

Freckenham
Neighbourhood Plan

**Welcome to our
drop-in event**



Today's event

- In 2018 the Parish Council decided to prepare a Neighbourhood Plan for the village.
- When complete, the Plan that will provide locally based planning guidelines for the locations and type of development over future years.
- Since 2018, the Working Group have commissioned surveys and specialist work to guide the content of the Plan and held community consultation events to update you on what's happening.
- Progress has been hampered by the COVID pandemic, but we have now reached a crucial stage in determining where new housing should be developed.
- **Today, we need you, residents of Freckenham, to help us make that decision.**

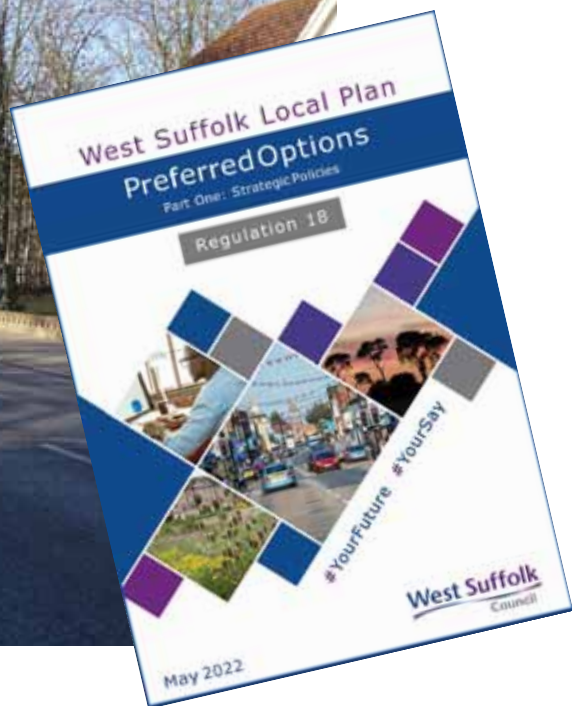


It's your Plan

The Parish Council is responsible for preparing the Plan, but support is going to be needed from you and experts to produce a Plan that provides a solid framework to guide how the village evolves over future years.

