



Wickham Market Neighbourhood Plan

Consultation Statement

Version 3.4

October 2022

Wickham Market Neighbourhood Plan Consultation Statement

Introduction

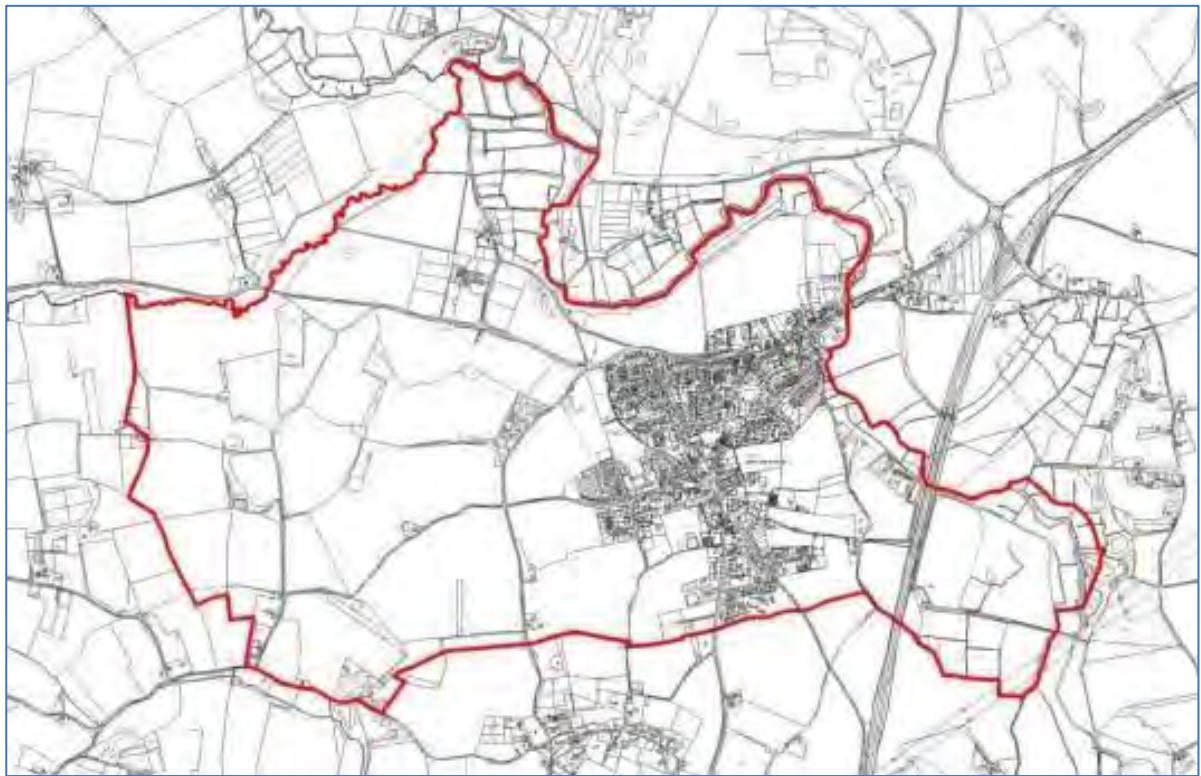
1. The aim of the Wickham Market Neighbourhood Plan (WMNP) Consultation Statement is to give the required information to comply with the legal requirements as set out in the Neighbourhood Planning (General) Regulations 2012 (1) which are:
 - a) Details of the people and organisations that were consulted.
 - b) Explain how they were consulted.
 - c) Summarise the main issues and concerns raised.
 - d) Describe how you have considered these points in your draft plan.
2. To complete this consultation statement many references have been used. Most of the content of these references has not been copied into this document. These references are either freely available on the web or can be found on the WMNP website. The references used are identified by a number in brackets in the text and all the references are listed at the end of this document where a hypertext link will take you to the reference concerned. In addition, soft copies of the key references can be found in the folder 'Consultation Statement Appendices' which is submitted as part Neighbourhood Plan documentation pack.

Getting started on the Neighbourhood Plan

3. Wickham Market Parish Council (WMPC) decided to write a Neighbourhood Plan (NP) in June 2015. All the neighbouring parishes, Pettistree, Letheringham, Hacheston, Campsea Ashe and Dallinghoo, along with Easton, were asked if they wished to join us, but all declined. Consequently, on 13th November 2015 WMPC formally applied to Suffolk Coastal District Council (SCDC)¹ to write a NP for the Wickham Market Parish alone. On 12th January 2016 SCDC approved the designation of the Neighbourhood Area for Wickham Market Parish as the parish boundary (2). In order to gain approval, SCDC had approached all statutory bodies and all the neighbouring parish councils and also published the application on their web site. In addition, WMPC publicised the application widely within the parish (3). Comments were received from Suffolk County Council (SCC). Historic England, Natural England, one landowner, one estate agent on behalf of a landowner and a developer.

¹ Now East Suffolk Council (ESC)

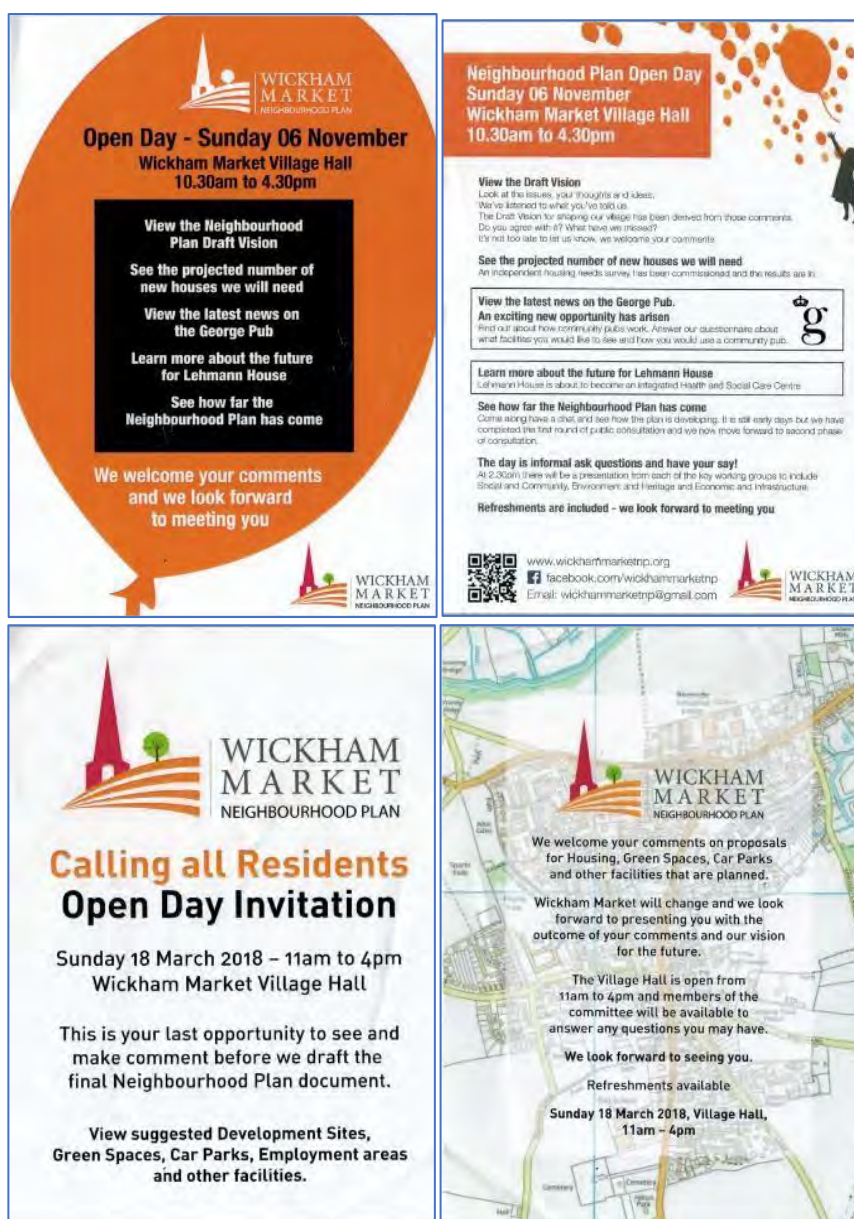
4. The Neighbourhood Plan Area for Wickham Market Parish



5. SCC gave information on who to contact for help and advice on different aspects and the statutory bodies stated what they would expect to see in the NP from their perspective. Historic England and Natural England gave their guidance as to what they would expect to be considered. It should be noted that there were no adverse comments.
6. WMPC set up the Wickham Market Neighbourhood Plan (WMNP) Steering Committee to take forward this initiative. This was set up as a committee of the Parish Council with Terms of Reference (4). This committee met every second Tuesday of the month in the Resource Centre, Wickham Market, until February 2020. These meetings have all been open to the public in accordance with the government rules for Parish Council Committee meetings. The meetings were suspended when the first COVID-19 lockdown was imposed in March 2020 and from August 2020 until January 2022, meetings were conducted periodically and virtually by Zoom as required. Fortunately, the COVID-19 pandemic did not affect any of the public consultation events. It was decided that the NP should cover the period 2018 – 2036.

The Consultation Process

- Various methods of consultation have been used. Residents were informed of the launch of the Neighbourhood Plan by a flyer (3) which was distributed to all households on 9 Dec 2015. This was further reinforced by having a stall at the local market and local fetes where information on the NP was given out. A comprehensive web site was set up, <https://www.wickhammarketnp.org/> where news, meeting minutes, key documents, photo gallery, etc are displayed.
- The four Open Days were advertised by flyers, posters, the website, the village round-robin email (Wickham News), the Parish Magazine and word of mouth. Also, information regarding the NP has been circulated by Wickham News and the Parish Magazine. In addition, the website is regularly updated. Some examples of the flyers used can be seen below (3) (5).



9. Funding was approved by ‘Locality’ on 1st May 2016 and, as it was intended that the WMNP would include more housing than allocated in the Local Plan² the NP was considered to be complex. Consequently, in addition to the normal funding we were granted the ability to have several technical reports completed and these would be funded by Locality.

10. On 15th May 2016, WMPC held the first NP Open Day explaining what was expected to be achieved from the NP. The NP Chairman gave a briefing at the open meeting to explain the benefits to the village from having a NP (6). Prior to this open day, a questionnaire had been produced (7) and circulated to all households asking for residents’ views. This questionnaire explained the process and asked some searching questions under the following headings: Social and Community, Environment and Heritage, and Economic and Infrastructure. Just over 1000 leaflets were distributed, one to each household in the Parish, and 113 were returned by the deadline of 23 July 2016 with comments on the various topics. A Neighbourhood Plan stall was set up at the village monthly markets on 15 June and 20 July 2016 to receive comments and to answer questions. Views were consistent with those expressed earlier in the development of the Wickham Market Parish Plan. A summary of the numbers of comments on each topic and sub-topic was then collated (8). An overview of the numbers of comments received on each topic is:
 - a) Housing. (83 comments)
 - b) Traffic and pedestrians, including cycling. (133 comments)
 - c) Leisure, learning and recreation. (81 comments)
 - d) Quality of public areas. (7 comments)
 - e) Village character. (19 comments)
 - f) Landscape and environment fields, footpaths, drainage, flooding, lanes, trees. (50 comments)
 - g) Shops, health centre, school, public transport. (82 comments)
 - h) Business needs. (16 comments)This feedback gave a good indication of the issues that concerned Wickham Market residents.

11. With the information gleaned from the leaflets, the WMNP Committee prepared a vision (6) which was presented to the village at a second Open Day on 6th November 2016 where further comments were invited. The Open Day was advertised in the manner described in paragraph 6. The presentation slides from this Open Day can be found at (10).

12. This draft vision was well received by the majority and comments can be seen at (9).

13. At this time the Suffolk Coastal District Local Plan, Core Strategy & Development Management Policies (published July 2013) was extant and the Site Allocations and Site Specific Policies, April 2016 covering the period 2010 – 2027 was in final draft. Wickham Market had no housing allocation as 115 houses had been built in the village in in the period 2010 – 2014. As the WMNP period extended some 9 years beyond the SCDC Local Plan period it was felt that Wickham Market should be able to accept some more housing. In order to define the requirement AECOM were commissioned to write a Housing Needs Assessment (11). On completion of this document AECOM were then commissioned to write a Heritage

² Suffolk Coastal District Local Plan, Core Strategy & Development Management Policies, July 2013 and the draft Site Allocations and Site Specific Policies, April 2016

and Character Assessment (12). Whilst this document covered the area within the Wickham Market settlement boundary very well, information regarding the remainder of the parish was not sufficient. Consequently, a Landscape Appraisal was commissioned which was issued in 3 parts (13) (14) (15). Finally, AECOM were commissioned to write a Site Assessment report looking at the parcels of land within the parish boundary which were surrounding the Wickham Market settlement boundary (16). For this particular report AECOM referred to the ESC ‘Call for Sites’ to see which sites had been offered for development as this information was current at the time.

14. With the information gleaned, the WMNP Committee drafted a number of proposals which were shown to the village at the third NP Open Day on 18th March 2018. The Open Day was advertised in the manner described in paragraph 6. The reason for this consultation was to confirm that we had understood the views of the Wickham Market residents and that our proposals would deliver their wishes. Comments were invited. The slides shown at this Open Day can be seen at (18). The proposals were:

- a) Old School Farm Development
- b) Simon’s Cross Development with allotment re-provision
- c) Proposed Business Development Site
- d) Proposed New Car Park
- e) Non-Designated Heritage Assets
- f) Areas to be protected from Development
- g) District Centre boundary extension
- h) Conservation Area Boundary extension
- i) Pump Track
- j) Local Green Space

15. The open day was attended by 115 residents and 86 completed written questionnaires were submitted. The majority of questionnaires were received at the Open Day, but later responses were accepted, the last being received on 15 May 2018. A summary of the responses received is below:

Topic	Completed Questionnaires	Percentage in favour
Simon's Cross Development	88	83
Old School Farm Development	87	77
Potential Business Development	80	88
Car Park	83	88
Local green Space	83	98
Conservation Area Extension	83	94
Extension of the Retail Area	78	88
Non-Designated heritage Assets	74	96
Areas to be protected from Development	75	99
Pump Track	15	67

16. The majority of comments received were very positive. A summary of the main comments is as follows:
- a) The landowner of the proposed business development site was not prepared to make this land available for this use, so this proposal was dropped.
 - b) Concerns were aired regarding the access to the proposed car park so alternative sites were considered. No other suitable site was found, but ways to improve highway access were considered and it was hoped that a solution had been found.
 - c) Comments regarding the Non-Designated Heritage Assets were very positive and three additional assets were suggested, these are now included. In addition, SCDC suggested that Home Covert and Potsford wood, which are designated as Ancient Woodland, should be included.
 - d) Following discussion with SCDC it showed that our suggestion for including gardens within the Conservation Area as 'Areas to be Protected from Development' was unworkable so a new policy 'Preserving and Enhancing Green Spaces in Wickham Market Conservation Area' was drafted and it is hoped that this policy will have a similar effect.
 - e) There was not much public support for extending the boundary of the District Centre, but from the comments received, it was clear that the WMNP Committee had not made clear why this was necessary. WMPC tried to get this change adopted as part of the Local Plan review, but whilst SCDC had no objections to the request the change was not implemented in the latest Local Plan (15).
 - f) The Wickham Market Conservation Area Appraisal (CAA) (16) is the responsibility of ESC. When this document is being reviewed WMPC will ensure that the proposal to enlarge the CAA to incorporate Deben Court, the old workhouse, will be suggested.
 - g) The resident who lives next to the proposed Pump Track site provided a covenant showing that the development of a Pump Track in that location was not appropriate.
 - h) Finally, all of the areas of Local Green Space were reviewed in line with the National Planning Policy Framework (17) guidance, and this led to three areas being removed from the list. The areas removed were 'The proposed new allotments', 'Land off King Edwards Avenue' and land at 'Simon's Cross Estate'. The proposed new allotments have now been added back in as they are now in use and fulfil the required criteria.
17. At this stage a NP consultant, Navigus Planning was engaged, and the Regulation 14 version of the NP was drafted.
18. The plan was then submitted to East Suffolk Council for an informal check and some further amendments made.
19. The Regulation 14 version of the Plan (22) was issued on 18 February 2019 for a 6-week consultation period ending on 1 April 2019. It was sent to all of the 62 Regulation 14 Consultees. (23)
20. On 19 February 2019 the fourth NP Open Day was held in the village hall. The Open Day was advertised in the manner described in paragraph 6. The aim of the Open Day was to inform landowners, local groups, residents and businesses of the content of the Regulation 14 version of the NP and ask for formal feedback. The Open Day consisted of A2 posters showing all of the policies along with copies the NP and all supporting documentation. NP Committee members were on hand to answer any queries. It was attended by 92 people.

21. Following the Open Day, the display material used for the Open Day was put on display in the atrium of the Wickham Market Resource Centre/Library and copies of the NP and key documents were also made available.
22. A total of 62 responses, each containing a number of comments, were received from consultees and the public, each comment was considered and how it was to be addressed agreed. A spreadsheet containing summaries of the comments received and how each comment was taken into account was compiled. The spreadsheet is at Reference (24) and can be seen at Annex A. In addition to these changes some further changes have been required to improve clarity, correct minor errors, comply with official guidance, and take account of issues that have directly impacted the plan subsequent to the comments on the plan being received. The main changes that were made to the plan were:
- a) Table 3.1 showing the Neighbourhood Plan Objectives was split into two parts. Those that could be achieved through policies in the NP were titled Neighbourhood Plan Objectives and those which would have to be completed by the community were called Community Objectives.
 - b) Criterion B was removed from Policy WICK3 as it placed an action on neighbouring parishes to show how any development would protect the key views of Wickham Market. The NP is not allowed comment on development outside the Parish boundary.
 - c) In WICK6 the Penny Field was removed as a Local Green Space as it did not comply with the NPPF guidance, and it was requested by the Landowner.
 - d) In WICK7 criterion B was removed as this is covered by the CAA, and it was thought that it gave the impression that development might be supported in gardens in the Conservation Area and this is not the case.
 - e) In the Transport and Movement section paragraphs regarding Public Transport and on Street Parking have been inserted.
 - f) In WICK9 the policy relating to the new car park was removed. Initially it was removed due to the adverse comments recorded. However, ESC have now changed their car park pricing policy. The ESC review of car parking charges has had a significant effect on the village and has had an impact on the NP. It was implemented in April 2020. One aspect was the removal of the business parking arrangement specific to Wickham Market which has meant that all business parking has migrated to the Village Hall car park. This means the Percy Mason long stay car park is virtually empty thus removing the requirement for a long stay car park in the NP. The full impact of these changes has not yet been felt due the impact of the COVID-19 pandemic, but Village Hall users are now finding it exceedingly difficult to find a parking space at the Village Hall.
 - g) Following on from the work conducted by the WMPC Traffic and Transport Working Group, a paragraph has been added listing suggested road layout modifications which would improve pedestrian and traffic safety.
 - h) The Landowner for the Simon's Cross development (WICK13) stated that he would prefer to access the site from a different location. After significant discussion both access points have been included as possibilities in the NP. However, provisional designs for the development show that the original access suggested has been the one to be adopted.
 - i) WICK14 is the policy for the new Simon's Cross allotments. The movement of the allotments were a prerequisite to enable the development of the old Simon's Cross allotment site. A planning application to relocate the Simons Cross Allotments, as detailed

in WICK14 in the Regulation 14 Version of the NP, was approved by ESC on 28 Feb 2019 and the allotments have now moved. As WICK 14 has now been implemented there is no longer any requirement to retain it within the NP and it has been removed.

- j) The George Public House project and the boundary change for the Conservation Area have been added to the list of Community Actions shown in Table 9.1
23. Between July and December 2018, the landowner of Jubilee and Low Farm fields offered these fields to ESC for future development. These fields are at the north of Wickham Market between the B1078 and the River Deben. However, no comment from the landowner or his agent was received in response to the Regulation 14 consultation. In Sep 2020 the Parish Council were asked to consider including these fields within the NP. The Parish Council considered this request at the PC meeting on 21 Sep 20 under Item 11.2 (25) and decided that this land could not be considered at this stage.
24. The Wickham Market Traffic and Parking WG set out to update the Wickham Market Traffic paper (26) in 2018. The revision, when produced, was never endorsed by the PC as there were significant disagreements between the views of the WG and some members of the PC. However, the work undertaken in compiling this update was used in WMPC's discussion with EDF concerning the impact of significant additional traffic coming through Wickham Market during the construction period of Sizewell C Nuclear Power Station. This led to the list of suggested improvements shown at para 7.14 in the NP (27)
25. On 28 Oct 2019 ESC agreed to complete the Habitat Regulations Assessment for the NP.
26. Between 28 Oct 2019 and 15 Feb 2022, the NP and supporting documents, underwent final amendments following comments from ESC and the Parish Council.
27. On 18 Feb 2022 the Neighbourhood Plan and its associated documents were submitted to ESC for informal review prior to the formal Regulation 15 submission.
28. On 8 Jul 2022 a letter was sent to all owners of Non-Designated Heritage Assets (NDHA) (29) and landowners of Local Green Space (LGS) (30) to seek their consent to be included in the respective designation. Responses were requested by 26 Jul 22 with the proviso that if no responses were received by that date, then consent would be assumed. No responses were received for LGS and there were four responses from the NDHA owners of:
- a) The entrance to Whitmore and Binyon Ironworks.
 - b) The Gallows, Potsford Wood and Home Covert.
 - c) Rendered Cottages, 23 & 23a, Dallinghoo Rd, California.
 - d) Thong Hall and Thong Hall Cottage.
29. The owners of 202C, High St questioned whether the cast iron pillar attached to their house actually belonged to them but were indifferent whether it should be included as an NDHA. The owner of 202B, High St verbally stated that she was very happy for her cast iron pillar and spherical capital to be included and the owner of the access between the two properties stated that he felt the assets belonged to the respective house owners and not to him. The owner of the Gallows, Potsford Wood and Home Covert contacted us and acknowledged that the Gallows should be a NDHA but admitted that it was in a poor state of repair. Advice was

given as to where grants may be available to restore this asset. The owners were surprised that Potsford Wood and Home Covert were designated as Scheduled Ancient Woodland, but as this designation was a Natural England designation, they were not averse to these woods also becoming NDHA. There was a question of the correct address for the Rendered Cottages at 23 & 23a, Dallinghoo Rd, California, but once this was clarified the owner was content. Finally, the owner of Thong Hall pointed out that we had missed off Thong Hall Cottage in some of the listings, this has now been addressed.

30. It was agreed between ESC and WMPC that only the regulation 14 consultees that gave consent for their contact details to be shared would be given to ESC to be updated as the plan moves forward. In total 13 respondents gave consent for their details to be passed to ESC.
31. A detailed timeline of the key events is shown on the NP website (28) and in appendix 10 of this Consultation Statement.

