

# The WOOLPIT NEIGHBOURHOOD PLAN 2016 – 2036

## Addendum – January 2026

The Woolpit Neighbourhood Plan was adopted by Mid Suffolk District Council on 31 October 2022 as part of the development plan for our parish.

This addendum, produced by Woolpit Parish Council in Autumn 2025 and signed-off in January 2026, brings some of the factual information set out in our Plan (e.g., census data) up to date. It does not change any of the policies, nor does it seek to formally review the Plan. The Parish Council are also aware that planning policy at both the national and district level has changed since 2022. We provide some narrative on that first.



### The 'current' Planning Environment

All neighbourhood plans have to be in general conformity with national and district level planning policy. When we prepared our Neighbourhood Plan [NP] that meant the **National Planning Policy Framework** [the NPPF] published in February 2019 and both the Mid Suffolk Core Strategy (2008) and Core Strategy Focused Review (2012). Also relevant at the time was the then emerging Babergh and Mid Suffolk Joint Local Plan [the JLP]. The NPPF was last updated in December 2024. At the same time, the Government also introduced a new way of calculating housing targets for local authorities. For Mid Suffolk, this means they now have to plan for an extra 15,400 new homes over the next 20 years.

**Part 1 of the Babergh and Mid Suffolk Joint Local Plan** was adopted by Mid Suffolk District Council [MSDC] in November 2023. Its purpose is to guide development across the two districts until 2037. Following the Government announcement on new housing targets, both Councils announced that they had begun work on a full **Joint Local Plan Review** rather than the previously intended Part 2 Plan. The published timetable the JLP Review aims to have this ready by April 2029.

Suffolk is also one of many counties that are working towards local government reorganisation. The proposals range from a unified Suffolk to a redrawing of current district council boundaries. All of this current uncertainty makes any decisions to plan at a village level difficult.

In Appendix One (pages 8 to 10) we have reproduced the JLP Part 1 Settlement Maps that are relevant to our village. A 'live' online version of the JLP Policy Map can be accessed via a link published on the MSDC website: <https://www.midsuffolk.gov.uk/joint-local-plan>.

In early 2024, as part of their work on the JLP, Babergh and Mid Suffolk undertook a ‘**call for sites**’ for residential development proposals. Appendix Two (on page 11) includes a copy of the map published by MSDC that shows the seven sites which had been submitted to them by landowners in and around Woolpit.

## **Updates to factual information within our Neighbourhood Plan**

In this section we use the same section and paragraph numbering shown in our adopted plan.

### **Section 2 About Woolpit**

**Para 2.2.2** ~ Woolpit remains a thriving community but it has lost some businesses. It now has only one public house (The Bull). The Gift Shop in the Old Bakery has closed due to the death of its owner. On a more positive side, the village now has two cafes.

There are now three business parks. The third is at Lawn Farm, accessed via the junction 47A slipway off the A14. This site, although within the parish boundary, is somewhat divorced from the village. Also, on the northern side of the A14, and in the parish of Elmswell, is a new petrol filling station, convenience store and coffee shop serving A14 traffic.

**Para 2.2.3** ~ The children’s play area on the recreation ground is complete. The Parish Council have added a Multi-Use Games Area (MUGA) which was paid for from Neighbourhood Community Infrastructure Levy payments made to us. Play areas are included in new housing developments.

**Para 2.2.4** ~ Bus services have been a problem. The service provided by Dan’s Coaches along the Bury St Edmunds/Stowmarket route has had teething troubles but is now being extended to provide a service on Saturdays.

**Para 2.2.6** ~ The village website can now be found at: <https://woolpitparishcouncil.gov.uk>

### **Section 2.4 Basic evidence**

This section contained population data and other statistics taken from the 2021 Census and other information published by the Office of National Statistics. More recent data is now published below:

#### **2.4.1 Population and Age profile**

Between 2011 and 2021:

- The population of England and Wales grew by 6.6% (3.5 million) to approx. 59.6m overall.
- In the East of England, it grew by 8.3%.

- Mid Suffolk grew by 6.2% from 96,700 to 102,700. Of the 45 local authority areas in the east, Mid Suffolk was the 4th least dense.
- **For Woolpit**
  - In 2022, the population was estimated to be 2,200 people. That represents an increase of 10% over the 2011 figure of 1,995 people.
  - It was estimated that there were 950 households.