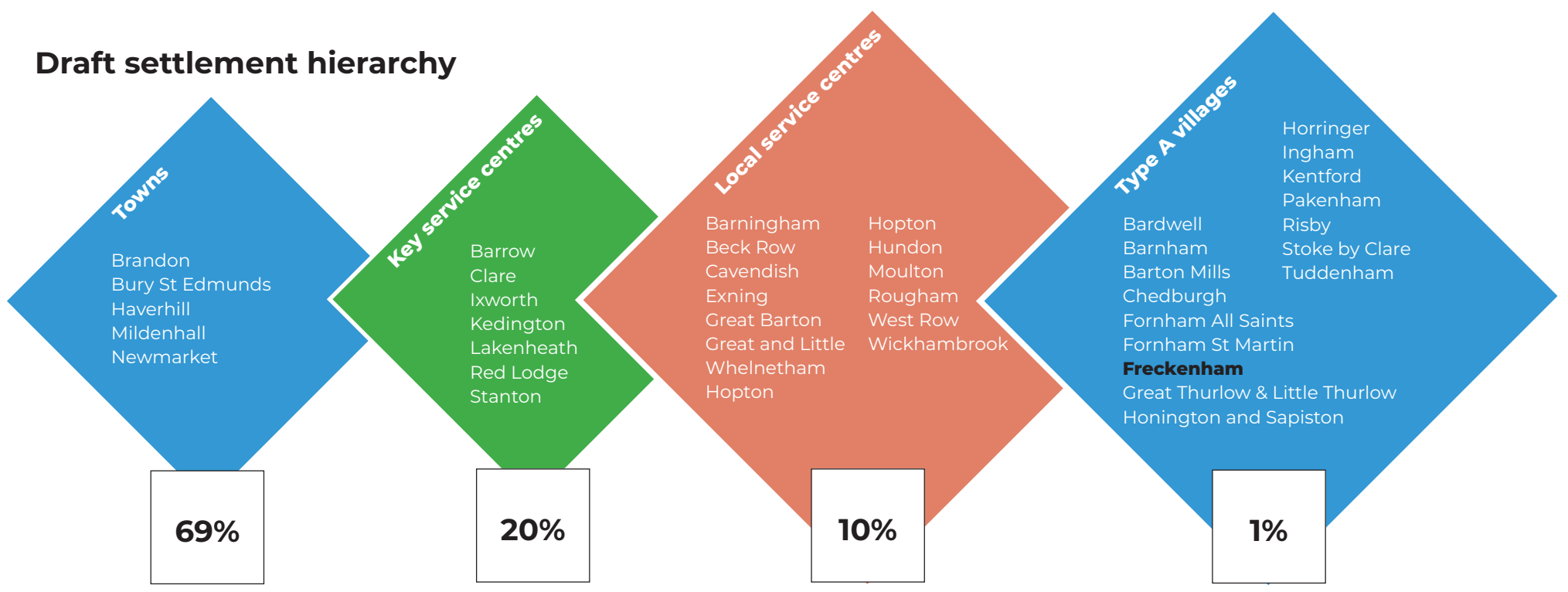


West Suffolk Local Plan



- West Suffolk Council is currently consulting on the “Preferred Options” for their new Local Plan.
- When finished, the Local Plan will identify where development will take place between now and 2040.
- The district is split up into a range of types of settlement, based on the availability of services and facilities each has.
- Freckenham is identified as a “Type A Village” (the fourth tier of the settlement hierarchy) based on its limited range of services and facilities that can meet some of the day to day needs of residents.
- There are 16 Type A Villages proposed across West Suffolk.
- The consultation document proposes that just 1.3% of the planned housing growth in West Suffolk will take place in Type A Villages
- Most new housing proposed will be in towns such as Newmarket and Mildenhall.