RJ Jenkinson
Chairman
Wickham Market Neighbourhood Plan Committee

Appendices to Consultation Statement:

1. NP Leaflet (Dec 2015)
2. Neighbourhood Plan Briefing Open Meeting (15 May 2016)
3. Neighbourhood Plan (A2 fold up) leaflet and questionnaire. (July 2016)
4. Questionnaire Results - 'helicopter view' (Oct 2016)
5. Draft Vision leaflet (Oct 2016)
6. Open Meeting presentation slides (6 Nov 2016)
7. Presentation slides - Open Day (18 Mar 2018)
8. Reg 14 Consultees List (Feb 2019)
9. Reg 14 Consultation Responses (July 2022)
10. Neighbourhood Plan - Timeline (Sep 2022)

References.

(CTRL click will take you to the source of each document referenced)

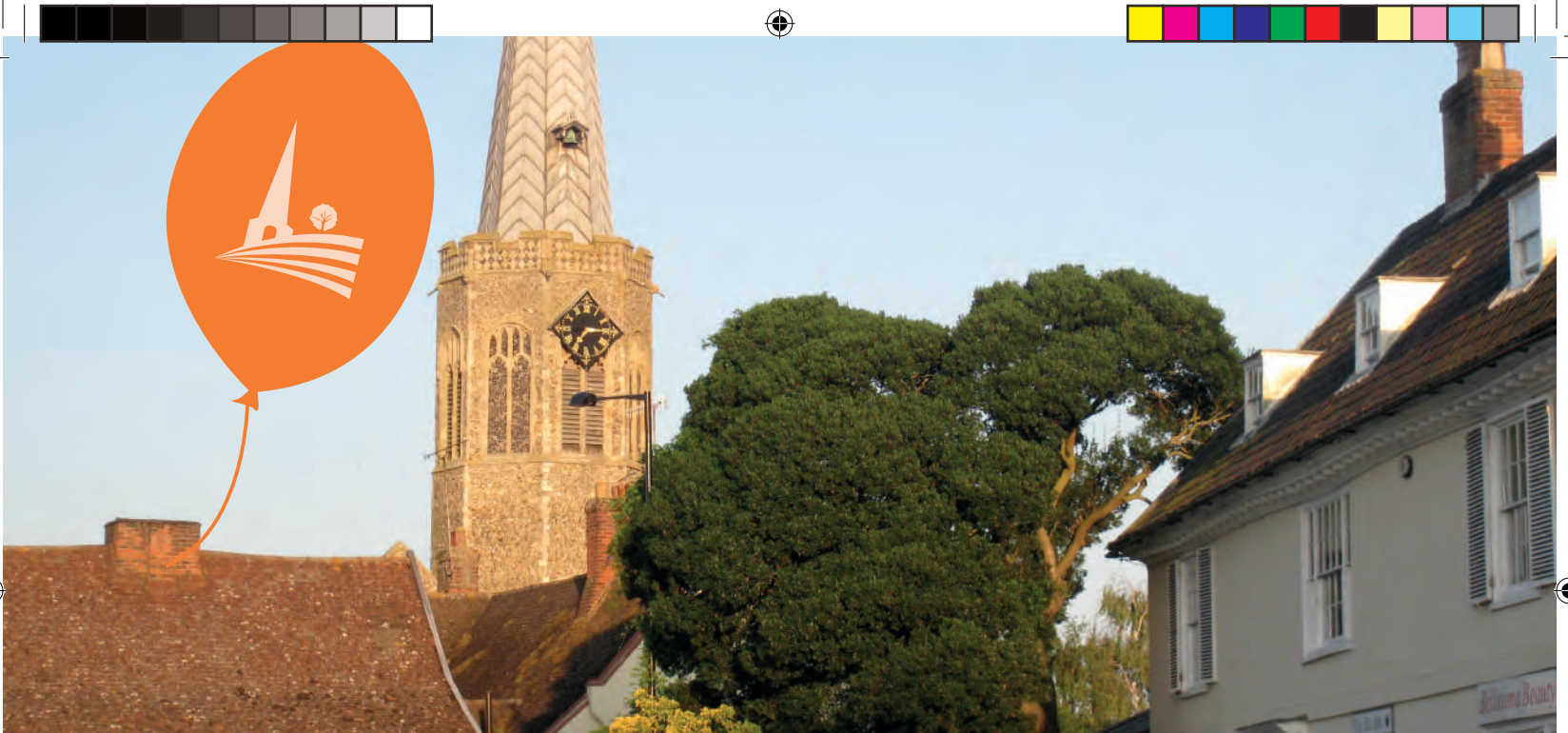
1. [Neighbourhood Plans \(General\) Regulations 2012](#)
2. [SCDC Decision Notice Wickham Market NP Area \(Jan 2016\)](#)
3. [NP Launch Leaflet dated and Open Day flyer \(Dec 2015\)](#)
4. [NP Committee Terms of Reference \(Oct 2015\)](#)
5. [Open Day Flyer 15 May 2016](#)
6. [Neighbourhood Plan Briefing Open Meeting 15 May 2016](#)
7. [Neighbourhood Plan questionnaire.](#)
8. [Questionnaire Results • 'helicopter view' \(Oct 2016\)](#)
9. [Draft Vision leaflet \(Oct 2016\)](#)
10. [Open Meeting presentation slides \(6 Nov 2016\)](#)
11. [Housing Needs Assessment \(Mar 2017\)](#)
12. [Heritage and Character Assessment \(Feb 2018\)](#)
13. [Landscape Character Assessment Part 1 \(April 2018\)](#)
14. [Landscape Character Assessment Part 2 • Key Views \(Apr 2018\)](#)
15. [Landscape Character Assessment Part 3 • Sensitivity Assessment \(April 2018\)](#)
16. [Site Assessment Report \(Feb 2018\)](#)
17. [Presentation slides Open Day \(18 Mar 2018\)](#)
18. [SCDC Local Plan adopted on \(23 Sep 2020\)](#)
19. [Wickham Market Conservation Area Appraisal dated \(Mar 2016\)](#)
20. [National Planning Policy Framework updated \(19 Jun 2019\)](#)
21. [Wickham Market NP Health Check dated \(27 Mar 2019\)](#)
22. [Regulation 14 version of the Wickham Market NP dated \(18 Feb 2019\)](#)
23. [Regulation 14 Consultees list \(Feb 2019\)](#)
24. [WMPC-NP Reg 14 Consultation Responses \(Jul 2022\)](#)
25. [WMPC Minutes of meeting held on \(21 Sep 2020\)](#)
26. [Wickham Market Traffic and Parking Report dated \(Nov 2014\)](#)
27. [Reg 15 Version 5.6 of the NP \(Oct 2022\)](#)
28. [NP Timeline v3.2 \(Sep 2022\)](#)
29. [Non-Designated Heritage Assets \(Aug 2022\)](#)
30. [Local Green Space Assessment \(May 2022\)](#)



Consultation Statement

Appendix 1

**NP Leaflet and Open Day Flyer
(Dec 2015)**



ASPIRE TO AN EVEN BETTER VILLAGE!

A neighbourhood plan will aim to enhance the quality of life in Wickham Market and help to ensure a sustainable, thriving community for the foreseeable future.

It will give local people like you a real say in how our community develops – the way land is used for housing and business, how we can protect our environment whilst enhancing our services and the use of green spaces.

www.wickhammarketnp.org





**WICKHAM
MARKET**
NEIGHBOURHOOD PLAN

WHY SHOULD WE CARE?

The benefit of a Neighbourhood Plan is about having more autonomy in the planning process and the opportunity to shape our community's future. For example; the type of housing we want, where they should be built, how we can support business, protect our environment and satisfy our need for recreation and leisure.

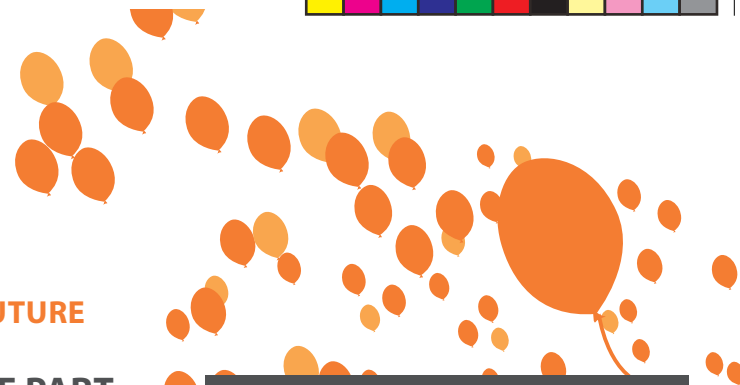
Local people play a major role in making a Neighbourhood Plan by contributing their ideas and suggestions. The more of us that get involved the better chance there is of making this a brilliant plan for Wickham Market.

www.wickhammarketnp.org

OUR PARISH, OUR FUTURE

EVERYONE CAN BE PART OF THE PROCESS

- We can all help decide what should be in the plan by taking part in workshops, drop in sessions, exhibitions and surveys. The Neighbourhood Plan team will let you know dates and venues in the coming months, come and talk to us.
- Wherever you see the orange balloons our team of volunteers will be there amongst the community to explain the process and to get your views on how we can protect and make this village an even better place to live.
- You can keep up to date by visiting our website or look out for details in the press, in the shops or local notice boards.
- We can all talk about the Neighbourhood Plan with friends and neighbours – it's your village let's spread the word so that everyone can contribute ideas and suggestions for its future.



FEELING INSPIRED?

You can be part of our team by joining one of our Working Groups that will focus on various topics some of which may be of interest to you. Bring your skills and knowledge to benefit our village.

We look forward to hearing from you

For more details contact:

Jo Jones our Parish Clerk
Tel: 01394 459400

email:
wickhammarketparishclerk@gmail.com





Consultation Statement

Appendix 2

**Neighbourhood Plan Briefing
Open Meeting (15 May 2016)**

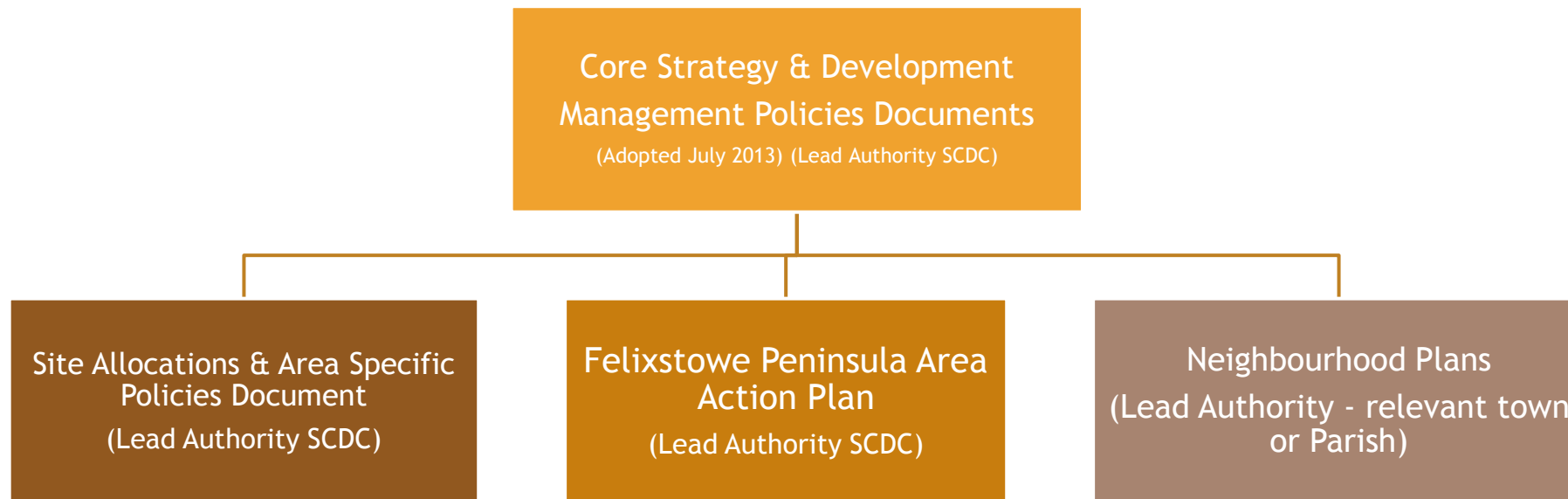
WICKHAM MARKET NEIGHBOURHOOD PLAN

Cllr Dick Jenkinson

15 May 2016



SCDC PLANNING DOCUMENTS



CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES

- ▶ This document sets out the strategic vision for SCDC and our communities. It also sets out the Development Management Policies which will be used in the determination of planning applications.
- ▶ It has 15 Objectives: 1-Sustainability, 2 - Housing Growth, 3 - New Homes, 4 - Economic Development, 5 - The Rural Economy, 6 - Tourism, 7 - Felixstowe and the Market Towns, 8 - Transport, 9 - Climate Change, 10 - The Coast, 11 - Protecting and Enhancing the Physical Environment, 12 - Design, 13 - Accessibility, 14 - Green Infrastructure, 15 - Physical and Community Infrastructure

SITE ALLOCATIONS & AREA SPECIFIC POLICIES DOCUMENT

- ▶ Covers the period 2010 to 2027
- ▶ Due to be finally approved in Nov 16
- ▶ A good document that specifies locations for 8620 houses against a target of 7,900. However, it also states that the Council were aware that this housing figure was lower than the “full objectively assessed housing need” for the District at this time. Therefore they committed to make an early review of that document. The review will be looking out till 2036
- ▶ Good document for Wickham Market

RECENT PLANNING DECISIONS

- ▶ Two of real significance, Framlingham and Yoxford
- ▶ Framlingham - 163 homes were given the go ahead by the Planning Inspector on a site that was not for development in the Framlingham NP or the SCDC Site Allocations document
- ▶ Yoxford - 26 homes were also given the go ahead by the High Court on appeal after refusal by the Planning Inspector.
- ▶ Both decisions were given in favour of development because SCDC could not prove they had an adequate housing supply in their plans

WICKHAM MARKET

- ▶ As a Key Service Centre Wickham Market is required to accept 115 houses
- ▶ However, as 116 houses have been built since 2010 - Residual Allocation is zero!
- ▶ Unlike other Parishes who have embarked on a Neighbourhood Plan (NP), Wickham Market is covered in full as our NP was at a very early stage
- ▶ Wickham Market Retail Area policy
- ▶ Wickham Market Industrial Area policy

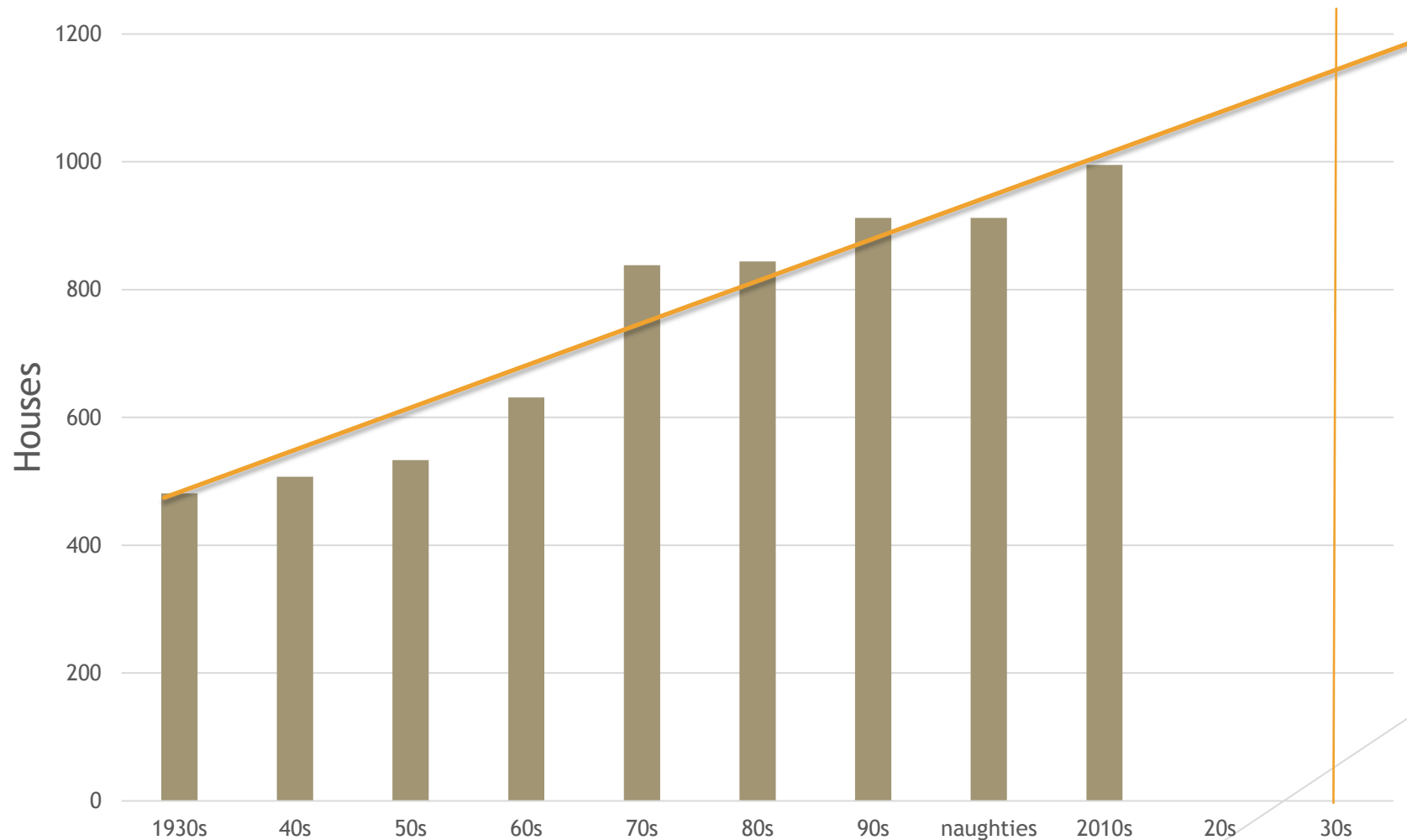


WICKHAM MARKET NEIGHBOURHOOD PLAN

- ▶ When Site Allocations document is approved SCDC will look for more land for development
- ▶ Many landowners have registered an interest in having their land developed
- ▶ All offered land surrounding Wickham Market is currently classed as unsuitable for development
- ▶ If Wickham Market is to have more housing by 3036 then we should say where
- ▶ A coherent NP will help prevent a plan which is bad for the village



WICKHAM MARKET DEVELOPMENT FORM 1930



WORK DONE TO DATE

- ▶ PC Decision to proceed
- ▶ NP Committee formed
- ▶ Web Site created
- ▶ Facebook page set up
- ▶ Area of NP approved as Parish Boundary
- ▶ Pre-launch at Christmas Market
- ▶ Funding and Technical Support approved
- ▶ AECOM commissioned to undertake a Housing Needs Assessment
- ▶ Main Launch 15 May 16



THREE MAIN PARTS TO OUR PLAN

▶ Social and Community

- ▶ Housing Needs, Local Facilities, Community Assets, Sites for Residential Development, Types and Styles of Houses

▶ Environment

- ▶ The Natural and Built environment, Conservation Area, Heritage Assets, Allotments, Green Areas

▶ Business and Infrastructure

- ▶ Business and Employment, Transport and Road Links, Utilities Provision, Climate Change



YOUR VIEWS ARE KEY

- ▶ Take a look at the stands
- ▶ Read the leaflets
- ▶ Ask Questions
- ▶ Give us your views

NEXT STEPS

- ▶ Stall at Market on 15 Jun 16
- ▶ Stall at Market on 20 Jul 16
- ▶ End of First Stage of Consultation -
23 Jul 16
- ▶ Open Day at the Village Hall -
4 Sep 16

QUESTIONS?





Consultation Statement

Appendix 3

**Neighbourhood Plan questionnaire
(A2 fold up leaflet) (July 2016)**

The following questions have been written to help you develop your thoughts and ideas. They are written for your guidance only, answer the ones that are really important to you. Your answers will help us develop the aims and vision that the community has for Wickham Market. Suggestions to be returned on or before 23rd July 2016.

SOCIAL AND COMMUNITY QUESTIONS:

1. How many houses do you think Wickham Market will have to accept by 2036?
2. Where could infill housing be built within the village?
3. What factors should be considered when choosing new development sites?
4. What additional sports facilities does the village need?
5. What additional amenities does the village need?



THOUGHTS / IDEAS:

YOUR POSTCODE:

More space overleaf

ENVIRONMENT AND HERITAGE QUESTIONS:

1. What is needed to ensure that the biodiversity of the Parish, our natural wildlife and environment is protected and enhanced?
2. What actions and ideas do you have for enhancing the landscape setting of the Parish and the village?
3. Please let us know what you consider important in terms of views, groups of buildings, green spaces, or other historically important features of Wickham Market that should be acknowledged and afforded protection?
4. Let us have your ideas for enhancing the green space within the Parish, whether this be formal play, sports areas, allotments, footpaths, churchyard, cemetery, natural green space, wild spaces or woodlands?



THOUGHTS / IDEAS:

YOUR POSTCODE:

More space overleaf

ECONOMIC AND INFRASTRUCTURE QUESTIONS:

1. Do you work from home - if so how can we help and support you?
2. What brings you to the centre of Wickham Market - Healthcare, Shops, School, Market?
3. What would improve your shopping experience?
4. Getting around - How can we improve our roads and pedestrian access?
5. Is a car park the best use of the hill, ideas please?



THOUGHTS / IDEAS:

YOUR POSTCODE:

More space overleaf

SOCIAL AND COMMUNITY

In the SCDC plan covering the period 2010-2027 Wickham Market were assessed as needing 115 new houses. Since 2010 116 new houses have been built and sold in Wickham Market thus showing the Parish is a popular place and leaving a zero residual provision. Our objectives are to define the village requirements, looking out to 2036, for Housing Needs, Community Assets and possible Sites for Residential Development.

Do we wish to be prescriptive with regard to housing design and if so what elements should we concentrate on? We do need to ensure that any development site selected is suitable with regard to access and location.

As a Key Service Centre Wickham Market has many Community Assets, but what are we missing and how best can we fill any gap? Are any of our assets tired and in need of revamping or replacement?

The overall aim is to provide evidence that the present status of residential property and facilities across the Parish is fully understood and that plans for development of residential property are based on identified and realistic needs including full compliance with the Suffolk Coastal District Council Local Plan, which in itself is subject to compliance with the National Plan Framework.

ENVIRONMENT AND HERITAGE

We want to fully understand, protect and enhance the biodiversity of the village and its natural landscape of farmland, trees, footpaths and hedgerows. Tell us how you would improve the rural setting and protect our wildlife.

Our village is rich in listed buildings but there is more to heritage than that. We can expand conservation policies to include important views, groups of buildings that have visual or historic value, green and treed spaces. Let us know what you consider valuable to keep and look after.

Nature, buildings, views, recreational spaces: what do we need to ensure Wickham Market continues to be a great place to live? Do we have enough play space, how can we enhance the environment for young people, can we achieve a green and pleasant village for all age groups? Help us to identify realistic goals so that we can produce guidelines on green space to feed into future planning decisions.



ECONOMIC AND INFRASTRUCTURE

Wickham Market is a highly desirable place to live and work. Our aim to ensure existing employment areas are protected for employment use, to support existing businesses and to encourage new business within the Parish. The two main areas of employment are the Hill and its surrounding area and the Border Cot Lane (Riverside) Industrial Estate.

We particularly want to hear from the many residents and visitors who use the village for shopping and services. We want your thoughts and ideas on what might be improved to make your visit more enjoyable and productive.

