



WEST ROW

NEIGHBOURHOOD PLAN

Your chance to comment on the Draft Plan



Consultation Drop-in Events
West Row Outdoor Bowls Club
Saturday 22 March 10am - 12pm
Saturday 19 April 10am - 12pm

**We need your comments by
Friday 9 May 2025**

West Row Parish Council

You may be aware that the Parish Council has been preparing a neighbourhood plan for West Row.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Friday 21 March** and will last until **Friday 9 May**, a period of **7 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

The final page of this leaflet explains how you can comment.

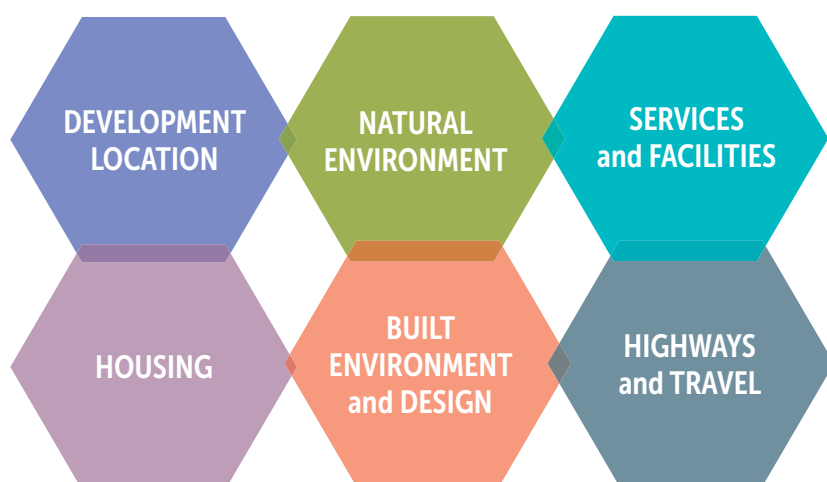
It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

What is a Neighbourhood Plan?

A neighbourhood plan is a community-led approach to guiding future development, regeneration and preservation of an area. There are certain rules and regulations that must be followed during their preparation, including carrying out this public consultation. Later, when the Plan is complete and has been assessed by an Independent Examiner, residents of the Parish that are on the Register of Electors will be given an opportunity to vote whether the Plan should be used by West Suffolk Council when deciding planning applications in West Row.

The recently announced proposals to restructure local government in Suffolk will not make any difference to the future use of the Plan. It is prepared under separate regulations and has to be used by whatever body is in place that takes decisions on planning applications.

Our Neighbourhood Plan covers the following key themes:



Each theme is supported by one or more planning policies. These will be used in deciding planning applications.

In addition, it contains "community actions" addressing non-planning concerns that were raised when we surveyed residents at the outset of preparing the Plan.

The Plan starts with a Vision:

In 2041 West Row will continue to be a thriving, inclusive and sustainable community, supported by appropriate levels of services and infrastructure and where heritage and environmental assets have been protected and enhanced.



West Row Village Hall



St Peter's, West Row

DEVELOPMENT LOCATION: The Plan **does not allocate** new sites for development.

It designates a Housing Settlement Boundary that is based on West Suffolk's Local Plan but brought up-to-date to reflect recent planning permissions.

- Proposals for development within these areas will be supported where they do not have a detrimental impact on the amenity of residents, the natural and historic environment, infrastructure and highways.
- Outside the Housing Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development.



