

**Thank you for sparing some time today to come and learn about the progress with the Neighbourhood Plan and to contribute your ideas.**

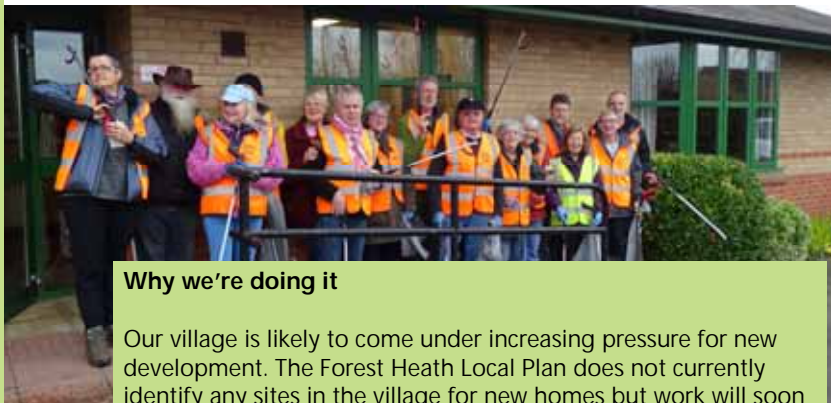
## What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning the future of their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality

When complete, it will form part of the statutory development plan for the area, meaning West Suffolk Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Community Involvement is a major part of the process when developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.



## Why we're doing it

Our village is likely to come under increasing pressure for new development. The Forest Heath Local Plan does not currently identify any sites in the village for new homes but work will soon commence on a new Local Plan for the West Suffolk Council area.

A Neighbourhood Plan allows us, the residents of Freckenham, to decide locally where development should take place as well as identifying locally important features that should be protected.

## What a Neighbourhood Plan can and cannot do

### A Neighbourhood Plan can...

- Decide where and what type of development should happen in the Parish.
- Promote more development than is set out in the Local Plan.
- Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the Parish – provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

### A Neighbourhood Plan cannot...

- Conflict with the strategic policies in the Local Plan.
- Be used to prevent development that is included in the Local Plan or already has planning permission.

## Who prepares the Plan?

The Plan is being prepared by a Working Group that consists of Parish Councillors and volunteers from the village.

Thanks to a government grant, we have secured the support of Places4People Town Planning Consultants and other specialist independent consultants who have considerable experience in the preparation of local and neighbourhood plans and are very familiar with the local area.

## Our Progress

We started work on the Plan in November 2018.

Since then we've:

- 1 Had the Parish designated as a Neighbourhood Area by West Suffolk Council
- 2 Formed a Working Group to steer its preparation
- 3 Held a drop-in event at the Village Hall in March 2019 to provide residents with information about Neighbourhood Plans
- 4 Carried out three Household Survey to gather information from residents
- 5 Asked landowners to submit sites that they would like considered for development
- 6 Had those sites independently assessed for their suitability
- 7 Had a Landscape Appraisal prepared to help identify important landscapes and views in the parish.



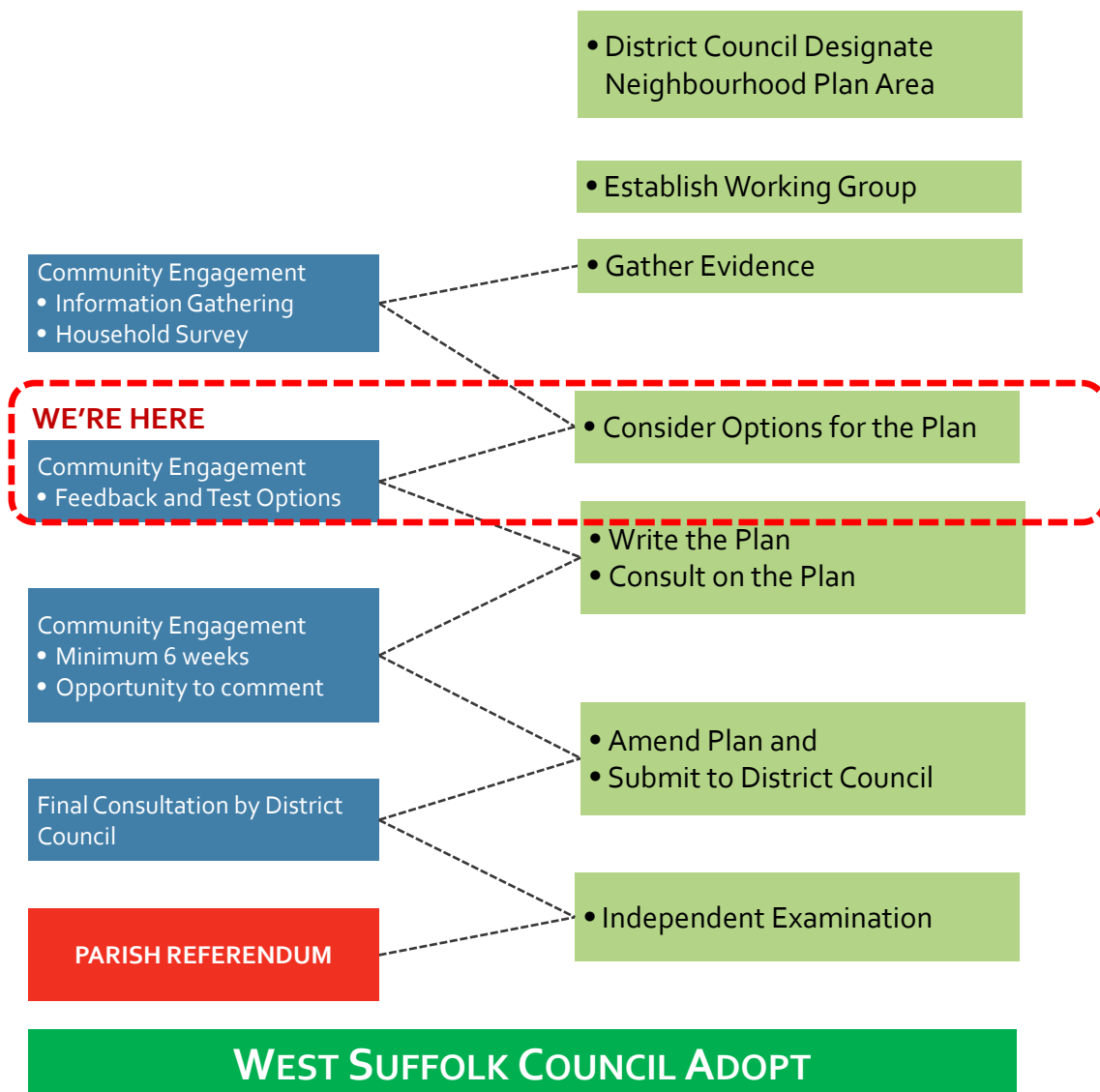
**Today we're feeding back information that we've collected and asking you for your feedback so that we can start preparing the Neighbourhood Plan document**

## How the Neighbourhood Plan is prepared

There are a number of stages that have to be completed, as illustrated below. Some of these stages are governed by the regulations for preparing Neighbourhood Plans and so there is no short cut.

**Community Involvement is a major part of the process and the Plan must be approved in a Parish Referendum before it can be used**

### THE PREPARATION STAGES



At the end of the day, it is YOU that will decide whether the Plan should be approved

# Household Survey

FRECKENHAM

NEIGHBOURHOOD PLAN

OUR VISION

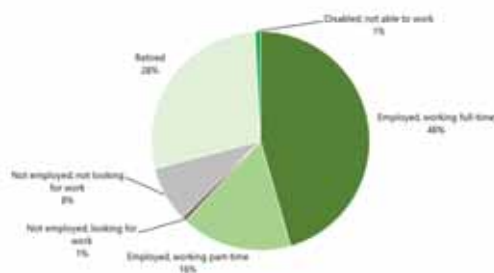
During Spring 2019 we conducted a Household Survey for the village. We received a total of 137 responses and thanks to everyone that returned their questionnaire.