On the attached comment slips are five questions. These are a guide for your opinion, if you have any other thoughts and ideas about employment, roads, transport and infrastructure please let us know.

If you are a business located in Wickham Market Parish we will be contacting you with a separate more detailed survey to understand more about you and your future business needs.



THE LEGAL BACKGROUND

Under the governments Localism Act, our proposed Neighbourhood Plan (NP) must form part of Suffolk Coastal District Council's Local Plan and obey national regulations. This means that unless a particular decision is a strategic priority for SCDC, or the NP is in conflict with National legislation, Wickham Market the NP will build upon past work in this area, such as the recent Wickham Market Parish Plan and the many surveys and other relevant documents produced in recent years.

Anyone who has an interest in Wickham Market can contribute. From primary school children through to the elderly anyone can give their thoughts and ideas. Both children and adults can use the comment sheets to illustrate their ideas so we gain a better understanding.

Who can give their ideas?



Key Dates

- 15 May 2016 Open day at Village Hall 10.30am to 4.30pm. First phase of consultation and community engagement starts
- 15 June 2016 Wickham's Monthly Market 9.00am to 2.00pm
- 20 July 2016 Wickham's Monthly Market 9.00am to 2.00pm
- 23 July 2016 End of first phase of consultation and community engagement. Start of Analysis and preparation of draft aims and vision

04 Sept 2016 Open day Village Hall 10.30am to 4.30pm Presentation of key points, draft aims and vision. Further consultation and community engagement

Post your thoughts and ideas in the suggestion boxes located throughout Wickham Market see below:

Inspirations Shop on the Hill, Tea Pot Café on the Hill, Library / Resource Centre, Chapel Lane, Village Hall off High Street, RS Hardware on the Hill.

We will also be attending community events including the monthly markets and the many community groups around the village.

If you need any help or advice please contact Joanne Jones, Clerk to Wickham Market Parish council on email: wickhammarketparishclerk@gmail.com OR telephone: 01394 459400. www.wickhammarketnp.org



You can give your thoughts and ideas at our open meetings and through the numerous community groups in the parish. By filling in the comment sheets attached you can post them in the suggestion boxes located throughout the village. The dates for the next few open meetings and location of the suggestion boxes are shown on the reverse of this leaflet.

How can I give my thoughts and ideas?

If you live, work or use Wickham Market services you can have your say on how the parish or Wickham Market develops. Your comments and ideas are a vital part to the Plan but only Wickham Market parishioners can vote when the final plan goes to referendum.

What does this mean for me?

Our Neighbourhood Plan will be drafted by local volunteers and more importantly by your ideas and aspirations for the Parish. The Plan will take around two years to complete and will incorporate many consultations and opportunities for community opinion.

Our Neighbourhood Plan brings in additional funds for the community to use on projects around the Parish. It's also easier to apply for grants to do the things we want.

Without a Neighbourhood Plan a Developer, Landowner or District Council could make the decision for us. With a Neighbourhood Plan in place we cannot stop development but we can have a strong influence on where development takes place, together with stipulations on the design and type of homes built.

However, our position is vulnerable in that the strong pressure from Government to build more homes continues and Wickham Market, as a Key Service Centre, could be an attractive proposition for developers.

According to Suffolk Coastal District Council we have met all our housing development requirements as stated in their Local Plan until 2027.

A Neighbourhood Plan is a document that sets out policies in relation to the development and use of land - in this case Wickham Market.

What is a Neighbourhood Plan?

How do YOU see the future of Wickham Market?
It's YOUR community - how do YOU want it to develop?
It's time for YOU to give YOUR views....

WICKHAM MARKET

This is YOUR community - how should it develop?
Have YOUR say, YOUR views matter...

HAVE YOUR SAY NOW!

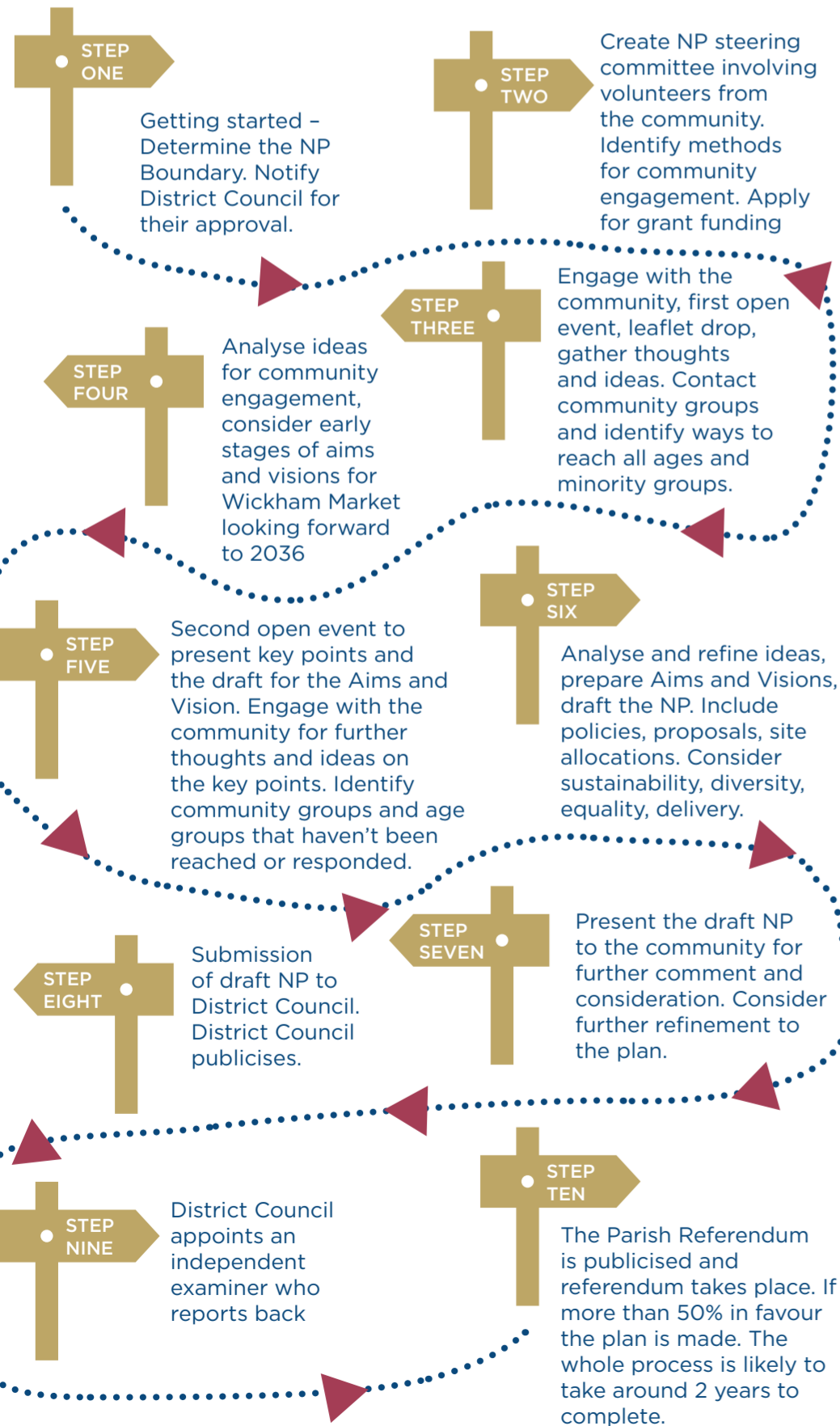
We are creating a Neighbourhood Plan



HAVE YOUR SAY!



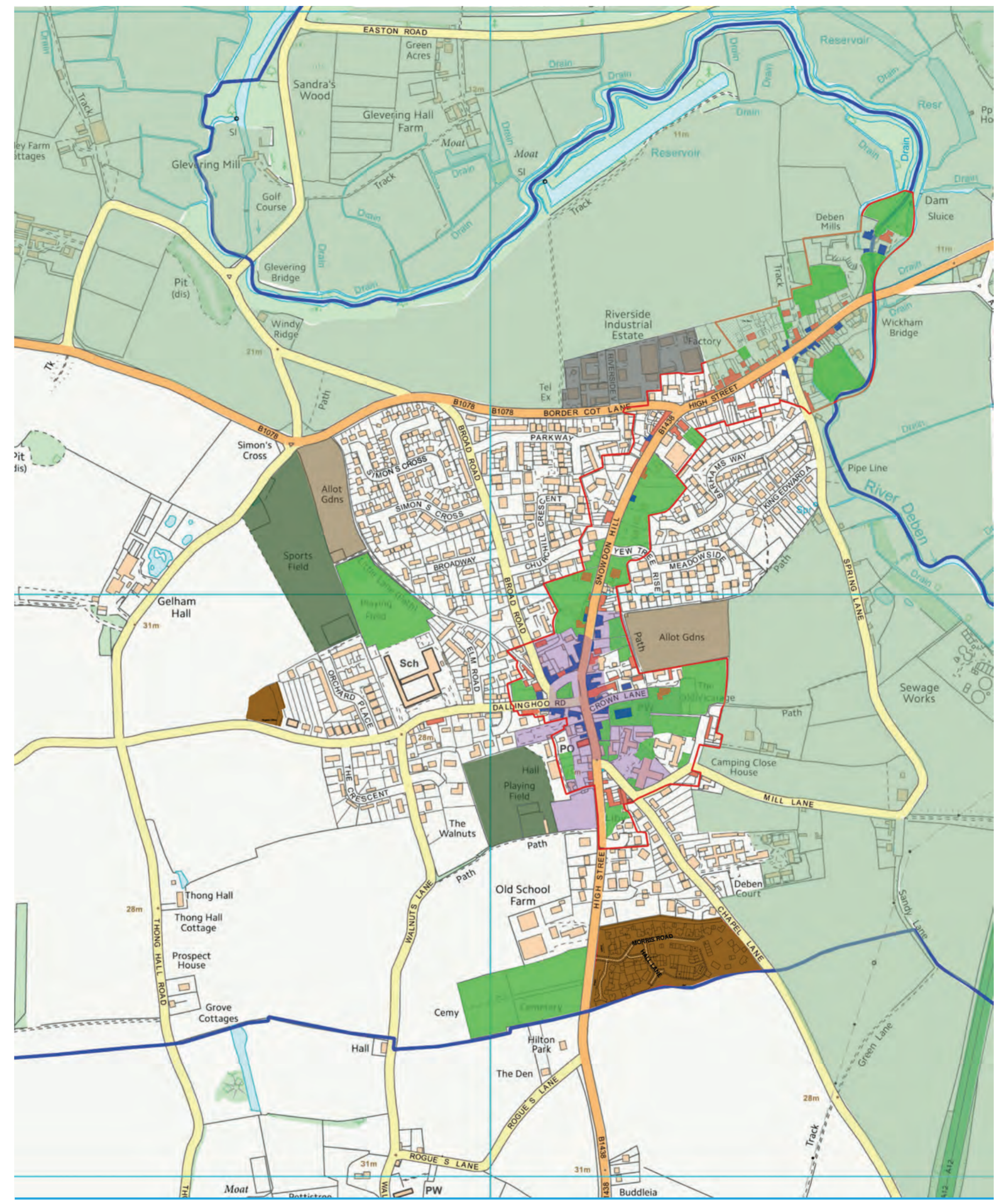
THE PROCESS



WICKHAM MARKET

MAP KEY:

- Conservation Area Boundary
- Listed Buildings
- Unlisted buildings that make a positive contribution
- Important open/green/tree space
- Important Feature
- Shopping District
- Sports fields
- Allotments
- Special Landscape Area
- New developments



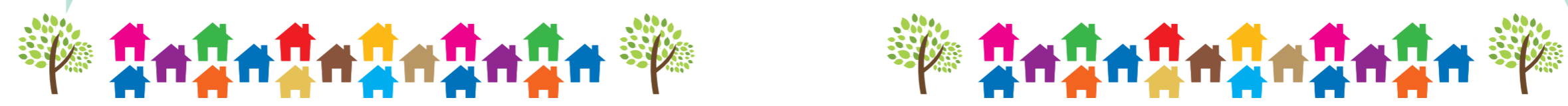
ABOUT WICKHAM MARKET

Wickham Market is a rural parish of around 2300 people and 1000 dwellings. The village of Wickham Market is classified as a Key Service Centre with public transport access; shops to meet everyday needs; local employment; post office; primary school and doctor's surgery. With this extensive range of facilities it provides services and facilities to a population beyond that of the Parish itself.



COMMUNITY ENGAGEMENT AND LOCAL PARTNERSHIPS

We have a very strong community spirit, with over 40 clubs and associations ranging from needlework to allotment growers. We are looking to these groups to help us create the Neighbourhood Plan and make it a brilliant plan for Wickham Market.



SPACE FOR YOUR THOUGHTS AND IDEAS TO THE SOCIAL AND COMMUNITY QUESTIONS

SPACE FOR YOUR THOUGHTS AND IDEAS TO THE ENVIRONMENT AND CONSERVATION QUESTIONS

SPACE FOR YOUR THOUGHTS AND IDEAS TO THE SOCIAL AND INFRASTRUCTURE QUESTIONS



Consultation Statement

Appendix 4

**Questionnaire Results –
'helicopter view' (Oct 2016)**

WICKHAM MARKET NEIGHBOURHOOD PLAN

A Helicopter View of Local Responses to Consultation

Introduction

All comments made in response to questions asked during the consultation were recorded and assigned to types of issues as indicated by the responses. The consultation produced 110 sets of feedback and these were added to similar sets of feedback from the recent Parish Plan to give an overall indication of what people regard as important local issues. We then divided all the comments into Strategic Issues and Detail Issues (the number of comments are shown in brackets).

1 Housing (1)

- 1.1 Type (35)
- 1.2 Number of new houses (9)
- 1.3 Location of new houses (20)
- 1.4 Affordable housing (18)

Total: 83

2 Traffic and pedestrians, including cycling (10)

- 2.1 speeding and traffic calming (24)
- 2.2 parking (44)
- 2.3 traffic flow (15)
- 2.4 volume (1)
- 2.5 pollution
- 2.6 pavements – safety and condition (29)
- 2.7 crossings (5)
- 2.8 cycling (5)

Total: 133

3 Leisure, learning and recreation (22)

- 3.1 children
- 3.2 play area (18)
- 3.3 meeting places
- 3.4 youth facilities (18)
- 3.5 sports facilities for all ages (20)
- 3.6 allotments
- 3.7 learning/training (3)

Total: 81

4 Quality of public areas (2)

- 4.1 anti-social activity eg dog fouling, litter
- 4.2 hedge cutting
- 4.3 footpaths (5)

Total: 7

5 Village character (7)

- 5.1 listed buildings (2)
- 5.2 conservation area (2)
- 5.3 square (2)
- 5.4 pyghtle (2)
- 5.5 views (4)

Total: 19

6 Landscape and environment

fields, footpaths, drainage, flooding, lanes, trees (50)

Total: 50

7 Village services (8)

- 7.1 shops, health centre, school, public transport (35)
- 7.2 pub (37)
- 7.3 restaurant (2)

Total: 82

8 Business needs

- 8.1 mobile coverage (4)
- 8.2 internet speed (5)
- 8.3 other (7)

Total: 16

[What does this tell us?](#)

That respondees were more prompted to comment on traffic and the pedestrian experience than any other issue. Housing, leisure and village services prompted a similar number of comments (c80 each). Landscape and environment issues attracted 50 comments. The respondees had less to say about the quality of public areas and the village character but that is likely to indicate contentment rather than stress: they were asked what *improvements* could be made to the village. Business needs attracted little comment but the number of interested parties (traders who mostly live outside the village) is small and therefore unlikely to make any large impact on the whole survey.

[What was the issue that attracted most negative comments and why?](#)

The Big Issues were traffic and parking: 133 comments were about traffic and pedestrians a third of these concerned parking and nearly 20% each were related to speeding and traffic calming and the safety and condition of pavements.

Traffic and pedestrians: Comments indicate that traffic calming, speed enforcement and speed limit reduction are needed to safeguard pedestrians in the centre and outskirts of the village. The most popular suggestion was to reduce the speed limit to 20mph through the centre. Other suggestions included:

- extending the 30mph limit along the approach roads to WM;
- pedestrianising the square,
- an illuminated 30mph sign near the cemetery

- traffic management on all narrow roads and from Border Cott Lane to the Hill.
- A one-way system or prioritising traffic at narrow points.

Parking raised the most comments of any issue. The problems stated relate to insufficient public parking in the centre, cars parked on pavements and cars parked both sides of the road in Lower High Street and near Border Cott Lane. One suggestion was to provide off-street parking for the residents in this area. Many of the comments relate to imposing traffic management on the roads leading to the centre, and in particular the High Street, because of the lack of parking restrictions and 'pinch' points. It was also noted that more parking for the disabled was required and that any new housing should have off-street and adequate parking. Suggestions included:

- free car parking
- ban parking in High Street
- more parking bays for housing developments (Yew Tree Rise)
- parking for tennis courts and sports field
- enlarge village hall car park and do not restrict use
- enforcement of existing restrictions
- join village hall car park and the one behind Crafers

The third most commented on problem was the condition and width of pavements. There are said to be too few dropped kerbs for pushchairs and wheelchairs, the pavements are too narrow at the 'pinch' points and crossings are also needed at those places. One suggestion was that the roads are raised to pavement level at crossings. Unsafe places for pedestrians included:

- Dallinghoo Road near the school and new housing because of narrow pavements
- Chapel Lane, the Post Office and the Co-op

There were 5 comments about cycling which included: creating cycle lanes on the village roads and riverside, a cycle path to the station and cycle racks on the Hill.

Housing: Some respondees were adamant that new development was not wanted but overall there was support for some new housing in small pockets but only if it were of the type deemed to be needed:

- energy efficient
- with adequate parking
- infill where possible or on the outskirts
- small scale
- small housing: for downsizers and starters
- affordable/shared ownership
- suited to the over 55s.

There was no common view on where the housing should be located other than it should be infill where possible or otherwise small development on the fringe of the village which would not have significant impact on roads or landscape. Suggested locations included: extension of Wickham Place and land behind Deben Court.

Village services:

Poor public transport was mentioned by 16 respondees and was an issue raised in the Parish Plan comments. The issue seems to be largely about lack of frequency of buses (17). There were requests for a greengrocer in the village and a large number of pleas (37) for a family-friendly pub although respondees do not necessarily see this as the George; that said they want the George building to be 'sorted out'.

Leisure, learning and recreation: attracted a significant number of comments (81). The majority of these concerned facilities for children and teenagers. There is general agreement that a priority should be to upgrade both play areas. Respondees suggest that something is needed – sheltered space and activities - specifically for youth but ideas are few: a youth club and designated space with Wifi were the suggestions. There were a few references to replacing or improving the village hall but the focus was more on activities for all age groups:

- a social club for the elderly
- combining football teams and providing an all-weather pitch with floodlights
- indoor badminton court
- a swimming pool and gym
- art, craft and IT workshops and evening classes

Several respondees suggested that more effort is made to encourage walkers, cyclists and tourists by:

- making the Hill a green space with seating
- making maps for walks freely available
- providing more B&B accommodation
- use existing football field as a community green space.

Landscape and environment: In total there were 50 comments concerning the landscape and environment and 19 on what can be described as the village 'character'. Respondees were overwhelmingly in favour of retaining existing green spaces of all types, retaining existing views particularly of the church and improving maintenance of hedges, ditches and the riverside. Respondees agreed that more wildlife habitats and trees would be welcomed, that trees should screen new development and that the Pyghtle and new green spaces within the village should provide seating and social places for people to rest and meet. One suggestion was for a community orchard and several were for a village pond to be created. Other suggestions were:

- remove overhead pylons particularly near Deben Mill
- plaques on buildings to show history
- expand conservation area
- pedestrianise northern side of square.

Public areas: There were relatively few comments about the quality of Wickham's public areas but dog fouling and maintenance of – and an increase in footpaths and bridleways are considered to be issues to be tackled.

Business: Improvements requested were better broadband speed and mobile phone coverage and making the village more attractive to passing trade.

Conclusion

Overall the survey revealed some specific problems around traffic and pedestrian safety but these are not, on the whole, related to more housing development; the problems exist now and are only likely to be exacerbated by more housing rather than caused by it. The most problematic issues concern parking and traffic speed.

That said, there are some very clear messages about any new housing developments and these are that the housing should meet existing needs (not simply bring more people into the village) and that it should be suitable for young families and older downsizers. The comments about energy efficiency suggest that there is a desire for modern eco-housing rather than traditional build.

Respondees are clear that they do not want the landscape and visual quality of the village to change: infill housing or small scale development on the outskirts of the settlement are preferred. There is also a strong theme running through the responses which suggests that existing views must be protected and green spaces improved and expanded to include seating and meeting places. More leisure and sporting facilities for all ages are requested but the over-riding issue was to improve the play areas.

October 2016



Consultation Statement

Appendix 5

Draft Vision leaflet (Oct 2016)



The Neighbourhood Plan is based entirely on comments received from recent surveys.

Your Views are Important - Let us Know

- Do you have any observations on this draft vision?
- Do you agree with it?
- What have we missed?
- What do you find most important?

You can contact the Neighbourhood Plan Project team via the Parish Clerk Jo Jones, Library/Resource Centre, Chapel Lane, Wickham Market, Woodbridge IP13 0SB

Email: wickhammarketparishclerk@gmail.com
www.wickhammarketnp.org



Published by the Wickham Market Neighbourhood Plan Committee on behalf of Wickham Market Parish Council

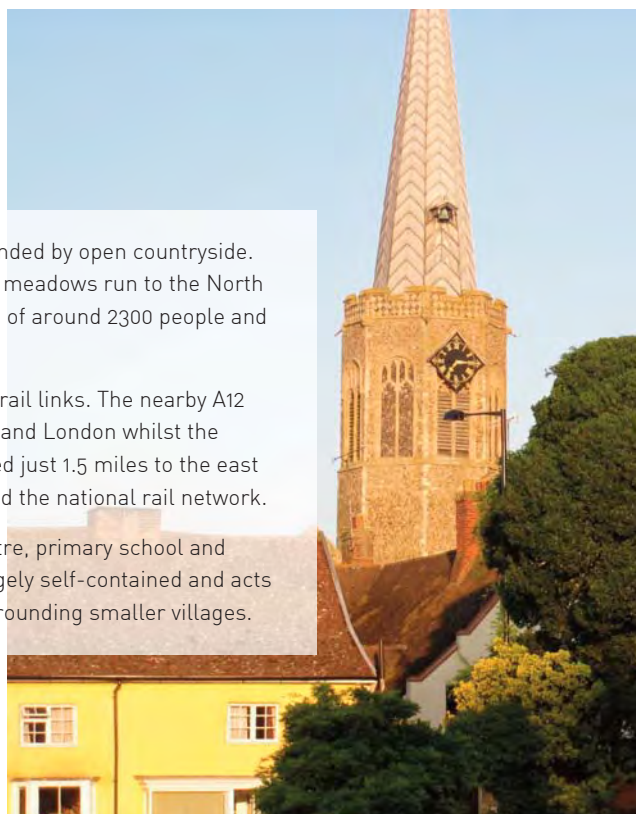


Introduction

Wickham Market is a large village surrounded by open countryside. The River Deben and its associated water meadows run to the North and East of the village. It has a population of around 2300 people and consists of approximately 1060 dwellings.

