

Ixworth Neighbourhood Plan

Consultation on Potential Site Allocations

The government in 2011 introduced in Parliament a new Neighbourhood Planning procedure. The plan prepared by the local community has to be submitted to and agreed by the District Planning Authority. It will then be published, circulated and put to a referendum of the community (Ixworth and Ixworth Thorpe) for approval. In 2010 West Suffolk council observed in their Plan that the scope for development in Ixworth was restricted by the boundaries that are the bypass and the river. Since then the Persimmon and Bypass Farm sites have been accepted by West Suffolk and are therefore not part of the Neighbourhood Plan.

The plan will include

A History of Ixworth and Ixworth Thorpe

A description of the settlements as they are today

A Profile of Ixworth Parish

A description of those developments already in the planning pipeline

A description of Local infrastructure

A vision for the future

A description and analysis of the housing needs.

A description of the current housing mix and future intentions

A description of the desired housing design and layout

An analysis of the village centre (High St Ixworth)

A analysis and recommendation for the provision of community facilities

Ixworth Village Hall

Ixworth Village Centre

Leisure and sports facilities

A description of traffic flows and parking

A section on the environment and impact assessments.

Identification and preservation of local Green Spaces

A recommendation of site allocations for potential developments

We now need your help in completing the Plan. We are recommending a course of action which is the addition of sites and boundaries to the plan which will go forward for approval and to publication and a referendum.

For an invitation to visit the exhibition at the Village Hall on 17th April email to NPWG@ixworth.net

The comments and analysis overleaf are taken from an earlier consultation and are given as a indication only. Your comments are requested through this link.



The Ixworth and Ixworth Thorpe Neighbourhood Plan Site Allocations for Potential Development

One site has already been accepted for potential development by West Suffolk Council.

That site, in Purple on the Map is the Persimmon & Bypass Farms site and cannot be considered as part of the plan

NB One site for development has been accepted for potential development by West Suffolk Council.



The Sites Considered were: -

- | | |
|---|----------------------|
| A | Langridge |
| B | Dairy Farm |
| B | Dairy Farm buildings |
| C | Abbey Farm |
| C | Abbey Farm Land |
| D | Cyder House |
| E | Reeve Farms |

Preferred Site Allocations Based on Earlier Consultation

Site 3 Langridge



A Langridge

34 Previous Comments for Langridge; 31 comments all reasonably positive many very Positive 3 negative

1. Access to the site from the 1088 would be difficult as already seen with the site near the bypass.
2. This site would create a sub-village to the exiting High St facilities, dividing the village.
3. Views from existing houses would be lost.
4. This seems the most obvious site but access remains a contentious issue. Would be within village and might encourage a shop at the top end of the village.
5. Should have been developed with Peddars Close in the 1970's
6. Development long overdue. Access needs more attention.
7. In favour but needs to be developed sympathetically to the needs of the village.
8. An area for eco-self-build as a housing option works really well to build resilient community and a can-do attitude which reflects on initiative, elsewhere in the community and offers our interesting children an option return to our village affordably after college etc. but not necessarily only offering them a ready made block of affordable housing.
9. People able to cycle or walk can be prioritised as occupants once safe (no car) routes are established.
10. Perfect
11. Preferred site as far as I am concerned, but access will be tricky! Could any development NOT be like Moreton Hall.
12. Would like to see more commercial space near the road access. If we are to have more homes we need more business.
13. Good proposal. Decent access. Still part of the village. Traffic will not effect village too much. Geographical convenience.
14. Again main road. This needs to be sorted before building.
15. Field is a wild life haven. Hares, Barn Owls, feed in this area. What is going to be allocated to nature.
16. Plans if given the go ahead should include green areas/trees.
17. Existing house-view gone plus a village hall nearby-extra noise.
18. Good site on outskirts of village but easy access into village, only if by-pass junction is improved.
21. Seems feasible, I worry about access off the 1088. That road is fast and dangerous already.
22. Good site but more amenities required at that end of the village.
23. An ideal site but must have access from the 1088.



