

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and the comments of the parish council and any grounds for objection.

Consultee Comments for Planning Application DC/26/0872/FUL

The Parish Council has referenced the following where relevant:

- [National Planning Policy Framework \[NPPF\]](#)
- [Core Strategy \(2010\) Former SEBC area \[CS\]](#)
- [Rural Vision 2031 \(2014\) Rural \[RV\]](#)
- [Joint Development Management Policies Document \(2015\) \[DM\]](#)
- [Emerging Local Plan](#)
- [Wickhambrook Neighbourhood Plan](#)

Application Summary – West Suffolk Council

Application No: [DC/26/0872/FUL](#)

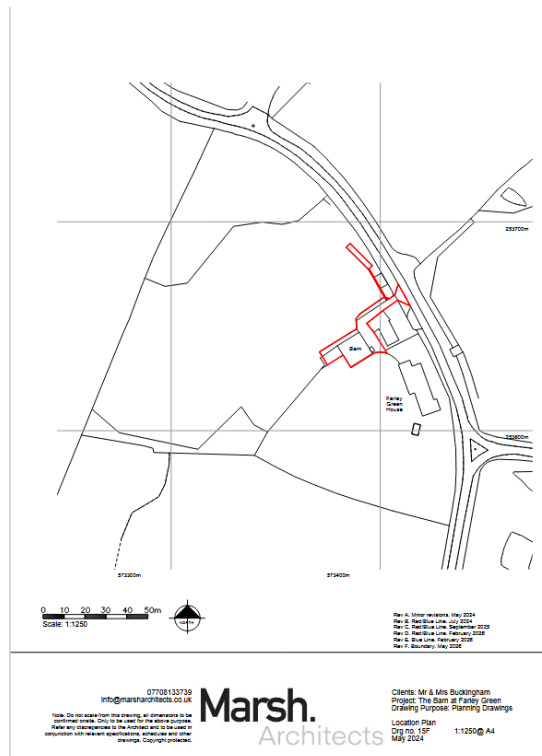
Address: Farley Green House, Farley Green, Wickhambrook, Newmarket CB8 8PX

Proposal: Planning Application – one self-build dwelling (C3) following demolition of existing agricultural barn

This is an application for one self-build dwelling with detached garage made by Mr James Bailey of James Bailey Planning Ltd for Mr Brian Buckingham.

This is an alternative scheme to the approved ([DC/25/1346/FUL](#)), which the parish council considered at its September '25 meeting (Min. 25.09.13.3) and supported. The current application should be considered on its merits.

The site is located in a rural area, outside the published settlement area of Wickhambrook [RV3] and within designated countryside [CS4, DM5].



Farley Green House, which is also known as Meadow Cottage, is a Grade II listed building (UID 1235693). Farley Green House has its own curtilage, which includes an ancillary "games room" outbuilding to the north

The following documents were submitted with the (original outline) [application](#):

- [Biodiversity Checklist](#)
- Existing [Block Plan](#), [Elevations and Floor Plan](#)
- [Energy and Sustainability Statement](#)
- [Land Contamination Assessment Part 1](#)
- [Land Contamination Assessment Part 2](#)
- [Land Contamination Questionnaire](#)
- [Location Plan](#)
- [Phase 1 Desk Study and Preliminary Risk Assessment](#)
- [Planning Statement](#)
- [Preliminary Ecological Appraisal](#)
- Proposed [Site](#), [Elevation](#), [Ground Floor Plan](#)
- Proposed [Block](#), [Floor and Roof Plan](#)
- [Self Build Proforma](#)

Planning History

A Prior Approval Application (DC/24/0694/P3QPA) was refused by West Suffolk Council.

Subsequently, the applicant appealed the sole reason for refusal.

The appeal (APP/F3545/W/25/3358736) was allowed on the 3rd July 2025

This is an alternative scheme to the approved ([DC/25/1346/FUL](#)), which the parish council considered at its September '25 meeting (Min. 25.09.13.3) and supported. The current application should be considered on its merits.

Constraints - identified by West Suffolk are:

- Development Type: All wind farm / turbine development
- Description: Within 100m of a Suffolk County Council Historic Environment Record
Consultee: Suffolk Archaeological Service
- Location – Bat Roosts – Cowlinge x 3
- Consultee: Norwich International Airport Constraint: Statutory consultee for all wind turbine applications within 42.5 nautical miles of Norwich International Airport
- Consultee: Cambridge Airport Constraint: Advise of Any Developments
- Consultee: Natural England
- Not Available – RAMS Buffer

Consultee Comments

- [Contaminated Land and Air Quality Representation](#)

Matters for Consideration

The following matters are relevant and should be considered with respect to the application:

1. **Settlement Hierarchy and Identity:** The proposed site is not within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries], but in designated countryside [CS4 – Settlement Hierarchy & Identity, DM5 – Development in the Countryside]. It is acknowledged that the proposal may be described as small scale residential development [DM5]
2. **Sustainable Development:**
 - a. District Council policies seek to protect the countryside against unsustainable development.