Given the number of new houses that have been built or are being built in Woolpit, these figures will inevitably be higher when new data becomes available.

- In 2023 there were 35 deaths and 20 live births.
- 50.3% of the residents were female, and 49.7% were male.
- 94.4% of the residents said they were born in UK. 5.6% said they were born outside UK.
- **Age profile in 2022** Source: Office for National Statistics – Mid Year Population Estimates

Category	Woolpit	England
Aged 0 to 4	4%	5.4%
Aged 5 to 9	4%	5.9%
Aged 10 to 14	4.9%	6.1%
Aged 15 to 19	4.3%	5.8%
Aged 20 to 24	3.5%	6%
Aged 25 to 29	5.4%	6.5%
Aged 30 to 34	5.6%	7%
Aged 35 to 39	4.1%	6.8%
Aged 40 to 44	4.8%	6.5%
Aged 45 to 49	4.6%	6.1%
Aged 50 to 54	5%	6.8%
Aged 55 to 59	8.8%	6.7%
Aged 60 to 64	7.8%	5.9%
Aged 65 to 69	7%	4.9%
Aged 70 to 74	8%	4.7%
Aged 75 to 79	6.3%	4%
Aged 80 to 84	5.1%	2.5%
Aged 85 and over	4.6%	2.5%

## 2.4.2 Housing Stock and Occupancy

Source: Office for National Statistics - Census 2021

### Household Size

Category	Woolpit	England
1 person in household	25.8%	34.0%
2 people in household	46.9%	30.1%
3 people in household	13.9%	16.0%
4 or more people in household	13.4%	19.9%

### Ownership/Tenure

Category	Woolpit	England
Owns outright	48.5%	32.5%
Owns with a mortgage or loan or shared ownership	26.4%	29.8%
Social rented	16.9%	17.1%
Private rented or lives rent free	8.2%	20.6%

### Accommodation Type

Category	Woolpit	England
Whole house or bungalow	97.1%	77.4%
Flat, maisonette or apartment	2.8%	22.2%
caravan or other mobile or temporary structure	0.1%	0.4%

### 2.4.3 House size

Category	Woolpit	England
1 bedroom	4.4%	11.6%
2 bedrooms	22.5%	27.3%
3 bedrooms	35.8%	40.0%
4 or more bedrooms	37.2%	21.1%

### 2.4.6 Household Deprivation

The 2021 Census estimates classify households in England and Wales by four key dimensions of deprivation:

- Employment: A household is considered deprived in this dimension if any member, who is not a full-time student, is unemployed or economically inactive due to long-term sickness or disability.
- Education: A household is classified as deprived in education if no one has at least level 2 education and no one aged 16 to 18 years is a full-time student.
- Health: A household is deemed deprived in health if any person in the household has general health that is rated as bad or very bad or is identified as disabled.
- Housing: A household is classified as deprived in housing if it is overcrowded, in a shared dwelling, or lacks central heating.

Category	Woolpit	England
No factors	51.4%	48.4%
1	13.8%	33.5%
2	13.8%	14.2%
3	2.8%	3.7%
4	0%	0.2%

99.2% of households in Woolpit have central heating.

#### 2.4.5 Travel to Work

##### Method of travel to work [% of people aged 16 years and over in employment]

Category	Woolpit	England
Work mainly at or from home	29.5%	31.5%
Underground, metro, light rail, tram	0.2%	1.9%
Train	0.2%	2.0%
Bus, minibus or coach	0.3%	4.3%
Taxi	0.0%	0.7%
Motorcycle, scooter or moped	0.5%	0.5%
Driving a car or van	59.7%	44.5%
Passenger in a car or van	2.4%	3.9%
Bicycle	1.7%	2.1%
On foot	4.3%	7.6%
Other method of travel to work	1.0%	1.0%

## Distance Travelled to Work

Category	Woolpit	England
Less than 10km	17.8%	35.4%
10km to less than 30km	27.8%	14.4%
30km and over	6.8%	4.3%
Works mainly from home	29.6%	31.5%
Other	17.9%	14.5%

## Number of cars or vans In 2021 (% of all households)

Category	Woolpit	England
No cars or vans in household	9.6%	23.5%
1 car or van in household	37.7%	41.3%
2 cars or vans in household	36.7%	26.1%
3 or more cars or vans in household	16%	9.1%

## Travel to Woolpit for work

There does not appear to be any data on the journeys undertaken by those who work in the village and live elsewhere. However, it is known that many travel a considerable distance.

