

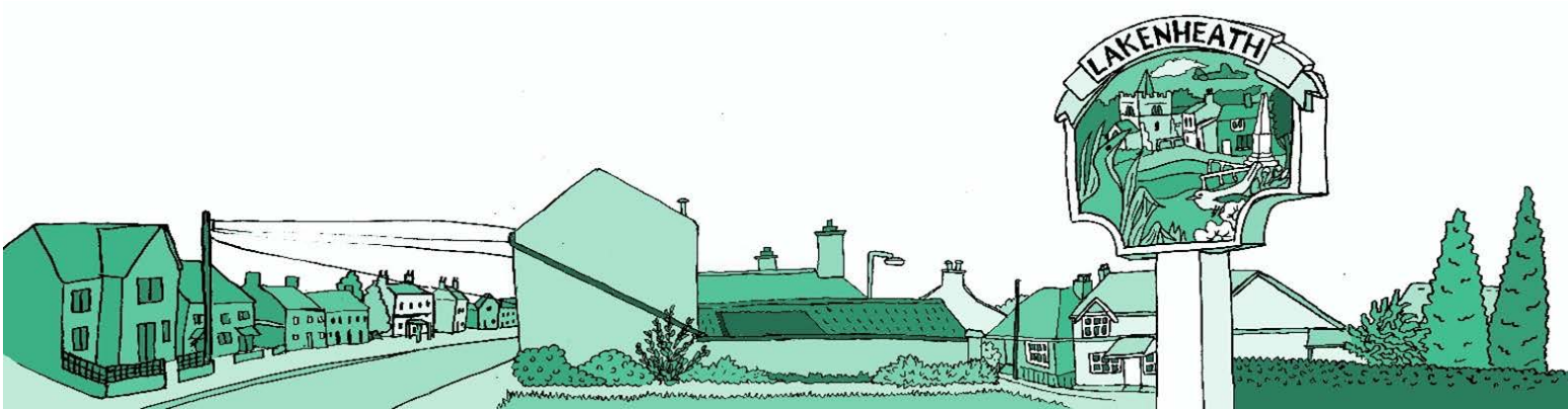
Lakenheath High Street consultation FINDINGS REPORT

June/July 2022



Rachel Leggett & associates

Consultation designed and report written by Rachel Leggett & associates
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Introduction

The purpose of the Lakenheath High Street consultation was to establish ideas for improvements to the High Street, in order to feed into

