



A NEIGHBOURHOOD PLAN

for
Worlington
your chance to comment

Consultation Drop-in Event
Saturday 15 April
10.00 - 13.00
Village Hall



Worlington Parish Council

Your chance to comment on the Neighbourhood Plan for Worlington

Since 2021, the Parish Council has been progressing with the preparation of a neighbourhood plan for Worlington.

A neighbourhood plan is a community-led plan for guiding future development, regeneration and conservation of an area. Being a land use plan there are certain rules and regulations that must be followed during its preparation, but once complete they become part of the legal planning framework for the area, sitting alongside the West Suffolk Local Plan and used when planning applications are decided.

There is a desire to focus on Worlington's natural and historic environment and the Neighbourhood Plan covers the following key themes:

PLANNING STRATEGY

NATURAL ENVIRONMENT

DEVELOPMENT DESIGN

HIGHWAYS AND TRAVEL

HOUSING

HISTORIC ENVIRONMENT

SERVICES AND FACILITIES

Each theme is supported by one or more policies that will be used in determining planning applications. In addition, it contains "community aspirations" addressing non-planning concerns that were raised by a number of residents when we consulted you.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Tuesday 11 April and will last until Tuesday 30 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.**

When the Plan is complete, those 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.

The Plan starts with a Vision:

In 2040 Worlington will continue to be a self-contained village with a high quality natural and historic environment.

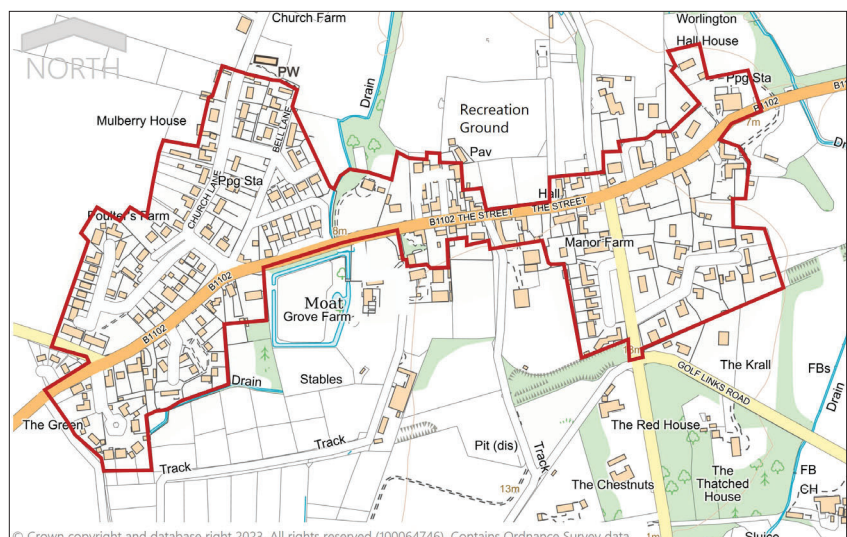
Limited sustainable development may have taken place that respects and maintains the character of the village and its surrounding countryside.

Separation from existing boundaries of surrounding settlements will have been maintained and existing services and facilities protected and improved for residents.



This is followed by theme objectives and planning policies that reflect the Vision.

Development Location: The Plan does not allocate new sites for development, but designates a Housing Settlement Boundary that is the same as that in the existing Forest Heath Local Plan. Proposals for housing development on infill plots or for small groups on redeveloped plots will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways. Outside of the Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development.



Housing Settlement Boundary

Housing: There may be opportunities for infill housing plots within the Housing Settlement Boundary. The Plan contains a Housing Design policy seeking that all new homes should achieve internal spaces in accordance with national space standards, supports new homes being designed to "Lifetime Homes" standards and requires ducting for superfast broadband and electric vehicle charging points.

Natural Environment: We know that the parish is rich in wildlife habitats and has a range of landscape typical of the Brecks / Fens transition area. As part of the preparation of the Plan, a Landscape Appraisal has been prepared by consultants funded by the Government's Neighbourhood Plan support programme. The Appraisal provides guidance for considering how development proposals will limit the impact on the landscape.

An additional piece of work has identified a number of important views into and out of the built-up area of the village, the key elements of which must be preserved.

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

The draft Plan designates a number of "Local Green Spaces" which will be protected from development.

The designations are:

1. Lark Close amenity open space
2. Wide verge between The Paddocks and Golf Links Road
3. Common land north of Green Lane
4. Recreation Ground
5. Children's Play Area
6. The paddock between The Street and Recreation Ground
7. War Memorial triangle
8. Wide verge opposite Bell House
9. Wide verge in front of 1 - 5 Walnut Grove, Freckenham Road
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10. Walnut Grove amenity open space
11. The Meadows amenity open space
12. Amenity open space at entrance to Walnut Grove
13. All Saints Walk
14. The Cemetery
15. All Saints Churchyard
16. The Hythe

Historic Environment: Worlington currently has 11 buildings and features listed of architectural or historic interest (listed buildings). There is no conservation area, but we have identified an area that has a number of listed buildings and protected trees between The Walnut Tree and Worlington Hall Hotel. The Neighbourhood Plan proposes to designate the area as a "Special Character Area" because of its distinct qualities when considered as a whole. The Special Character Area designation does not place any additional burdens on property owners but does mean that when planning applications are considered in the area, consideration should be given to the potential impact on the character of the area.

Development Design: The design of development was highlighted as an important matter in the Neighbourhood Plan survey. Design Guidance has been prepared for the village by consultants and funded by the Government support programme. The Guidance provides comprehensive guidance for new developments and the Neighbourhood Plan sets out a number of design criteria that planning applications will have to take into account.

The impact of climate change is also considered and encourages development to incorporate current best practice in energy conservation as well as measures to limit surface water flooding. The Plan also seeks to limit unnecessary light pollution arising from new development.

Services and Facilities: Local facilities and services are also valued by residents and the Neighbourhood Plan resists the loss of the Village Hall; All Saints' Church; The Walnut Tree Public House; Worlington Hall Hotel; the Recreation Ground and the Golf Course. The Plan also supports the use of redundant farm buildings for employment uses where such proposals wouldn't have unacceptable impacts on matters such as highways, the landscape and existing residents.

Highways and Travel: The impact of traffic is high on the concerns of residents but there is little that planning policies can do about speed and volume. The Plan does contain "community aspirations" that, if supported, will form a basis for the Parish Council to try and get the County Council to resolve the issues. Worlington is fortunate to have a good network of public rights of way, and it is important that opportunities to improve and extend these are utilised.



HOW TO COMMENT

From **Tuesday 11 April**, the full version of the Plan will be available to download at <http://worlington.onesuffolk.net/> and where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies of the Plan and comments form will be available to view at the following locations:

- Worlington Hall Hotel
- All Saints Church
- The Walnut Tree

You can also borrow a copy of the Plan for a short period by contacting Chris Hall (Tel: 07770 763261)

Drop-in Event

We'll be at the **Village Hall on Saturday 15 April between 10.00 and 13.00** where you'll be able to find out more about the Plan, view a paper copy, obtain a comments form, and talk to members of the Working Group.

This is a Plan for Worlington so we need your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY 30 MAY - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

Worlington Parish Council supported by Places4People Planning Consultancy