Taken together with Dairy Farm this option could offer the following amenities

1. Three miles of new footpaths including a riverside walk
2. An improved junction at the Bardwell crossing
3. Self Build houses
4. A new retail store
5. A site for a New Expanded Village Hall and Library



Preferred Site Allocations Based on Earlier Consultation Site 4 Old Dairy Farm and Farm Buildings



B Old Dairy Farm

1. Seems a sensible development
2. Marginal but in favour of utilising existing buildings if otherwise redundant and if used for smaller properties
3. Good use of brownfield land and a small development – bungalows?
4. Positive use of area- small housing needed in village- especially bungalows.
5. Small development seems a good idea
6. Good site, brownfield with usable outbuildings, small properties preferable
7. Yes, makes sense
8. Logical
9. Good idea to protect valuable historic buildings. Downsizing housing is desperately needed for young marrieds
10. Small housing needed-first time buyers (affordable housing)
11. This seems a sensible proposal
12. Must be quid pro quo- open up walking paths, riverside access for children at bridge, offer Langridge as lane for public use
13. Downsizing properties needed but possibly(?) too far from facilities
14. Good choice
15. An excellent opportunity to transform the now redundant farm buildings whilst keeping the character of the farm in mind
16. Good idea for a few houses 'near' to village

16 Previous Comments: - 16 positive no negatives

B Dairy Farm Buildings and Yard

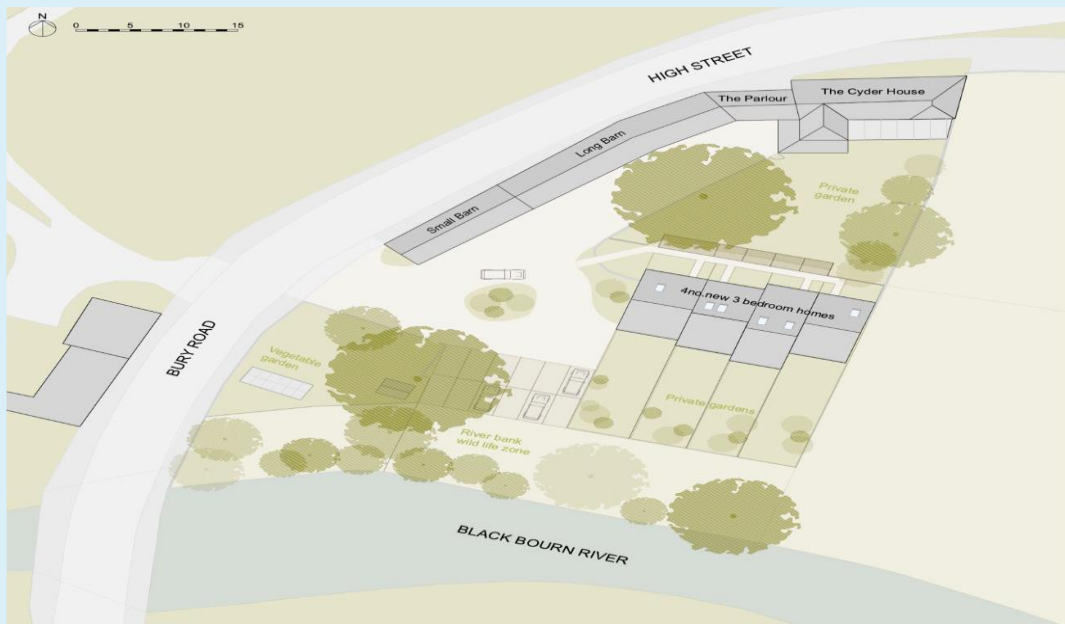
1. No Objections - Logical Fill in
2. Seems a sensible use of brownfield site
3. Sensible if IXW3a and IXW4 go ahead
4. Access seems more sensible
5. Would be good for commercial purposes to bring business into the village
6. Good site in village
7. Sensible
8. Yes, makes sense
9. Logical
10. Brownfield = good,
11. Good idea!
12. Seems good to me
13. Eco self-build plots would give local groups autonomy and keep building standards high produces a tight knit community too! This could be a pioneer eco-build setting standards for all new development, and future affordable self-build
14. Good choice
15. Good idea but a bit cut off from the village



Previous Comments: - 15 positives for Dairy Farm buildings and yard.