## Section 4 Housing Policies

### 4.3 New Homes on land south of Old Stowmarket Road.

Shown as a commitment in our plan policy WPT3, the 'Abbot's Green' development of 120 houses and bungalows is now complete and occupied. The site behind Abbot's Green is under construction and will provide 40 houses / bungalows.

### 4.4 New Homes on land east of Green Road.

The 'Stack Yard' development for 49 houses and bungalows is now complete and occupied.

### Additional site for housing - The 'Bury Road' development.

The 'Bury Road' development - the land of the former Street Farm, off Bury Road - now has planning permission for 300 houses. Being built out by Hopkins Homes / Tilia Homes, some of the dwellings are already occupied. The site will not be completed for several years.

As part of the development proposal, a new roundabout has been constructed so that, eventually, traffic exiting the A14 west bound will be able to access the new spine road that runs through the site to connect with another new roundabout built on Bury Road. The development has also set aside land for a new 420 place primary school which will serve both Elmswell and Woolpit. The school will be built by Suffolk County Council. Funds were allocated to the project in March 2023 but further details are still awaited.

The site also includes amenity land for sport and recreation, a site for a burial ground, and some 'green space' next to the roundabout. It is proposed that these areas will be owned by the parish council in due course, for the use of the village as a whole.

A copy of the site plan for this development is reproduced in Appendix Three on page 12.

## Community Actions

At para 6.5.4, our Neighbourhood Plan also identified a number of Community Actions. There have been some successes with these:

- **Cycle Path to Elmswell** ~ Progress has been made. Building work has not yet begun but some funding is in place, granted by Mid Suffolk District Council from the Locality Community Infrastructure Levy. Surveys and design work are currently being undertaken.
- **Pedestrian crossings and parking** ~ The parking for the Health Centre has been extended following the construction of a new car park by Mid Suffolk District Council.
- **Traffic Speeds** ~
  - **Speed Indication Devices** (SIDs) ~ The Parish Council has purchased five Speed Indication Devices. These can be moved from time to time but must be positioned on suitable posts which, being on the highway verge, have to be approved by the Suffolk County Council. They are currently deployed at the Bury Road/Briar Hill junction, on Bury Road (opposite White Elm Road), in Borley Green, and two along Heath Road.
  - **20mph speed limit** ~ Working closely with our County Councillor, we have succeeded in getting Suffolk County Council to agree to a 20mph speed limit in the village centre. Consultations have been completed, a Traffic Regulation Order is awaited and the erection of signage may come in early spring 2026.

The County Council contractors will undertake this work, which is to be paid for by Woolpit Parish Council out of our Community Infrastructure Levy receipts. These are funds that Mid Suffolk collect from the development taking place locally, a proportion of which then get passed on to us, the Parish Council.

## APPENDIX ONE

### Joint Local Plan Part 1 Settlement Maps (November 2023)

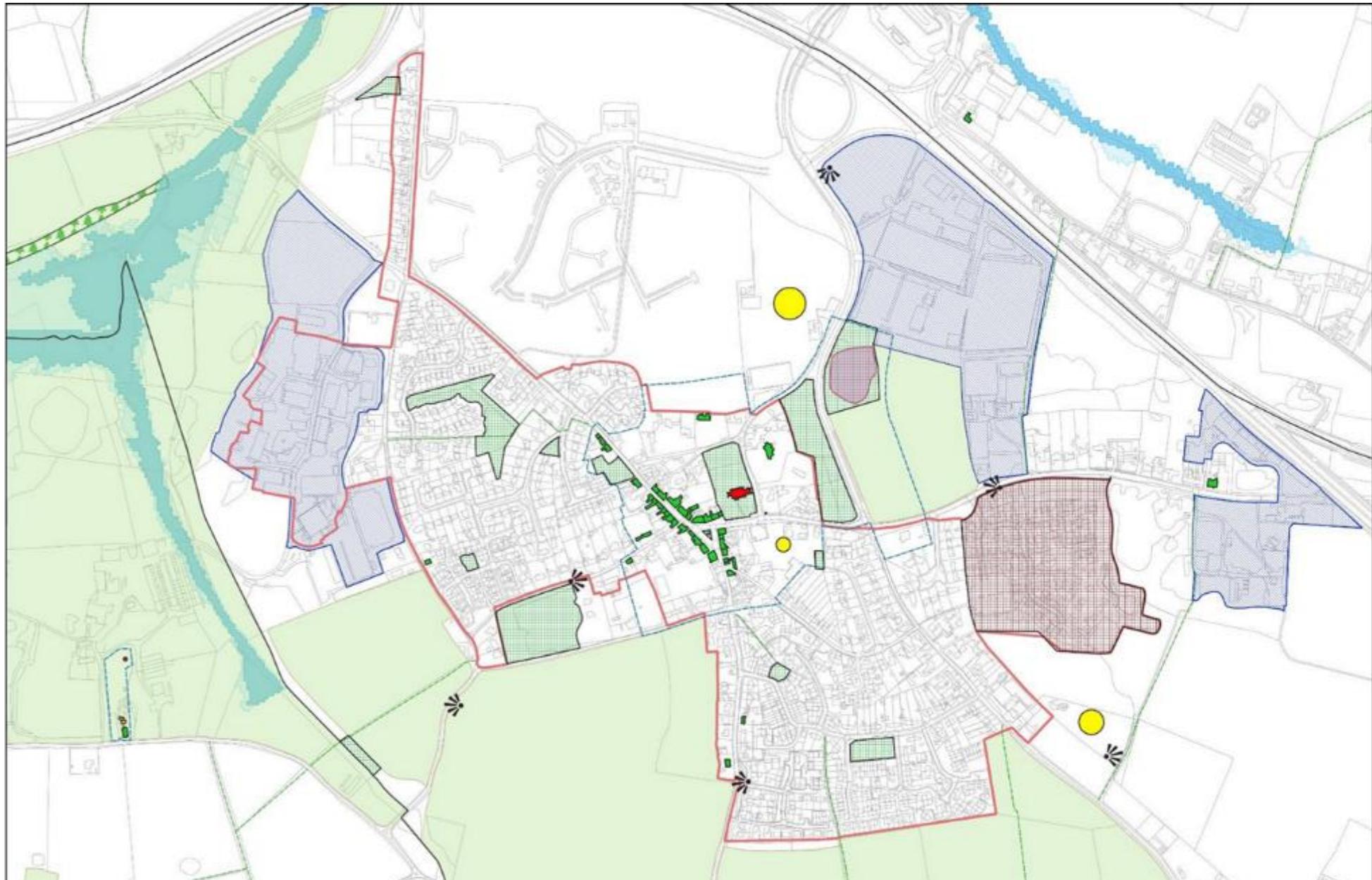
The two maps reproduced overleaf are for reference only and are to assist in the understanding of the Policies Map with the adoption of Babergh and Mid Suffolk Joint Local Plan. They cover:

- Woolpit Village Centre
- Woolpit Hamlets - Woolpit Green, Borley Green and The Heath

All maps are produced under Ordnance Survey Copyright.

Key to the Map:

Red line	Neighbourhood Plan Settlement Boundary
Green square hatching	Neighbourhood Plan Local Green Space
Red square hatching	Neighbourhood Plan Housing Allocations  (Note: This does not include Lady's Well which has similar colouring denoting a Scheduled Monument)
Blue dashed line	Conservation Area
Red solid colour	Grade I Listed Buildings
Green solid colour	Grade II Listed Buildings
Pale green	Neighbourhood Plan Area of Local Landscape Sensitivity
Blue hatching	Employment Areas
Yellow dot	Community Facilities