A summary of the results in graph form is displayed on the next two boards.

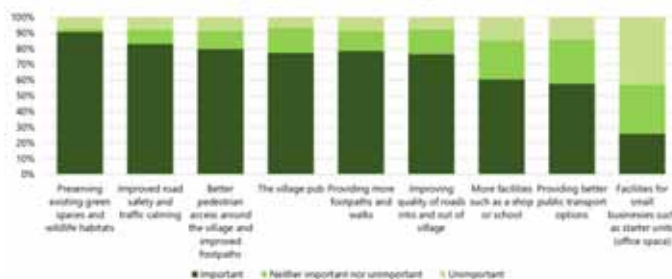
## How long have you lived in the Parish?



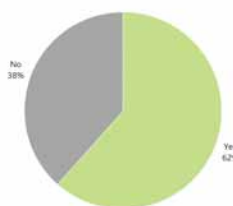
## Which of the following categories best describes your employment status?



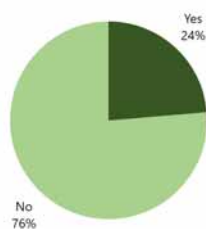
## What features and facilities are important to you?



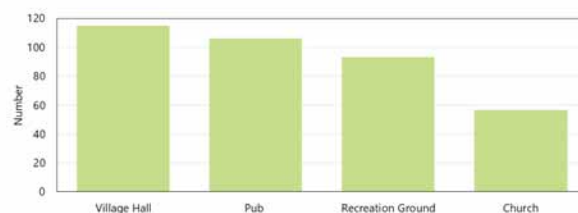
## Would you like to see more opportunities for jobs in the village?



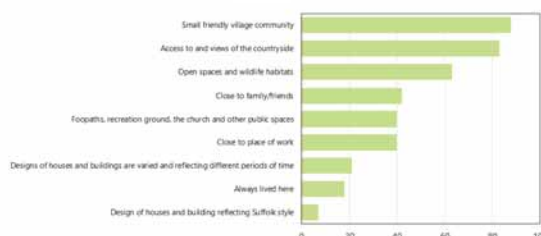
## Do you work from home?



## Do you use any of the following?



## Top 3 reasons for living in the village/parish



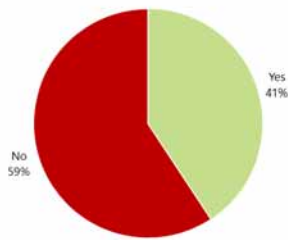
# Household Survey

FRECKENHAM

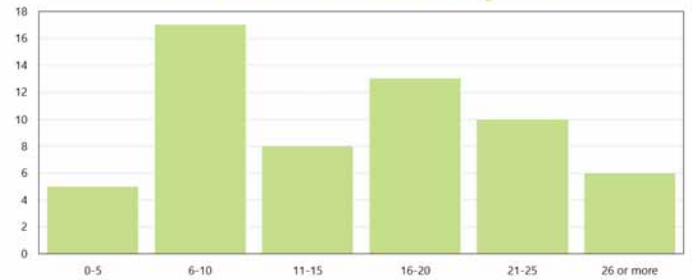
NEIGHBOURHOOD PLAN

OUR VISION

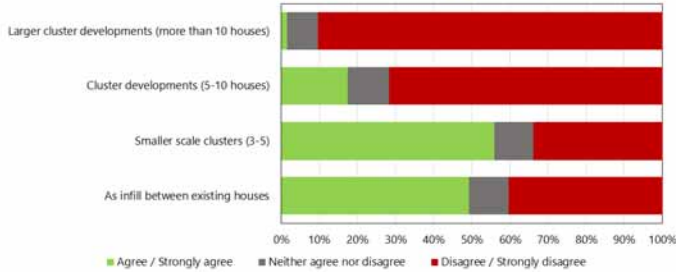
## Do you think Freckenham needs more houses?



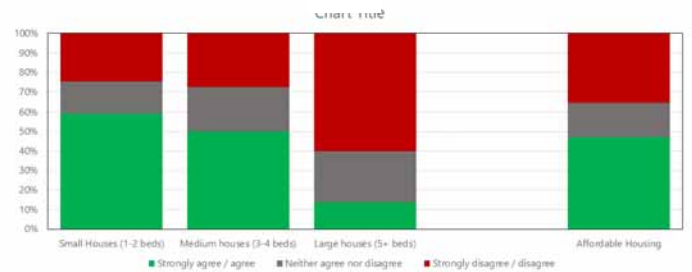
## If answer to new housing was yes, how many more houses do you think the village needs over the next 20 years?



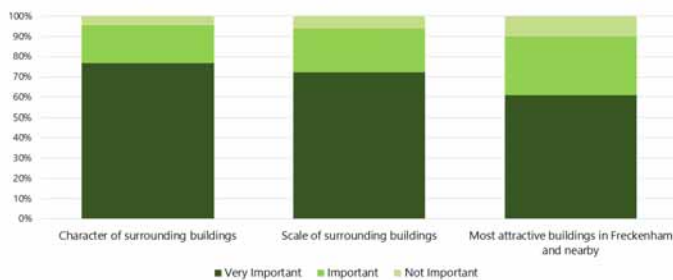
## What sort of development do you think would be most appropriate?



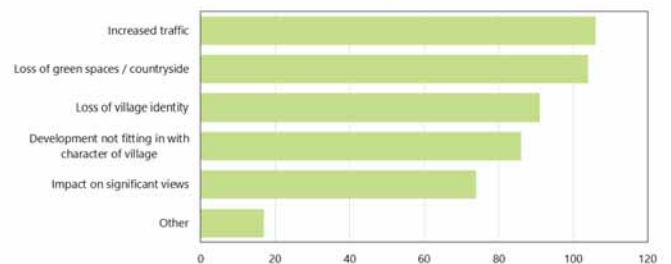
## What type of housing do you think Freckenham needs?



## How important is it that any development respects the following?



## What concerns you about any future development?



# Employment Changes

FRECKENHAM

NEIGHBOURHOOD PLAN

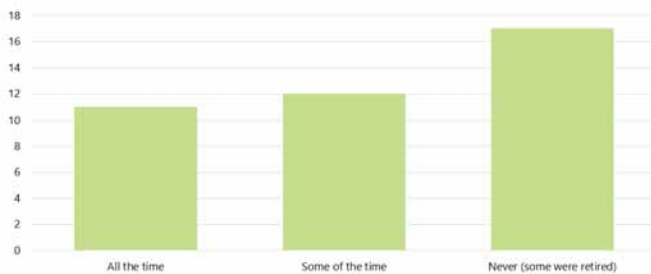
OUR VISION

The Neighbourhood Plan Group is very conscious that the world of work has changed for many people as a result of the COVID19 pandemic, with many employers deciding that changes such as working from home will continue beyond the current crisis.

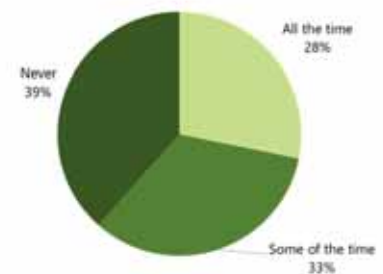
This may mean that people's current and future needs have changed.

The 2020 questionnaire was designed to help the Group to understand those changes and more about people's views.

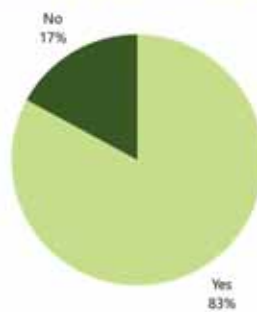
## Do you normally work from home.....



