with respect to the contribution specifically tied the contribution to maintenance/new equipment for the PC children’s play area.

Drainage:

- The developer responsibility is not to cause flooding on site and not to cause flooding off site. This had been a major concern for residents from Attleton Green.
- The worst time for flood risk is the end of a long dry period – there is a proper drainage strategy for the development.

- The basin will discharge at 5m per second.
- Attenuation area is a useable area, designed to be publicly accessible for the most of the time, but which will fill and then slowly dissipate – draining down in approximately 48 hours.

Internal storage:

- The government sets out Nationally Described Space Standards (NDSS)
- This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. All new developments must now comply with this.
- Denbury will invite pc to show home opening.

Street naming:

- Road naming is proposed by Denbury, who make suggestions to West Suffolk Council.
- The Council then consults with the parish council.
- Denbury is happy to take suggestions now from the parish council.
- There have been some rule changes regarding the naming of roads etc after people, and now surnames are allowed but not first names.
- One example of street naming at another recent Denbury development has been to use surnames from local War Memorials.

Housing Mix:

- The proportion of 1 and 2 bedroom homes proposed (40%) is higher than that in both West Suffolk (37%) and Wickhambrook (28%).
- Denbury Homes considers that the proposed mix would accord with the Parish Council's desire to increase the proportion of smaller dwellings, whilst providing a balanced mix of homes and delivering the precise mix of affordable homes requested by West Suffolk' Housing Enabling Officer.

Commercial Unit:

- Confirmed that this unit is single story

Development Build:

- Open space and drainage are usually built up early, it taking about nine to ten months before a show home would be completed then a year following that for completion of the development.
- Generally, the later stages of development are less of a disruption, but Denbury do seek to minimise the impact on the community.
- A construction management plan is usually implemented. It can be more difficult at the start of development and Denbury prefers to control from the start through the use of a Community Liaison Scheme which is usually arms length.
- There have rarely been significant issues on site, and significant works can be pre-announced (for example, traffic management to facilitate access construction)

Detailed responses to questions submitted in advance of the meeting were circulated by Denbury Homes and are attached as **Appendix B** to the minutes.

Public Forum closed 20:01pm

Mr Rob Eburn and David Jones of Denbury Homes left the meeting.

EO.26.07.05 To receive any reports from Representatives of the Council on External bodies, Ward Members and other external bodies as appropriate.

- 5.1 Cllr Mrs Bobby Bennett, Suffolk County Council
Advised that she had now received the speed report in response to the Parish Council's request for a reduction in the speed limit from 40mph 30mph at Wickham Street and would strongly support a reduction in the speed limit.

SC Cllr Bobby Bennett left the meeting.

5.2 Cllr Mrs Sarah Pugh, West Suffolk Council

Advised that

- she had received many comments from constituents with respect to recycling, bins, waste collection and customer services over the past month. West Suffolk's changes to recycling implemented by in response to government requirements had resulted in teething problems, which had been raised by many Councillors.
- An extraordinary meeting of WSC to consider and debate a response to the government's plan for housing asylum seekers in Barnham (who had announced the decision but not consulted with the local community or local government) had taken place that afternoon. It resulted in a unanimous vote that it did not support the proposal without proper consultation or provisions and noted that it was disappointing that the local MP considered it a good plan.
- A Byelection would take place in Haverhill
- Reform had challenged the government's decision on LGR and the outcome of this challenge would be known in October.
- In response to a question from the clerk with respect to s.106 funding for the cemetery, she would research who to contact.

WSC Cllr Sarah Pugh left the meeting.

EO.26.07.06 Noted:

The meeting considered and determined responses to the planning applications listed below as notified by West Suffolk Council for comment.

In accordance with Standing Order 10(a)vi, item 26.07.6.2 on the Agenda was considered at this point and is Minuted at EO.26.07.6.2

6.1 [DC/25/1736/HYB](#) – Hybrid Planning application

- a. Planning application – 43 dwellings with access, roads, parking, garages, public open space and associated infrastructure
- b. Outline planning application (all matters reserved) for commercial use and associated parking (class E)

Location Land Off Bunters Road Wickhambrook Suffolk
See planning report WPC/EO/26.06/DC/25/1736/HYB

The meeting considered this application and having taken into account:

- 1) The application and additional supporting documents available on West Suffolk's planning portal
- 2) A briefing paper (**Report WPC/EO/26.06/DC/25/1736/HYB**) prepared by the clerk
- 3) An update from Denbury Homes on their current planning application at Land off Bunters Road, Wickhambrook:
 - 3.1. Cover letter dated 17th June
 - 3.2. Amended:
 - 3.2.1. Site Plan
 - 3.2.2. Landscape Strategy Plan
 - 3.2.3. Proposed Site Access and Highways Works Plan
- 4) The presentation by Mr Rob Eburne and David Jones of Denbury Homes (the applicant) with:
 - 4.1. Detailed responses to questions submitted in advance of the meeting
 - 4.2. Revised Site planning layout WH1-002 D (play area removed)
 - 4.3. Revised Street Elevations WH1-005 B (in response to conservation officer comments)
- 5) Responses to questions at public forum by Mr Rob Eburn and David Jones of Denbury Homes (the applicant), minuted at EO.26.07.04.
- 6) The issues identified by councillors below:
 - 6.1. That the concerns raised by the West Suffolk Heritage Officer in respect of Gaines Cottage should be met in full