The village is well connected by road and rail links. The nearby A12 provides links north and south to Ipswich and London whilst the Wickham Market railway station is situated just 1.5 miles to the east of the village providing links to Ipswich and the national rail network.

With its range of shops, cafés, health centre, primary school and other businesses, Wickham Market is largely self-contained and acts as a hub for the local community and surrounding smaller villages.



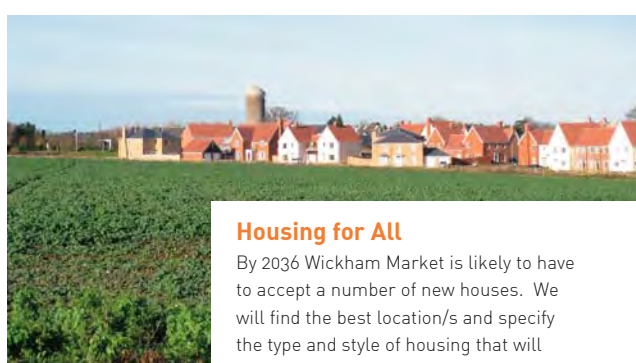
Why do we need a Vision?

This vision is our aspiration for shaping Wickham Market over the next 15 to 20 years, by setting goals that are both realistic and achievable. We believe we need a vision to ensure that Wickham Market develops in the way the community wants, for the benefit of all.



An Inclusive and Caring Society

Wickham Market has a strong sense of community and local spirit. We wish to ensure that any future development will consider the impact on the community, its services and overall well-being. At all times consideration should be given to the local population and in particular to the less able and vulnerable amongst us.



Housing for All

By 2036 Wickham Market is likely to have to accept a number of new houses. We will find the best location/s and specify the type and style of housing that will meet the needs of our local community. We intend that any new housing will be energy efficient and where possible carbon neutral, have adequate parking and be sited so that any increase in traffic congestion is kept to a minimum.

Do you have any observations on this draft vision?



Maintaining the Green Environment

We intend that the village should remain rural, preserve and enhance its biodiversity, its open landscape, its views and allotments and ensure that its heritage is protected. Our aim is to ensure that any development has adequate landscaping and green spaces and does not have a negative impact on our lanes, byways, footpaths and encircling green landscape.

Traffic and Parking

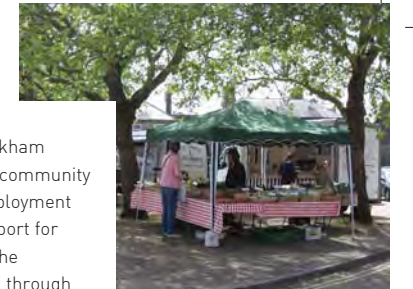
We are concerned that at present narrow pavements and vehicle choke points make it difficult for pedestrians and cyclists to safely move around the village. We will endeavour to improve traffic flows and pedestrian safety and we are aware that parking within the village continues to be a problem and will press for a plan that will give a village wide solution.



Do you agree with it? What have we missed?

A Viable Community

We wish to maintain the character of Wickham Market as a place with a strong sense of community and history. We aim to enhance local employment opportunities, in particular providing support for start-up businesses. We wish to ensure the community can manage its future growth through appropriate infrastructure and services to meet the everyday needs of its population.



An Attractive Village Centre

We will work to improve the vitality and viability of the village centre while retaining its unique scale and historic character. We will endeavour to improve the quality of the village centre by encouraging retention and support of existing retailers whilst also encouraging new enterprise to occupy available units. We will aim to improve the quality of the public areas by making them more pedestrian focused.



Better Facilities and Services

Community assets such as the play parks, pub and village hall need to be improved or re-provided. Mobile phone signals need to be strengthened and public transport made more available. We also wish to improve the sport, leisure and learning facilities to help create an environment for participation by all ages and abilities.





Consultation Statement

Appendix 6

**Open Meeting presentation slides
(6 Nov 2016)**



Wickham Market Neighbourhood Plan Brief

6th November 2016

Neighbourhood Plan Team

Overview

- Background
- SCDC Core Strategy and Site Allocations Documents
- Wickham Market Neighbourhood Plan
- Social and Community
- Environment and Heritage
- Economic and Infrastructure
- Next Steps





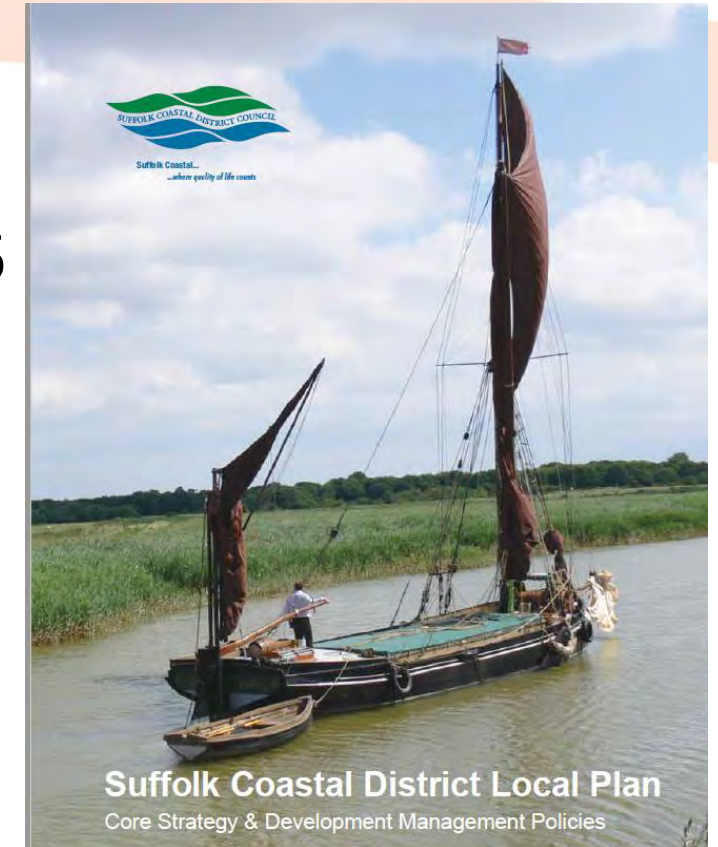
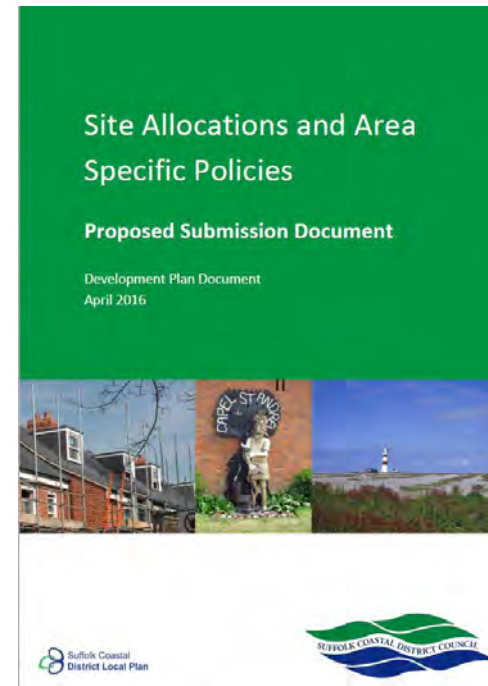
Localism

- National Planning Policy Framework - March 2012
 - Plan-led
 - Empowering Local people to shape their surroundings
 - Succinct Local and Neighbourhood Plans
 - Recognising the intrinsic character and beauty of the countryside
 - Supporting thriving rural Communities



SCDC Local Plan

- Core Strategy July 2013
- Site Allocations and Site Specific Policies April 2016
- Timescale – 2010 to 2027
- Number of houses
7,900 – 8,600
- Review – In progress
- Call for new sites

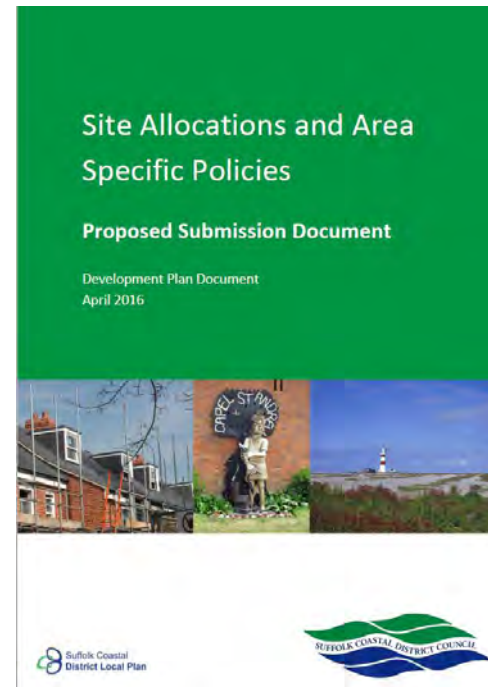


Development Plan Document
July 2013



Site Allocations Document

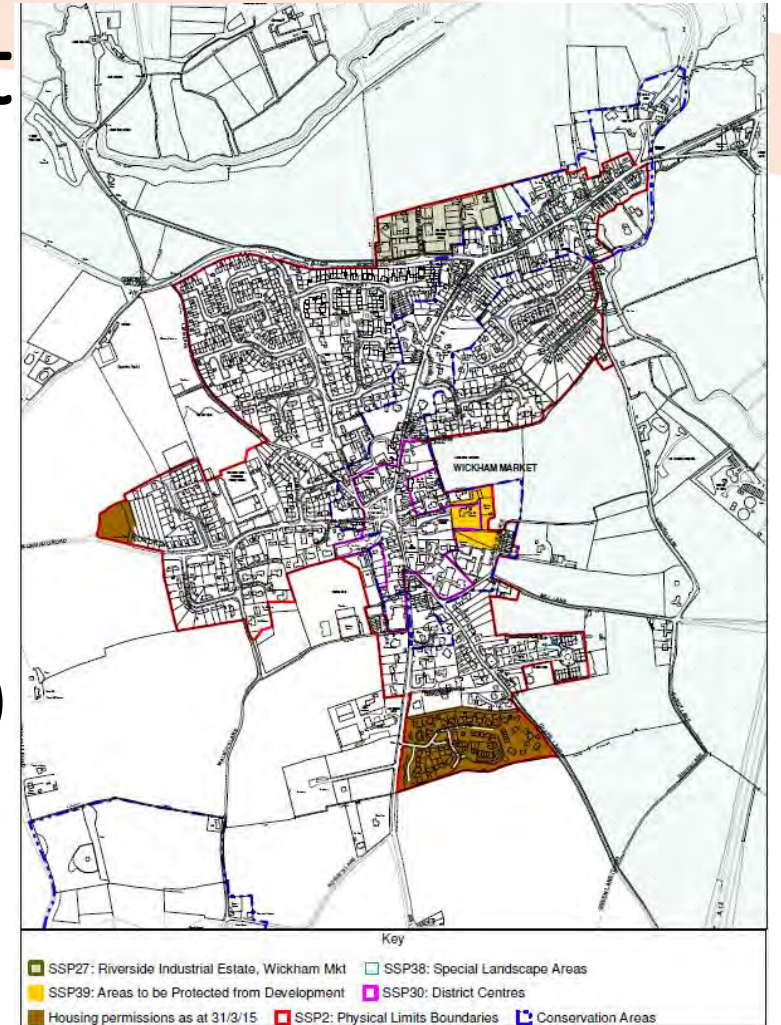
- All sites offered for development were considered
- Accepted sites for development listed in Site Specific Policies (SSPs)
- SSP 2 Physical Limits Boundaries
- Other policies:
Economy, Retail, Tourism,
Recreation and
Green Infrastructure
and Environment





How Site Allocations Document affects Wickham Market

- SSP 2 Physical Limits Boundary
- No new housing sites allocated
- SSP 27 Riverside Industrial Estate
- SSP 30 District Centre
- SSP 38 Special Landscape Area
- SSP 39 Areas Protected from Development (APD)
- Conservation Area Boundary



Wickham Market

Suffolk Coastal District Council

Scale 1:7500

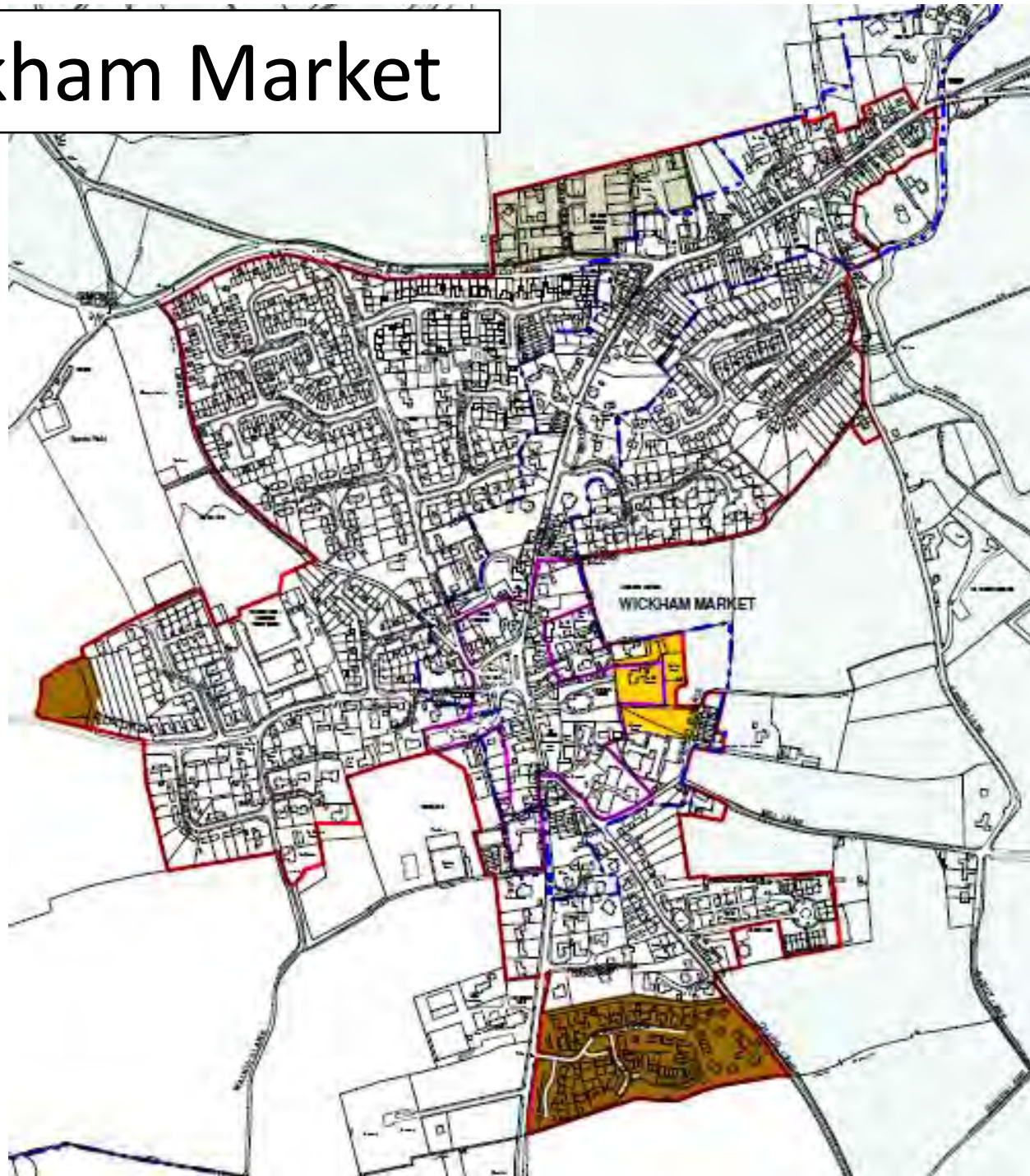
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Wickham Market

Industrial Area

Physical Limits Boundary

District Centre Boundary



Special Landscape Area

Area protected from development

Conservation Area Boundary

Neighbourhood Plan Content

- Remember that the SCDC Core Strategy is the overarching document
- Site Specific Policies for land use for housing
- SS Policies on local issues such as:
 - Areas to be protected from Development
 - More focused on District Centre
 - Allotments
 - Green space
- Topic policies such as parking, biodiversity, footpaths





What Have We Done So Far?

- Started - June 2015
- Terms Of Reference written and approved
- Area agreed – January 2016
- Timescale agreed – 2011 to 2036
- Funding approved - £9000 from Locality Budget plus Technical Support Packages
- Work to Date
 - Communications – Open Day 15 May 2016, Website, Leaflets, Questionnaire
 - Housing Needs Assessment - July 2015
 - Heritage and Character Assessment Commissioned October - 2016
 - Analysis leading to Draft Vision



Community Infrastructure Levy (CIL)

- When NP approved CIL rises from 15% to 25%
- Wickham Market is a Medium Area - £90 per m²
- Average house is 76m² gives about £1700 per house
- Can only be spent on agreed list of projects.
- Small Development v Large Development
- Once site is approved for development it is a commercial decision as to when to proceed



Neighbourhood Plan Working Groups

- **Social and Community**
 - Housing Needs, Local Facilities, Community Assets, Sites for Residential Development, Types and Styles of Houses
- **Environment and Heritage**
 - The Natural and Built environment, Conservation Area, Heritage Assets, Allotments, Green Areas
- **Business and Infrastructure**
 - Business and Employment, Transport and Road Links, Utilities Provision, Climate Change



Where are we today

2011 Census

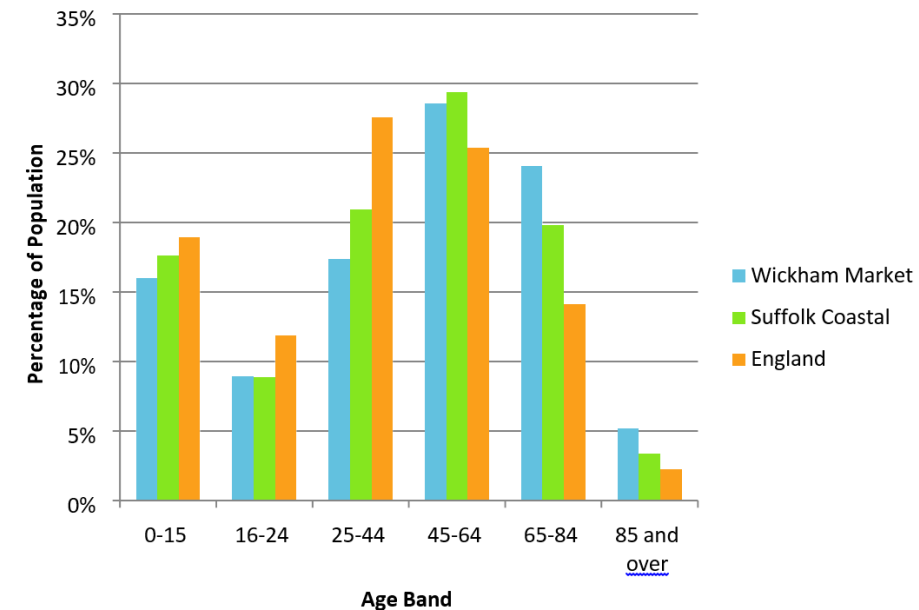
- Population — 2,156 - now about 2300
- Dwellings – 1006 – Now about 1107
- Demographics
 - Older than average in UK
 - Twice national average 56-84 (24%)
 - Below national average in all age groups below 44
 - Numbers of young people declining

Community Assets

- Village Hall, Football pitches, Skate park and basketball court, Bowls clubs, 2 Allotments, Cemetery, 3 Play Parks, Tennis court, but no Pub!

Social and Community

Figure 9: Age structure in Wickham Market¹²





Housing Needs Assessment

- Housing Needs Assessment - between 32 and 110 houses needed
- Most locals are priced out of the market
- Wickham Market has double Social Rented Sector homes
- Wickham Market is becoming a retirement destination
- There is a need for smaller units





Housing – Siting and Design

- Traffic – Increase in traffic through village is minimised – Good access
- Parking – Must be adequate - implement SCC Policy 2014
- Housing to be energy efficient, perhaps carbon neutral
- Smaller affordable housing requested by residents
- Impact on the community
- Environmental considerations
 - Sympathetic planting
 - Cycleways and footpaths
 - Protect the iconic views

Social and Community

Housing – Location Considerations

- Limited space in Wickham Market for “Infill”
- Special Landscape Area
- Views
- Access – 3 Main Routes
- Narrow Lanes
- Traffic Choke points
- Heritage Assets

Social and Community





Community Assets

- Village Hall
- Play parks
- Skate park
- Basketball court
- Pub
- Cemetery
- Sports Fields, Tennis courts
- Bowls Club
- Green spaces
- Allotments



Social and Community



Environment and Heritage

Village should remain essentially rural in its character, landscape setting, views and open spaces preserved and enhanced.

- **Landscape character** - rolling farmland character
- **Special Landscape Area (SLA):** The River Deben and its valley encapsulate the north and east edges of the Parish. SSP 38 policy seeks to preserve special qualities
- **Treasured views and valued landscapes** within the Parish will need to be identified





Biodiversity

We need to consider the biodiversity of the Parish in all decisions relating to the environment and new development.

In accordance with the Suffolk Nature Strategy we need to ensure that opportunities to conserve, enhance and link natural green spaces and corridors, with their associated biodiversity must be maximised.



Environment and Heritage





Heritage matters

Designated and non-designated Heritage Assets:

- We have many listed buildings within the Parish. These are defined as designated heritage assets.
- Need to identify our 'non-designated' heritage assets within the Parish such as Whitmore and Binyon ironworks buildings, mile post, village pump, pill box, Potsford gallows, former workhouse building, flint cottages, war memorial, cemetery, special trees, historic walls and railings



Environment and Heritage

Conservation Area and Village Character

- The **WM Conservation Area Appraisal** was updated early in 2016 by SCDC with input from the Parish Council.
- The character of our Conservation Area is derived from the combination of listed buildings, other attractive and many historic buildings, green spaces, trees, hedges, walls and railings.
- Development should preserve and enhance the character of the conservation area
- Identify Areas to be Protected from Development (APDs) within the settlement boundary; attractive gaps, gardens and green spaces, SSP 39. The Old Vicarage, bowls green and Pightle meadow are already mapped as APDs.





Green spaces

- New development is accompanied by native species planting and new green infrastructure, designed to be sensitive to local landscape quality.
- Quiet lanes and footpaths to be protected and links to be enhanced
- We need to continue to identify where green spaces and linear habitats would benefit from enhanced planting or management.





Transport and Visitor Parking

- Traffic and Parking – Key Issues
- Public Transport is poor
- Success leads to additional parking requirement
- The Hill – Parking or Open Space?