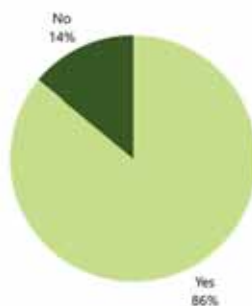
## In the future, do you see yourself working from home.....



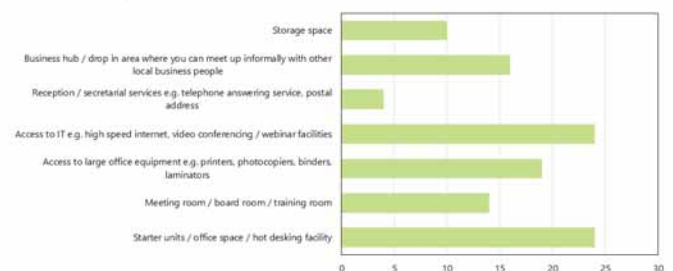
## Would you like to see more opportunities for jobs in the village?



## Would you like to see facilities for small businesses and people working from home in the village?



## If yes, which of the following facilities would you like to see in the village?





Thanks to a Suffolk County Council Locality Budget Grant, we've been able to commission a Landscape Character Appraisal of the parish.

The aim of the Appraisal was:

1. To provide a parish character assessment as a framework for understanding and defining landscape and settlement character. The findings will highlight aspects of value, important views and identify the important contributors to character in each area. The information will be useful for a range of purposes including future change management within the landscape. One such force for change is a proposal for a large scale solar farm in the parish.
2. To appraise the sensitivity of land around the village edges to future residential development. The purpose of these is to aid Site selection for potential allocation within the Neighbourhood Plan - directing future development to the 'right' places where sensitivities are lower, and protect areas of high sensitivity.
3. To provide a sound evidence base to directly underpin other emerging Neighbourhood Plan policies and develop a landscape-led approach.
4. To form the basis of future pieces of work such as design guidance for new development.



## Suffolk Landscape Character Appraisal. Landscape types in and around Freckenham

### Settled Fenlands

- Flat landscape of peaty soils
- Land at sea level, but small sandy islands and ridges up to 4m
- Piecemeal enclosure of open common Fen
- Small, narrow fields that are divided by straight, waterfilled drains
- Small poplar plantations and occasional Scots Pine belts
- Smaller scale farming than in the Planned Fenlands
- Comprehensively settled with farmsteads often forming Clusters

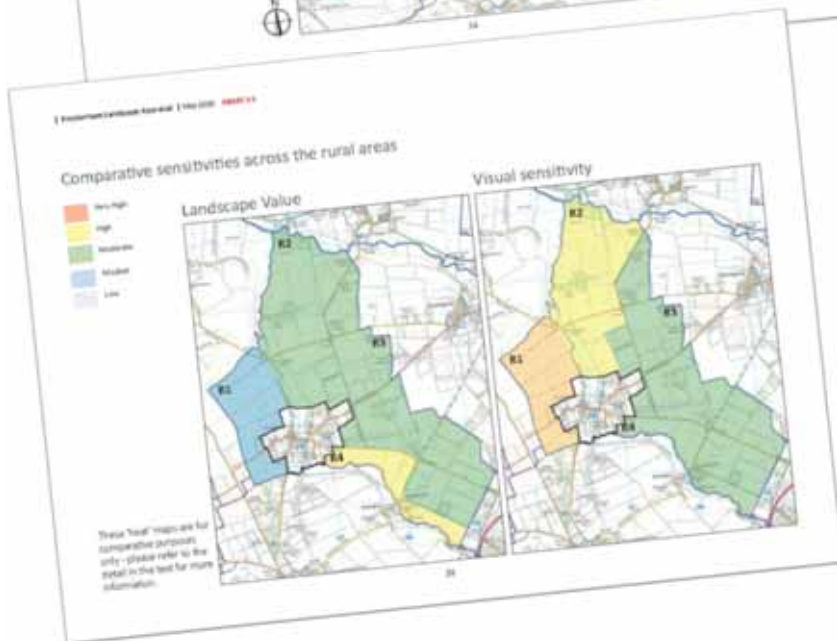
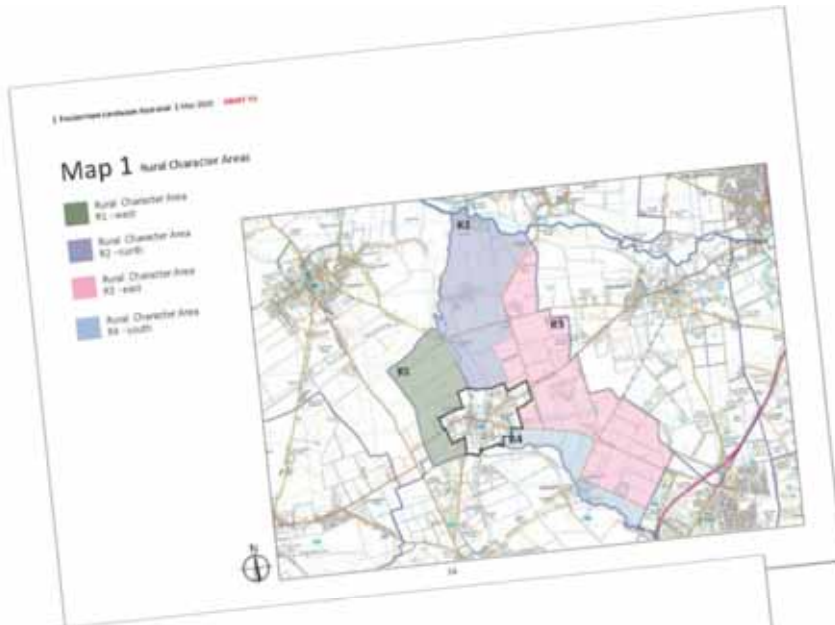
### Estate Sandlands

- A landscape of large geometric fields, plantation woodlands and remnant heathland
- Flat or very gently rolling plateaux of free-draining sandy soils, overlying drift deposits of either glacial or fluvial origin
- Chalky in parts of the Brecks, but uniformly acid and sandy in the south-east
- Absence of watercourses
- Extensive areas of heathland or acid grassland
- Strongly geometric structure of fields enclosed in the 18th & 19th century.
- Large continuous blocks of commercial forestry
- Characteristic 'pine lines' especially, but not solely, in the Brecks
- Widespread planting of tree belts and rectilinear plantations
- Generally a landscape without ancient woodland, but there are some isolated and very significant exceptions
- High incidence of relatively late, estate type, brick buildings
- North-west slate roofs with white or yellow bricks. Flint is also widely used as a walling material

### Rolling Estate Chalklands

- A landscape of chalky soils, large regular fields, with paddocks and shelterbelts
- Very gently rolling or flat landscape of chalky free draining loam
- Dominated by large scale arable production
- "Studscape" of small paddocks and shelterbelts
- Large uniform fields enclosed by low hawthorn hedges
- Shelter belt planting, often ornamental species
- A "well kept" and tidy landscape
- Open views
- Clustered villages with flint and thatch vernacular houses
- Many new large "prestige" homes in villages

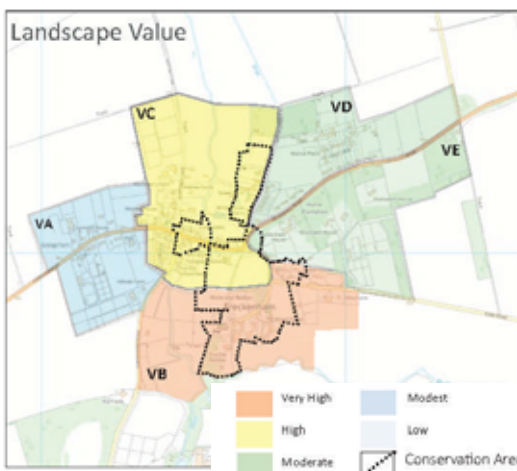
## Rural Landscape Character Areas



The Landscape Appraisal defines four distinct landscape types outside the built-up area of the village.