- 6.2. That the majority of issues originally identified by the parish council as points of concern had been met, with the exception of traffic management, which Denbury Homes had advised would be dealt with by means of a Road Safety Audit
- 7) The following points identified by Cllrs at the meeting, who considered, based on the information available, whether the proposed development, if delivered in accordance with the application, would support or undermine the Wickhambrook Neighbourhood Plan objectives and policies (identified in italics below) as approved at Referendum on 13th November 2025 and made on 16th December 2025:

7.1. ***Objective 1** - New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.*

Proposals Support NP objectives and policies - This development has been allocated in West Suffolk Council's Local Plan

7.2. ***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.*

Proposals Support NP objectives

7.3. ***Objective 3** - New housing should be located where it is safely accessible by foot to the village's services and facilities.*

Objectives and policies not supported by proposals

Policy WHB 2 – Land West of Bunters Road

Highways comments may not accurately reflect the speeding issues on Bunters road as recorded by the parish VAS data collection over an extended period of time. The parish council is concerned that relying on a Road Safety Audit following planning approval may not be adequate to safeguard vulnerable children and adults crossing the road, and is seriously concerned with the impact which may arise as the commercial unit is established.

7.4. ***Objective 4** - Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building.*

Proposals Support NP objectives and policies

Policy WHB 3 – Housing Design Standards

The plans for the development show that the properties will not be reliant on fossil fuels (heated and powered by Air Source Heat Pumps, Solar Voltaic panels and electricity)

Policy WHB 4 – Low Energy and Energy Efficient Housing Design

No additional comments – a carbon efficient development

7.5. ***Objective 5** - A range of employment opportunities in the Parish will be retained and supported where there will not be a detrimental impact on the environment, services and infrastructure.*

Proposals Support NP objectives and policies –

Policy WHB 5 - Employment Sites

This is a hybrid application with the commercial use (employment) to be determined at a later date.

Policy WHB 6 – New Businesses and Employment Development

7.6. ***Objective 6** - The rural character of the Parish will be protected and, where possible, enhanced*

Proposals Support NP objectives and policies –

Policy WHB 7 - Protecting Wickhambrook's Landscape Character

There is green space and housing density is low. The application more or less mirrors original Site Masterplan.

- 7.7. **Objective 7 - Natural habitats will be protected and enhanced.**
Proposals may not support NP objectives and policies –
Policy WHB 8 – Biodiversity and Habitats
 The application makes provision for plus 10% biodiversity net gain, and the provision of bird and bat boxes within the development. The parish council has noted that Great Crested newts have been identified within the vicinity of the proposed development. As a protected species, this should be mitigated
Policy WHB 9 – Local Green Spaces
Proposals Support NP policy - No comments made
- 7.8. **Objective 8 - Wickhambrook's built heritage assets will be protected.**
NP objectives and policies not supported by proposals –
Policy WHB 10 – Buildings and Structures of Local Significance
 There is some protection around the properties of local significance and bungalows nearer the road but the parish council is concerned that there are still significant issues which need to be addressed with respect to the conservation officer's comments, particularly with respect to the likely impact of additional road signage on Gaines Cottage.
- 7.9. **Objective 9 - High-quality and eco-friendly development will reinforce the local character of the village.**
Objectives and policies not supported by proposals (in part)
Policy WHB 11 – Development Design Considerations – Yes – no comment made
Policy WHB 12 – Sustainable Construction Practices – No
 The parish council is concerned that where air source heat pumps are installed, they should be supported by solar panels
- 7.10. **Objective 10 - New development will not have a detrimental impact on the quality of life of existing residents**
Objectives and policies not supported by proposals
 The parish council would expect the construction management plan to be mandated as a condition by the planning authority
Policy WHB 13 – Flooding and Sustainable Drainage
 The parish council notes that changes have been made to mitigate this issue but wish to be reassured that this would be monitored to ensure compliance with flood authority guidance during the duration of the construction phase and post completion of the development
Policy WHB 14 – Dark Skies
 No Issues Identified
- 7.11. **Objective 11 - The level of services and facilities will be protected and improved**
Proposals Support NP objectives and policies –
Policy WHB 15 – Community Facilities
 No detriment – won't be losing anything.
- 7.12. **Objective 12 - The range of existing community facilities and services will be improved.**
Proposals support Objectives and policies
Policy WBH 16 – Open Space, Sport and Recreation Facilities
 The parish council seeks reassurance that the wording of the s.106 funding (development contribution) for the children's play area is specific to Wickhambrook
- 7.13. **Objective 13 - The capacity and safety of the road network to cope with new development will be ensured.**
Objectives and policies not supported by proposals
 Capacity is not an issue but safety is on B1063. The DoT *Local Transport Note L1/07* should be used to determine appropriate traffic calming measures (such as mini roundabouts, pelican crossings etc.) B1063 creates a significant barrier - footpath width and safety

Highways comments may not accurately reflect the speeding issues on Bunters road as recorded by the parish VAS data collection over an extended period of time. The parish council is concerned that relying on a Road Safety Audit following planning approval may not be adequate to safeguard vulnerable children and adults crossing the road, and is seriously concerned with the impact which may arise as the commercial unit is established.