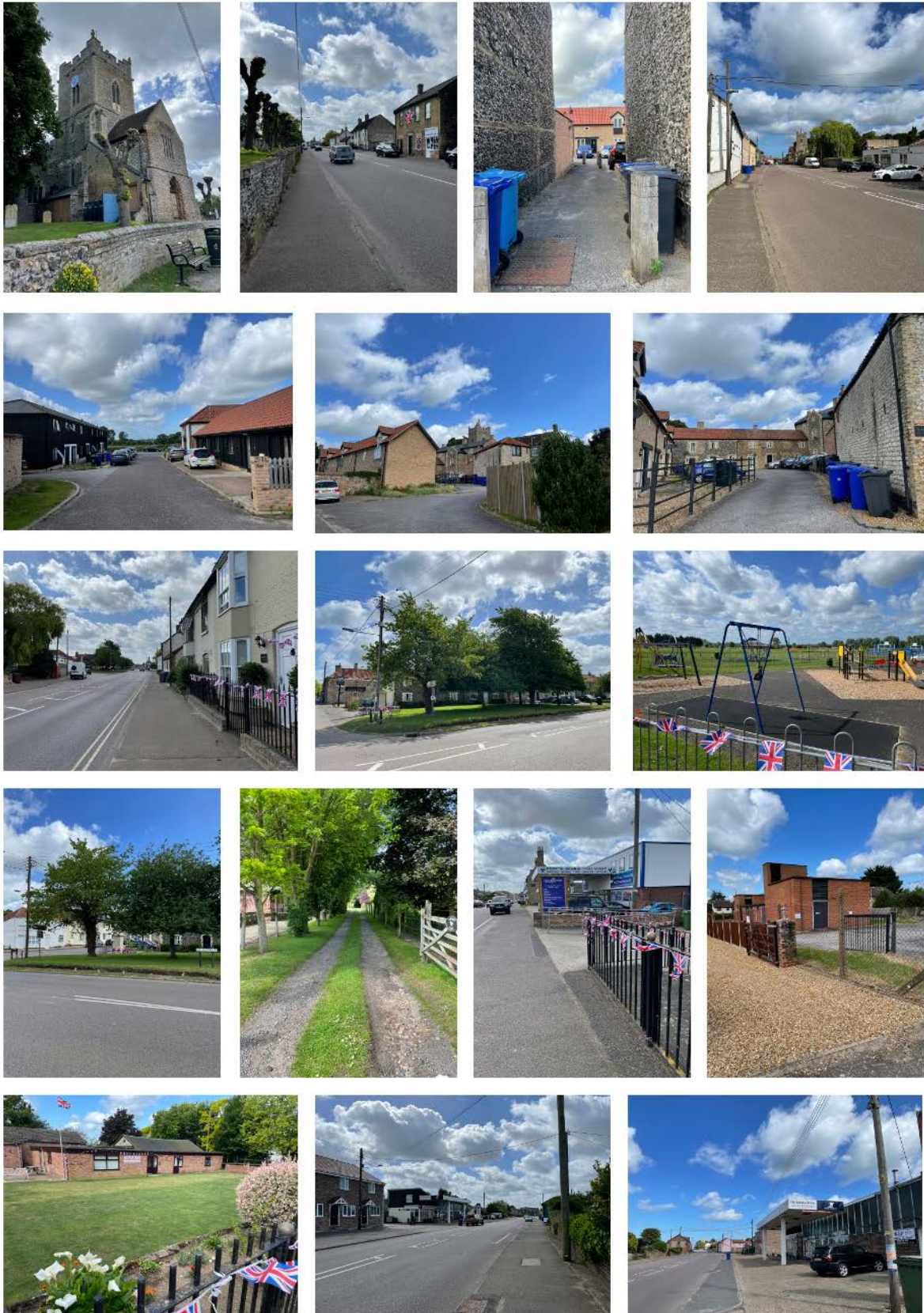
- a. Neighbourhood Plan emerging policies
- b. A masterplan for the High Street
- c. Developing a list of project ideas for the use of developer contributions

Three-part consultation (during June/July 2022)

1. High Street stall (general public)
2. Placecheck, online map (general public)
3. Stakeholder workshop (invited stakeholders)

Photographs of Lakenheath High Street







Consultation 1: High Street stall

Aim	Understand the key issues and generate ideas for the High Street
Time	Saturday, 11 th June 2022
Location	High Street
Advertising	Lakenheath Times, Facebook
Consultation display	4x A1 printed display panels (1) Demographics (2) Lakenheath High Street: what works well? (3) Lakenheath High Street: what would you improve? (4) Placecheck advert with QR code Map of the High Street to put flags in



(1a) Post-it notes put up on boards by passers-by

What works well?

- Chemist
- Coop
- Good sense of community
- New shops
- Plenty of amenities
- Post Office

What would you improve?

- ATM improved
- Better/more car parking facilities
- Bistro and open-air dining
- Book shop
- Broadband fibre
- Bypass or an alternative road
- CCTV
- Coffee shop, young mums/people meet/talk
- Farmer's market pop-up?
- Improve paths (wheelchair and buggy)
- It's all food shops and housing on the High Street
- Low-cost shop for food
- More greenery

- More trees and street greening
- Move the zebra crossing
- Noise
- Notices in High Street
- Parking
- Parking – people drive through zebra crossing
- Parking in High Street – enforcement
- Parking not on zig zags
- Parking!

- Petrol station
- Pollution
- Re-paint the crossing
- Reduce speeding through the High Street
- Slow traffic
- Suffolk produce (cheese shop?)
- Tidy up
- Too many cars
- Traffic
- What about a gym?

(1b) Flags in map, by passers by

- Community hub
- Farmer's market
- Raised table crossing
- Traffic lights or mini roundabout

Consultation 2: Placecheck, online map

Aim	Further understand the key issues and generate ideas for the High Street
Date	Running through June and July
Advertising	Lakenheath Times, Facebook, posters on noticeboards and flyers



Left: A5 flyer and A4 poster distributed around the village.

At the time of writing this report, Placecheck remains open for the community to continue to put pins and comments on the map. All results can be found at: <http://www.placecheck.info/app/maps/lakenheath>

Consultation 3: Stakeholder workshop

Aim	Feed in solutions ideas to - Neighbourhood Plan emerging policies - A masterplan for the High Street - Developing a list of project ideas for the use of developer contributions
Date	Wednesday, 13 th June 2022 from 1pm-3.30pm
Location	Lakenheath Methodist Church, Back Street, Lakenheath, Suffolk, IP27 9HF
Advertising	Letter to stakeholders



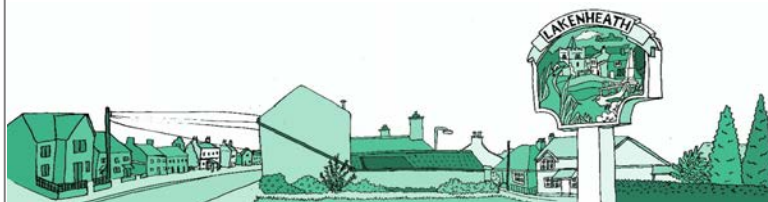
Left: Agenda for the Lakenheath High Street workshop, sent to local stakeholders.

Lakenheath High Street workshop

Wednesday, 13th July 2022

Lakenheath Methodist Church, Back Street, Lakenheath, Suffolk, IP27 9HF

AGENDA	
1pm	Arrive, refreshments Introduction to the afternoon
1.15pm	Guided walk of the High Street with questions
2.15pm	Refreshments
2.30pm	Issues and solutions discussions - Built environment - Retail & business - Community infrastructure - Transport & movement - Heritage & natural environment
3.30pm	Close



Attendees

1. Edward Morley – Lakenheath Parish Council
2. Nicky Glading – Lakenheath Parish Clerk
3. David Jones – Lakenheath Heritage Group
4. Jill Lerner – Lakenheath in Bloom
5. Peta Gyte – Lakenheath Parish Council
6. Bob Marshall – AECOM
7. Brian Rutteford – Broadacre (Lakenheath) Ltd
8. Terry Ball – Broadacre (Lakenheath) Ltd
9. Paul Tams – St Mary's Church
10. Iain Frost – Lakenheath Parish Council
11. Alan Gyte – Lakenheath Parish Council
12. Jenny Hastings – Lakenheath Parish Council
13. Boyd Nicolas – West Suffolk Council
14. Colin Noble – Suffolk County Council
15. Anthony Goode – Elveden Estate
16. Judy Cahill – Lakenheath Parish Council
17. Stephen Frost – West Suffolk Council
18. Colin Dunigan – West Suffolk Council
19. Gerald Kelly – Lakenheath Parish Council
20. Ian Poole – Neighbourhood Plan consultant
21. Paul Ashley – Yellow Door Property Ltd
22. Hermione Brown – Lakenheath Heritage Group

Also invited, individuals from: Suffolk Society, Community Action Suffolk, Central Garage, Village Hall and Community Centre, Lakenheath Times, Sport England, NHS, West Suffolk CCG, Little Fishes Preschool, Lakenheath Cricket Club, Foodbank (Abundant Life Church), Mark Skinner, Lakenheath Playing Field Committee, Matthew Hancock MP, Suffolk County Council (Growth, Highways & Infrastructure; Street Lighting; Highways; Transport Strategy), Suffolk Police, USAF.

(3a) Guided walk of the High Street with questions



The afternoon started with a walk along the High Streets in small groups with a sheet to jot down notes under the following headings:

- **Built environment** – Landmarks, types and uses of buildings, character, townscape (overall appearance of the place), street patterns, boundary treatments (walls, hedges, fences and railings), building scales, heights, massing and densities, lighting, gateways, public realm, streetscape and public realm?
- **Community infrastructure** – Meeting places and spaces, community buildings, community safety, public spaces, street furniture, sense of ownership, public art, recycling and sustainability, play spaces, what makes the High Street special?
- **Retail & business** – Mix of businesses, frontages, seating areas, identity and branding, empty shops, independent shops, what works for businesses?
- **Heritage & natural environment** – Historic buildings, natural landscape, local history, character, key views, street greening, green spaces, local building materials, public realm?
- **Transport & movement** – Connections, pedestrian use, vehicle movements, crossing points, pinch points, speeding, network of streets, cycling, loading, signs, parking spaces, parking places, bus stops, signs and street clutter?

(3b) Issues and solutions discussions



Attendees were broken into groups around 5 topics: built environment; community infrastructure; retail & business; heritage & natural environment; transport & movement.

Attendees were asked to do the following:

1. From the walk notes, record 'issues; individually on post-it notes
2. Group the post-it notes into themes
3. Discuss 'solutions' and write them on post-it notes
4. Finally, put sticky dots next to 'good ideas' – these are marked with a *

Attendees moved round the different topic tables.

Notes from topic tables and the High Street walk

BUILT ENVIRONMENT	
Issues	Solutions (* indicates where attendees used a sticky dot to mark a 'good idea')
• Lack of public spaces	• Rejuvenate village green*****
• Lack of focal points • Library junction – gateway enhancement	• Lakenheath sign – make surrounding look better and accessible*****
• Traffic undermining sense of place	• Manage parking outside library/newsagent. Straighten road/extend pathway to make more central area***
• Shopfronts unsympathetic, eroding character • Sensitively integrating development into historic setting	• Greenery to soften buildings*****
• Loss of boundary features	• Tidy/repair along village green. Junction Mill Road/High Street†*****
• Control size and style of signage	
Other comments on individual sheets • Carpark and toilets • Badly maintained telephone exchange • Plenty of green spaces on High Street • More planters in the village • Badly maintained BT exchange • Renovation of bench outside • Great village • Overall, the varied buildings on the High Street blend together well but a few should be improved. In my opinion the street scene could benefit by carefully selected furniture • Sensitive integrity development • Good walks, but some flint walls replaced by brick! • Area behind Tina's kitchen and exit • Overhead cables • Several individual buildings poor condition, other very good • Wall – chalk Farm – little/india windows • Bank • Space ref 64/62 High Street	

- Cabling across from pole – opticians/pharmacy
- 31, 33, 35 tidying frontage
- Front 58 bins (business) visible
- 70A High Street mess
- Street boundaries to prevent property
- General untidiness of street scene
- Fencing round Coop wall
- Shed next to pub
- Wall at 63 High Street
- No views of countryside from High Street due to infilling
- Predominantly C18th with C20th in fill
- 2 storey with some 1 and 3 storey
- Lots of traditional materials, flint, clunch, gault brick, slate and pan tiles – need TLC. Could be improved overtime if permitted development controlled by an article 4 direction
- Home wall falling down
- Tina's kitchen – building works
- New shop – table outside
- Coop – see all rubbish (end)
- Front gardens overflowing

COMMUNITY INFRASTRUCTURE

Issues	Solutions (* indicates where attendees used a sticky dot to mark a 'good idea')
• Litter bins good	
• No public art	
• Access to play parks/halls/etc. (crossing and parking)	• Crossing Broom Road/Undley Road****
• Community centre not welcoming	• Create disabled parking 'bay' outside village hall entrance on High Street**
• Disabled parking outside village hall	• Community – little used parking***
• Community centre and village hall both look sad	
• Outside library huge potential for community space	• Library frontage needs re-painting/re-furbishing****
• 70 High Street (?) rough (horrible)	• In progress
• Matthews site, 4 years no progress	
• Phone boxes stuff dumped and mess	• Either maintain or sell the phone boxes and use the money on other things for community**
• Recycle bins Wings Road carpark	• Empty more often and maintain better*
• Now have farm shop and hardware – must be supported	
• Street lighting	
• Good playground (Undley Road), but skating park needs work	

Village green – few places to sit	- Bench outside church needs renovating** - More benches on High Street (on Green)***
Other comments on individual sheets - Village hall - Car Park needs to be bigger. - Toilets useful - Bench outside church needs renovating - More planters on green next to memorial - Seat – front of church needs upgrade. - Community centre desperately in need of plants - Replacement facilities at cricket club - Pop-up cinema - Library – previous community shop - Community centre and village hall both look run down - Encourage green space use - Old Bells hotel – flats need refurbishment - Bin outside library - Old diary wall - Village hall – need of TLC - Cables in trees on village green - Verge on village green - No bikes from Tinas – Briscoe - Benches along High Street - Parking at difficult by village hall – crossing? - Buildings unkempt - Library frontage could be improved, very municipal railings – replace with more considered bespoke design. Space in front of library including slip road could be used as a continuation of village green - Recycling bins – fewer. Wings Road - Halls - Play areas - Telephone boxes	

RETAIL & BUSINESS	
Issues	Solutions (* indicates where attendees used a sticky dot to mark a 'good idea')
- Predominance of takeaways - Too many takeaways, 6 in all High Street	Limit change of use permission****
Signage mismatch	Strict control over size and style of signage***
Retail bins unsightly – Brewers Tap, Pizza House	Contact owners – ensure that rules on bin collection are followed, i.e. put out on collect day only and removed out of sight afterwards***

Telephone exchange unsightly	Contact owners to tidy up – proper fencing or hand to parish for upkeep e.g. community garden*****
- Shop front refurbishments. Post Office. Brewers Tap – plastic flowers, yuk! - Good individual shops – last couple of years, 4 new shops	Contact owners to tidy and redecorate. Replace with REAL flowers or take down****
New entrance on RH side of tea rooms. Temporary? Is on end (no dropped curbs)	Re-instate the fence***
	More community focused High Street
Other comments on individual sheets - Plenty of mixed shops – chemist, Post Office - Post Office needs refurbishing - Fish and chips – seating - Mac & Co (spilling out onto street) - Good mix, two new businesses - No permission for entrance at Farm Shop – Listed building?? - Nice to see new businesses - PO shop front - More bins (pub 58) - Shop front signage - Gruply (?) shop windows used for local - Encourage businesses to spill out onto High Street to add life and vitality. - Improve shop fronts (do West Suffolk Council still have shop front grants?) - Good individual shops – dog shack, Tina's kitchen, hardware, Chop chop barbers - Signage mismatch - Takeaways	

HERITAGE & NATURAL ENVIRONMENT

Issues	Solutions (* indicates where attendees used a sticky dot to mark a 'good idea')
- Loss/damage to architectural structure of buildings in town centre - Loss of traditional features on historic buildings e.g. windows replaced with UPVSC - Loss of flint and church walls	- Any development within High Street area to reflect a higher design***** - Heritage as a community tool*****
Weeding	- Planters and trees***** - Planing on large footways
Preserve key views into/out of village	
Other comments on individual sheets	

- Church – open space
- Very good examples of Lakenheath's history and therefore development
- History – gallows (W Road)
- Community growing – drawing countryside into housing
- Repair historic walks – Council budget
- SUDS/Swale – library integral with parklet
- Green nice but need edges sorted
- Dumping Bridge – lovely house – green space a mess
- Telegraph pole/leaning
- 88 a picture
- Trees everywhere
- Hanging baskets at Brewers Tap – yuk
- Derelict ground next to Barkers
- Weeds along church wall/footpath
- Not generally underload except for the church etc. Some take steps with pebbles/cut flint
- Loss of traditional flint walks, replaced with unsympathetic boarded fences. Some shop fronts could be more sympathetic to historic buildings. Lots of buildings of local historic interest, however, character eroded by permitted development alterations (UPVC windows etc.)
- Play areas
- 3 communal areas

TRANSPORT & MOVEMENT

Issues	Solutions (* indicates where attendees used a sticky dot to mark a 'good idea')
• Car parking • Car parking – British Legion?* • Car parking – demolish LCC • Lack of car parking in relevant positions	• Restrict parking • Can other places be found at end of the village?* • Reconfigure parking and narrow carriageway 70 calm traffic* • In longer term look at
• Zebra crossing gateway feature*	• Pelican crossing • Extra one entrance of village***** • Zebra crossing at playground end of village**
• Public transport* • Bus and public transport	• Need to be improved*****
	• Gateway features on High Street + 20 mph speed limit****
	• Consider use of build outs and carriage way priority points** • Look at narrowing carriage way and widening footways*
• Base traffic	• More training for base personnel about UK traffic laws. More enforcement†*****

• Large farm vehicles	• Bypass (SSSI) prohibited** • Traffic nothing to do with village use this especially lorries and farm vehicles***
• Planning issues	• Need to be looked at and approved/not approved quicker*****
	• CCTV
Other comments on individual sheets • Pedestrian crossing? Car parking • Areas within the High Street could benefit from street cleaning/weeding • Hall Drive – vehicles overrunning • Raised crossing/junction • Oar drop (early 90s) – flood management • Connecting to housing – growth areas • The Gatehouse • Fast traffic • Few crossing places • Poor parking • Car park full • Developing Bridge Lane blind exit • Bus stop – outside dog shack? • Position of crossing? • No disabled parking • Area outside library – parking • Teardrop • Dumping Bridge – trees • 29 property, development – review access • More safe crossing places • T. light Broom Road/Undley Road • Consider gateways features for town/village centre +20mph zone. • Reconfigure on street parking and introduce build outs to calm traffic. • Reduce width of carriageway and introduce planning on large footways. • Consider introducing cycleways • Buses	

Suggested actions

Taking the findings of the three pieces of consultation, the following are suggested actions for

- a. Neighbourhood Plan emerging policies
- b. A masterplan for the High Street
- c. Developing a list of project ideas for the use of developer contributions

a. Potential Neighbourhood Plan policies relating to the High Street	
Built environment	- o Design principles and character policy (Lakenheath Design Code and Guidance document) - o Public realm policy - o Sites for visual enhancement and renewal policy (BT exchange, Library and other areas) - o Creation of a focal point/heart for Lakenheath policy
Community infrastructure	- o Protection and enhancement of existing community facilities policy - o New community facilities policy - o Public/social spaces policy
Retail & business	- o Retail policy - o Change of use policy
Heritage & natural environment	- o Protection of Local Green Space policy - o Creation of new open space policy - o Greening policy, protection of natural assets policy - o Historic environment and Conservation Area policy - o Non-designated Heritage Assets policy - o Protection of important public views policy - o Gateways policy
Transport & movement	- o Community and private/residential car parking policies - o Connectivity policy - o Highway safety and access policy - o Allocation of land for further community car parking policy - o Footpaths and Public Rights of Way or walkable neighbourhood policy

b. Masterplan work for the High Street, may consider:

- o A concept masterplan
- o Movement and highways
- o Parking arrangements
- o Carriageway
- o Public realm, including street furniture
- o Materials
- o Creation of a focal point/heart for Lakenheath

c. Potential list of project ideas for the use of developer contributions (not an exhaustive list or a commitment to delivery)

- Creation of a focal point/heart for Lakenheath
- Planters on the High Street
- Tree and flower planting
- Care of the village green
- Public art
- Improve frontage of library
- Renovate existing benches
- Put in more benches
- Improve look of community centre/village hall
- Decorating of shop fronts
- Further celebration of Lakenheath's history and heritage
- Crossing point
- Gateway features and signage