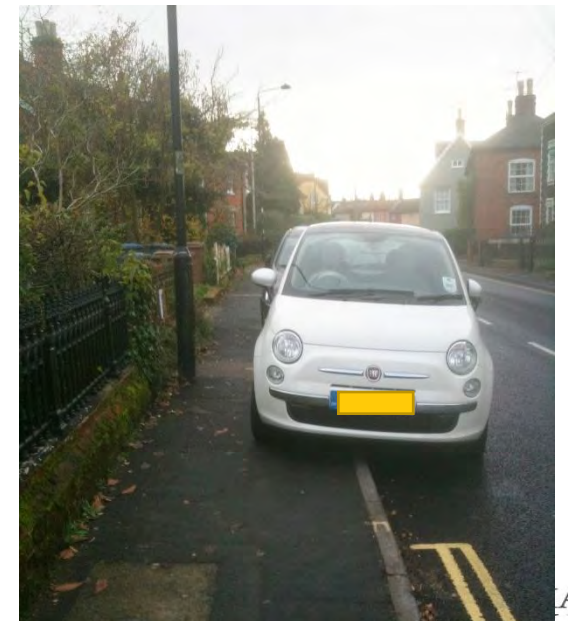


Business and Infrastructure



Pedestrians, Cyclists and Residential Parking

- Dangerous pavements
 - Too narrow,
- Narrow roads and residents parking make virtual one way
- Town Team Traffic and Parking Working Group - Report April 2014



Business and Infrastructure



Infrastructure

- Outlook positive – Start up units needed
- Green energy part of the business plans
- Mobile Phone Signal poor
- Post Office vital
- Riverside Industrial Estate almost full and expansion very difficult
- Better link of Village to WM Station

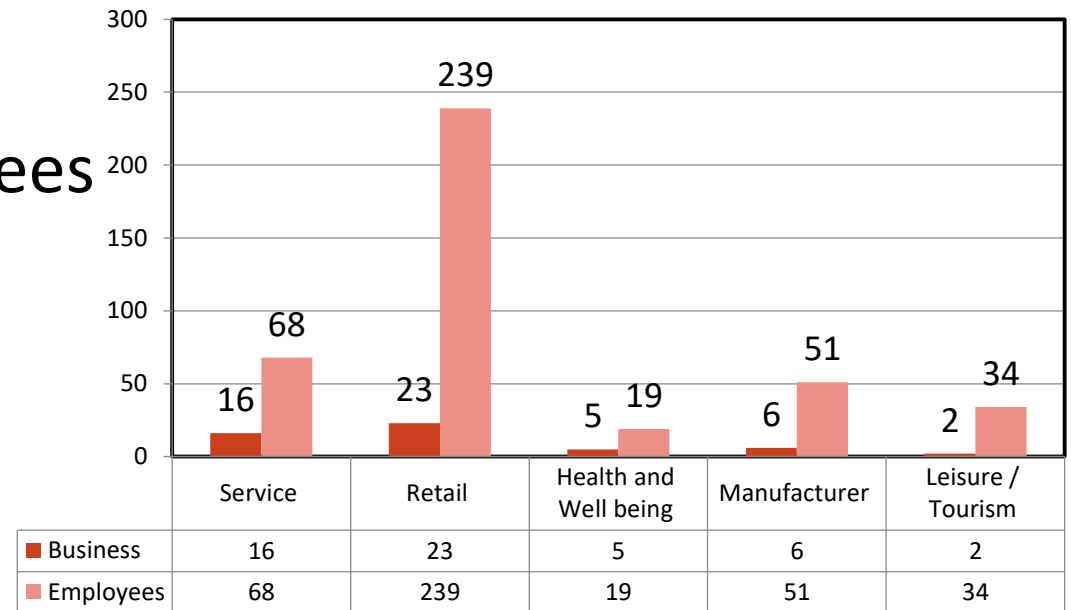




Employment

- Business survey
- One third of employees lived in WM
- Affordable houses needed for employees
- Wickham market has:
 - Good road links
 - Good local connections
 - Reasonable rent and rates

Businesses and Employees by Sector





WM Village Centre

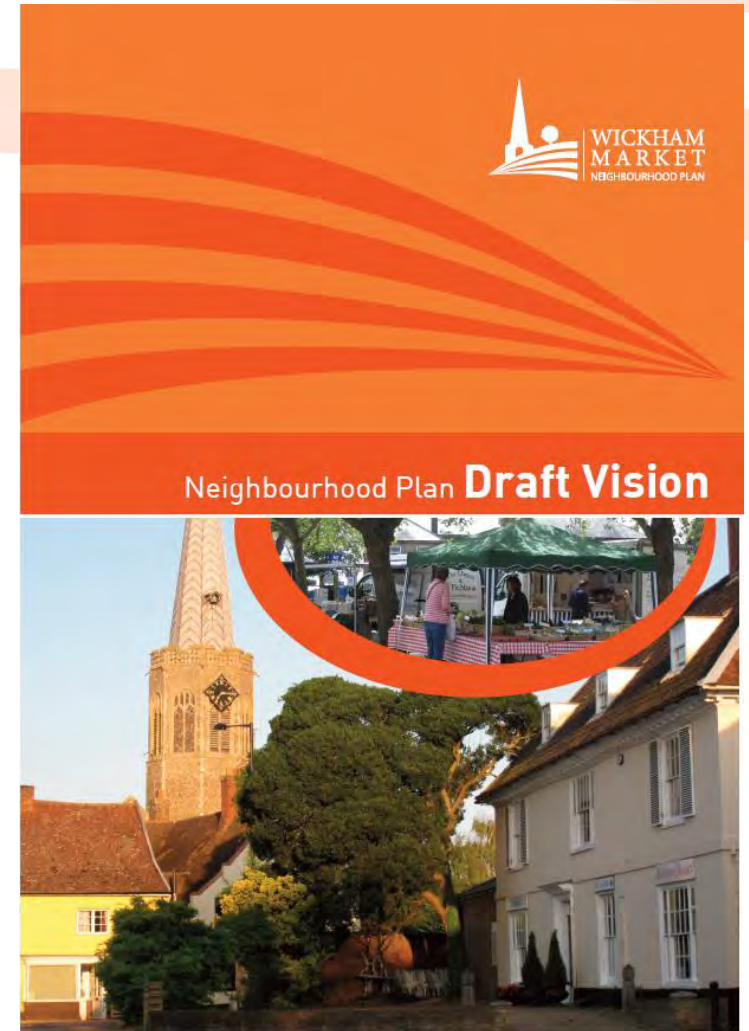
- 5th in National Village High Street Competition
- Inspirations – a success
- 3 empty shops



Business and Infrastructure

Draft Vision

- Have we captured your views?
- Have we missed anything?
- What do you consider most important?



Next Steps

- Develop Objectives
- Further Consultation
- Generate Options
 - Landscape Appraisal
 - Site Options and Assessment
- Prepare draft Neighbourhood Plan
- Consultation and submission
- Independent Examination
- Referendum
- Implement Plan





Questions?



Consultation Statement

Appendix 7

**Presentation slides - Open Day
(18 Mar 2018)**



WICKHAM MARKET NEIGHBOURHOOD PLAN

OPEN DAY
18 MARCH 2018



WELCOME

- This 18 minute brief will cover:
 - Background
 - Our Vision
 - External Reports
 - Proposed Options
 - Next Steps
- Please sign in if you have not already done so
- Please fill in Questionnaire
- Tea and Coffee available



BACKGROUND

- SCDC Local Plan 2010 – 2027
 - Wickham Market – Housing Allocation already met
- SCDC Local Plan Review 2014 – 2036
 - 1,645 new dwellings not currently allocated
- WM Neighbourhood Plan 2011 – 2036
 - Between 32 and 110 additional dwellings needed
 - Land to be earmarked for business development
 - Local green spaces
 - New Car Park



NEIGHBOURHOOD PLAN BENEFITS

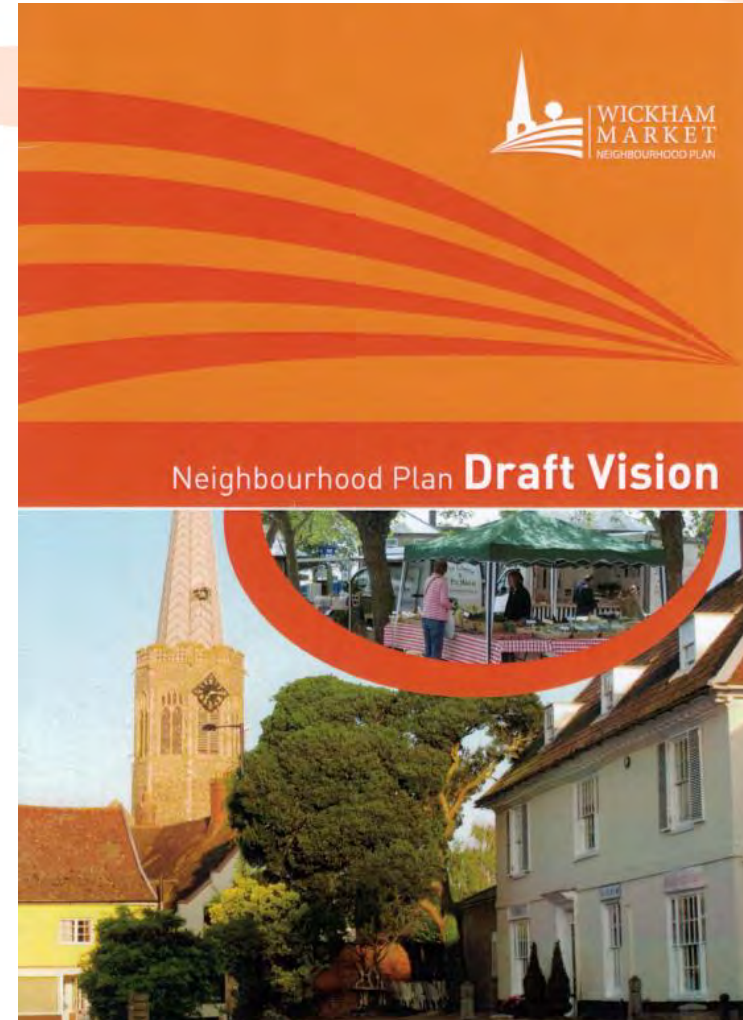
- Community Led
- To be the guide for all Planning Decisions in Wickham Market
- The Right Housing in the Right Place
- Community Infrastructure Levy (CIL) – this is money given to the Parish Council for village improvements
 - When NP approved CIL rises from 15% to 25%
 - Wickham Market is a Medium Area - £90 per m²
 - Average house is 76m² gives about £1700 per house



NEIGHBOURHOOD PLAN VISION

AIMS

- Housing for All
 - An Inclusive and Caring Society
 - A Viable Community
 - Maintaining the
Green Environment
 - An Attractive Village Centre
 - Traffic and Parking
 - Better Facilities and Services
- (As per Draft Vision previously circulated.
There was no need to amend draft after
consultation – a few copies available)





EXTERNAL REPORTS

- Housing Needs Assessment – AECOM
- Heritage and Character Assessment - AECOM
- Landscape Appraisal – Independent Consultant
- Site Assessment – AECOM
- Habitats Regulations Assessment Screening Report – Navigus Planning
- Strategic Environmental Assessment Scoping Document – Navigus Planning



HOUSING NEEDS ASSESSMENT

- **Housing Needs Assessment – AECOM - July 2016 - Extracts**
- Wickham Market had 101 new dwellings 2011 – 2016
- Between 32 and 110 **additional** dwellings needed by 2036
- 32 is an absolute minimum figure.
- The social rented sector in Wickham Market is double that of Suffolk Coastal
- Gives rise to heightened need for affordable housing
- Wickham Place's mix of two to five bed houses – not designed for local need.
- Completions since 2011 have a predominance of 3-4 bed properties.
- Need for smaller homes for the recently retired and/or over-55s to downsize into properties which are specifically designed to facilitate independent living for longer. These could include smaller detached/semi-detached/terraced homes with some bungalows.



HERITAGE & CHARACTER ASSESSMENT

- **AECOM February 2017**
- Focused on the built environment
- Summary of the history and character of Wickham Market.
- Gives evidence and principles to support the development of policies
- Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place
- The information generated through the process of characterisation can be used as evidence to support the planning and design process.
- Policies can then ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



LANDSCAPE APPRAISAL

- Written by Lucy Bachelor Wylam and Isolde Cutting – Independent Landscape Consultants
- Three Parts
 - Part 1 – Landscape Character Assessment
 - Part 2 – Key Views Assessment
 - Part 3 – Landscape Sensitivity Assessment
- Focused on land surrounding Built Environment

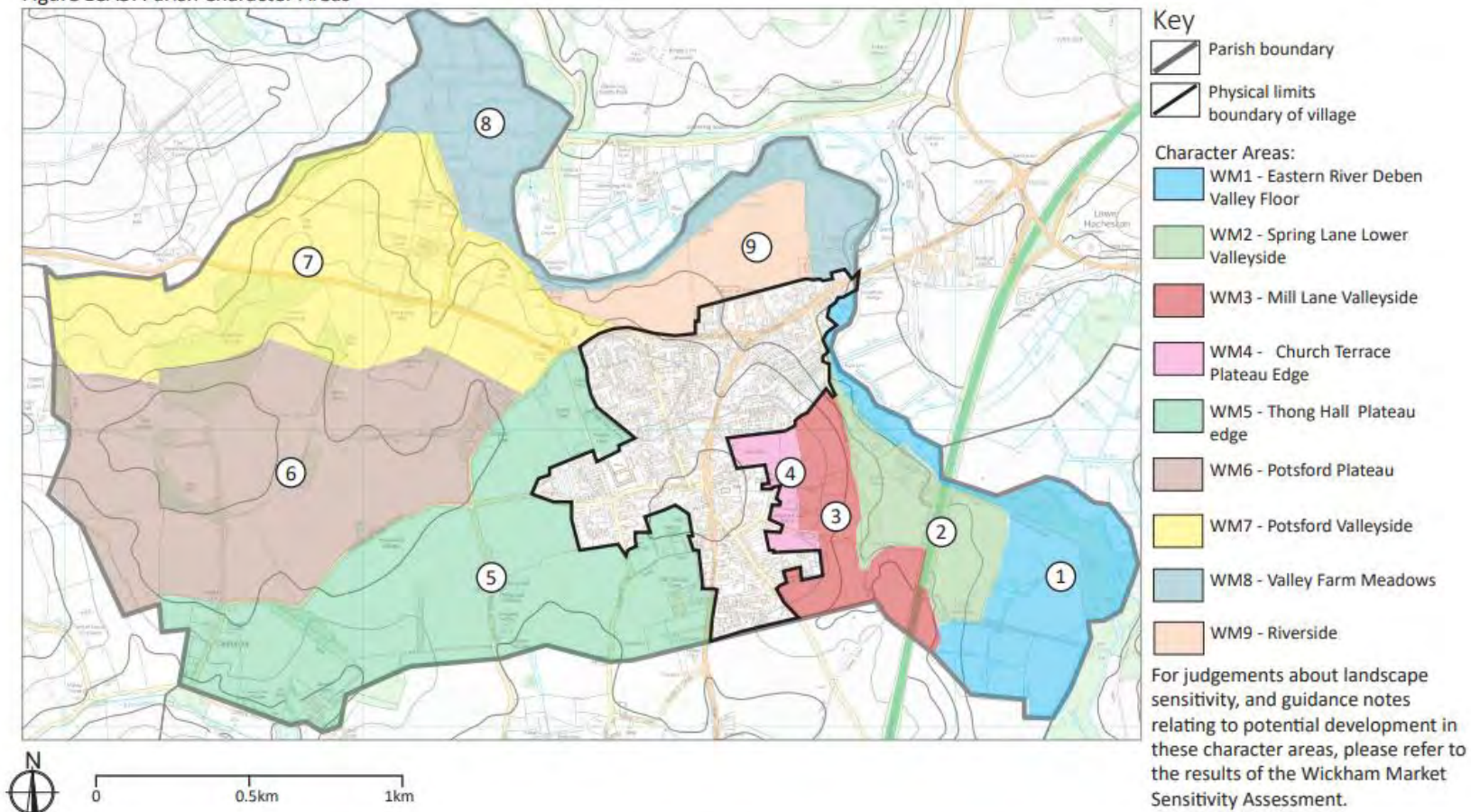
LANDSCAPE APPRAISAL

Copies available to view

Part one

Parish Character Area map

Figure LCA3: Parish Character Areas





LANDSCAPE APPRAISAL

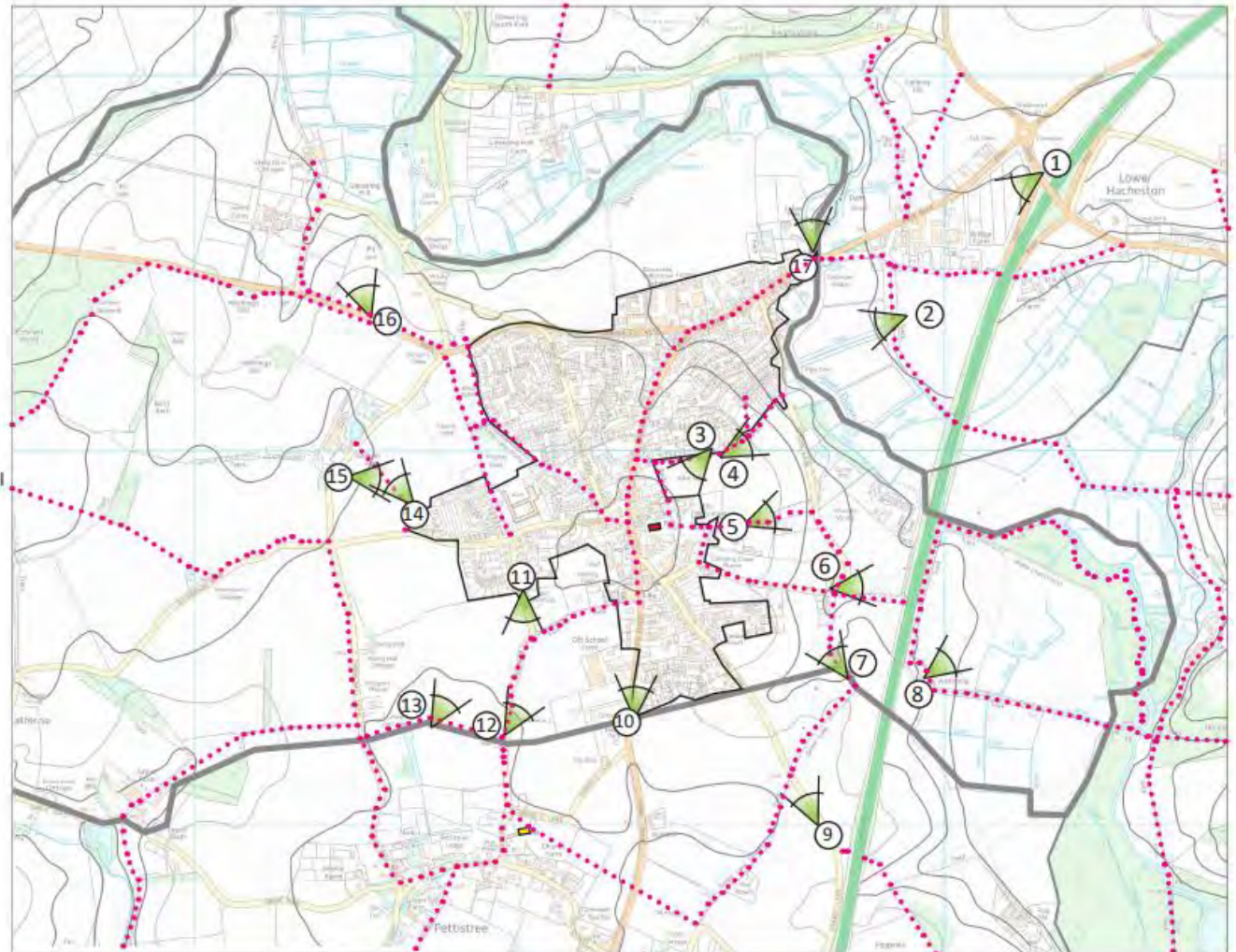
Copies available to view

KEY VIEWS MAP

1. Approach to A12 junction
2. Footpath off Ash Road
3. Allotments, towards church
4. Footpath east of allotments
5. Vicarage Footpath - looking east
6. Bottom of Mill Lane
7. Footpath Green Lane
8. Fowls Watering meadows
9. Chapel Lane, towards the north
10. High Street towards centre
11. Walnuts Lane - looking south
12. Walnuts Lane - view to the east
13. Footpath west of Walnuts Lane
14. Footpath north-west of The Oaks
15. Thong Hall Road, near Gelham Hall
16. Footpath, near Valley Farm
17. Deben Mills

Key

-  Viewpoint location and direction
-  Definitive and permissive footpaths and Wickham Market Circular Walks

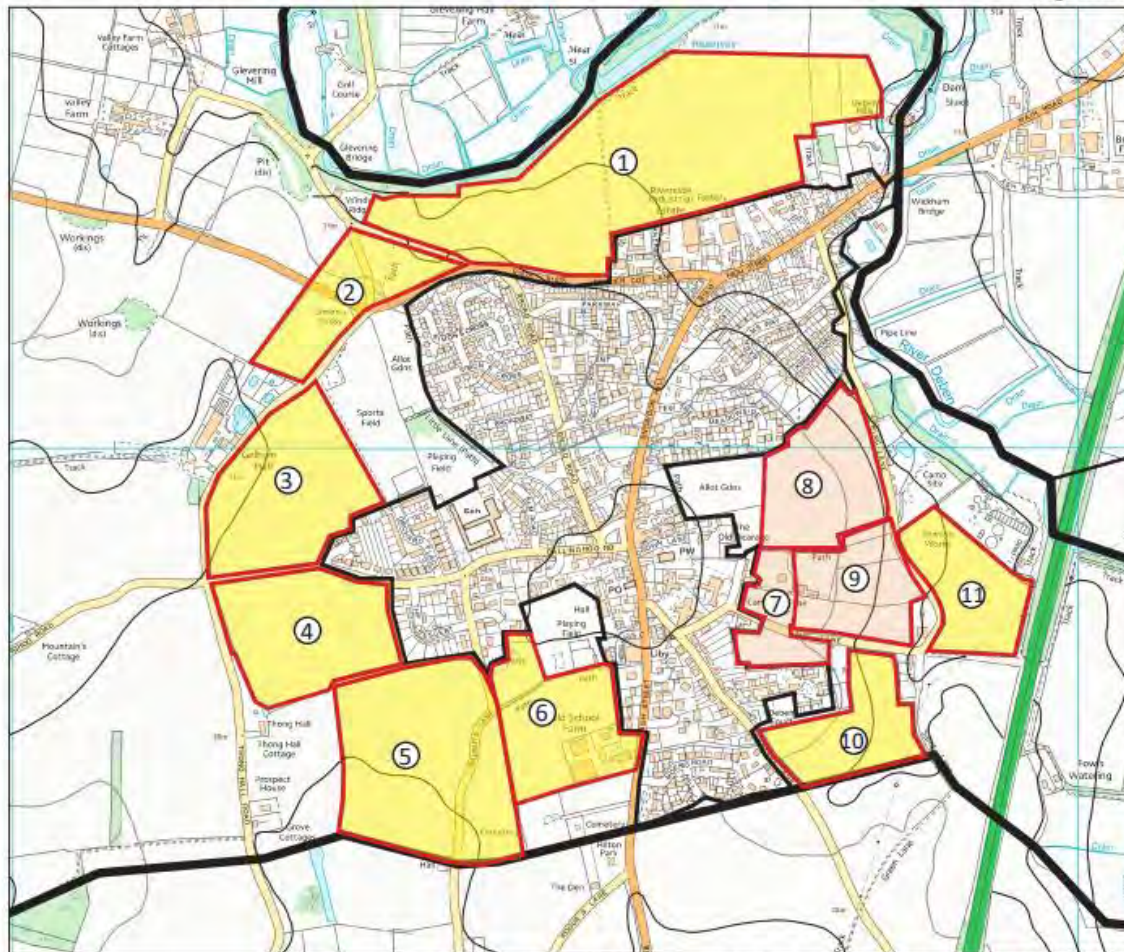


LANDSCAPE APPRAISAL

Copies available to view

5. RESULTS: Land parcel sensitivity

Figure SS2



This map shows the results in visual format. It indicates the combined landscape and visual sensitivity of each parcel to residential development (size and nature of development unspecified). HIGHLY sensitive areas are LESS suitable for development, areas of LOW sensitivity are likely to be MORE suitable, in landscape/visual terms.

The tables showing how these results were derived are presented on pages 13- 45 of this report. (The value attributed provides a broad-brush picture, and indicates relative sensitivity. Within each parcel, sensitivity is likely to vary, and a finer grain of assessment would be needed to determine suitability for development at the site level.)

Land parcels

- | | |
|------------------------|----------------------|
| ① Riverside | ⑦ Church Terrace |
| ② Simon's Cross | ⑧ Spring Lane - west |
| ③ Dallinghoo Rd- north | ⑨ Mill Lane - north |
| ④ Dallinghoo Rd- south | ⑩ Chapel Lane - east |
| ⑤ Walnuts Lane | ⑪ Spring Lane - east |
| ⑥ Old School Farm | |

Key

- Parish boundary
- Physical limits boundary (Local Plan policy SSP2)
- Land parcel with HIGH sensitivity to residential development
- Land parcel with MODERATE sensitivity to residential development
- Land parcel with LOW sensitivity to residential development*

*None of the land parcels assessed were considered to be of LOW sensitivity

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LOCAL SITE SELECTION CRITERIA

- Housing
 - Should be adjacent to the built-up area boundary and good links to the village facilities.
 - Should not increase congestion at the choke points within the village which are: four sections of the High St being; the War Memorial to the Coop, the Hill to Chapel Lane, Revetts to the George and Border Cot Lane to Spring Lane and also Dallinghoo Rd leading off the Hill.
 - The site should have two-way access to either the B1438 or B1078.
 - Road traffic from any development should not increase traffic past the School on Dallinghoo Road.
 - Any development must be capable of providing safe pedestrian routes to the school, medical centre, community facilities, e.t.c.
 - Ecological impact/s, impacts on hedgerows, trees, meadows, river valley land must be kept to a minimum.

SITE ASSESSMENT REPORT

AECOM Report - Mar 18

Tasked to assess 27 sites in line with the extant guidelines to ascertain which sites may be suitable for development.

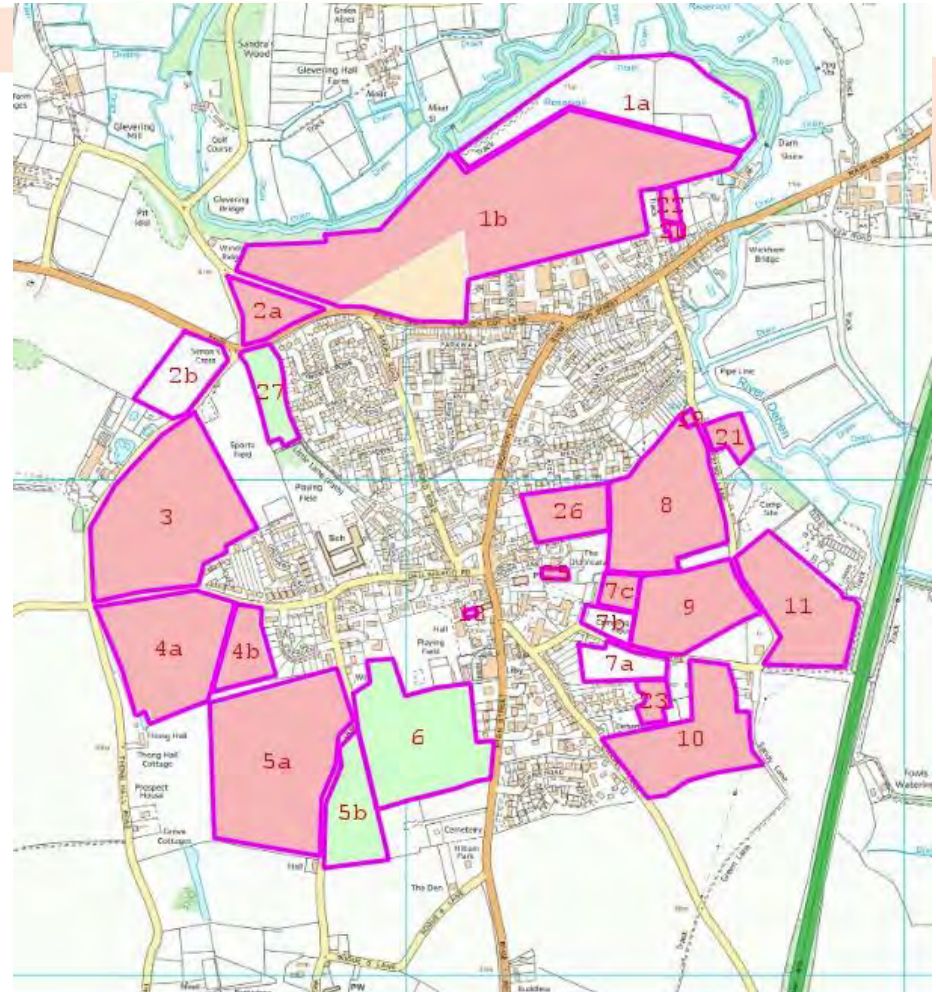
Sites were classed as:

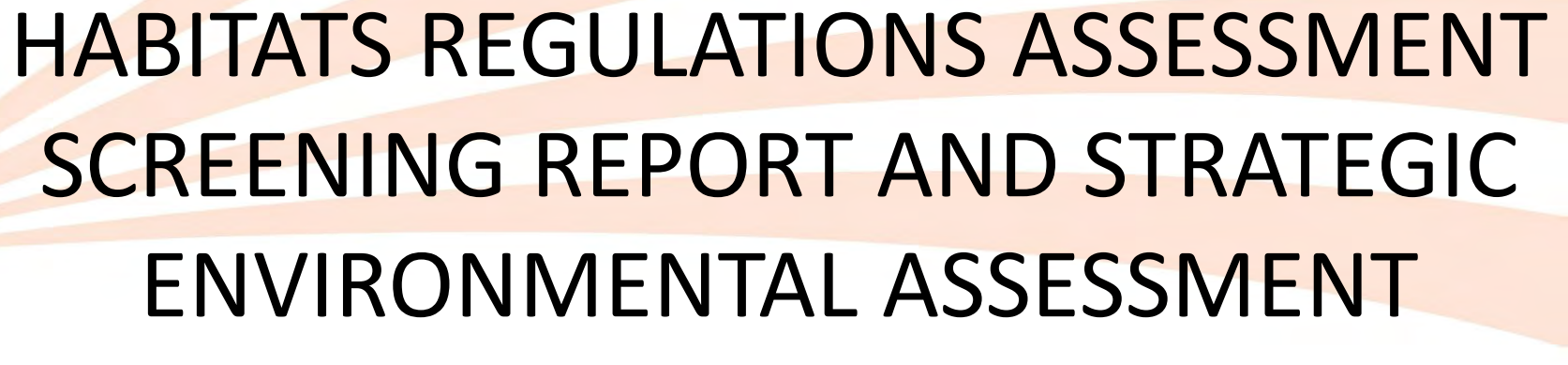
Red – not appropriate for development

Amber – potentially suitable for development if issues can be resolved or mitigated

Green – suitable for development.

Sites not coloured inappropriate for housing.





HABITATS REGULATIONS ASSESSMENT SCREENING REPORT AND STRATEGIC ENVIRONMENTAL ASSESSMENT SCOPING DOCUMENT

Navigus Planning has completed these documents and they have now been sent to the appropriate regulatory bodies to ensure that all required aspects have been addressed



PROPOSED OPTIONS

- Housing
 - Simons Cross
 - Old School Farm
- Potential Business Development
- Proposed New Car Park
- Proposed Location for Pump Track
- Local Green Space Proposal
- Areas to be protected from Development
- Non – Designated Heritage Assets
- Retail Boundary Change
- Conservation Area Boundary Change

HOUSING – SIMONS CROSS

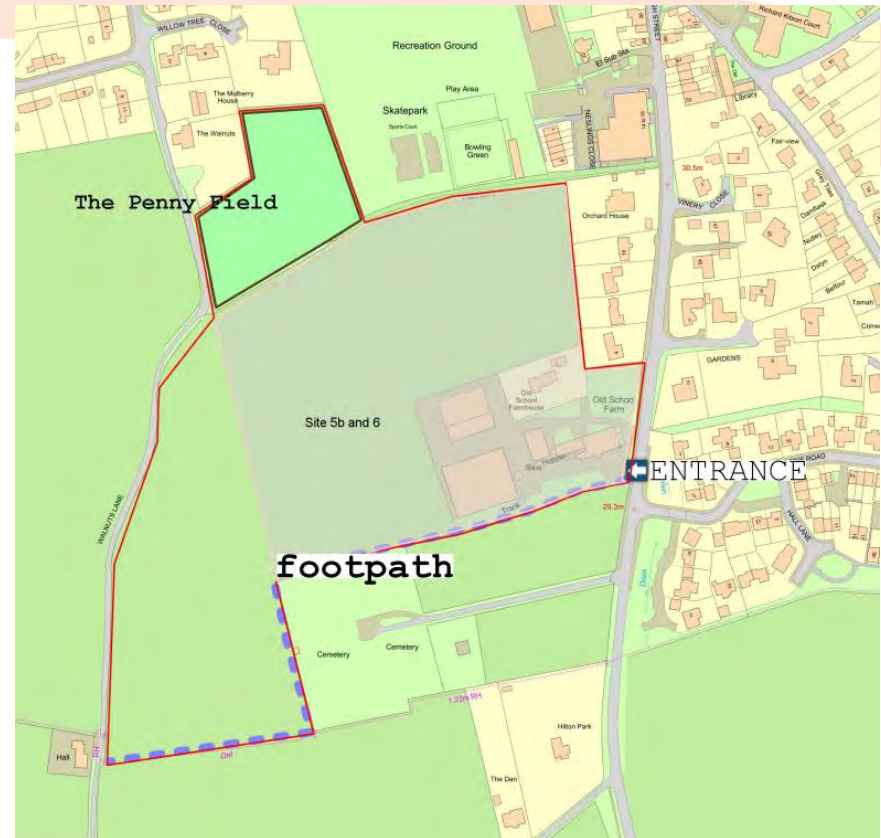
- Site 27 (Allotments) – about 22 houses
- Vehicle access from Simon's Cross estate
- Allotments moved as shown
- 2 years to move
- New allotments 1000 year lease at zero rent
- Footpath access through site to allotments.
- Refurbished Play area



Date Created: 11-3-2018 | Map Centre (Easting/Northing): 629661 / 256167 | Scale: 1:1800 | © Crown copyright and database right. All rights reserved (00009999) 2018

HOUSING - OLD SCHOOL FARM

- Site Submitted for development bounded by red line
- Development only allowed on part of site (grey shade)
- The Penny Field to become recreational Green Space
- Area to west of site not allowed for development to protect key views
- Old School building to be retained
- Area 4.55Ha (grey shade)
- About 80 dwellings
- Screening on West side
- Adequate parking provision
- Higher proportion of 2 bedroomed dwellings
- Potential for Retirement Homes



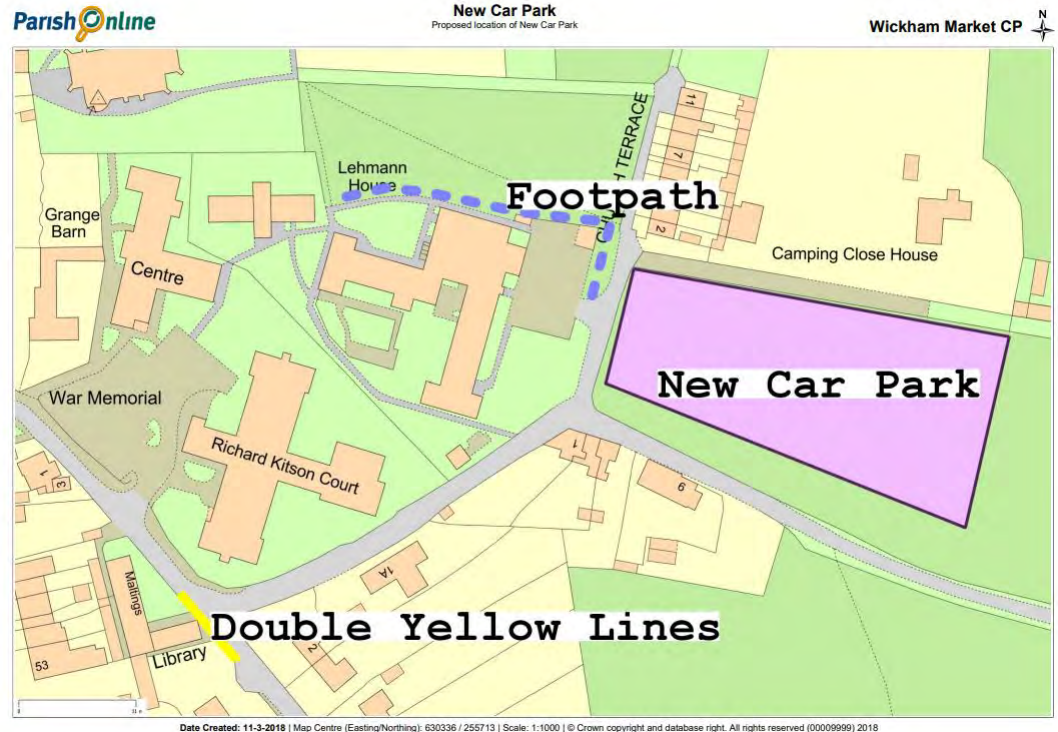
POTENTIAL BUSINESS DEVELOPMENT

- North of Border Cot Lane
- In Special Landscape Area (SSP27)
- 0.79 Ha
- Low rise
- Adequate parking provision
- Access from B1078 near Telephone Exchange
- Screening on Northern Edge and Road Boundary



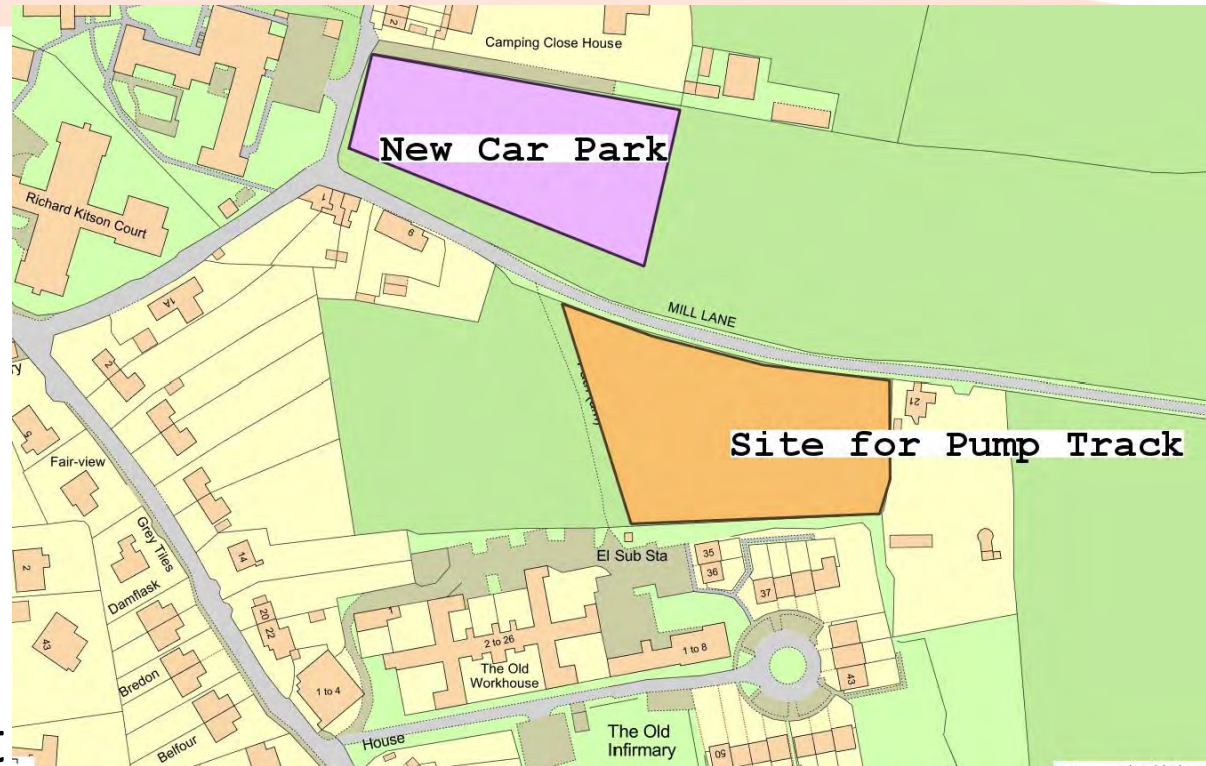
PROPOSED NEW CAR PARK

- 80 spaces for cars, m/c, bicycles and some vans
- In Special Landscape Area
- Access opposite Lehman House entrance
- Disabled pedestrian access to village
- Track on southern boundary to allow access to the field
- Double yellow lines on Chapel Lane to improve access



PROPOSED PUMP TRACK LOCATION

- South of Mill Lane
- Currently under Higher Level Stewardship Agreement
- In Special Landscape Area
- Close to proposed new car park
- What is a PUMP TRACK? – See next slide



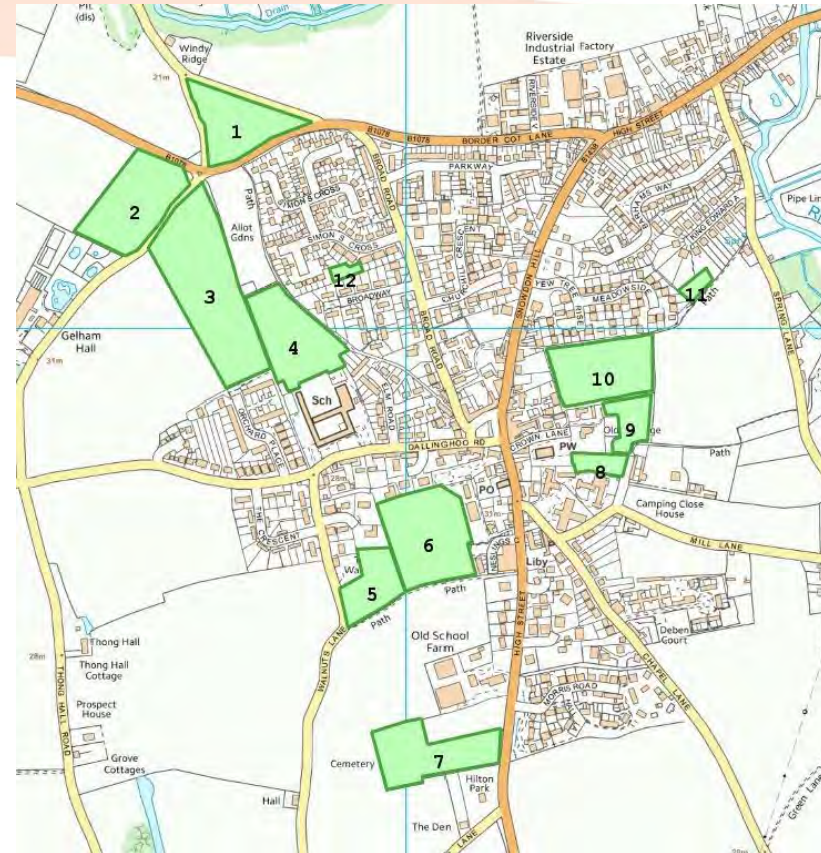


PUMP TRACK IMAGES



LOCAL GREEN SPACE

1. The Triangular Field
2. Proposed New Allotments
3. The Simon's Cross Playing Fields
4. The School Playing Fields
5. The Penny Field
6. The Village Hall Playing Field
7. The Cemetery
8. The Church Pightle
9. The Beehive Playing Area
10. The Glebe Allotments
11. Land off King Edwards Avenue
12. Simon's Cross Estate



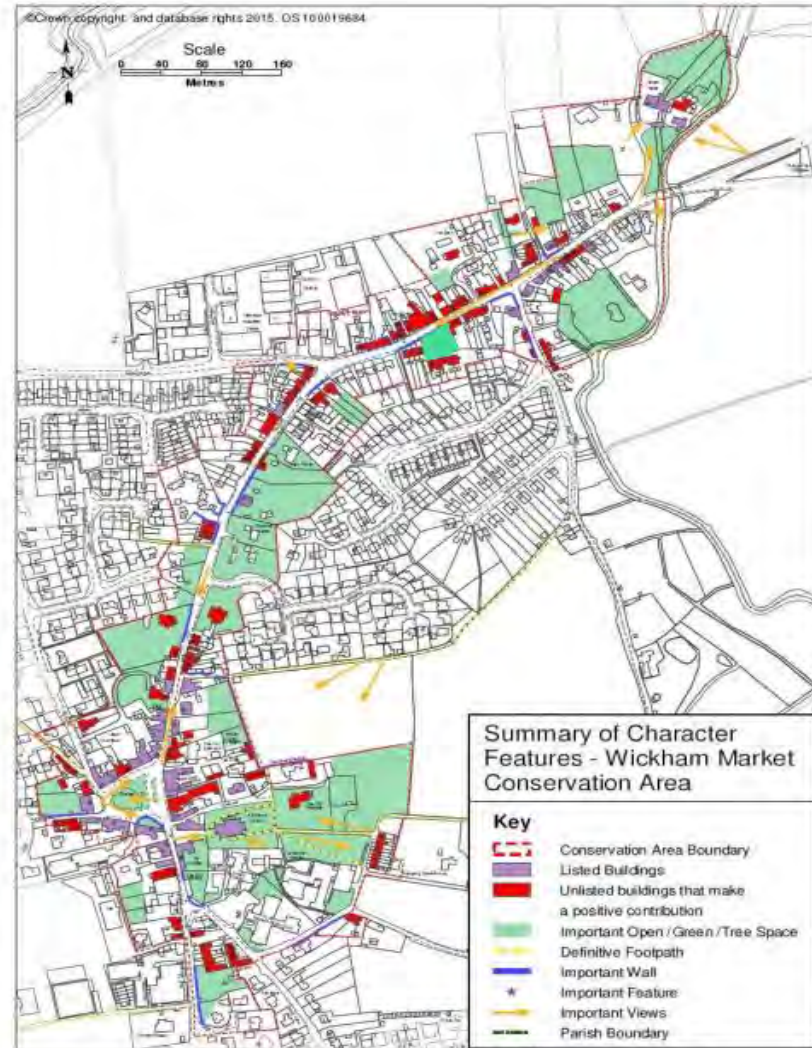
AREAS TO BE PROTECTED FROM DEVELOPMENT

Policy SSP39 – Areas to be Protected from Development

Areas to be protected from development comprise local scale sites, gaps, gardens and spaces that make an important contribution to the character and setting of a settlement in their undeveloped form. Accordingly, development within these areas will be severely restricted.

Neighbourhood Plan Proposal

Designate the Important Open/ Green / Tree Space as listed in the extant Conservation Area Appraisal document as “Areas to be Protected from Development”



NON-DESIGNATED HERITAGE ASSETS

NPPF States:

What are non-designated heritage assets and how important are they?

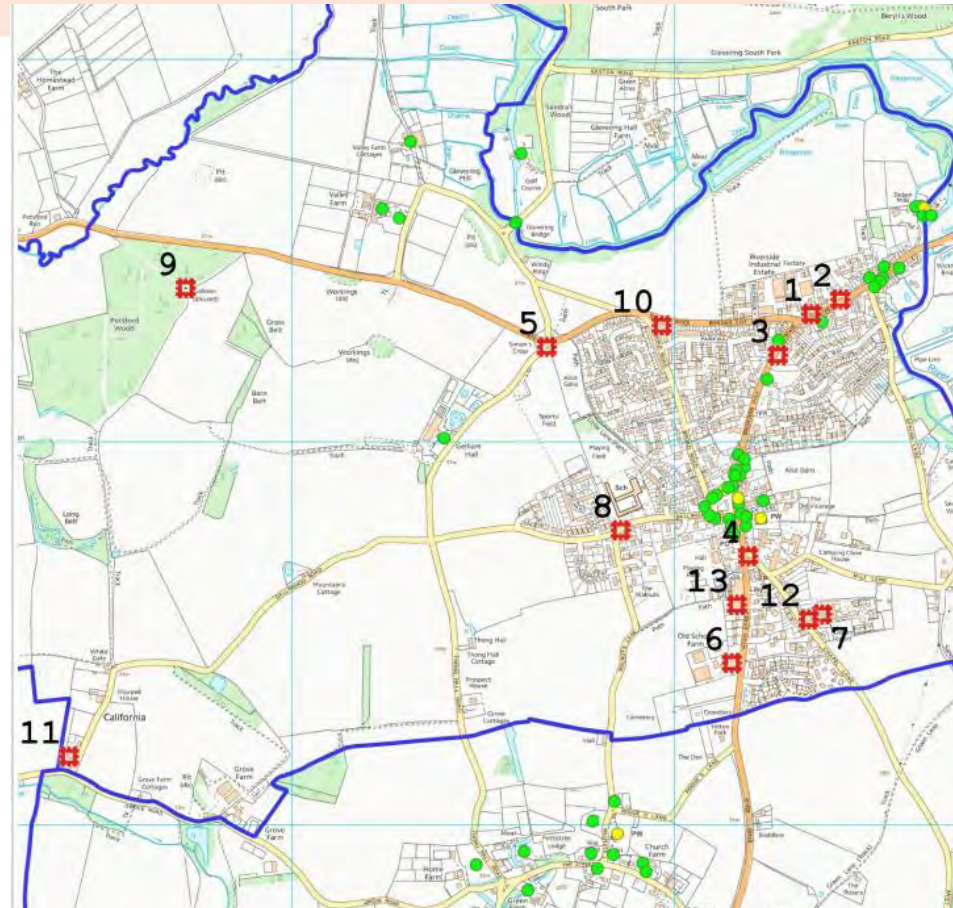
Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally [designated heritage assets](#). In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

The following assets are currently proposed:

- | | |
|--|------------------------|
| 1 – Milepost | 8 - Flint Cottages |
| 2- Entrance to Whitmore and Binyon Ironworks | |
| 3 - The Village Pump | 9 - The Gallows |
| 4 - The War Memorial | 10 - Flint Cottages |
| 5 - Pill Box | 11 - Rendered Cottages |
| 6 - The Old School | 12 - Waterloo House |
| 7 - The Old Workhouse, Deben Court | 13 - Orchard House |

What have we missed?

SOME PICTURES WILL FOLLOW



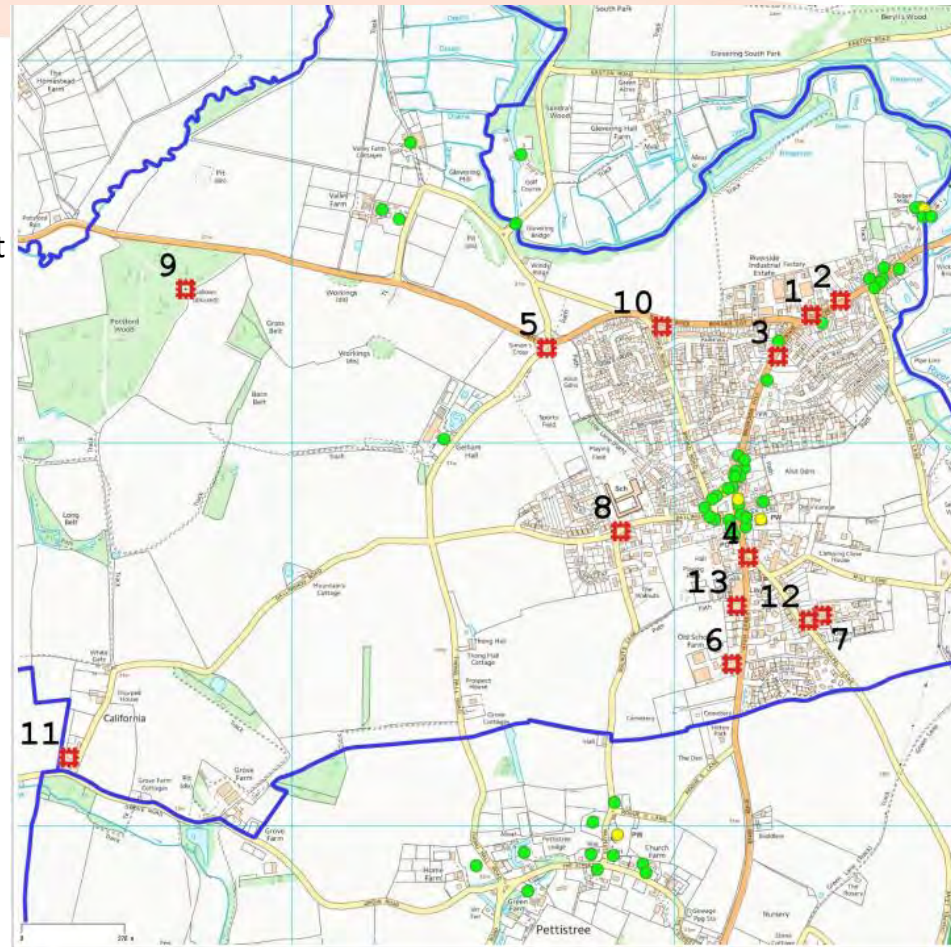
Listed Buildings are marked with a green dot

NON-DESIGNATED HERITAGE ASSETS

NPPF States:

What are non-designated heritage assets and how important are they?

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally [designated heritage assets](#). In some areas, local authorities identify some non-designated



NON-DESIGNATED HERITAGE ASSETS

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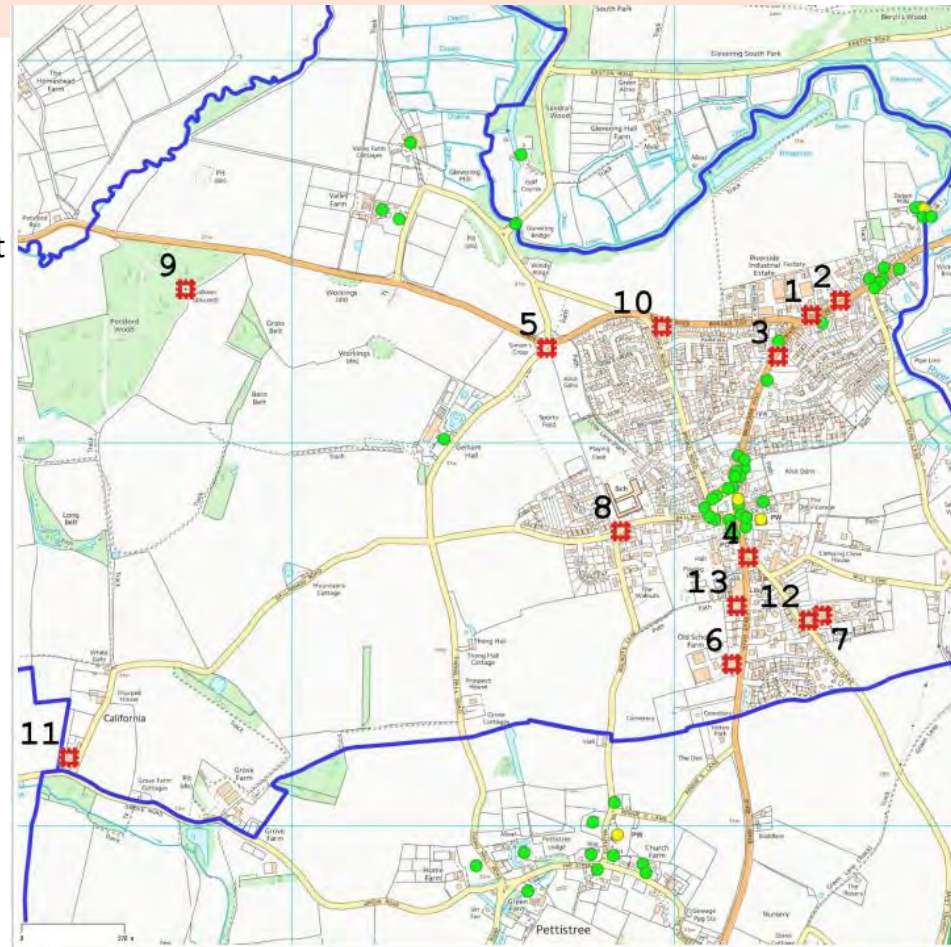


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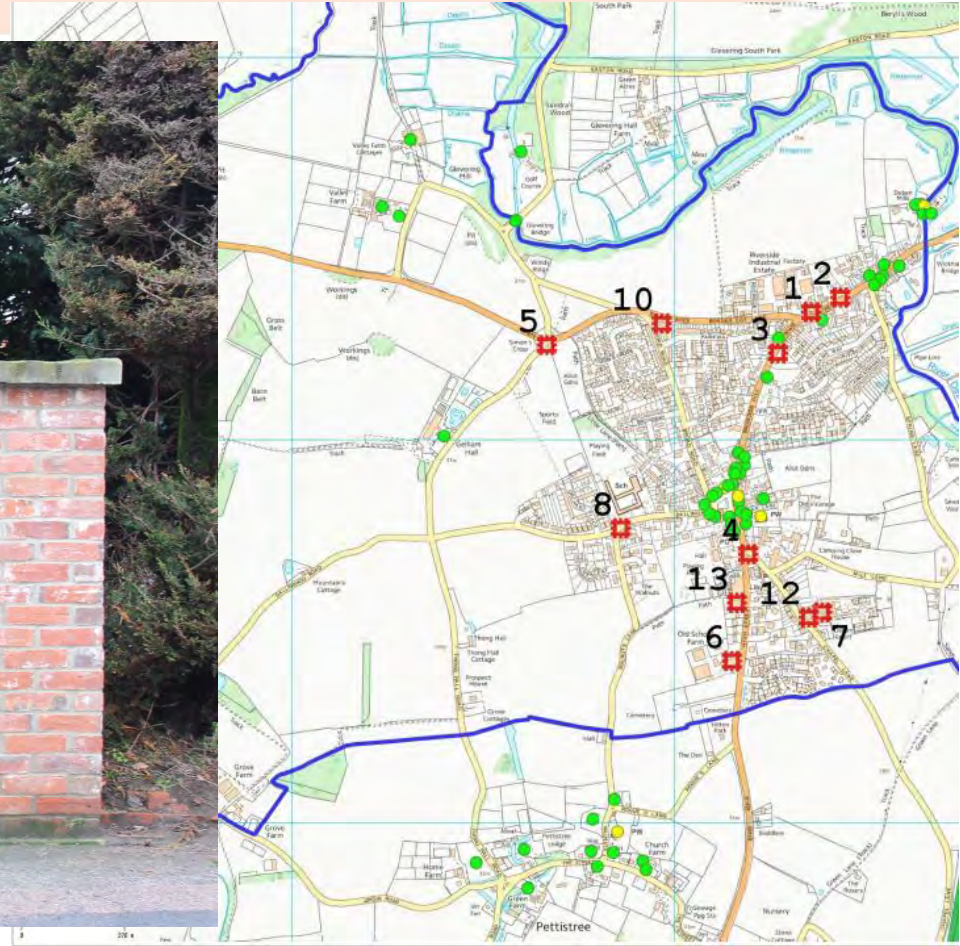
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NON-DESIGNATED HERITAGE ASSETS

NPPF States:

3



NON-DESIGNATED HERITAGE ASSETS

NPPF States:

What are non-designated heritage assets and how important are they?

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of



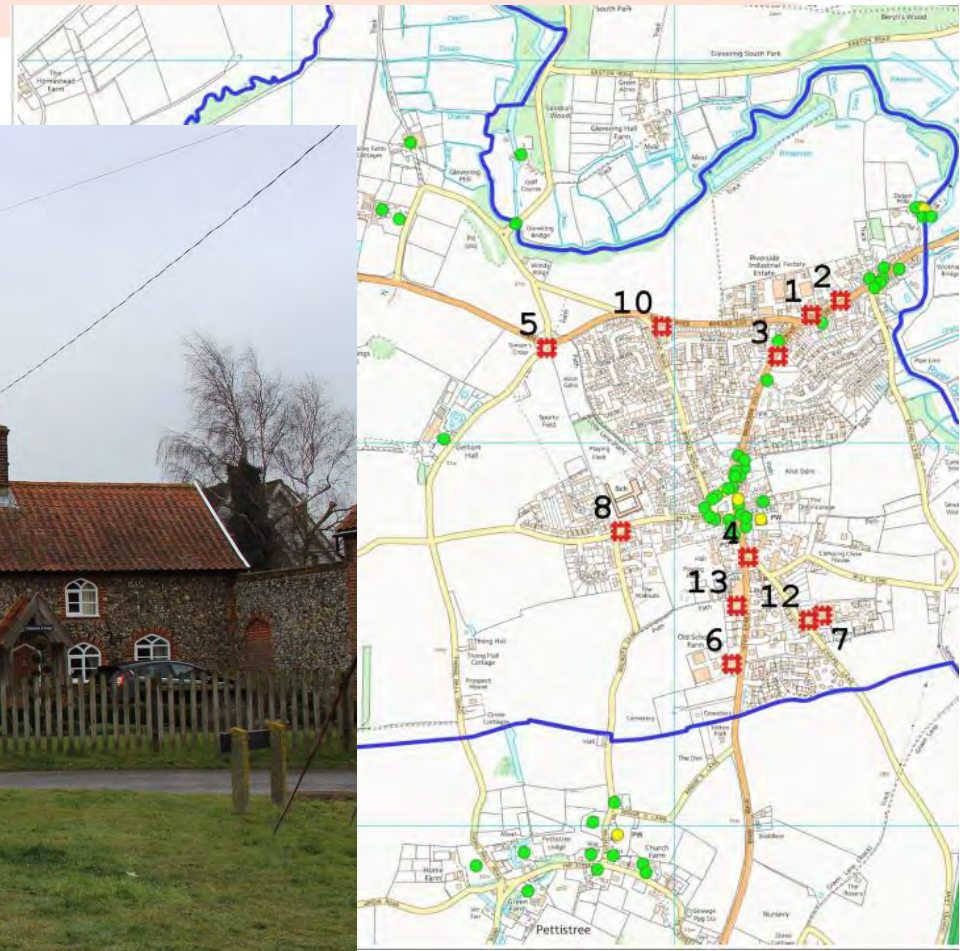
NON-DESIGNATED HERITAGE ASSETS

NPPF States:

What are non-designated heritage assets and how important are they?



8

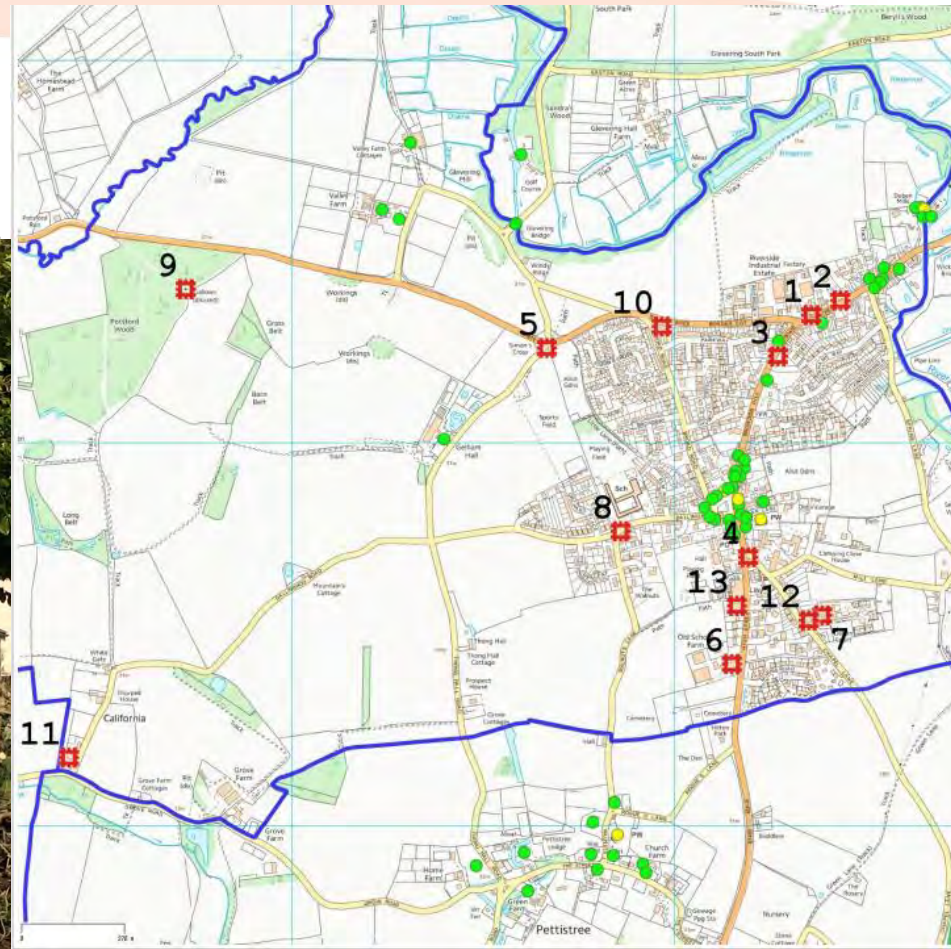


NON-DESIGNATED HERITAGE ASSETS

NPPF States:

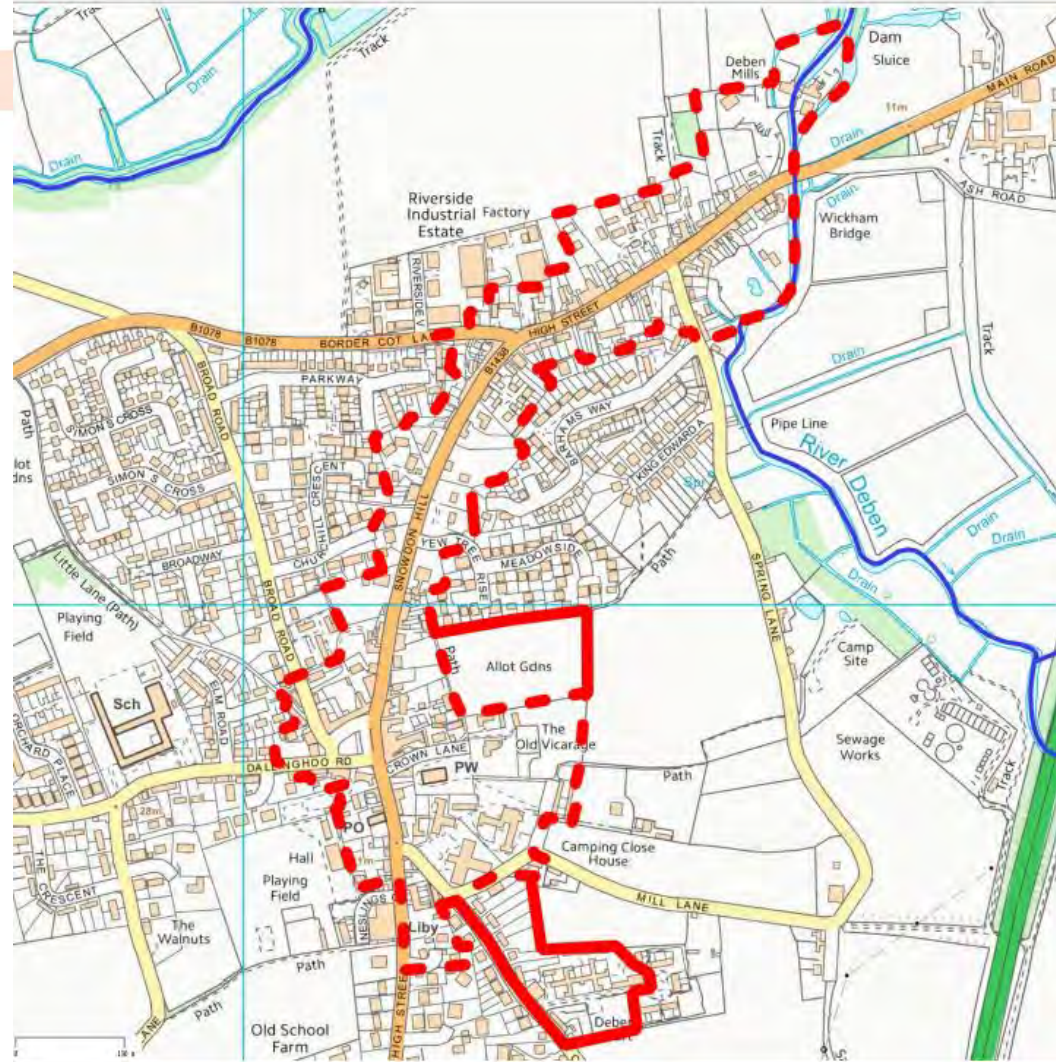
What are non-designated heritage assets and how important are they?

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of



CONSERVATION AREA BOUNDARY

- The current Conservation Area Boundary is shown in the dashed red line.
- The proposal is for two extensions to the designated area.
- 1 - Deben Court (The Old Workhouse).
- 2 - The Glebe Allotments.