- 7.14. **Objective 14** - *The improvement of bus services to nearby towns will be encouraged.*

Objectives and policies not supported by proposals

No provision to improve enhance bus service

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

Objectives and policies not supported by proposals

Across the village centre, footways are sporadic in their quality and completeness although the recent development at The Meadows has provided a much-needed footway along Cemetery Road. The B1063 creates a significant barrier between the main built-up area of the village and the village stores and post office. The footpath width from Bunters road east down Shop Hill is a significant safety issue.

The meeting determined that it cannot currently support the application until matters identified under Objectives 3, 7, 9, 10, 13, 14 and 15 and policies WHB 2, 3, 8, 10, 12, 13, 16 and 17 have been addressed.

- 6.2 [DC/26/0872/FUL](#) – Planning Application

one self-build dwelling following demolition of existing agricultural barn

Farley Green House Farley Green Wickhambrook Suffolk

No Objection.

- 6.3 **Resolved:**

That the Clerk make known the Council's comments on planning applications above to the Corporate Manager, Growth & Sustainable Planning at West Suffolk Council.

EO.26.07.07

Noted:

The meeting considered a request that Wickhambrook Parish Council act as referee for Wickhambrook WI in respect of an application for grant of funds from Suffolk Community Foundation and agreed that, having dealt with Wickhambrook WI over many years without any issues, and having provided financial support through grants in the past, it would be happy to act as a Referee.

EO.26.07.08

Noted:

That when any other matters for information, to be noted or for inclusion on a future agenda were invited, the following:

- Delegation for references for local organisations.

EO.26.07.09

Noted:

Confirmation that the scheduled date for the next meeting is Wednesday 29th July 2026 beginning at 7:00pm at Pavilion, Wickhambrook Memorial Social Centre.

EO.26.07.10

Noted: Close of meeting 20:48pm



DENBURY
HOMES

Sent by email to: clerk@wickhambrook-pc.gov.uk

Hilary Workman
Wickhambrook Parish Council
123 York Road
Bury St Edmunds
IP33 3EG

17th June 2026

Dear Ms Workman,

LPA Ref: DC/25/1736/HYB

**Planning application for 43 dwellings and a commercial building
Land Off Bunters Road, Wickhambrook, Suffolk**

I am pleased to provide an update on Denbury Homes' current planning application at Land off Bunters Road, Wickhambrook. I am a colleague of Robert Eburne whom I understand you met with previously to discuss the proposal.

As you will be aware, the application was submitted in November 2025 and amended plans were submitted in March 2026 in response to various consultee comments received to the application. We have now submitted further revised proposals (in response to comments from West Suffolk Council's landscape officer) and now is therefore a good time to provide an update on the application. In amending the proposals, we have sought to respond positively to the comments provided by the Parish Council as set out below.

Amendments Plans

I am pleased to enclose a copy of the amended Site Plan, Landscape Strategy Plan and Proposed Site Access and Highway Works plan. Key changes to the proposal since the submission of the application include:

- A new footpath link included to connect to the existing footpath along western side of Bunters Road to provide a connection to the village shop and bus stop.
- A new uncontrolled pedestrian crossing included on Cemetery Road at the junction with Bunters Road.

Westley, Bury St Edmunds, Suffolk IP33 3WD

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- The inclusion of a play area.
- Additional tree planting added to create tree lined streets.
- Landscape buffer to the west increased in depth.
- Reduction in the size of the southern turning area to protect an existing tree.
- Changes to house elevation materials and window details.
- Additional drainage information provided.
- Confirmation provided that all the homes would be built to M4(2) adaptable and accessible dwelling standard and that the 2no. affordable bungalows would be provided as M4(3) wheelchair adaptable bungalows.
- The inclusion of solar panels and additional water efficiency measures.

Response to Parish Council Comments

The Parish Council's response to the planning application provides a useful assessment of the proposal against the objectives and policies of the Wickhambrook Neighbourhood Plan ('WNP').

We are pleased to see that the Parish Council considers that the proposal would **support the NP's objectives** with respect to minimising the loss of best and most versatile agricultural land (Objective 1), accessibility and energy efficiency (Objective 4), employment opportunities (Objective 5), rural character (Objective 6), natural habitats (Objective 7), built heritage (Objective 8), and services and facilities (Objective 11). In particular, we are pleased that the Parish Council considers that the application accords with the original site masterplan prepared for the Neighbourhood Plan.

We note the Parish Council's comments with respect to other Neighbourhood Plan objectives and are pleased to provide a response to these below:

- **Objective 2 – New housing development will provide a range of types, sizes, prices and tenures of housing:** Comment regarding the proposed housing mix not reflecting local needs for smaller properties because the proportion of 4+ bed dwellings (28%) is lower than the proportion in West Suffolk as a whole (35%), albeit higher than the proportion in Wickhambrook (22%). We have reviewed the Neighbourhood Plan evidence on this which comes from the 2021 Census Data (as per the graph at Figure 3 of the Neighbourhood Plan) and we consider that this comparison does not fully reflect the benefits of the mix proposed. As set out in the table below, **the proportion of 1 and 2 bedroom homes proposed (40%) is higher than that in both West Suffolk (37%) and Wickhambrook (28%).** We therefore consider that the proposed mix would accord with the Parish Council's desire to increase the proportion of smaller dwellings, whilst providing a balanced mix of homes and delivering the precise mix of affordable homes requested by West Suffolk's Housing Enabling Officer. We would be grateful if the Parish Council would review their position with respect to the housing mix as we feel it performs well against Objective 2.

Table 1. Comparison of Proposed Mix Against Census Data for Wickhambrook and West Suffolk

No. Beds	Wickhambrook		West Suffolk		Proposed	
1 bed	4%	28%	9%	37%	10%	40%
2 bed	24%		28%		30%	
3 bed	37%		41%		33%	
4+ bed	35%		22%		27%	
Total	100%		100%		100%	

- Objective 3 - New housing should be located where it is safely accessible by foot to the village's services and facilities:** We are pleased to confirm that in addition to the 2no. proposed crossing points on Bunters Road, a new 1.8m wide footway is proposed on the western side of Bunters Road to connect into the existing footway leading to the village shop and a new uncontrolled pedestrian crossing is now included on Cemetery Road at the junction with Bunters Road. These changes were specifically requested by **Suffolk County Council Highways who have vetted the proposal with respect to highways safety.**
- Objective 9 - High-quality and eco-friendly development will reinforce the local character of the village:** Comment regarding potential flood risk to lower land at Attleton Green. We are pleased to confirm that **the Lead Local Flood Authority have technically vetted the proposed drainage strategy and recommended approval of the application.** Surface water from the proposed development would flow, via surface water sewers and swales along the main road, to an on-site attenuation basin. Water would be held in this basin and only allowed to drain out to the adjoining ditch network at a restricted rate that would not exceed the current greenfield run-off rate for the site (including a 40% allowance for increased rainfall due to climate change). As such, we can confirm that there would be no increase in flood risk at Attleton Green as a result of the proposal.
- Objective 10 - New development will not have a detrimental impact on the quality of life of existing residents:** Similar comments on drainage to objective 9 – see above response.
- Objective 12 - The range of existing community facilities and services will be improved:** Comment that the proposal would not contribute to the maintenance and improvement of existing open space, sport and recreation facilities. As set out above, the proposed open space has been amended to include an on-site play area that would benefit new and existing residents. This play area is provided as part of an area of open space provision that exceeds West Suffolk's standards for the number of homes proposed. We therefore consider that the proposal would contribute to improving facilities in the local area. It is not possible for the proposal to contribute to ongoing management of existing facilities (as this would fall foul of rules governing contributions from developments), but the new residents would pay Council Tax that would of course help to support the upkeep of Parish Council owned facilities.
- Objective 13 - The capacity and safety of the road network to cope with new development will be ensured:** Comment regarding footpath width and

safety. As set out above, we are pleased to confirm that a new footpath link is now included to connect to the existing footpath along the western side of Bunters Road to provide a connection to the village shop and bus stop. A new uncontrolled pedestrian crossing is also included on Cemetery Road at the junction with Bunters Road. These changes were made in response to specific requests from Suffolk County Council Highways who have vetted the proposal with respect to highways safety.

- **Objective 14 - The improvement of bus services to nearby towns will be encouraged:** Comment regarding the need for improvements to bus services. In response to this comment, whilst we appreciate that current bus service needs improving, it is unfortunately beyond the scope of a planning application for just 43 dwellings to provide improvements to this privately operated service. This said, the increase in the number of dwellings in the village would result in an increase in demand for bus services, thereby improving their viability.
- **Objective 15 - The Public Rights of Way network will be protected, maintained and improved:** Similar comments on footway provision to objective 13 – see above response.

I would be very happy to attend the next meeting of the Parish Council to discuss the changes made to the proposal in more detail if this would be useful. In the meantime, if you require any further points of clarification, please do not hesitate to contact me.

Yours sincerely,



Mr David Jones
Senior Planner

david.jones@denburyhomes.co.uk



Cc. Councillor Sarah Pugh, West Suffolk Council

Enclosures:

Enc 1. Site Plan

Enc 2. Landscape Strategy Plan

Enc 3. Proposed Site Access and Highway Works plan



Notes

- 1 Attenuation Basin.
- 2 Walking Route
- 3 Commercial Use Area
- 4 Public Open Space.
- 5 Potential Pedestrian Crossing
- 6 Vehicular access
- 7 Existing hedge along Bunters Rd which falls within the highway visibility line to be replaced with a new hedge.
- 8 6m Structural Planting Buffer
- 9 Refer to drawing KMC 24163/003 for crossing and connection details
- 10 Play Area
- 11 Existing off-site buffer.