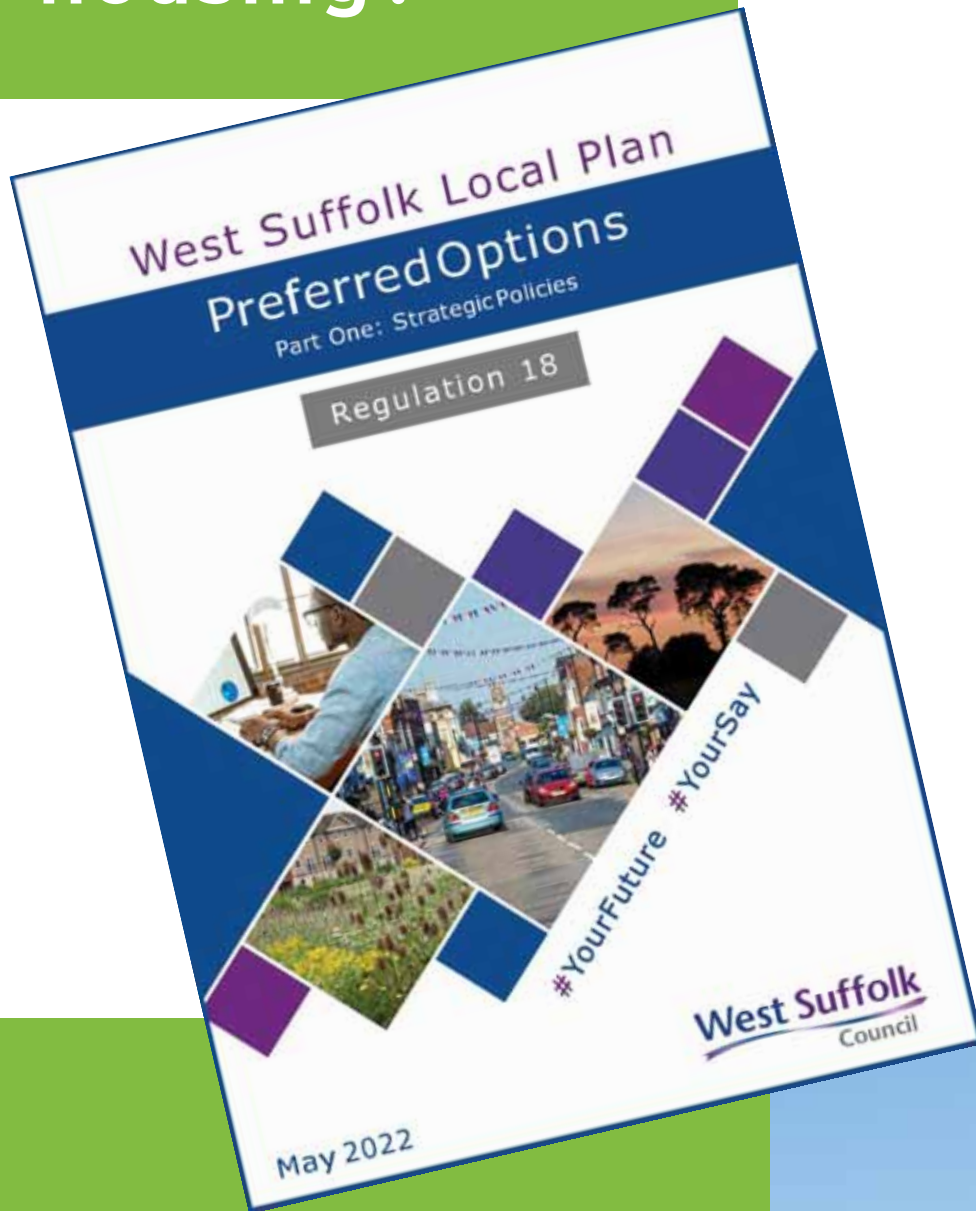
Draft settlement hierarchy



Distribution of housing growth

West Suffolk Local Plan - Preferred options - Regulation 18

How much housing?