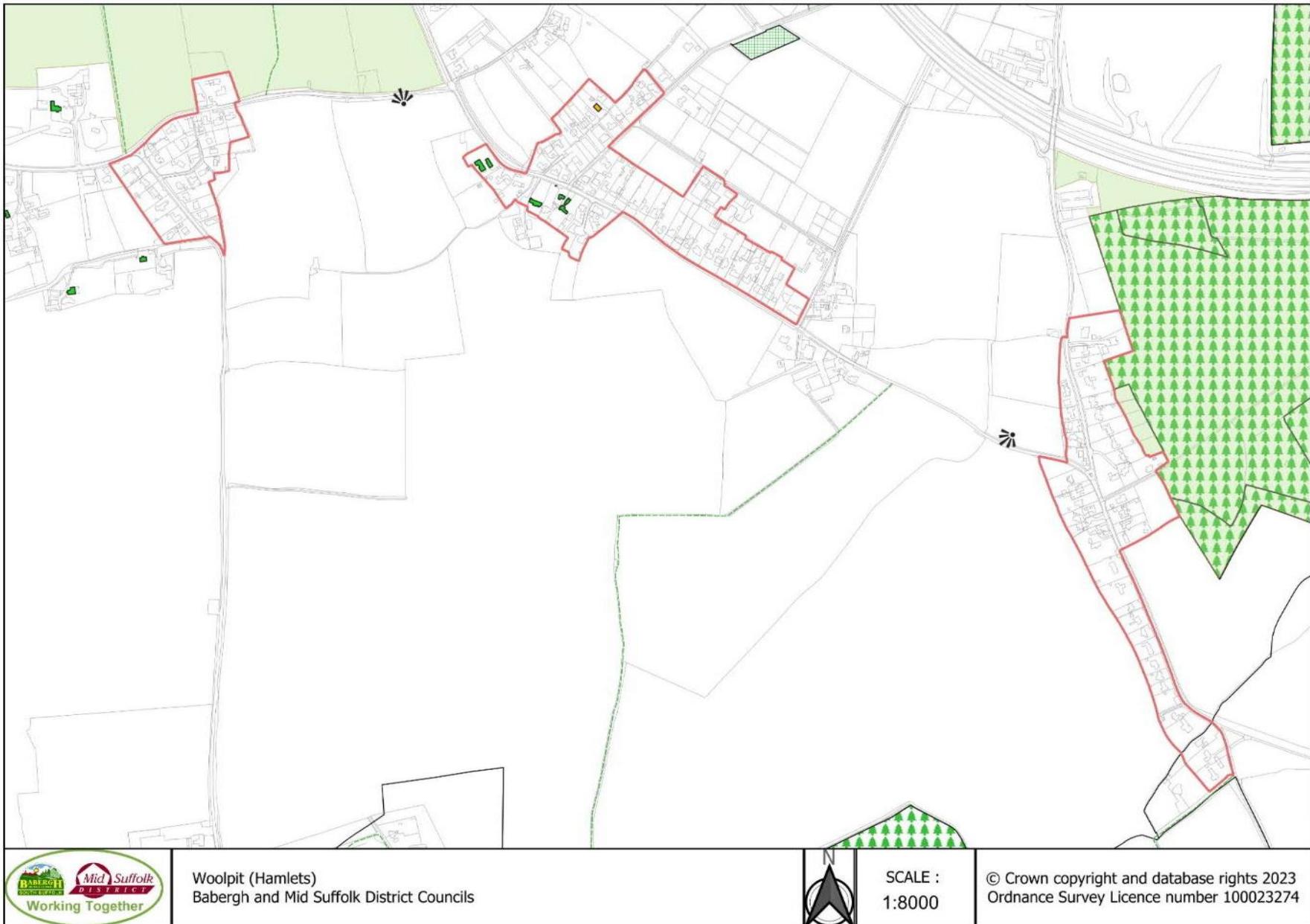
Woolpit (Village)  
Babergh and Mid Suffolk District Councils

Woolpit Neighbourhood Plan Addendum (January 2026)