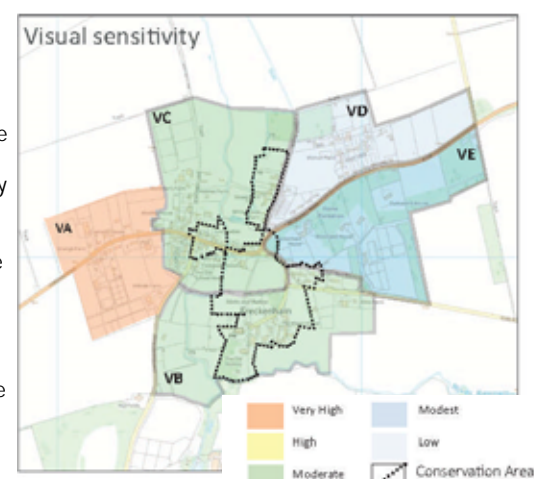
It found:

- Planned, geometric landscapes where surveyors from centuries past have divided up the land with maps and rulers.
- Vegetative features have followed suit and are found generally in linear and geometric arrangements.
- Natural features are few and far between - woodland is not ancient, but instead in plantations of limited species diversity.
- It is a landscape where human impact is more tangible than in much of Suffolk, where ancient patterns and at least semi-natural woodlands are found to a greater degree.
- Ongoing human activity and intensive agriculture is plain to see in the open fields around the village, which grow high value goods - potatoes, vegetables, pork as well as keeping and breeding horses connected with the racing industry at Newmarket.
- The water courses here provide some of the only natural features, but these too have also been adapted in part.
- Attributing landscape value in these open and altered landscapes is complex.

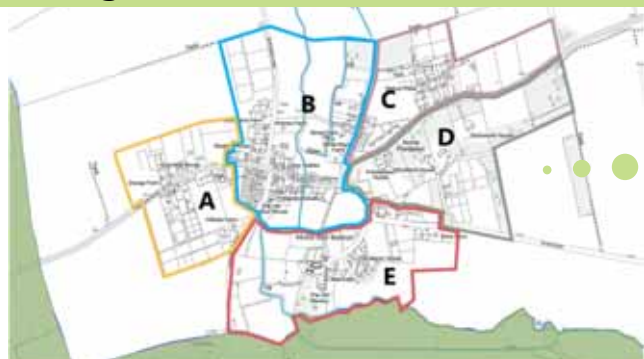


### Conclusion

- Change can be assimilated in the east of the parish to a greater degree than in the west.
- The regularly wooded and hedged landscape, in regular 'compartments', features ready made screening opportunities and the ability to be adapted in a sympathetic way. Visual sensitivity is more limited.
- Conversely the open 'prairies' to the west have no such structure to integrate with and are highly visually sensitive.
- Change or additions to these open fenland edge landscapes would be highly visible from a wide area and any screening would also have visual impact.



## Village Centre Character Areas

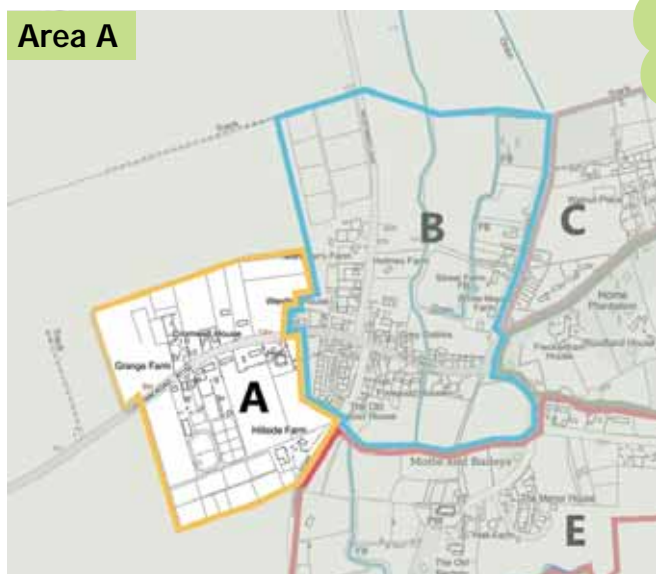


The Landscape Appraisal identified five distinct character areas within the built-up area of the village.

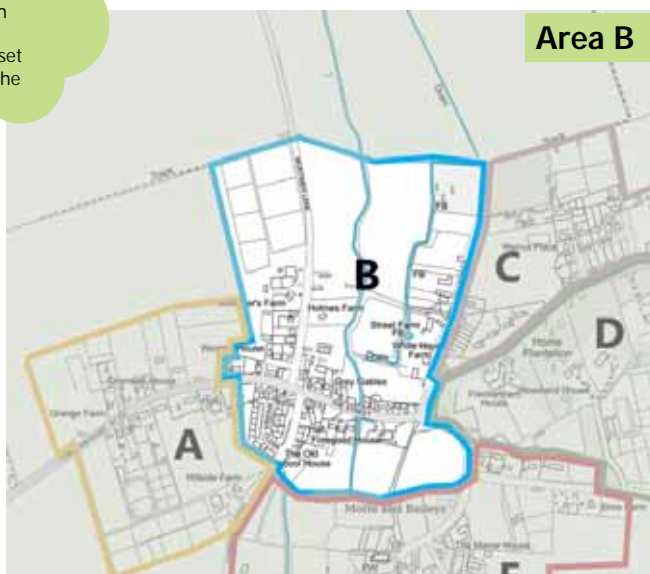
More details of the potential Opportunities and Mitigation Measures for each Village Centre Character Area are set out below and on the following board.

The Landscape Appraisal ranks the relative value and visual sensitivity of each area		
Area	Landscape Value	Visual Sensitivity
A	Modest	High
B	High	Moderate
C	High	Modest
D	Moderate	Low
E	Moderate	Low

### Area A



### Area B



#### Opportunities / Objectives

- Look to improve the integration of the village edge with mixed native hedge and tree planting.
- Conserve the distinctive 'backyard farming' strip patterns and prevent loss through further development
- Consider marking the entrance to the village with a more formal gateway - white gates are used in neighbouring Villages

#### Mitigation notes:

- Any design of new development here should conserve or reflect the linear patterns found.
- Any development proposals should retain any existing natural vegetative features, be of modest height (perhaps storey and a half) and be accompanied by new native boundary hedge and tree planting to provide screening where absent. Development of parcels already contained by vegetation are preferred.
- **Recommendation:** Any proposals of more than a single house, in areas of high visual sensitivity, would have to provide evidence that Landscape and Visual Impacts had been appraised and taken into account. Proposals to be accompanied by strategy to mitigate any adverse impacts identified.

#### Opportunities / Objectives

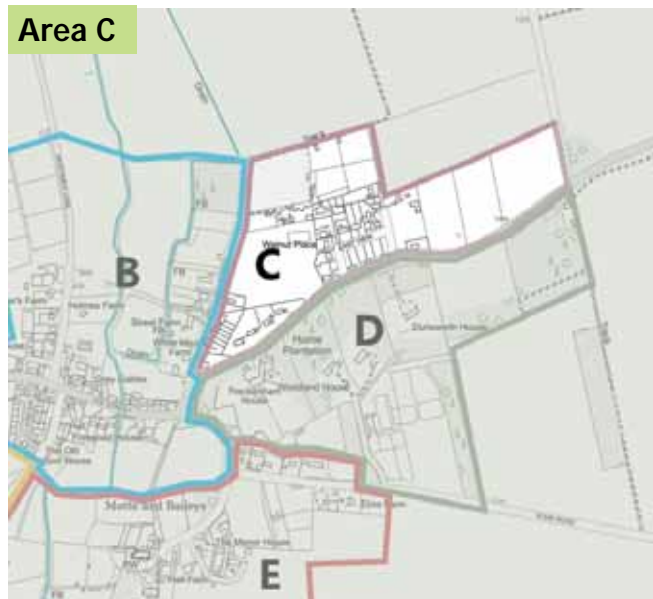
- The Site of the early medieval castle (Scheduled Monument) is overgrown and hidden from view and not accessible by the public. This could be opened up and with interpretation opportunities to tell the story of the castle and the village.
- Opportunities could be sought to reinstate traditional management of the low lying meadows via sheep rather than horses. Management of the meadow hedge systems could also be improved - the hedges are often "gappy" and not in the best condition.
- Seek opportunities for enhancement to biodiversity through agri-environment schemes.
- The grazed meadows that fall with the views of the church tower from Chippenham Road should be protected from development. Explore opportunities to protect them through the Neighbourhood Plan.