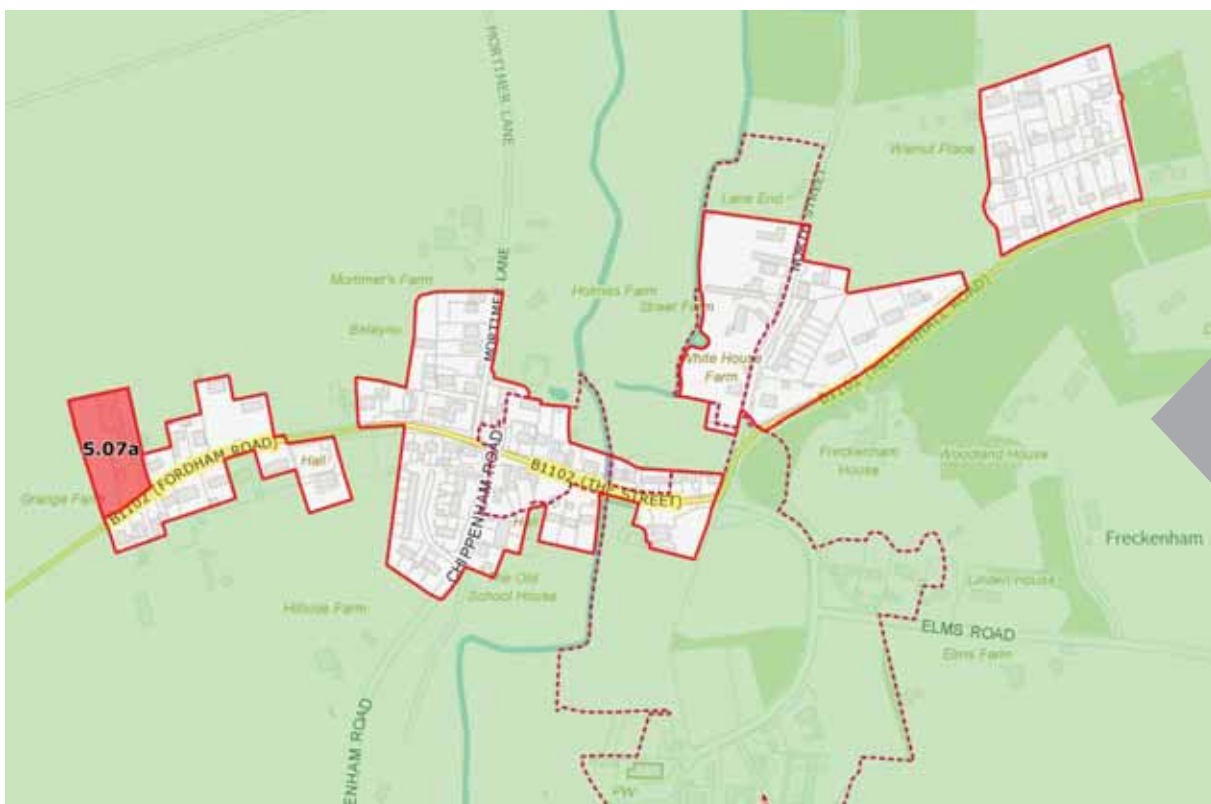
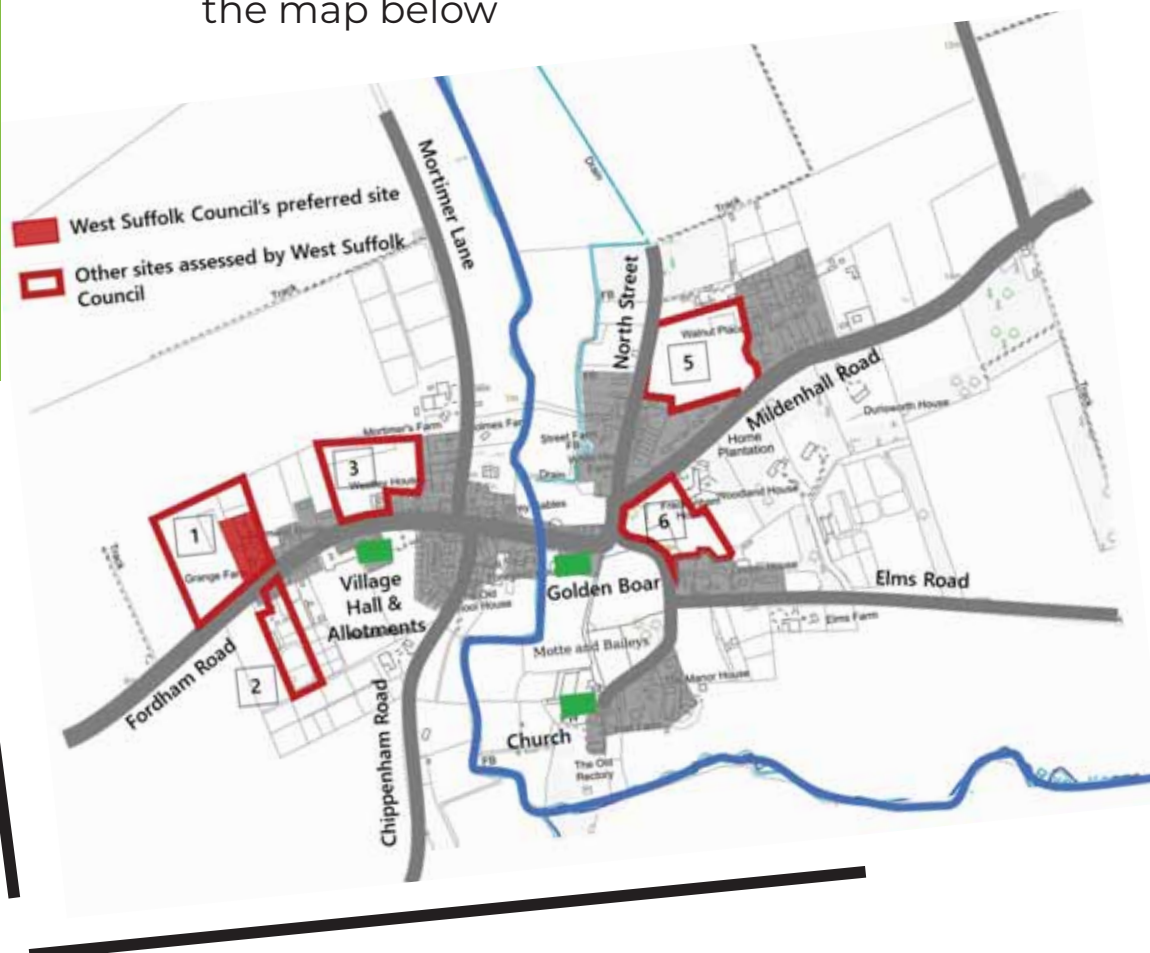
- For Freckenham, the Preferred Options consultation proposes that an additional 10 houses should be built in the village by 2040
- The amount of housing would be consistent with how the village has grown in the last 20 years.
- Our 2019 Household Survey identified that, of those residents that would support more housing in the village, most preferred 10 or less to be built.
- **How do you feel about the number of homes (10) proposed by West Suffolk Council over the next 20 years?**



West Suffolk Council have assessed sites and identified their preferred site

Preferred Site

- West Suffolk Council have considered five potential sites for development that have been proposed to them by landowners.
- These are numbered 1, 2, 3, 5 and 6 on the map below

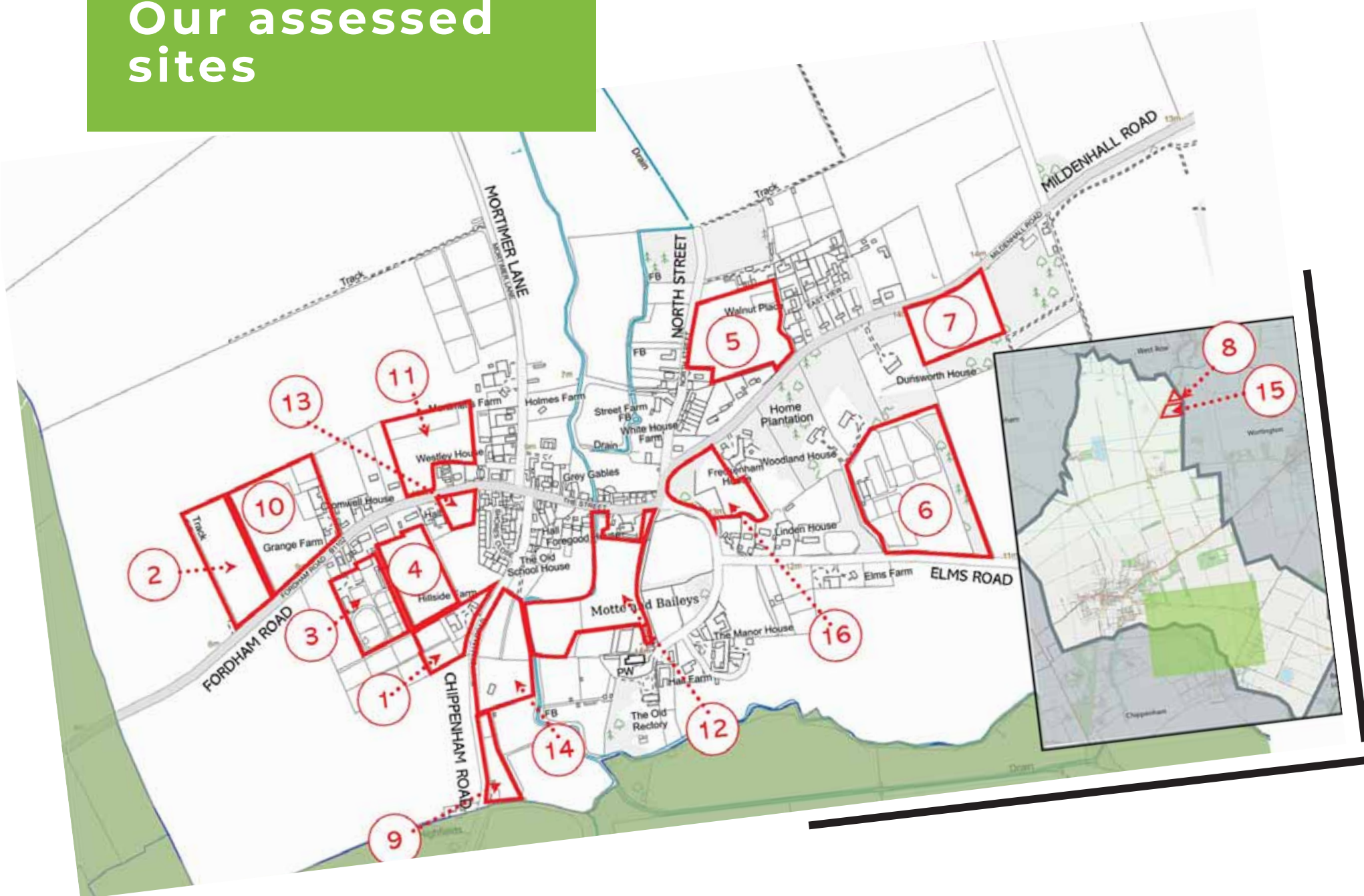


The Local Plan does not provide any specific detail

- Their preferred site for the 10 houses is at Grange Farm on Fordham Road, as shown in red on the map above
- The Local Plan does not provide any specific detail about how the site could be developed or state what would happen with the remainder of the farm

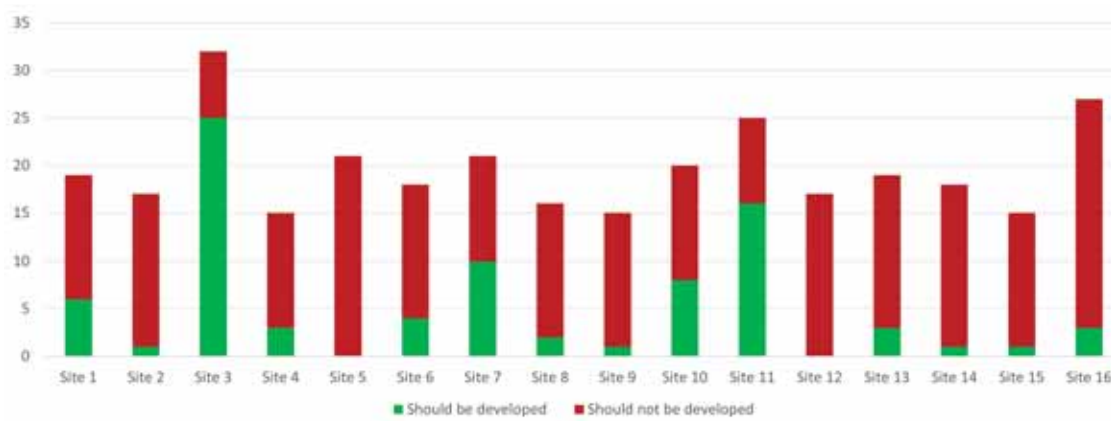
The Local Plan will need to identify where homes will be built Sites have to be available and deliverable

Our assessed sites



Our previously assessed sites

- In September 2020 we held a consultation event to ask you about your preferred sites from a range of sites that had previously been put forward by landowners and tested for suitability.
- Of 16 sites considered, sites 2, 3 and 7 on the map were the most popular
- Since 2020 the Neighbourhood Plan Group has been carrying out further work to assess the suitability of the three most popular sites



We need to let West Suffolk Council which site residents would prefer to be developed

Site Shortlist



Which site would you like to be developed?

- Even if you don't agree with the amount of housing West Suffolk Council are proposing, we do need to know which site or sites you would prefer it to be built on.
- The map shows the Council's preferred site in red and the three favourite sites from our September 2020 consultation in yellow
- NB - Site 7 has now become Site 4 for the purposes of this event
- The next board will identify what we think are the "pros and cons" of each site

We hope that the table will assist in making your comments.