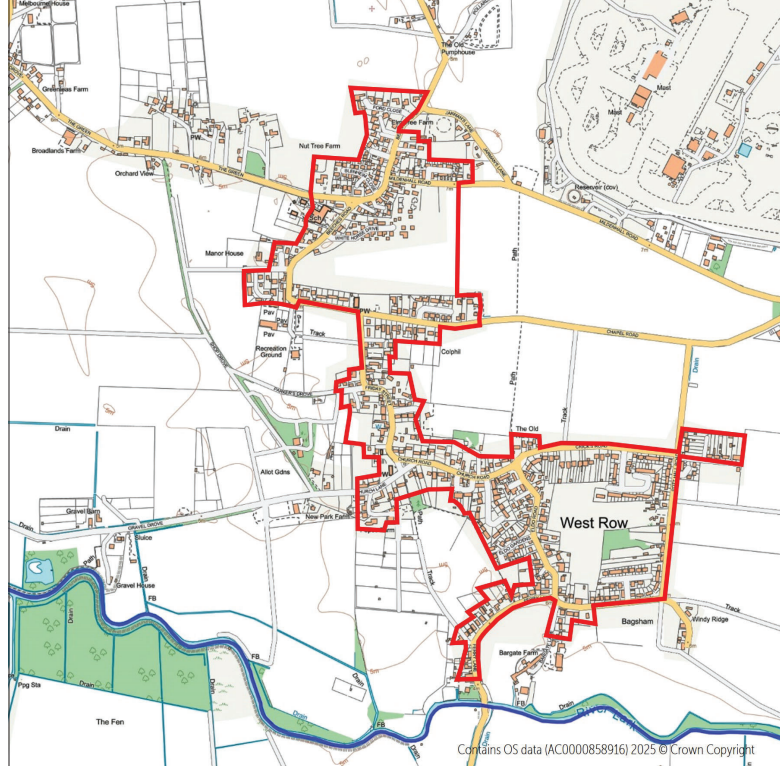
HOUSING

There is already a large site being developed for housing off Beeches Road and other smaller developments are in the pipeline. There will continue to be opportunities for infill housing plots or the redevelopment of sites within the Housing Settlement Boundary, but the Plan does not identify any new housing sites.

The village currently has a higher proportion of larger homes when compared with the wider area. We had a Housing Needs Assessment prepared, which concluded that to meet projected local needs, approximately 65% of all future homes should have two bedrooms.

We know that the proportion of older residents in the village is continuing to grow. While new homes are encouraged to be built to be adaptable for changing requirements, specialist care homes may also be required in the future. Where no sites are available within the Housing Settlement Boundary, the Plan makes provision for sheltered and care homes in locations well related to the Boundary where a local need exists.

All new homes should achieve room sizes that meet national space standards. The Plan supports new homes being designed to be adaptable for everyone's needs as well as using best practice in energy conservation.



The Housing Settlement Boundary

NATURAL ENVIRONMENT

We know that the parish is rich in wildlife habitats and the landscape is typical of that found on the border of the Brecks and Fens.

The Plan identifies a number of important views into and out of the built-up area of the village. The key elements of these views must be preserved.

- Trees, hedgerows and other natural features are specifically mentioned for protection.
- Proposals that provide a measurable net gain in biodiversity are to be supported.

The Plan designates a number of "Local Green Spaces" which will be protected from development. The designated sites are:

1. The Shed Community Garden, Jarman's Lane
2. Allotments, Gravel Drove
3. Open space south of Village Hall
4. Set-aside field west of Playing Field
5. Wellington Close Green Space
6. Wellington Close / Cricks Road Green Space
7. Church Gardens Open Space
8. Mason Gardens Open Space
9. Blenheim Close / Beeches Road Verges
10. Blenheim Close amenity open space
11. Triangle at junction of Beeches Road and The Green
12. Green triangle at junction of Hurdle Drove and Pollards Lane
13. Church Green
14. St Peter's Church Churchyard
15. Baptist Chapel churchyard
16. Beeches Road open space
17. Shop Drove and Parkers Drove corridors
18. Wide verges at The Green
19. Open land between Village Hall and Chapel Road / Friday Street

BUILT ENVIRONMENT

West Row has nine listed buildings as well as a scheduled monument. We have had Design Guidance prepared for the village which will be used by West Suffolk Council when making decisions on planning applications.

The Neighbourhood Plan:

- sets out design criteria that planning applications will have to take into account of.
- encourages development to incorporate current best practice in sustainable construction.
- requires development to include measures to limit surface water flooding.

SERVICES and FACILITIES

Local facilities and services are valued by residents. The Neighbourhood Plan resists the loss of our current range of services and facilities and supports the provision of new facilities.



HIGHWAYS and TRAVEL

The Neighbourhood Plan:

- includes a planning policy to support the improvement and extension of public rights of way.
- increases the minimum amount of parking spaces for future housing development.
- contains "community actions" to seek to provide safe walking and cycling routes to Isleham and Beck Row; and to improve village pavements.



HOW TO COMMENT

The full version of the Plan will be available to download at <https://westrow-pc.gov.uk/neighbourhood-plan> from Friday 21 March, where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to view at the Parish Council office at West Row Bowls Club. Office opening is restricted, so please ring the Clerk on 07860 358493 to make arrangements to view the plan.

Drop-in Events

We'll be at the Bowls Club on Saturday 22 March and Saturday 19 April between 10.00 – 12.00 where you'll be able to find out more about the Plan and talk to Parish Councillors about it.

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

You can also collect a paper response form at the Drop-in Events or from the Parish Council office at West Row Bowls Club.

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY FRIDAY 9 MAY - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME