### Cockfield Hall Masterplan - Yoxford and Darsham Community Consultation Summary

**Community Engagement**

Wilderness Reserve (WR) hosted a series of public consultation events/ drop-in sessions on the 14th, 16th and 17th of September at Yoxford Village Hall.

Letters containing details of the consultation event were distributed or posted to households within the surrounding area (500m buffer around site boundary assumed). These letters also contained contact details for the WR team to enable anyone unable to attend the events to receive information about the proposals by post, email or website link. A consultation website - <https://cockfieldhall.com> – was also set up and includes plans for those that could not attend.

### Feedback Received to Date

428 letters were distributed to local residents and businesses, with a total of 284 people attended the public consultation events/ drop-in sessions. This figure excludes those who attended on multiple days to provide an accurate representation of engagement.

To date, 73 responses (39 comment cards and 34 emails) have been received. The responses and queries received equates to 17% of the householders and businesses informed and are summarised below in bold. Further clarification has been provided for ease.

# Frequent Responses and Queries

## **Village Carpark**

## **Is Mulberry Park required and has this already been bought by the estate?**

## Mulberry Park is not required to create a village car park.

## We believe Mulberry Park would help create an improved access – but this is not essential.

## We have not acquired it. We had held initial conversations with representatives of the Town Land Trust however access does not currently look like being achieved.

## **Who will be parking there, and would it be free to use?**

## The intention is to relocate pub car parking (for patrons and guests staying overnight there) to improve the design of the Griffin and create a ‘greener heart’ to the village.

## The car park could also be used to displace cars that currently park on the road between the pub and the gate lodges to create a less car dominant streetscene. This includes those that attend events at the Church where there is no dedicated parking provided.

## We believe this would create a better village street scene and provide additional opportunity for facilities in the centre of the village. It is not necessary to do this, cars can continue to park on street.

## The car park would be free to use and be managed by the WR team to ensure it is secure.

## **Would displacing on street parking create lead to more speeding cars through the village?**

## The intention of reducing parked cars would be to give Yoxford more of a pedestrian focused environment, we would expect this to change perceptions of motorists leading to lower speeds.

## Options to be investigated for alternative traffic calming.

## **Public Footpaths**

## **The proposed footpath diversion to the Station could create unnecessary steps and walking alongside the A12 would expose walkers to fumes**

## We are discussing further with Suffolk Highways.

## **Can we access the A12 through the estate?**

## As part of the proposal, we are looking to formalise a connection to the A12 at the Cockfield Hall entrance. This is not currently a public right of way.

## **Griffin Pub**

## **It needs to be for local use, not priced too high.**

## We agree. It is important for us that it is a pub for local people. It is local use that will make it viable in the long term.

## **Can the timeline of redevelopment be shortened?**

## We have had a pre-application meeting with East Suffolk and Highways and are looking to hold another before a formal application in early 2023. Subject to planning permission we would like to commence works straight away and anticipate an 18-24 month build period. The works are important to make the Griffin viable in the long term.

## **Lake Creation**

## **What will be the water source for the lake?**

## The lake will be naturally fed by groundwater as with the lake to the front of Cockfield Hall.

## **What will the impact on local flooding and drainage be?**

## The lake would be off stream from the river and be fed from the water table. As such it would be between 700 and 1100mm below the current flood plain and so create a substantial increase in flood storage capacity. The result being a reduction in flooding downstream.

# Further Estate Clarifications and Assurances

## There is an existing long-term lease in place for G&Ts, Suffolk House and Horner’s Store. We understand the importance of local facilities in the village and will engage with them at the appropriate time to discuss future opportunities.

## The indicative plans/sketches shown at the consultation events very much represent the early stages of masterplan development and were shared to involve the community from the outset. They do not include every property / road etc. We have noted that Little Street is excluded and will update the plans, accordingly, showing these areas as well as community assets in future.