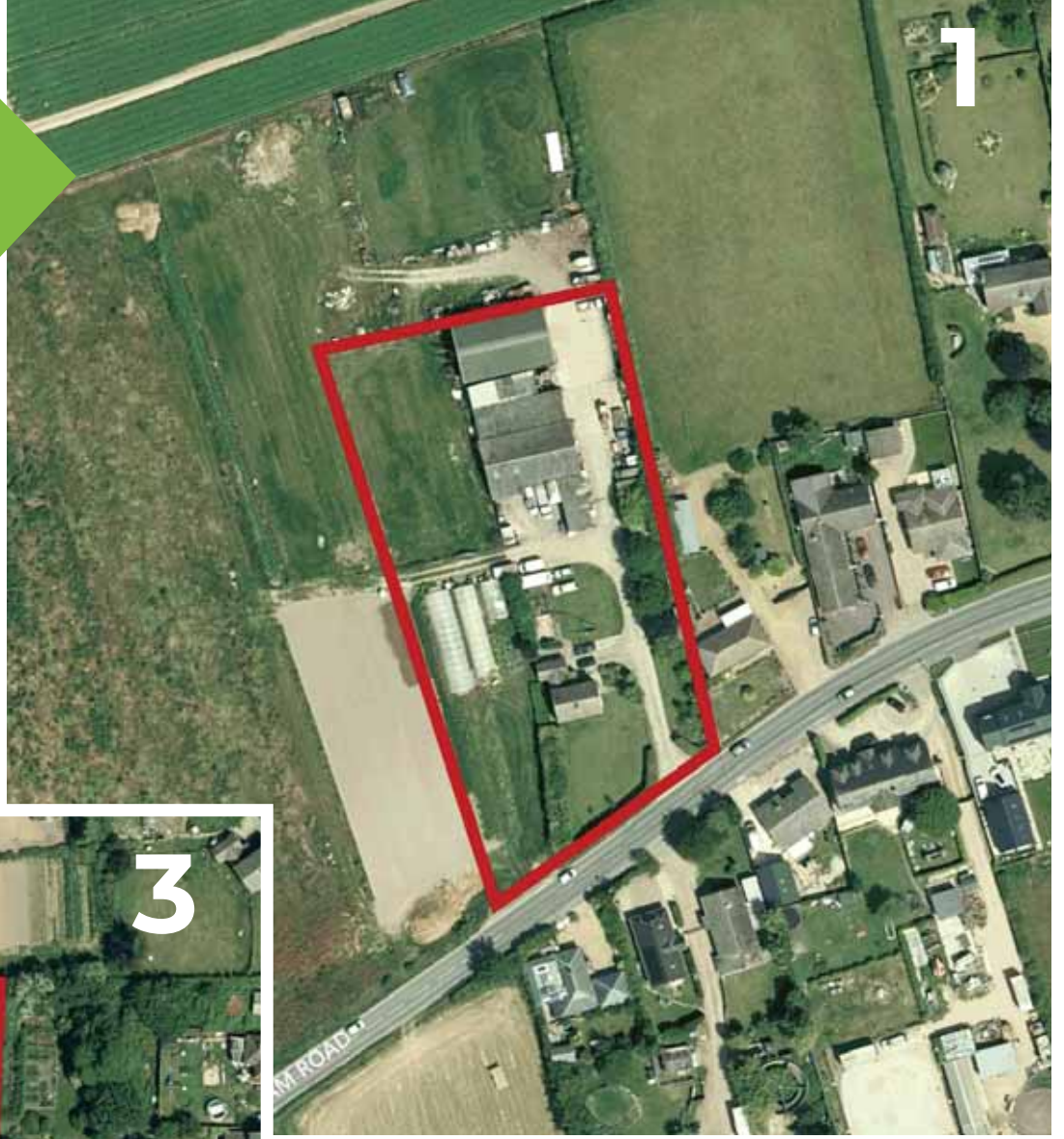
It identifies what we think are the “pros and cons” for each site.

	Site 1	Site 2	Site 3	Site 4
Address	Grange Farm, Fordham Road	Evergreen Stables / Millfield, Fordham Road	Opposite Village Hall, Fordham Road	South of Mildenhall Road
Size	Whole site - 2.5 hectares West Suffolk preferred site - 0.5 hectares	0.8 hectares	1.8 hectares	1.4 hectares
Assessed potential capacity (20 houses per hectare)	Whole site - 50 Preferred site - 10	16	36	28
Distance to village centre (Golden Boar)	520 metres	520 metres	320 metres	675 metres
Constraints to development	<ul style="list-style-type: none"> • Would result in loss of Farm Shop • Would remove farmhouse and farm buildings from agricultural holding - unclear what would happen to farm • Would extend village towards Fordham • Could have impact on open countryside • Would need to consider impact on adjoining residents 	<ul style="list-style-type: none"> • Would result in loss equine business • Site is now smaller than previously considered, is long and narrow and may be difficult to develop • Would result in a long cul-de-sac out of character with the village • Access may be difficult and would require the demolition of a bungalow • If only 10 houses are built it is unclear what would happen to the remainder of the site • Would need to consider impact on adjoining residents • May result in future pressure to develop land between the site and the village hall 	<ul style="list-style-type: none"> • Part of site could be developed leaving remainder to remain is agricultural / paddock use • Site is closest to existing facilities • Can be accessed from Fordham Road • Could improve access to remaining land, reducing need to use The Driftway • Would need to consider impact on adjoining residents 	<ul style="list-style-type: none"> • Poorly related to village centre • Would need to provide footway and safe pedestrian crossing of Mildenhall Road • If only 10 houses are built it is unclear what would happen to the remainder of the site • Significant costs of providing footway may require more homes to make it viable • Would extend village into open countryside towards Worlington.