#### Mitigation Notes:

- New design would have to be very sympathetic to its context, of exceptionally high quality and finished in suitable natural materials.
- Obtrusive or poorly designed development would be very noticeable and detract from the character of the area.
- Proposals would have to be accompanied by effective planting schemes.



## Area C



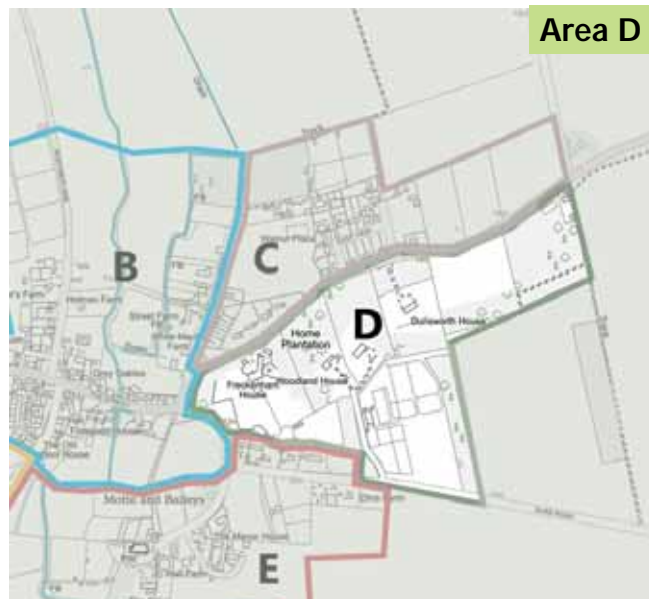
### Opportunities / Objectives

- Vernacular clunch, flint or old brick buildings and walls must be protected from loss.
- New external finishes should be traditional, natural materials such as stone flags, granite curbs and sets and bound gravel finishes are preferred for paving over concrete setts and flags
- Protect and retain areas of recreational greenspace.
- Allow the river to contribute further to visual amenity - perhaps selective vegetation removal to provide views and greater public access.
- Conserve existing remnant landscape features on the fringes, such as smaller pastures and historic narrow lanes.
- There used to be a pleasant circular walk from Mortimer's Lane round to North Street but access has ceased. Explore opportunities to restore what would no doubt be a popular route.

### Mitigation notes:

- There is likely to be limited capacity for individual plots, or building conversions, where they don't harm the integrity of the meadow pattern or block views into them.
- Design would need to be sympathetic to heritage and reflect the prevailing settlement pattern.
- Use of vernacular materials is welcomed.
- Avoid suburbanisation of the village character through inappropriate driveway treatments, fence types or planting schemes.

## Area D



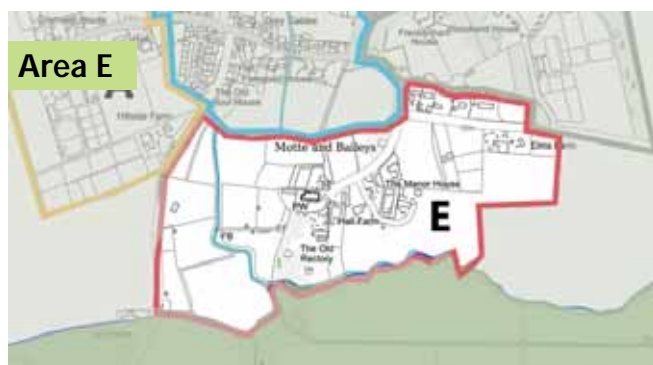
### Opportunities / Objectives

- Protect the setting of the adjoining Conservation Area on North Street.
- Seek ways of protecting the character of the meadow and its trees through Neighbourhood Plan or through existing mechanisms
- With land owner agreement reinstalling orchards seen on historic maps could provide a community resource.
- Restore the original triangular shape and character of the circular kerbed green.
- Enhancement of the community woodland - manage for biodiversity, promote access, and provide signage - in partnership with landowner.

### Mitigation Notes:

- Development on the east edge would result in little overall change to the character of this corner of the village, as long as supported by new structure planting to screen the longer range views to the north.
- The relatively small size of the fields is appropriate to assimilate development and the existing linear vegetative features would overlap and help provide screening from day one.
- Additional new boundary trees and hedges would enhance character.

## Area E



### Opportunities / Objectives

- Conserve vegetated character existing groups of mature trees and hedgerows for their landscape and ecological value.
- Conserve the dell for its positive landscape contribution, and the vegetated character of the approaches to the village along the tree lined lanes.

### Mitigation notes:

- Retention of the distinctive wooded character is of primary importance.
- Secondary mitigation measures are less important where good screening is already in place.

## Key Messages from the Landscape Appraisal

### The village would be sensitive to:

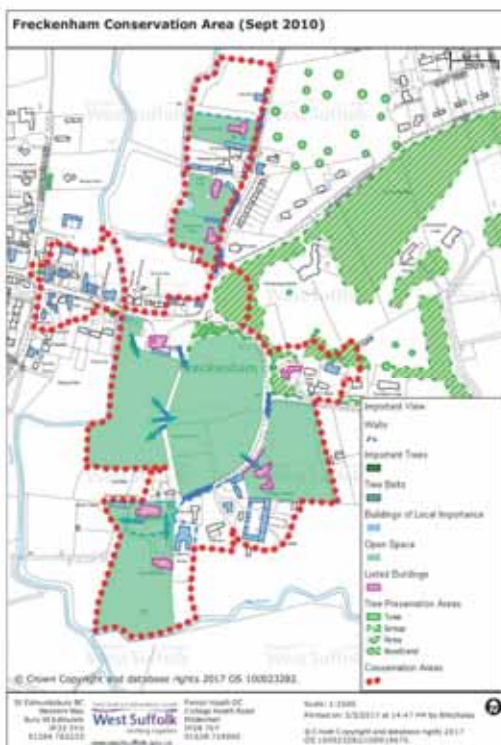
- Any development that causes loss of significant green gaps that separate the clusters and provide occasional glimpses out, especially where connected to the wider landscape.
- Any development that sits outside the stark edges of the western peripheries of the village in Village Centre Character Area A.
- Any development that harms the small network of meadows that line the water courses and surround the church to the north and east.
- Any development that harms views of the church tower which is a strong local landmark.
- Any development that causes loss or erosion of the very vegetated character of the eastern edges of the village.
- Further suburbanising influences such as block paved roads or drives, proliferation of signage or urban style furniture or lighting along the street scene, over zealous highways standards interrupting characteristic narrow lanes, inappropriate suburban planting schemes.

### Development may be appropriate where:

- It can be integrated with the more recently formed and simple village edges.
- Its scale, form, materials and design quality are appropriate to its context, and justification for all such factors is provided.
- The approach is bespoke and sensitive to heritage where necessary.



## Freckenham Conservation Area



Much of the centre of the village is designated as a Conservation Area. Such a designation does not stop development taking place, but it does mean that proposals have to take account of the potential impact on the heritage of the area.

The map, which is an extract from the Conservation Area Appraisal, illustrates the boundary plus other key qualities in the village centre.