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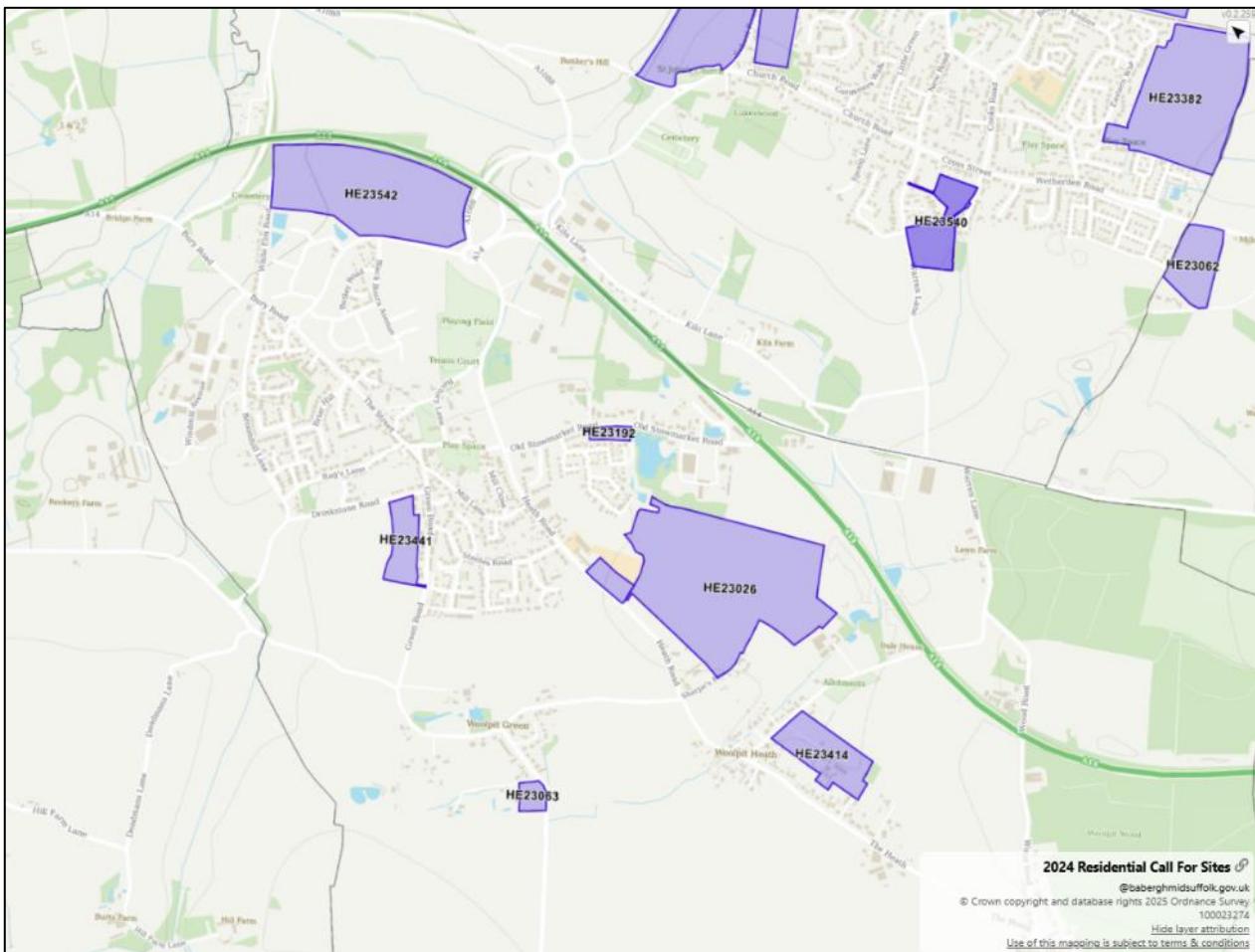


## APPENDIX TWO

### ‘Call for Sites 2024’

It is important to note that map reproduced below, which was taken from the MSDC website, was published for transparency and information reasons only. It shows:

- the sites in Woolpit (and some in Elmswell) that were submitted by landowners to MSDC during their 2024 Call for Sites exercise
- These sites have no planning status, but they will be subject to formal assessment and public consultation as the JLP Review progresses.
- Just because a site is being promoted, it does not automatically mean that it will go forward as an allocation in the JLP Review, or be supported for development for the proposed use.



Woolpit Parish Council are also aware that Babergh & Mid Suffolk District Councils are carrying out a second ‘call for sites’ exercise and that this will close in early January 2026. Babergh and Mid Suffolk are inviting further submissions for consideration on a variety of land uses, not just for housing.

## APPENDIX THREE

The Hopkins Homes / Tilia Homes development of 300 houses, flats and bungalows.

Note:

- Over time there have been small variations to the layout
- The land between the new roundabout and the cricket field is to come into ownership of the Parish Council
- The school site layout is illustrative only