Preferred Site Allocations Based on Earlier Consultation

D Cyder House (small number of houses on riverside)



D Cyder House

The Cyder House and Cyder Works site is located at the south end of Ixworth High Street, and is within the Ixworth Conservation Area. The site area is 3225m² (0.32 hectares). The site is bounded by the High Street to the west, the Black Bourn river to the south east. It is a brown field site currently of industrial use and original the Cider Works.

A shared amenity space of a minimum of eight metre zone is proposed along the river bank to retain the ecology, biodiversity and conservation value of the river's edge. The sunken walled vegetable garden to the south west of the site is to be retained as part of the main house.

1. A Small affordable housing might be positive for village- does not solve main issue
2. Use of brownfield site is preferable to arable land
3. Seems like a good idea
4. We need a mix of housing, need small units
5. Small affordable village houses a possibility
6. A good idea if buildings are sympathetically done within listed building area. keep the character of the village and utilise existing brownfield sites rather than eating into green belt
7. Small properties, starter homes-good idea. Geographically convenient
8. Great use of a lovely site currently mostly concrete hard-standing – Good for community life!
9. Poor access-too small to contribute housing need
10. Good use of a “brown” land
11. Seems like a good small start for a bigger problem of affordable housing
12. Excellent proposal for lower cost housing
13. Fine for infill development

23 Previous Comments Cyder House; all positive to a considerable degree 2 in opposition



C Abbey Farm

18 Previous Comments All rather negative including: -

1. Too far from village facilities
2. Too remote. Would extend the village too far and spoil the green areas that make the village attractive
3. Too far out and cut off from the main population of the village. This is an area of natural beauty approaching the village and should be retained as such
4. Surely an area subject to flooding? Proximity to the river- ancient flooding in fields and on the road during this wet spring

C Abbey Farmland

21 Previous Comments; 13 definitely negative, possibly 7 may be considered somewhat positive including:-

1. Loss of agricultural land and access problems make it undesirable
2. Good access to roads and keeps additional traffic from the High Street
3. Outside village boundaries, not suitable
4. Dangerous to put a junction the busy (and fast) A1088
5. Where is the climate Emergency addressed in planning for 500 more cars? Can this development or any development stand up to scrutiny if we are aiming for carbon-neutral 2025 or 2030?
6. Not at all suitable, not sustainable for an all-inclusive community-too far out reached. Would create a big divide

Site Reeve Farms.

Previous Comments for Reeve Farms only 5 positive 23 negative

1. Too divisive to set a large development on the far side of a busy main road from the rest of the village. Not only in terms a physical separation but psychological very divisive idea.
2. Outside the boundary- would allow even further building beyond initial plan. Too far from the village Centre. Very close to Roman site – would need more archeological explorations- time/costly. Bypass was built to go around village not through it.
3. Solar farm.
4. Any development should be only agreed in principle with a proviso that it should only go ahead if plans protect archeological finds for public access with visitor Centre.

Ixworth Thorpe: - Possible Infill Development



Ixworth Thorpe

At present Ixworth Thorpe has no settlement boundary so this makes any increase in housing difficult since there can be no infill.

The housing needs survey established there is a need for a limited number of houses in Ixworth Thorpe.

The NPWG would like to know if you would support limited in-fill development in Ixworth Thorpe?



WHY HAVE A SETTLEMENT BOUNDARY?

Prevents sprawl

Prevents Ribbon development

Creates certainty

Makes site choices easy and enforceable

Can we have a settlement boundary in Ixworth Thorpe ?

Where an authority has settlement boundaries they should be clearly presented in the Neighbourhood Plan. They can be added to or modified.

Where the Local authority does not want them but you (we) do, it should left to the Examiner of the Neighbourhood Plan to decide

Please indicate your wishes on the leaflet in the Ixworth News Letter or on Survey Monkey.