Open Market				Affordable Rent			
House type Description		Sq.Ft	No.	House type Description		Sq.Ft	No.
779	2 Bed house (2 storey)	790	2	543 M4 (Cat 3)	1 Bed bungalow (1 storey)	616	1
866	2 Bed Bunaglow (1 storey)	862	1	620	1 Bed house (2 storey)	630	3
973	2 Bed house (2 storey)	1004	2	755 M4 (Cat 3)	2 Bed bungalow (1 storey)	800	1
1020	2 Bed house (2 storey)	1038	3	847	2 Bed house (2 storey)	857	1
1116	3 Bed house (2 storey)	1151	2	996	3 Bed house (2 storey)	1004	3
1189	3 Bed house (2 storey)	1189	2	1152	4 Bed house (2 storey)	1153	2
1324	3 Bed bungalow (1 storey)	1306	1	TOTAL 11 PLOTS			
1592	3 Bed house (2 storey)	1583	3				
1785	4 Bed house (2 storey)	1782	4				
1966	4 Bed house (2 storey)	1967	2				
2260	4 Bed house (2 storey)	2260	3	TOTAL 6 PLOTS			
2820	5 Bed house (2 storey)	2815	1				
TOTAL 26 PLOTS							

Shared Ownership			
House type Description		Sq.Ft	No.
847	2 Bed house (2 storey)	857	3
996	3 Bed house (2 storey)	1004	3
TOTAL 6 PLOTS			

Revision C - Updates to reflect LPA comments - 28.05.26
Revision B - Updates to reflect LPA comments - 08.05.26
Revision A - Updates to reflect LPA comments - 03.03.26



1. Low flowering lawn mix



6. Native woodland species planting to boundary



2. Low maintenance traditional wildflower meadow



7. Mown paths



3. Ornamental highlight trees at key locations
(*Quercus palustris*)



8. Replacement mixed native hedgerow to Bunters Road



4. Tree-lined walking routes



9. Native trees to public open space (*Acer campestre*)



5. Ecologically enhanced drainage basin



10. Street trees
(*Carpinus betulus* 'Streetwise')

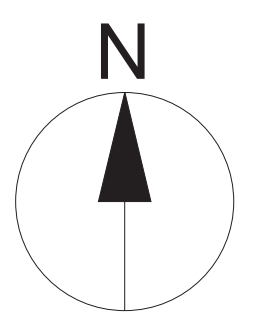
©This drawing and the building works depicted are the copyright of **EC-Environmental** and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

All dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.
Do not scale

Notes.

Key

1. Native low flowering lawn areas.
2. Native low maintenance wildflower meadow.
3. Ornamental trees with seasonal interest positioned at key locations.
4. Walking routes and paths through public open space lined by trees.
5. SuDS features ecologically enhanced with native marginal planting and managed to be accessible and usable open space.
6. Native woodland species mix planting to boundaries to screen and soften the development with a minimum width of 6m to the western boundary.
7. Mown paths through the public open space
8. Mixed native hedgerow planting to Bunters Road to replace losses to access and visibility splays.
9. Native tree planting throughout the public open space.
10. Formal street trees to main access roads with ornamental trees to secondary streets and plot frontages.
11. Play area (shown indicatively) to be designed by others



P04	Updated to latest layout	04/06/2026
P03	Updated to latest layout	06/03/2026
P02	Updated to latest layout	30/10/2025
P01	Updated to latest layout	14/10/2025