We will be looking to reinforce the importance of these features in the Neighbourhood Plan as well as having regard to the qualities when identifying potential sites for development.



**An important function of the Neighbourhood Plan is identifying where future housing development will take place.**

The current Local Plan for the former Forest Heath District has a hierarchy of settlements according to the level of services that they provide.

Freckenham is currently identified as a “Secondary Village” in the Local Plan where nominal housing and employment growth will be provided during the plan period where local capacity allows.

A new Local Plan is to be prepared for West Suffolk and it is expected that initial consultation on Issues and Options for the content of the Plan will be undertaken towards the end of the year.

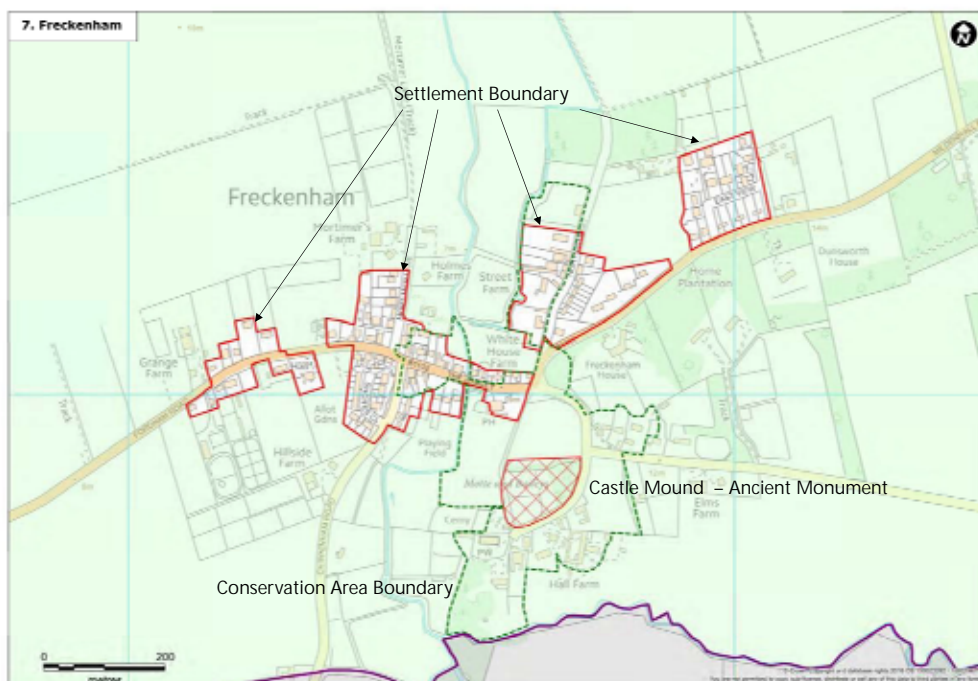
It is expected that the Local Plan will identify the minimum number of new homes each neighbourhood plan across West Suffolk should provide.

**In the interim, the Council has provided an early indication of the requirement for Freckenham, which is a minimum of 10 new homes between 2019 and 2041.**

**It is important to emphasise that this is not a target but a minimum requirement. In other words, once that 10 is reached it is not a reason for refusing planning applications for housing which otherwise conform with the planning policies that will be contained in the Neighbourhood Plan.**

The current Forest Heath Local Plan defines a “Settlement Boundary” within which proposals for would normally be acceptable. There are four clusters covered by a Settlement Boundary in Freckenham, as illustrated by the solid red lines on the map.

The Neighbourhood Plan is able to review these boundaries, which will be done having regard to the outcomes of the Landscape Appraisal, the Conservation Area Appraisal (prepared by Forest Heath DC), the Household Survey results and the feedback from other community consultation, such as that received today .



## Identifying suitable sites

Last year, letters were sent to landowners across the parish asking if they had land that they would like to be considered for potential housing development in the Neighbourhood Plan.

15 potential sites were submitted.

In addition, West Suffolk Council carried out a similar exercise in 2019 and published their results in February 2020. That exercise identified one additional potentially suitable site in the parish that hadn't already been submitted to us.

All the sites are identified on the map below.

As part of the Government support programme for neighbourhood plans, an independent assessment of the suitability of the sites has been prepared.

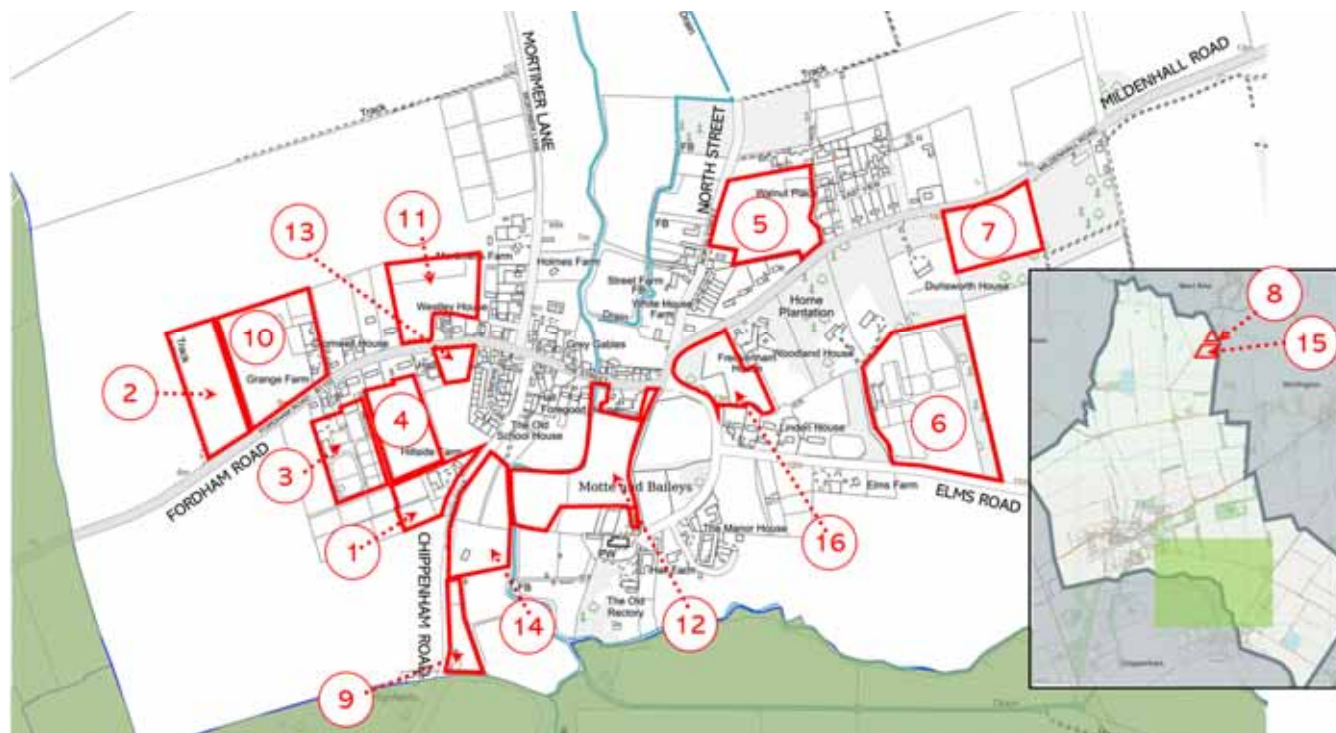
The following boards provide a summary of the outcomes of the assessment.

The sites have been assessed with a colour code, as follows:

**Green** – no constraints or constraints that are easily overcome, so the site can be allocated;

**Amber** - sites which are potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable;

**Red** - not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.



- Although a site has been identified as suitable or potentially suitable, it does not mean that the site will be allocated in the Neighbourhood Plan for development.
- The Neighbourhood Plan does not need to identify all these sites in order to meet its housing requirement.
- Sites which are identified as suitable but are not required at this time can be reconsidered in a future Local or Neighbourhood Plan.