Please rank your preferred site from 1 to 4 with number 1 being your preferred site

Freckenham
Neighbourhood Plan

Aerial photos
of sites



1



3



2



4

Local Plan Deadline

The Parish Council will be submitting comments to West Suffolk Council informed by the comments we receive today

We need to submit comments by **26th July**

We need your comments by **Sunday 10th July** to inform our response

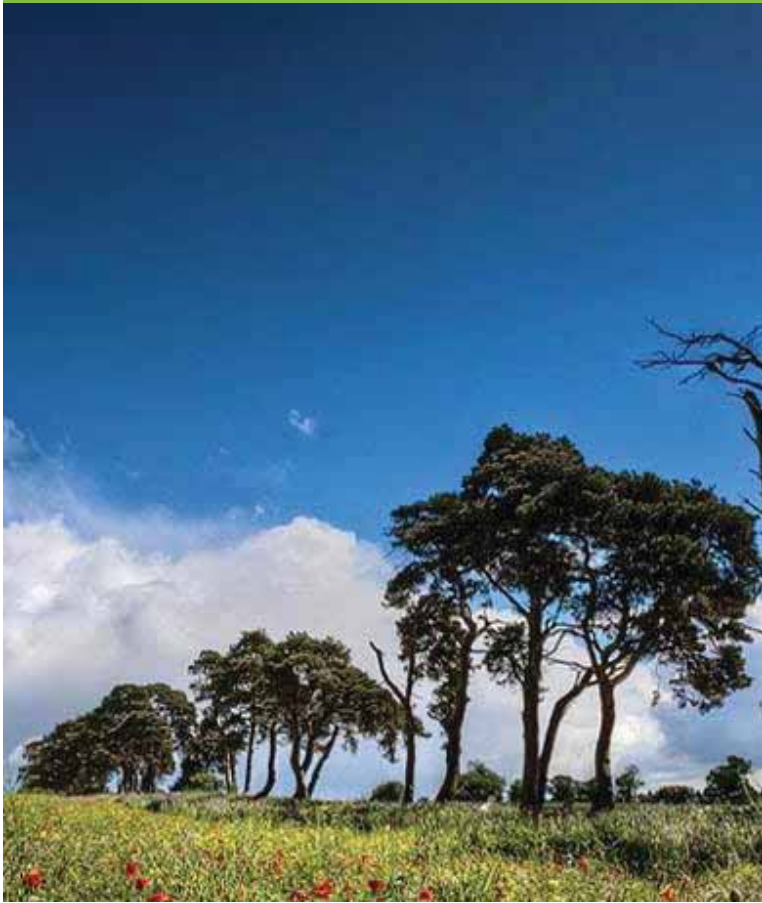
You can also submit comments individually to West Suffolk Council



Please complete the **questionnaire today** and leave it in the box or **complete online** at <https://www.smartsurvey.co.uk/s/Freckenham/> or use the **QR code**



What next for the Neighbourhood Plan?



- Preparation of the Neighbourhood Plan has slowed over the last couple of years due to the COVID pandemic and uncertainty about the Local Plan requirements
- The outcome of this village consultation will play a crucial role on how we take the Plan forward
- Whichever site is chosen, the Neighbourhood Plan could include guidance on how the site should be developed, like the illustrated example from the Beyton Neighbourhood Plan
- BUT, the Neighbourhood Plan will need to comply with the Local Plan in terms of housing numbers. If there is strong opposition from residents to the number of houses, the Parish Council will need to contest the amount through the Local Plan process. The Neighbourhood Plan would then have to be delayed until the Local Plan is finalised



Example from Beyton Neighbourhood Plan