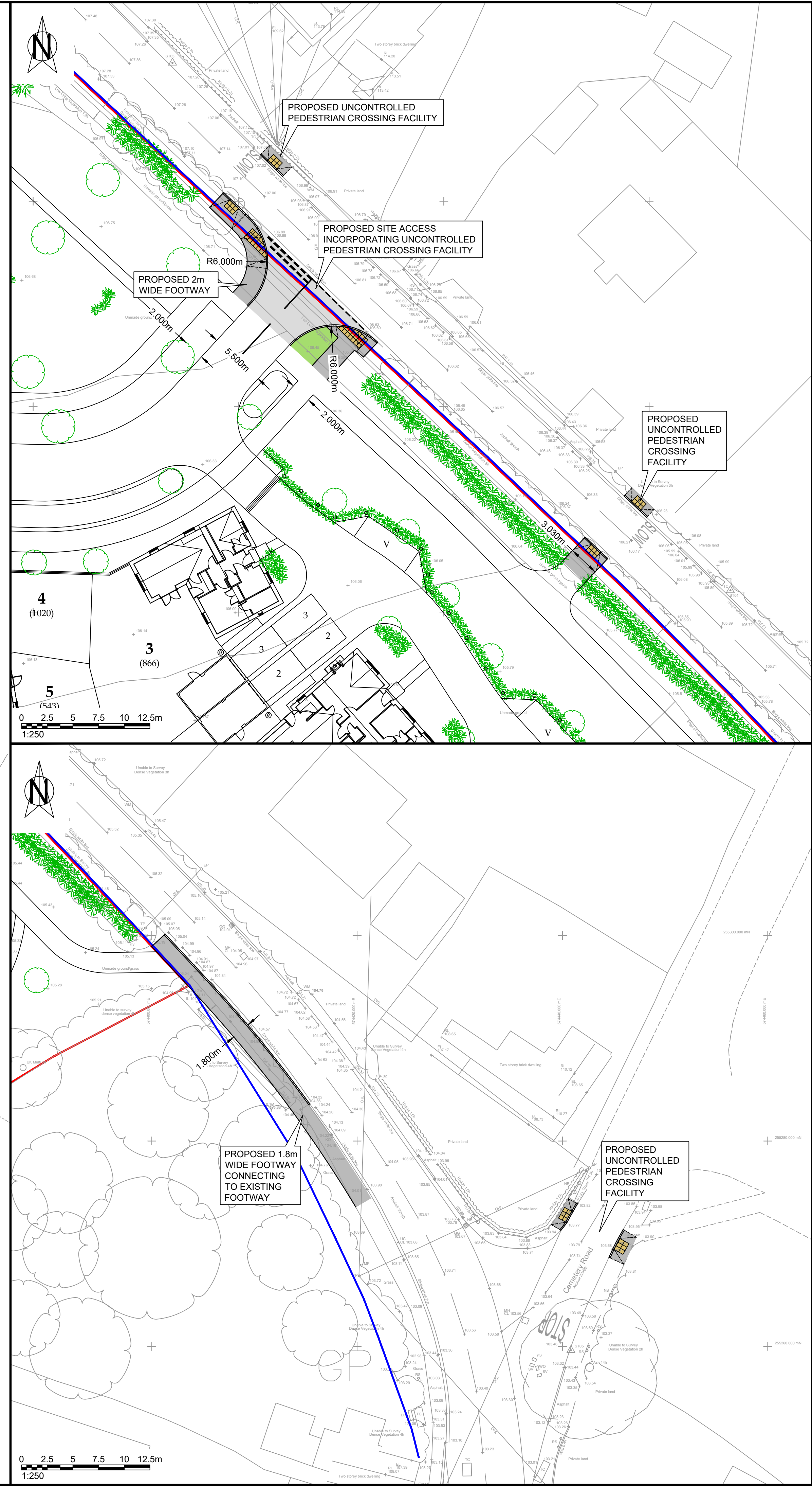
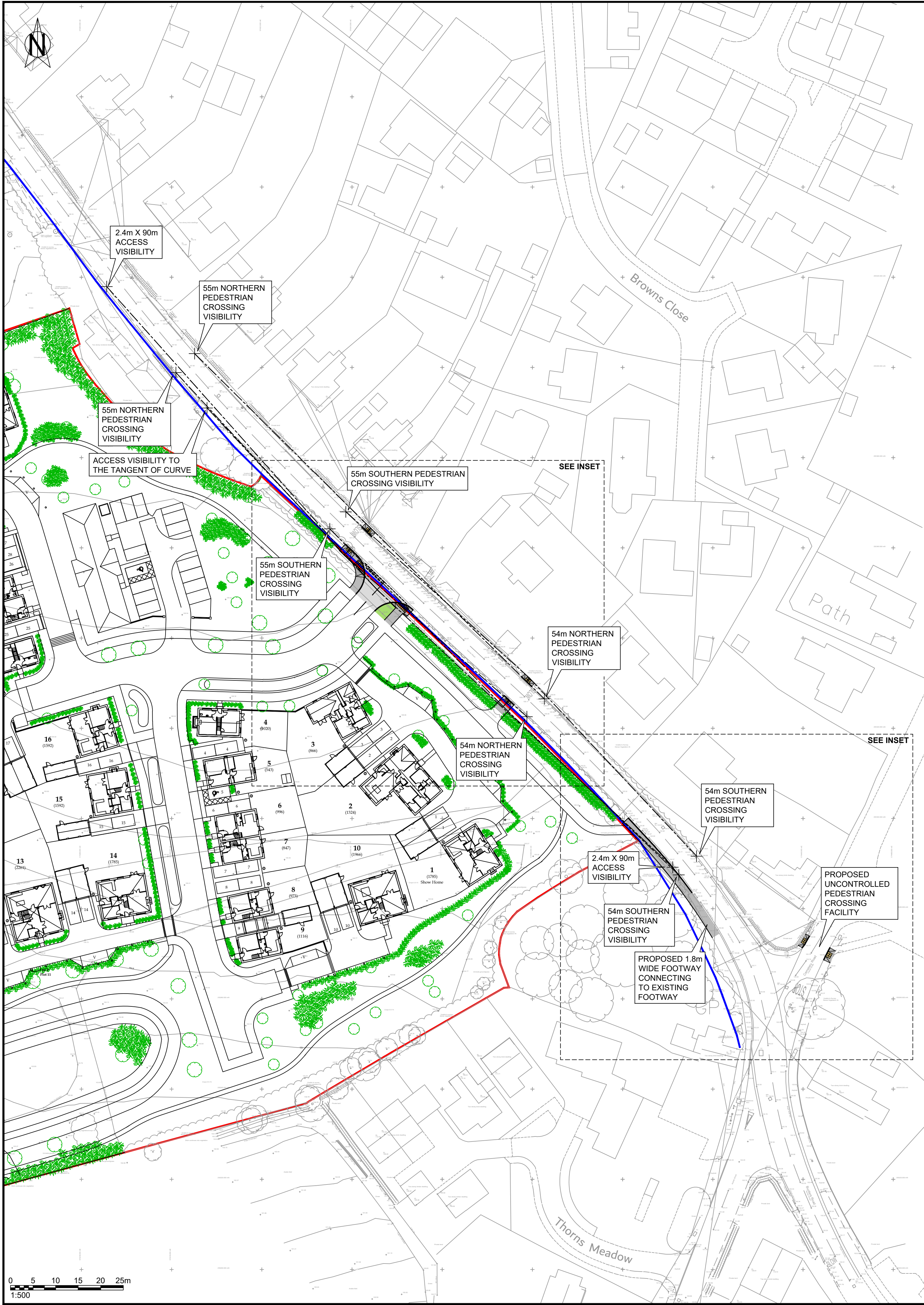