# Potential Housing Sites

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## Site 1 – Hillside Farm



Description			Area (hectares)
Dwelling with outbuildings, gardens and two horse paddocks to the west. Previously developed land			0.9
The site does not actually share a boundary with the defined settlement boundary			
The farm shop, functions as a local service enhancing the sustainability of Freckenham.			
Highways: Chippenham Road, which would provide access to the site, is substandard in width, capacity, construction and safety (streetlights and pavements are not present south of Shores Close).			
The Highway Authority would need to be consulted on whether a suitable access could be provided with mitigation works.			
Capacity	Around 14 dwellings	Rating	Potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable

## Site 2 – Land north of Fordham Road



Description			Area (hectares)
Totally open and isolated with countryside to all sides, except the Fordham Road frontage to the south			1.6
The site is somewhat removed from the settlement and development would result in an unsustainable pattern of growth west from the village			
The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.			
The site would leapfrog preferable sites to the east adjacent to the settlement boundary and, given its siting away from the existing built up area of Freckenham, it would not make an appropriate allocation for housing through the Neighbourhood Plan.			
Capacity	0	Rating	Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

## Site 3 – Meadcroft and Millfield



Description			Area (hectares)
A roughly rectangular site with countryside to the west, south and east boundaries. Comprises elements that can be defined as greenfield land - horse arenas, a ménage, horse hot walkers and other equestrian facilities, alongside various single storey buildings including a bungalow on the Fordham Road frontage.			1.4
The site is somewhat removed from the settlement and development would result in an unsustainable pattern of growth west from the village			
The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.			
The site would leapfrog preferable sites to the east adjacent to the settlement boundary and, given its siting away from the existing built up area of Freckenham, it would not make an appropriate allocation for housing through the Neighbourhood Plan.			
Capacity	22	Rating	No constraints or constraints that are easily overcome, so the site can be allocated.

## Site 4 – Homefields



Description			Area (hectares)
A rectangular site running south east from Fordham Road, although not connecting nor readily accessible from Fordham Road, given the site boundaries provided.			1.25
The site abuts sites 3 to the west and site 1 to the south.			
The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.			
This site is potentially suitable as, it sits well within the context of the existing settlement, adjacent to the boundary. However, there is no access point to the highway. Fordham Road is the presumed access point and is of sufficient width and capacity. However, the logical access point sits on the apex of a bend and visibility is therefore restricted to the west, which may present problems to Suffolk highways. Without additional land incorporated up to the highway, the site is not presently suitable.			
Capacity	0	Rating	Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

## Site 5 – 24 North Street



Description		Area (hectares)
An irregular square shape field used for grazing livestock. Up to 20 mature trees are scattered in a parkland style setting across the site, with further less significant trees within the well-vegetated hedgerows. There are 17 tree preservation orders on the site.		2.2
The entire site constitutes 'Woodpasture and Parkland BAP Priority Habitat (England)' according to Natural England's 'Magic' geographic information website.		
The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.		
Vehicular access via North Street should be ruled out owing to its narrow width. Mildenhall Road, has sufficient width, capacity, pavement and lighting for vehicular access. However, visibility to the east would be poor for vehicles exiting the site, due to the bend and woodland encroaching on the road edge. A suitable access point, likely at the farthest SE point, would need to be designed in conjunction with Suffolk County Highways department.		
For the purposes of the allocation of the sites through the Neighbourhood Plan, this site could be suitable as it is well-integrated with existing development in Freckenham. However, overcoming landscape, ecological and tree issues would pose an overwhelming obstacle to development.		
Capacity	0	Rating <b>Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.</b>

## Site 6 – Land North of Elms Road



Description		Area (hectares)
The site comprises a large stable / tack room and a large swathe of grassland, divided into small horse paddocks with timber post and rail fencing and an exercise arena. It is surrounded on all sides by a thick, mature tree belt, which contains mature horse chestnut and native species hedge along the road boundary.		4.1
The site is isolated from the village and could perpetuate an easterly sprawl of the settlement confines.		
The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.		
Elms Road would provide access to the site, although in places is barely wide enough to allow two vehicles to pass.		
This site is not suitable as it is unsustainably located, being substantially removed from the existing built up area and settlement boundary of Freckenham. It is also in excess of the size of site required to fulfil Freckenham's housing apportionment.		
Capacity	0	Rating <b>Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.</b>

## Site 7 – Land south of Mildenhall Road



Description		Area (hectares)
An irregular rectangular site with its long northern edge fronting Mildenhall Road. To the south, east, and west it borders maturing woodland belt, much of which is protected.		1.3
The site is isolated from the village and sits within the countryside not adjacent to the settlement boundary. This site is not particularly sustainable as it is relatively removed from the existing built up area of Freckenham. Overall, the site has a high landscape value.		
The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.		
Although there is no direct vehicular access from Mildenhall Road, implementing one should not pose a problem.		
Given the low-density scale of nearby development, a sensitively designed scheme could be acceptable, if improvements to the local highways, particularly for pedestrians, are secured		
Capacity	20	Rating <b>Potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable</b>

## Site 8 – Land South East of Freckenham Road, West Row



Description		Area (hectares)
Site is part in Freckenham and part in Worlington parishes but remote from the centre of each. West Row village is just to the north but separated by the River Lark.		2.6
The site is isolated and sits within the countryside not adjacent to any settlement boundary. However, any southward growth of West Row resulting in breaching the river would represent an unsustainable form of growth, perpetuating the piecemeal ribbon development that West Row already suffers from.		
The site is flat and has no obvious constraints. The road itself is unlit and narrow and, in the direction of West Row, winding and without pavements which would pose an unacceptable risk to pedestrians.		
For the purposes of the allocation through the Neighbourhood Plan, this site is not suitable as it is spatially remote and unsustainably located.		
Capacity	0	Rating <b>Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.</b>

## Site 9 – Land East of Chippenham Road



Description	Area (hectares)
A narrow wedge shaped field which falls somewhat steeply from the road, then flat in the valley bottom.	1.3
The site is approximately 0.3 miles south of the village centre and almost the same distance from the settlement boundary.	
The site lies outside but on the edge of Flood Risk Zone 3, with a small incursion of Zone 2 at the North-East corner, although not significant enough to impact on capacity.	
The site and the road are at incompatible levels, which would require a ramp down onto, what is, a narrow site, which is clearly not an adequate situation. The only development form which would allow a viable number of dwellings would involve a linear row of dwellings accessed directly from Chippenham Road. Chippenham Road itself, which provides access to the site, is substandard in width, capacity, construction and safety.	
Overall, development of the site would represent an unsustainable form of growth, supporting ribbon development on a substandard highway.	
Capacity	0
Rating	Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

## Site 10 – Grange Farm, Fordham Road



Description	Area (hectares)
Site comprising a farmhouse, polytunnels, barns and hardstanding lining the east of the site, which includes a farm shop. The remainder is notionally arable land, but currently comprises rough scrub.	2.5
Open site with no hedges or trees. Open fields to the west and north without landmark or vegetation. The site boundaries themselves are also barely vegetated. There are far-ranging views and potential landscape impact.	
There is no vehicular access at present, but it would be feasible from Fordham Road along the southern boundary. Fordham Road is of sufficient width and has good visibility and capacity, although it lacks lighting and pavements outside the village confines.	
The site and the road are at incompatible levels, which would require a ramp down onto, what is, a narrow site, which is clearly not an adequate situation. The only development form which would allow a viable number of dwellings would involve a linear row of dwellings accessed directly from Chippenham Road. Chippenham Road itself, which provides access to the site, is substandard in width, capacity, construction and safety.	
The site size overall would significantly exceed the apportionment of dwellings required of Freckenham.	
Site is generally flat and presents no overriding constraints, although development would intrude prominently into the countryside. Generally suitable, aside from the open views, which could be tempered (albeit over time) with planting.	
Capacity	27
Rating	Potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable.