Wickhambrook Neighbourhood Plan

The parish council may wish to consider the application against the following statements and policies within the Referendum Neighbourhood Plan (which proceeds to Referendum on 13th November 2025)

VISION

In 2040 Wickhambrook will remain a village that has retained its distinct structure of a number of small settlements within a high-quality rural landscape, where limited sustainable growth has taken place that meets the needs of the Parish and where essential infrastructure and services are retained and improved.

Objectives

Development Location

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.

Housing

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.
3. New housing should be located where it is safely accessible by sustainable modes to the village's services and facilities.
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.

Employment and Local Economy

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.

Natural Environment

6. The rural character of the Parish will be protected and, where possible, enhanced.
7. Natural habitats will be protected and enhanced.

Built Environment and Design

8. Wickhambrook's built heritage assets will be protected.
9. High-quality and eco-friendly development will reinforce the local character of the village.
10. New development will not have a detrimental impact on the quality of life of existing residents.

Services and Facilities

11. The level of services and facilities will be protected and improved.
12. The range of existing community facilities and services will be improved.

Highways and Travel

13. The capacity and safety of the road network to cope with new development will be ensured.
14. The improvement of bus services to nearby towns will be encouraged.
15. The Public Rights of Way network will be protected, maintained and improved

Policies within the Neighbourhood Plan relevant to this application are:

Policy WHB 1 - Spatial Strategy

...

Outside of the Housing Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals will be supported in principle for:

- agriculture, horticulture or forestry development;
- affordable housing on a rural exception site that meets a proven local need;
- equine related activities;
- small scale facilities for outdoor sport and recreation, community uses, leisure and tourism;
- an agriculture, forestry or equine business key worker dwelling where an essential need is proven;
- the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small-scale residential development in accordance with other policies on housing

in the countryside;

...

Policy WHB4 – Low Energy and Energy Efficient Housing Design

Wherever practicable, development proposals should incorporate current best practice in energy conservation. Such measures should be incorporated so that they are integral to the building design and its curtilage and minimise any impacts on the building or its surroundings. As appropriate to their scale, nature and location, development proposals should demonstrate how they:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings; and
- b. incorporate best practice in energy conservation and are designed to achieve maximum achievable energy efficiency; and
- c. avoid fossil fuel-based heating systems; and
- d. incorporate sustainable design and construction measures to improve energy and water efficiency including, where feasible, ground/air source heat pumps, solar panels and grey water recycling, rainwater and stormwater harvesting.

Policy WHB 7 - Protecting Wickhambrook's Landscape Character

Development proposals should respond positively to the landscape characteristics of the site and its vicinity as identified in the West Suffolk Landscape Assessment (2022).

As appropriate to their scale, nature and location, and to ensure that they conserve the essential landscape, heritage and rural character of the Parish, development proposals should demonstrate how they have regard to, and conserve, or enhance, the landscape character and the setting of the Parish.

Policy WHB 8 - Biodiversity and Habitats

Qualifying development proposals are required to achieve a measurable biodiversity net gain of at least 10 percent, calculated using the statutory biodiversity metric.

Wherever practicable, development proposals should protect, and avoid the loss of, or minimise harm to, trees, woodlands, hedgerows, and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable, and cannot be reduced through mitigation:

- i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- ii. suitable compensatory measures, that provide better replacement of the lost features will be required and contribute to the enhancement of biodiversity.

Any mitigation or compensatory measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context, and have regard to its ongoing management.'

Where new access is created, or an existing access is widened and affects an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the immediate locality.

As appropriate to their scale, nature and location, development proposals should incorporate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example

- a. the creation of new natural habitats including ponds;
- b. the planting of additional native trees and hedgerows (reflecting the character of Wickhambrook's traditional trees and hedgerows);
- c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs

Policy WHB 10 - Buildings and Structures of Local Significance

Development proposals should be designed to respect the integrity and appearance of Wickhambrook's built heritage. Valued characteristics of the parish, including buildings, structures, features and gardens of local significance, and the character and distinctiveness of the various greens, hamlets, and neighbourhoods, should be protected.

Proposals affecting buildings and structures of local significance will be considered in the context of their potential impact on their character and setting including their situation and location in both the immediate and wider contexts.

Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

Policy WHB 12 - Sustainable Construction Practices

For all appropriate development, proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

As appropriate to their scale, nature and location, development proposals should demonstrate how they:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and are designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate current sustainable design and construction measures and renewable energy measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and PV systems; and
- e. make provision for grey water/rainwater, and/or surface water harvesting and recycling

Action:

Using the pro-forma template attached, consider where the planning application meets and/or departs from the Wickhambrook Neighbourhood Plan objectives, and identify where the planning application departs from the NP Policies identified above.

Planning Consultation Response Template

This template should be used as a guide to assist the parish council in reaching a decision on the following planning applications:

- Outline planning
- Full planning
- Variations of full planning applications

The template asks the parish council to consider the application in the context of its (draft) Neighbourhood Plan vision

In 2040 Wickhambrook will remain a village that has retained its distinct structure of a number of small settlements within a high-quality rural landscape, where limited sustainable growth has taken place that meets the needs of the Parish and where essential infrastructure and services are retained and improved.

objectives and policies.

The parish council should consider whether the proposed development, if delivered in accordance with the application, its supporting documents and statements would support or undermine the Wickhambrook Neighbourhood Plan.

For each of the fifteen objectives of the plan, set out in the table below, indicate whether, based on the information available, the proposed development, if delivered in accordance with the application, would support or undermine it (or indicate not applicable). Add in any comments supporting your findings (for example, reference the specific policies).

Planning Application Reference : DC/25/1477/FUL

WPC Meeting Date: 6 November 2025

Topic Areas	Objectives & Policies	Yes	No	N/A
Development Location	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.	☐	☐	☐
	Policy WHB 1 – Spatial Strategy			
	Commentary: Click or tap here to enter text.			
Housing	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.			
	3	New housing should be located where it is safely accessible by foot to the village's services and facilities.	☐	☐	☐
		Policy WHB 2 – Land west of Bunters Road	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	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.	☐	☐	☐
		Policy WHB 3 – Housing Design Standards	☐	☐	☐
		Commentary: Click or tap here to enter text.			
Employment and Local Economy		Policy WHB 4 – Low Energy and Energy Efficient Housing Design	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	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.	☐	☐	☐
		Policy WHB 5 - Employment Sites	☐	☐	☐
		Commentary: Click or tap here to enter text.			
Natural Environment		Policy WHB 6 – New Businesses and Employment Development	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	6	The rural character of the Parish will be protected and, where possible, enhanced	☐	☐	☐
		Policy WHB 7 - Protecting Wickhambrook's Landscape Character	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	7	Natural habitats will be protected and enhanced.	☐	☐	☐
		Policy WHB 8 - Biodiversity and Habitats	☐	☐	☐
Built Environment & Design		Commentary: Click or tap here to enter text.			
		Policy WHB 9 - Local Green Spaces	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	8	Wickhambrook's built heritage assets will be protected.	☐	☐	☐
		Policy WHB 10 - Buildings and Structures of Local Significance	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	9	High-quality and eco-friendly development will reinforce the local character of the village.	☐	☐	☐
		Policy WHB 11 - Development Design Considerations	☐	☐	☐
		Commentary: Click or tap here to enter text.			
		Policy WHB 12 - Sustainable Construction Practices	☐	☐	☐
		Commentary: Click or tap here to enter text.			

	10	New development will not have a detrimental impact on the quality of life of existing residents	☐	☐	☐
		Policy WHB 13 - Flooding and Sustainable Drainage	☐	☐	☐
		Commentary: Click or tap here to enter text.			
		Policy WHB 14 - Dark skies	☐	☐	☐
		Commentary: Click or tap here to enter text.			
Services and Facilities	11	The level of services and facilities will be protected and improved.	☐	☐	☐
		Policy WHB 15 - Community Facilities	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	12	The range of existing community facilities and services will be improved.	☐	☐	☐
		Policy WHB 16 - Open Space, Sport and Recreation Facilities	☐	☐	☐
		Commentary: Click or tap here to enter text.			
Highways and Travel	13	The capacity and safety of the road network to cope with new development will be ensured.	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	14	The improvement of bus services to nearby towns will be encouraged.	☐	☐	☐
		Commentary: Click or tap here to enter text.			
	15	The Public Rights of Way network will be protected, maintained and improved	☐	☐	☐
		Policy WHB 17 - Public Rights of Way	☐	☐	☐
		Commentary: Click or tap here to enter text.			

Taking into account the findings against each objective (and where relevant) policies, the parish council has determined to:

Make no Comment ☐

Object to the Application ☐

Support the Application ☐

[Click or tap here to enter text.](#)