

Your views are important

In 2018 the Parish Council decided to prepare a Neighbourhood Plan for the village, a Plan that would provide locally based planning guidelines for the locations and type of development over future years.

Since that time, 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. We need you, residents of Freckenham, to inform this decision.

FRECKENHAM

Neighbourhood Plan

Consultation Event 2022

**We are holding a drop-in event
At The Village Hall
on Saturday 2nd July
between 10.00am and 3.00pm**

**We hope you will be able to come along
and provide us with your feedback.**



Background

Our Neighbourhood Plan will look at the needs of Freckenham over the next 20 years and how the needs for additional housing can best protect what we cherish about the village. In March 2019 we provided general information about the village and asked for thoughts about how much new housing should be built in the village and where it could be built.

We held a further event in September 2020 when we provided feedback from the Residents' Survey and information about a Landscape Appraisal and an Assessment of potential Housing Sites. The event also advised that we had been informed by West Suffolk Council that the likely minimum housing requirement for Freckenham to 2040 would be 10 new homes, although this would be confirmed at a later date, once the District Council had made further progress on their new Local Plan.

We asked you to vote whether or not you were in favour of a selection of sites being developed for housing. As a result, we focused further investigation on the three sites that were most favoured.

OUR CURRENT CONSULTATION

West Suffolk Council is currently consulting on the "Preferred Options" for their new Local Plan. The Parish Council is looking to respond to the consultation but we need your views on two particular areas.

HOUSING GROWTH

When finished, the Local Plan will identify where development will take place between now and 2040.

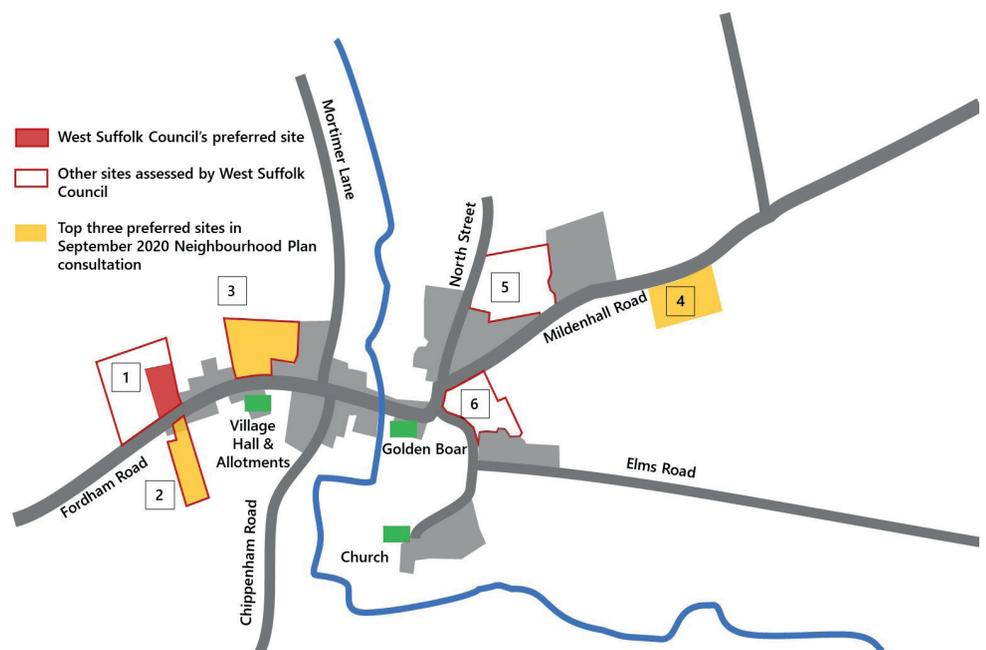
The district is split up into a range of types of settlement, based on the availability of services and facilities each has.

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, with most new housing proposed in towns such as Newmarket and Mildenhall.

For Freckenham, the Preferred Options consultation proposes that an additional 10 houses should be built in the village by 2040

By comparison, Freckenham currently has 27 more homes than we had 20 years ago.



We want to know how you feel about the number of homes proposed by West Suffolk Council?

IDENTIFYING A HOUSING SITE

West Suffolk Council have considered five potential sites for development that have been proposed to them by landowners and come down in favour of allocating a site for 10 homes on the edge of the village at Grange Farm, Fordham Road.

The other sites they have considered are **illustrated on the map**.

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 4 on the map were the most popular and the Neighbourhood Plan Group has been carrying out further work on these three sites since that time to assess suitability. Sites 5 and 6, assessed by West Suffolk Council, raised the most objections to development.

We now need to respond to **West Suffolk Council's consultation by 26 July** and to confirm which is the favoured site that should be taken forward in the Neighbourhood Plan. The Neighbourhood Plan Group would like you to guide our decision.

	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	.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 with larger scale buildings on a main entry to the village. • 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 as 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.

What we know about the sites

We hope that the table above will assist in making your comments. It identifies what we think are the "pros and cons" for each site. We have ruled out sites 5 and 6.

Based on the information, we would like you to tell us which site we should pursue for 10 new homes.

We don't think that allocating two sites for 5 houses on each would necessarily be viable.

Your response:

- The Parish Council will be submitting comments to West Suffolk Council informed by the comments we receive from you but they need to be sent by **26th July**
- We need your comments by **Sunday 10th July** to inform our response which will be decided at the Parish Council meeting on 11 July
- We encourage you to submit your answers online if possible. The questions below can be found at <https://www.smartsurvey.co.uk/s/Freckenham/>
- **If you can't complete the questions online, please complete the form below and either return it at the drop-in event or post it through the letterbox at 6 Chippenham Road by Sunday 10th July**
- You can also submit comments on the Local Plan individually to West Suffolk Council

1. What are your thoughts on the number of houses (10) proposed by West Suffolk Council?

Please tick one box only

Too many	
About right	
Not enough	

RANK

1 2 3 4

2. Please rank your preferred site, 1 being your most preferred site and 4 least preferred

Site 1 Grange Farm, Fordham Road				
Site 2 Evergreen Stables / Millfield, Fordham Road				
Site 3 Opposite Village Hall, Fordham Road				
Site 4 South of Mildenhall Road				

TEAR OFF HERE
AND RETURN THE
QUESTIONNAIRE