## Site 11 – North of Fordham Road



Description	Area (hectares)
Site contains a range of three derelict farm buildings, surrounded by overgrown trees and bushes and sits on Fordham Road. The houses of Mortimer Lane lie along its eastern boundary and to the west it borders Cromwell House and its long garden. All boundaries are well screened by hedgerows to the west and south and is open to the north.	1.7
Site is adjacent to the settlement boundary adjacent to a cluster of dwellings and within an otherwise continuous built up frontage.	
Current access is by way of a narrow track off Mortimer Lane, known as The Driftway and encroached upon tightly by dwellings and gardens. Clearly, multiple third parties would be required to widen this track. The alternative to form an acceptable access, in highway safety terms, onto Fordham Road would entail the loss of a small section of hedgerow. The impact of 10+ dwellings has not been recently assessed on the village's road network.	
The site size overall would significantly exceed the apportionment of dwellings required of Freckenham.	
This site is sustainably located, would represent infill, linking two components of the settlement, with little impact on landscape and heritage.	
Capacity	27
Rating	No constraints or constraints that are easily overcome, so the site can be allocated.

## Site 12 – Hall Farm



Description	Area (hectares)
Sits centrally within the historic core of the settlement. The Golden Boar Inn (Grade II listed) and The Street are to the north. The River Kennet/Lee Brook defines the western boundary. The western two thirds of the site sit partly within Flood Risk Zone 3 (along the brook) and wholly within the Conservation Area.	2.4
Ancient earthworks comprising a Motte and Bailey castle mound (Scheduled Ancient Monument) lie immediately to the east, the boundary with which is defined by a public footpath linking the church with the village.	
The Church of St Andrew (Grade II*) and its churchyard sit just outside the southern boundary and the Old Rectory (Grade II) a little further to the south.	
Whilst access appears to be physically possible from the north, this area is entirely within Flood Zone 3 and would likely be unacceptable to the Environment Agency for this reason. The access to the south appears to be too narrow to accommodate a 2-way carriageway with pavements between Church Cottage and third party land to the east.	
Almost 50% of the site is in FRZ3 and more than 50% in the Conservation Area. When combined, these constraints cover the entirety of the site. Designing an acceptable and viable scheme which minimises harm to the heritage assets would be at risk of refusal, even if the site were allocated. Access is also difficult to achieve. The site is not suitable for allocation.	
Capacity	0
Rating	Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

# Potential Housing Sites

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## Site 13 – Fordham Road Allotments



Description			Area (hectares)
Existing allotments between two separate parcels of the settlement boundary.			0.3
The site has no obvious constraints that would prevent development. However, as an allotment site, other considerations would need to be considered such as tenancy agreements, whether the plot is a 'statutory' allotment with legal protection under the Allotments Act 1925 (Secretary of State must be asked for consent before a 'statutory' allotment can be disposed of by a local authority). The allotments could conceivably be relocated further south or elsewhere nearby.			
The site has existing gated vehicular access with visibility splays from Fordham Road, which would necessitate improvement to bring it up to standard for residential development.			
This site would appear to be generally suitable in a physical and planning policy sense. As allotments, the land functions as a local service enhancing the sustainability of Freckenham.			
Capacity	5	Rating	Potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable.

## Site 14 – Land associated with Old School House



Description			Area (hectares)
Site is grassed and grazed by horses with a field barn at its southern extent. A bungalow and the village core lie directly to the north as does an access path to the playing field. The site slopes to the south.			1.7
The site sits almost entirely within Flood Risk Zone 3, aside from a narrow strip adjacent to the road, measuring approximately 0.4 hectares. Roughly half of this strip, on the north side, is too narrow to develop. The remainder, at some remove from the settlement boundary, could yield some 4 dwellings fronting Chippenham Road, although their gardens would be in the flood risk zone.			
Chippenham Road, which would provide access to the site, is substandard in width, capacity, construction and safety			
For the purposes of the allocation of sites through the Neighbourhood Plan, this site is not suitable. The developable area is some distance from the settlement boundary and it suffers from localised highways / access concerns.			
Capacity	0	Rating	Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

## Site 15 – The Bungalow, West Row Road



Description			Area (hectares)
Greenfield site, 2 miles from Freckenham. Freckenham Road forms the western boundary with open countryside, otherwise, in all directions. The site includes a house, scattered barns, a large service yard at the frontage and a small one at the rear of the site, reached by a gravel track. An agricultural machinery yard, nearest the road. Thick lines of mature trees form all four boundaries.			1.7
A hard-surfaced access already exists to the farm, which may need widening to accommodate increased use. The road itself is unlit and narrow and, in the direction of West Row, winding and without pavements which would pose an unacceptable risk to pedestrians.			
The site is flat and has no obvious constraints. However, from desktop study there may be potential fuel leaks from the site's history as a lorry parking ground. A hard-surfaced access already exists to the farm, which may need widening to accommodate increased use.			
For the purposes of the allocation through the Neighbourhood Plan, this site is not suitable as it is spatially remote and unsustainably located.			
Capacity	0	Rating	Not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

## Site 16 – Freckenham House



Description			Area (hectares)
The site sits enclosed by Mildenhall Road to the north and west and, Elms Road to the south west. Freckenham House is the property within which curtilage this land belongs and this lies to the east.			1.7
Approximately one fifth of the western portion of the site sits in the Freckenham Conservation Area. This entirely corresponds with a depression on the Ordnance Survey map, although there is no evidence as to whether this is archaeological or geological. It is covered by the stand of woodland. The trees themselves are entirely covered by a Tree Preservation Order (TPO), whilst a single TPO sits on the eastern boundary. One of the houses to the south, The Dell is a Grade II listed building. Obvious constraints are the Conservation Area, listed building, TPOs and being within a biodiversity buffer.			
Site access may be constrained by limited visibility and TPOs, given the junctions and bends of the surrounding roads and trees overhanging the highway.			
The site was submitted to West Suffolk Council in their call for sites. They assessed the site as suitable but noted "The site has trees protected by a preservation order. It is within a biodiversity buffer and hence development would be delayed on site."			
This site is only moderately suitable, given that access would be substantially constrained by the presence of TPOs adjacent to the highway. Any development would have significant constraints that would limit capacity and would also need to be subject to sensitive treatment to the conservation area boundaries and the adjacent listed building.			
Capacity	6	Rating	Potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable.



# Preferred Sites Vote

Having considered the content of all the boards today, which site or sites do you think we should identify for development in the Neighbourhood Plan?

	Should be developed	Should not be developed
Site 1		
Site 2		
Site 3		
Site 4		
Site 5		
Site 6		
Site 7		
Site 8		

# Preferred Sites Vote

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	Should be developed	Should not be developed
Site 9		
Site 10		
Site 11		
Site 12		
Site 13		
Site 14		
Site 15		
Site 16		

The outcome of this vote will be used to inform the content of the draft Neighbourhood Plan

Following this event, we will analyse your feedback and concentrate on preparing the Draft Neighbourhood Plan ready for a six weeks consultation with Freckenham residents and with other organisations, such as the County Council, Natural England and the Environment Agency.

*The Plan will cover topics such as*

- *Housing*
- *Jobs*
- *Natural Environment*
- *Historic Environment*
- *Building Design*
- *Protecting Services and Infrastructure*

*Following the consultation, all the comments received will be considered and necessary amendments to the Plan will be made.*

*The Plan will then be submitted to West Suffolk Council, who will consult on the amended Plan for a further six weeks before the Plan is assessed by an Independent Examiner.*

*The Examiner may require further amendments to the Plan and it this amended Plan that will be the subject of a Parish Referendum to decide whether it should be approved for use by West Suffolk Council when deciding planning applications. We would anticipate the Referendum taking place later in 2021.*