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Services
Landscape Planning
Strategic Landscape Consultancy
Landscape & Visual Impact
Assessment
Environmental Statements
Landscape Design

Purpose of Issue: PLANNING			
project:	Bunters Road Wickhambrook		
title:	Landscape Strategy		
scale @ a1:	1:500		
date:	10.10.2025		
drawn:	DL	check:	EC
drwg no:	ECE-1993-L-GA-100	rev:	P04



NOTES :

1. (C) This drawing is copyright.
2. All dimensions to be checked on site.
3. Do not scale from this drawing; only figured dimensions are to be worked from.
4. Any discrepancies must be reported immediately before proceeding.
5. This drawing to be read & printed in colour.

KEY :

	HIGHWAY BOUNDARY
	SITE BOUNDARY

REV	DATE	DESCRIPTION	DRN	CHKD	APPR
D	12.02.2024	Site layout updated	DW	MV	KMcM
C	04.02.2024	Footway and crossing facility added	DW	MV	KMcM
B	02.10.2023	Site layout updated	DW	MV	KMcM
A	16.10.2023	Site layout updated and southern pedestrian crossing facility added	DW	MV	KMcM

Issue Status

☐ CONCEPT	☐ CONSTRUCTION
☒ PRELIMINARY	☐ AS BUILT
☐ TENDER	☐ H&S FILE ISSUE

Client
Denbury Homes

Project
Bunters Road, Wickambrook

Drawing Title
Proposed Site Access and Highway Works

Scale @ A1 1:500 / 1:250	Drawn DW	Chkd MV
Drawing Ref KMC24163 / 003	Aprd KMCM	Date 15.09.2025
	Rev D	

kmc
transport planning



Notes

- 1 Attenuation Basin.
- 2 Walking Route
- 3 Commercial Use Area
- 4 Public Open Space.
- 5 Potential Pedestrian Crossing
- 6 Vehicular access
- 7 Existing hedge along Bunters Rd which falls within the highway visibility line to be replaced with a new hedge.
- 8 6m Structural Planting Buffer
- 9 Refer to drawing KMC 24163/003 for crossing and connection details
- 10 Existing off-site buffer.

Open Market				Affordable Rent			
House type Description		Sq.Ft	No.	House type Description		Sq.Ft	No.
779	2 Bed house (2 storey)	790	2	543 M4 (Cat 3)	1 Bed bungalow (1 storey)	616	1
866	2 Bed Bunaglow (1 storey)	862	1	620	1 Bed house (2 storey)	630	3
973	2 Bed house (2 storey)	1004	2	755 M4 (Cat 3)	2 Bed bungalow (1 storey)	800	1
1020	2 Bed house (2 storey)	1038	3	847	2 Bed house (2 storey)	857	1
1116	3 Bed house (2 storey)	1151	2	996	3 Bed house (2 storey)	1004	3
1189	3 Bed house (2 storey)	1189	2	1152	4 Bed house (2 storey)	1153	2
1324	3 Bed bungalow (1 storey)	1306	1	TOTAL 11 PLOTS			
1592	3 Bed house (2 storey)	1583	3				
1785	4 Bed house (2 storey)	1782	4				
1966	4 Bed house (2 storey)	1967	2				
2260	4 Bed house (2 storey)	2260	3				
2820	5 Bed house (2 storey)	2815	1				
		TOTAL 26 PLOTS					
				Shared Ownership			
House type Description		Sq.Ft	No.	House type Description		Sq.Ft	No.
				847	2 Bed house (2 storey)	857	3
				996	3 Bed house (2 storey)	1004	3
				TOTAL 6 PLOTS			

Revision B - Updates to reflect LPA comments - 08.05.26
Revision A - Updates to reflect LPA comments - 03.03.26

Revision D - Updates to reflect LPA comments - 30.06.26
Revision C - Updates to reflect LPA comments - 28.05.26



1
(1785)

2
(1324)

3
(866)

STREET SCENE 1



11
(2820)

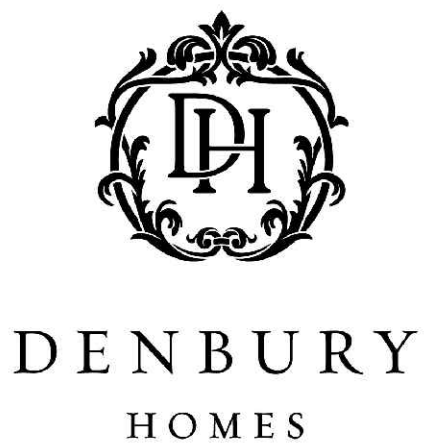
12
(2260)

13
(2260)

14
(1785)

STREET SCENE 2

Revision A - Updates to reflect LPA comments. 18.02.26
Revision B - Updated to reflect latest site layout. 30.06.26



Project:
Bunters Road,
Wickhambrook

Project no:
WIH1

Dwg no:
005

Drawing:
Street Elevations

Rev:
B

Drawn by:
ST

Plot Numbers:
-

Date:
October 25

Scale:
1:100 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.

Questions for Denbury Homes – DC/25/1736/HYB

1. Why are solar panels not on all houses where possible?

The Homes will be built to accord with the Council's sustainability policies and the new Building Regulations which significantly reduce carbon emissions. Sustainable Construction is managed through a range of measures including fabric first, air source heat pumps to all plots and some solar panels... this accords with the Council's new local plan policies too.

2. Are there any poo bins? If so, who is responsible for paying for them to be emptied?
Yes there will be bins. These will be paid for and emptied by the Management Company.

3. Who is taking on the responsibility of the play area? its upkeep, its inspection checks, etc - - Change to S.106 funding now noted.

Following discussions with the Parish Clerk we have managed to persuade West Suffolk Council to allow an off-site contribution to enhance existing play facilities in lieu of on-site provision. Maintenance of off-site equipment would be the responsibility of the Parish Council. The off-site contribution will be calculated by West Suffolk Council in line with their policy and is expected to be £52,416.45 (index linked).

The design for the open spaces on site has been amended to remove the proposed play area (replacing it with a grassed area with a knee rail fence, benches and bins) to allow for off-site contribution. On-site open space will be managed by the Management Company which is paid for by residents.

4. Is Denbury taking on hedge cutting to keep the junction with the B1063 clear? As we know it is a problem with SCC. Concern as to whether this will be a safe place for a junction, so near to a s bend junction! The Highway Authority has agreed that the junction is safe. Denbury will maintain access visibility and thereafter the Management Company will do this. The Highways Authority has also included a condition on the grant of planning permission requiring the visibility splay to be kept clear.

5. Is there going to be some sort of signage for road users to be aware of people crossing?

Yes, this will be agreed with the Highway Authority at detailed design stage. The agreements with the County Council about signage can only happen once the development has Planning Permission. A Road Safety Audit to be undertaken by an independent engineer will be undertaken to detail design and necessary signage.

6. The plot1 is sloping is the building plot going to take the same line?

Plot 1 has been revised as explained below.

7. Plot 1 is a 4 bedroom house surely it should be a bungalow? to help protect Gaines Cottage (Conservation Officer comments)

In response to the Conservation Officers comments, we have reviewed the design of Plot 1 and sought advice from our heritage consultants. Plot 1 is some distance from Gaines Cottage and doesn't have line of sight with that building, such that we do not agree that it needs to be a bungalow. This said, we have made some changes to reduce the scale of plot 1 by reducing the eaves height and roof pitch to lower the

ridge height by 1m. We have also moved plot 1 slightly further back from the road, changed its materials from render to brick (so that it is not seen as competing with the design of Gaines Cottage), increased the width of hedgerow along the road, and removed the southern footpath to the site entrance which served little purpose and had suburbanising effect. We consider that there is no significant negative impact on the Listed building or its setting.

8. **PARKING** - I count 113 (or 109!) bedrooms and only 82 spaces for cars. If you have one car per bedroom that means they are 27 car spaces short!

The car parking complies with the Suffolk Car Parking Standards. There should be 94 residential car spaces to accord with these standards. There are a total of 120 car spaces on the residential development plus 14 spaces for the Commercial Units. These range from 1 space up to 5 spaces per plot, depending on how large they are. There are 6 reserved visitor spaces on the scheme and space on the roads for people to park although this is unlikely to be necessary given that we exceed the parking standards.

- a. Can they park outside their houses in the road and still be enough room for another car, ambulance or fire engine to pass??

Yes, but the development is already over parked. It is not expected that people would need to park in the street.

- b. If not where are they allowed to park?

As above, roads are wide enough to allow parking.

- c. What about visitors to the homes where are they allowed to park?

There are visitor spaces within the scheme and most homes have space for visitor parking on plot.

- d. The parking spaces at the units?

- e. I count only 14 parking spots and only one being disabled. (see 9. below)
Parking is a problem at Nunnery Green, especially around the surgery. Realistically people don't use garages for cars! Maybe garages should be car ports.

The garages here are designed to be large garages with room for a car and storage. They are not always counted in the parking calculation. The total number of parking spaces is in excess of parking standards.

9. **Outlets/shops** - these only have 14 spaces, I take solely for use of outlets! However, it shows only 1 disabled why? and no EV charging spots Why?

The commercial units have parking provision illustrated in full compliance with the Highway Authority's parking standards. The detail of the commercial unit will be provided in a Reserved Matters application in due course. These require 1 car space per 16 sqm of floorspace. The maximum floor space is 200 sq m but could be less. Assuming 200 sq m then 12.5 car spaces are required. There are 13 spaces plus 1 mobility space illustrated but the detailed design, including EV charging, will be determined later. Clearly, the facility will be for local people so many visitors will walk.

10. **What is the name of the road? Could it be named after or to do with something locally?**

Road naming is proposed by Denbury Homes. We make suggestions to West Suffolk Council in accordance with their rules. The Council then consults with the Parish Council. We are happy to take suggestions now. It may be that you want a tribute to a local personality or historical figure. Gerry Hicks... who wrote "Come on the Town" was born in Wickhambrook back in 1933. We will usually be receptive to reasonable local suggestions so long as these are deemed acceptable to the Council.