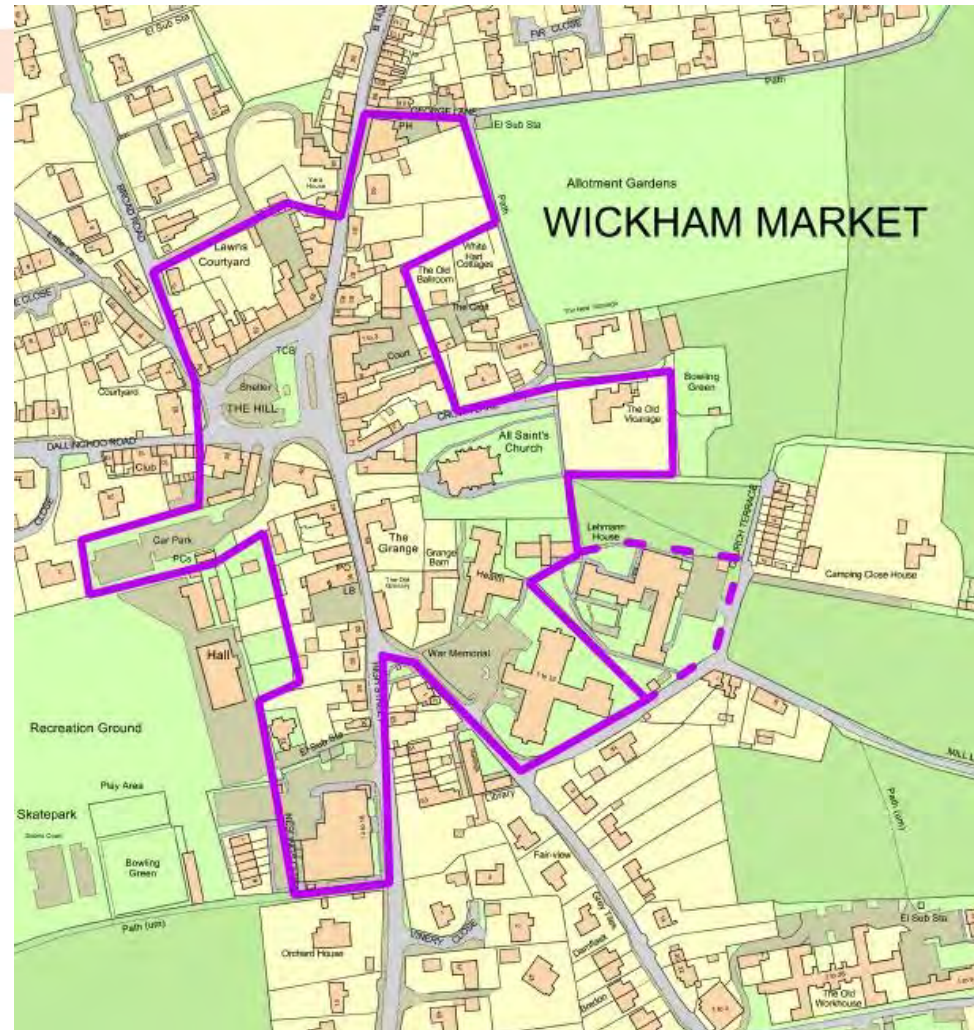


RETAIL CENTRE BOUNDARY

The Village Retail Centre Boundary in the current SCDC Local Plan is shown by the solid purple line and part of the guidance states that it should include:

D1 – Non Residential Institutions – e.g. clinics, health centres, creches, day nurseries, schools, church halls, libraries.

The proposal is to expand the boundary as shown by the dashed line to include Lehman House Care Home.





NEXT STEPS

- Complete Strategic Environmental Assessment
- Complete Habitats Regulations Assessment
- Viability of Proposals Report
- Draft Neighbourhood Plan
- Pre-submission consultation
- Submit to SCDC to forward for examination
- SCDC to initiate any necessary changes
- Referendum
- Pass to SCDC for implementation



Consultation Statement

Appendix 8

Regulation 14 Consultees list
(Feb 2019)

Wickham Market Neighbourhood Plan – Regulation 14 consultees

- 1 Pettistree PC
- 2 Letheringham PC
- 3 Easton PC
- 4 Hacheston PC
- 5 Marlesford PC
- 6 Campsea Ashe PC
- 7 Ufford PC
- 8 Charsfield PC
- 9 Dallinghoo PC
- 10 James Bidwell (Ward Cllr)
- 11 Jane Day (Ward Cllr)
- 12 Carol Poulter (Ward Cllr)
- 13 Robin Vickery (SCC Cllr)
- 14 Alexander Nicol (SCC Cllr)
- 15 SCDC - Stephen Brown (planning policy)
- 16 Mark Amoss (Ward Cllr)
- 17 Dr Dan Poulter, MP
- 18 David Chenery - SC Highways
- 19 Suffolk County Council
- 20 Richard Heyward
- 21 Mr Edward Carter
- 22 Nigel Holland
- 23 Diocese - Andrew Dutton
- 24 Hopkins Homes - Emily Warner
- NDHA Owners as follows:
- 25 202 a, b, c, d High St, Wickham Market
- 26 Flagship Housing for Deben Court
- 27 40 Dallinghoo Rd, Wickham Market
- 28 42 Dallinghoo Rd, Wickham Market
- 29 Flats 1 - 4 Waterloo House, Chapel Lane, Wickham Market
- 30 Orchard House, High St, Wickham Market
- 31 Avocet Academy
- 32 All Saints Church
- 33 Wickham Market Partnership
- 34 Residents via open day, website, round robin and Facebook
- 35 WI
- 36 English Heritage
- 37 Anglian Water
- 38 British Gas
- 39 EON
- 40 Natural England
- 41 Network Rail
- 42 The Environment Agency
- 43 WM Medical Centre
- 44 Historic England
- 45 Essex & Suffolk Water

Wickham Market Neighbourhood Plan – Regulation 14 consultees

- 46 British Horse Society
- 47 Countryard & Business Assoc
- 48 UK Power Networks
- 49 National Grid
- 50 The Ramblers Association
- 51 Suffolk Fire & Rescue Service
- 52 Suffolk Preservation Society
- 53 East Suffolk Internal Drainage Board
- 54 Suffolk Wildlife Trust
- 55 The Crown Estate
- 56 National Trust
- 57 Community Action Suffolk
- 58 The Royal Society for the Protection of Birds
- 59 Suffolk Preservation Society
- 60 DEFRA
- 61 Diocese of St Edmundsbury & Ipswich
- 62 Suffolk Preservation Society



Consultation Statement

Appendix 9

**Reg 14 Consultation Responses
(July 2022)**

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
1	Albury	Wick 1		<ul style="list-style-type: none"> No objection to 25 dwellings at Simon's Cross. 	<ul style="list-style-type: none"> Noted 	None
				<ul style="list-style-type: none"> Objection to 85 proposed dwellings at Old School farm, High Street. A maximum of 40 dwellings would be more suitable to the plot and have less impact on the village. 	<ul style="list-style-type: none"> The plot of 4.4 HA is large enough for 85 dwellings within the constraints included in the NP 	None
				<ul style="list-style-type: none"> We would have no objection to building on the Penny Field as an alternative to the above as its size would restrict the number of possible dwellings. 	<ul style="list-style-type: none"> The Penny field has the potential for use as local green space and this is reflected in Wick 12 	None
		Wick 9	<ul style="list-style-type: none"> The proposed car parking site does not provide safe highway access onto Mill Lane or to the connection onto Chapel Lane. <p>It would urbanise the appearance of Mill Lane which is currently a very attractive part of the village</p>	<p>There is now no longer a requirement for a long stay car park. See Section 7 of the NP</p>	The requirement for a long stay car park has been removed from WICK9.	
2	Bailey K	Wick 1		Additional houses being built should be affordable using schemes such as help to buy to keep families living locally. This will keep the community feel to Wickham Market	The guidance in the Local Plan (Policy SCLP5.10) covers affordable housing. Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.	None
			Para 3.2	Additional activities for families needing childcare such as summer and sports days.	Noted. However, these are activities rather than facilities and not covered in a NP.	None
			Para 9.2	Improvements to existing playground at Simons Cross. This is very dated. Evening facilities to be opened up to teenagers.	Improvements to existing play and youth facilities is an investment priority in the NP. It is also covered in Wick 13	None
			Para 7.1	Additional transports links to Woodbridge and Ipswich. Could community buses run services to train services to train stations.	The provision of public transport is outside the scope of a NP. However, the NP will clarify what the WMPC is doing to work with SCC, local bus companies and ESTA to improve transport services.	Section 7.6 has been updated to clarify what WMPC is doing to help alleviate issues..
			Para 7.9	Pedestrian walkways need to be considered as these are narrow in places. Pedestrian crossing needs to be added near the square to aid vulnerable users.	This is included in Wick 10 and Table 3.1 Objectives 7 and 11 and Table 3.2 Objective 12.	None

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
3	Barley B	Wick 13b		The affordable houses must be houses the local young people can afford	Ideally houses should be provided in the new developments that local young people can afford. However, ESC classify affordable housing in new developments as social rented.	None
		Wick 13c		This needs to be made clear as to where you think you can safely locate approximately 10 vehicles within Simons Cross	Access into the new Simons Cross development is being looked into further so this may not be an issue.	None
		Wick 13c		Where are you going to reroute all the people that use the bridleway to get to school, shops, doctors, village hall, and Simons Cross playfield and playground via the footpath. The bridleway is also used by mobility scooters, horse riders and dogwalkers from all over the village (that's any time from 04.00hrs to 22.00 hrs)	Access into the new Simons Cross development is being looked into further.	None
		Wick 13d		There's 100 plus movements at that junction per day. What would be needed to make it a little safer would be a Puffin crossing	Noted. Access into the new Simons Cross development is being looked into further so this may not be an issue.	None
		Wick 13e		Leave it where it is. Are you going to put in additional play space	intention is to provide a new play park within the new development - either in current location or a new location.	None
4	Barley P	Wick 13c		James Holland's vehicular access at the lower end of Simons Cross is much safer, also there is room for access without the need to remove garages between 57 and 59 causing more problems. Traffic would have to drive through Simons Cross. This would be a good thing as it would slow traffic down	Access into the new Simons Cross development is being looked into further. Will need to seek advice from Highways.	Advice has now been sought from ESC and SCC regarding vehicular access. WICK 13 updated to indicate both possible access points. Final decision will be made when planning application submitted.
		Wick 13d		There is much less pedestrian footfall at the lower end of Little lane making it much safer for a road to cross. The proposed crossing is used by everyone going to the village, the playground and the playing field	Access into the new Simons Cross development is being looked into further. Will need to seek advice from Highways	Vehicular, pedestrian and cycle access points have been clarified in WICK13

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
5	Barrett L	Wick 12		I assume the footpath will be kept	It is our intention that the proposed footpath on the south of the development will be included	The requirement for this footpath is included as part of WICK12
		Wick 9		I assume residents of Church Terrace have been consulted	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
6	Crowley S		Para 7	Transport and Movement. There should be a speed restriction 20 mph in the centre of the village, traffic calming. There should be a weight restriction throughout the village. Large delivery lorries to the Coop should only approach from the south side. As there will be an increase in population – more public transport and shuttle buses to Campsea Ashe station	Noted. This will be considered by the Traffic and Parking Working Group which is looking at ways to improve traffic flows and pedestrian safety.	None
		Wick 9		Car parking should return to being free to encourage more visitors to the village. If there were more buses there would be less need to park. Free parking would alleviate rogue/opportunist parking.	Unfortunately, the policy for charges in public car parks is set by the District Council	None
		Wick 10		Pedestrian safety. From the coop to the George should be pedestrian priority – level surface/more crossings and one way/vehicle priority/traffic calming strategies	Noted. This will be considered by the Traffic and Parking Working Group which is looking at ways to improve traffic flows and pedestrian safety.	None
		Wick 11		Cycling walking and disability access – make this safer	This is covered in Objectives 8, 9 and 33 of the Reg14 version of the NP. In the Reg 15 of the NP these have been renumbered and are now NP Objectives 7 and 12 , and Community objective 12. We agree and this is why Wick 11 has been included in NP	None
		Wick 12d		Old school building would be an excellent venue for classes/courses/art centre/youth centre	Noted. The use suggested would be entirely appropriate.	None

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a	b	c	c1	d	e	f
7	Day J	Wick 10		To slow traffic create cobbled road surface from post office through the hill to the pub.	Noted. This will be considered by the Traffic and Parking Working Group which is looking at ways to improve traffic flows and pedestrian safety.	None
		Wick 10		Add electric charging points to car park. Electric is available	ESC are responsible for Car Parks and provision of charging points.	None
		Wick 3, 4, 7		More tree planting, create woodland	The WMPC E&L Committee are planting trees on a regular basis.	None
		Wick 9		Approve. Access to riverside make a feature of WM for walking and cycling.	Noted. However, The location of the car park is to be removed from the NP.	None
				Cycle route to Campsea Ashe Station?	Within the village, this is covered under WICK11. There is also a community action in Table 9.1 to cover cycle routes which will be progressed by the WMPC.	This will be progressed as a community action by WMPC - see Table 9.1
		Wick 11		Create walking and cycling routes to villages	Within the village, this is covered under WICK11. There is also a community action in Table 9.1 to cover cycle routes which will be progressed by the WMPC.	This will be progressed as a community action by WMPC - see Table 9.1
		Wick 13		Approved. Access to Simons Cross better than through the estate.	Access into the new Simons Cross development is being looked into further so this may not be an issue.	Advice has now been sought from ESC and SCC regarding vehicular access. WICK 13 updated to indicate both possible access points. Final decision will be made when planning application submitted.
8	Exton I&D	Wick 1		110 houses is enough, any more will ruin the village	Agree and we support this view. We have capped development at a total of 110 for Simons Cross and Old School Farm developments.	None
		Wick 9		Don't agree, not safe	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.

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9	Exton S		Local context 2-3 2nd paragraph	Text change: 'Today however with the ever increasing volume of traffic and cars parking on the roadside, possibly created by increased numbers of housing developments being built in surrounding villages (see 2.7)'.	Noted.	Amended para 2.7 to include road network within the village.
			2.9	Text Change Mortgage loans are based on 4 x earnings	Noted. But it is considered that including a specific figure in the NP of 4 times earnings is not appropriate as in practice this will depend on the mortgage lenders and will therefore differ.	Section 2.9 updated and is also partly addressed in 2.11.
			4.2	Text Change Can we state where?	No, but we can say that there is a significant development within the A12 corridor	Section 4.2 has been updated.
		Wick 9		Car Parking Wording should be changed to suggested instead of allocated and perhaps other avenues explored such as Green Parking and driveways being offered.	The idea has merit and will be followed by the Traffic and Parking Working Group.	None
		Wick 13		Text Change Remove comment about vehicular access	Advice received from EASC and SCC.	Advice has now been sought from ESC and SCC regarding vehicular access. WICK 13 updated to indicate both possible access points. Final decision will be made when planning application submitted.
10	Fleming G	Wick 9		Objection to proposal for parking on Mill Field. Junction of Chapel Lane to High Street is dangerous. The proposed site is a special landscape area, maintain the green environment.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
				What evidence do we have for more parking?	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
				Consider the creation of parking between bowls club and Coop.	This can only be progressed once the flooding problem is resolved.	WMPC will follow this up and this is included in Table 9.1
11	Gaily L	Wick 9		There is no need for a car park in Mill Lane it would be an eyesore and open to vandals. It would not give easy access to the village for people with mobility problems. Wording should be changed to suggested instead of allocated and perhaps other avenues explored such as Green Parking and driveways being offered. It would be sited on ancient land used for community games and early forms of football. It should be kept green.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.

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12	Greenhaigh J	Wick 9		Strongly objects to 80 place car park in Mill Lane. Questions if there is a need for another car park.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
				This is a conservation area a car park would affect wildlife and residents with noise and light pollution.	Noted. However, this is not within the conservation area.	None
				A small car park of maybe 10 cars would be more in keeping.	Noted	None
				Possible Alternatives: Extend VH car park to incorporate space between bowls green and Coop.	This is being reviewed within the scope of the T&PWG	WMPC will follow this up and this is included in Table 9.1
				Extend long stay CP into Football ground or have car park in Old School Farm development.	This has been considered, but is not considered feasible.	None
13	Hall B		General	Very good	Noted with thanks	None
			Para 2.4	It is essential to provide at least 30% of new builds as affordable social housing to encourage increased under 44 year old. Very evident demand via good neighbour scheme indicates number of older, retiring, non car driving increasing	This is included in the Local Plan and therefore does not need to be stated in the Neighbourhood Plan.	None
			Para 4.3	Reduction needed in empty or second houses. District Council housing tax of second homes should be introduced.	This is a very good point but is outside the scope of the Neighbourhood Plan	None
			Wick 1	Adaptable dwellings for elderly essential and amend NP if necessary	This is covered in Wick 1 C in that 50% will be accessible and adaptable. NP committee have reviewed the Local Plan and confirm that it is covered.	It is covered in Local Plan.
			Wick 9	Car parking pressures throughout Wickham Market, Mill Lane site is not perfect but best available option with passing places.	Noted.	None
			Para 5.16	All new builds to have solar power as standard.	This has been discussed at length and it we were advised that WICK 5 was about the most we could consider at this stage	None
			Para 7.4	Encourage improved surface of bridle path for cycling from Wickham Market to station. Mill Lane to White Bridges to Wickham station as station car park now filled daily. New faster trains will now put pressure on to improve station access.	Very good idea, but outside the scope of the Neighbourhood Plan. However, the Parish Council will endeavour to take this forward separate to the Neighbourhood Plan.	WMPC will follow this up and this is included in Table 9.1
			Para 8.4	Consider Old School Farm buildings for heritage asset. It would make an ideal community pub as parking and access far superior to the George. Part paid by future developer and landowner 'gifted' and the George sell off.	The Old School Farm is identified as a Non Designated heritage asset. Whether it is considered for the future village pub will depend on whether the current request for heritage lottery funding for the George is granted.	None
			Para 9.1 Para 9.4	Car Parking – Mill Lane to Church Terrace would benefit from passing places in Mill Lane. This may be possible from de Vere.	There is now no longer a requirement for a long stay car park in Mill Lane. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.

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14	Hall C		Para 7.1	The report acknowledges traffic and parking problems in WM and goes as far to propose the use of land to create new parking space and create safer pedestrian space. Improved public transport would reduce this need.	Noted, but public transport is currently outside the scope of our Neighbourhood Plan. It is considered we may need a policy to cover transport links.	NP Section 7 has been updated to cover this.
				The regeneration of the station house at Campsea Ashe, and improved station facilities have made it a desirable location to start and end train journeys. Nonetheless, public transport to and from the station is minimal with only a couple of busses per day (which exclude commuter travel times). This results in the car park there being full to capacity most days, meaning it is not always possible to travel from there. Increased bus services to/from the station would result in less cars being used as a mode of transport there. Suffolk Coastal Links responsive transport busses have been reduced, resulting in it not being responsive enough to meet the needs of potential users.	Very well made point. This will be investigated outside the Neighbourhood Plan. Initiatives to take this matter forward will be supported by WMPC.	This will be investigated outside the Neighbourhood Plan
				Older residents are a higher percentage in WM. Young people have no choice but to leave the village for work purposes as the poor public transport service limits work opportunities.	The Neighbourhood Plan Committee have tried to identify land for light industrial use. Unfortunately the only piece of land that we identified as suitable was unavailable. Old School has been allocated for community and business/employment use if it becomes available.	The Riverside Industrial Estate is protected by Policy SCLP12.42 in the Local Plan. No amendment to NP is therefore required.
				SCC has publicly stated that cuts to public transport will be made over the coming year in a bid to save money. Your plan does not acknowledge how WM will be protected from potential cuts to an already dire service.	Unfortunately the Wickham Market Neighbourhood Plan only covers Wickham Market parish and public transport is a much wider issue. We will be making clear within the plan that a good bus service is essential for the village, but the truth is that it may not have any influence on future cuts in services.	NP Section 7 has been updated to cover this.
				Environmentally, how is the WM plan contributing to reducing the amount of cars on our roads?	A good point, the plan will not reduce the cars on our roads. Wickham Market is a rural village and the majority of residents use their private cars to get to work. Additional houses will be built with adequate parking. Local Plan still has the old SCC guidance with regard to residential parking. This policy tries to force people to use public transport by providing inadequate residential parking. This has proven to have had a very detrimental effect on some rural communities.	SCLP4.12 of the Local Plan protects the retail centre of Wickham Market. WICK11 sets out our requirement to improve cycling, walking, and disability access routes in order to minimise car use within Wickham Market. No update is required to NP.

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15	Taylor H	Wick 1		The proposal for new homes - the recent development, as outlined in your plan, were purchased by retired people. WM is not desirable for younger families. I believe that the poor transport links contribute to this.	Policy SCLP5.10 of the Local Plan covers provision for affordable housing including discounted home ownership. Section 7 has been updated to promote better transport links.	Section 7 has been updated to promote better transport links.
		Wick 6		I would like to see the field which is on your right as you go down the cemetery access road designated as a local green space.	This field was considered and it was felt that it did not meet the required criteria.	None
		Wick 9		I am opposed to the proposal to site a long stay car park in Mill Lane because : - This is development on a green field site · The access road to this car park is extremely narrow. · Visibility at the junction between Mill Lane and Chapel Lane is poor. - Increased risk to pedestrians walking to the village centre from residential housing further down Chapel Lane (ie Deben Court) - Visibility at the junction between Chapel Lane and High Street is poor and traffic volume is high. - A new long stay car park would be better placed at the edge of the Old School Development, it should be a condition of any development that space is allocated for this. The location mentioned would be safer for vehicles and remove risk to pedestrians.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
		Wick 10		I believe that the pedestrian route is particularly poor in the High Street between Chapel Lane and the entrance to the square.	Agreed, list of potential improvements to be added to the NP.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC
				There is an urgent need for a pedestrian crossing and dropped curb close to the war memorial – this is a dangerous place to try and cross the road, particularly for those with mobility issues and wheeled walkers due to the high curb and the traffic.		New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC
	There is already an unofficial "priority system" for vehicles beside the Post Office, but I would like to see an official priority system in operation which would give scope for widening the walkway to allow pedestrians to pass each other on the path between the Post office and the Square.			New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC		
	Existing pedestrian crossings need to be maintained effectively (the one in the square needs re-painting)			New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC		
		General comments	It is disturbing to note the potential development of 150 homes within the Pettistree parish referred to in this plan. This will effectively merge Wickham Market and Pettistree on the southern approach to the village and I am opposed to development of this size on a green field site. I feel aggrieved that Wickham Market residents have not had the opportunity to comment on a development of this size which, although outside the parish, will have a tremendous impact on life in the village and on many of the issues you are aiming to address in the Neighbourhood Plan.	Wickham Market residents did have the opportunity to comment on the East Suffolk Council Local Plan. The Parish Council did comment and made it very clear that we were opposed to the Pettistree development. Despite this the development was approved.	None	

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16	Hayward	Wick 13		<p>Whilst the Hayward Family continue to utilise Old School Farm site as the centre of their farming operations and farm the land ourselves, it is not financially viable to relocate the centre of the farm elsewhere or have access through it and make this site available for redevelopment.</p> <p>We are not opposed to development of land to the west of Old School Farm however with the highway constraints within and through the centre of the village, and to the north off the B1078, consideration should be given to guiding future development to the south and west of Wickham Market, either side of Walnuts Lane, with a new purpose built access road serving this area from the B1438 to the south of Rogues Lane and to the west of the cemetery.</p>	A meeting was held with the Landowner and it was agreed that the Old School Farm site should remain in the NP.	WICK 12 amended to take account of owners requirements
17	Holland J	Wick 13		<p>Point c – Access. We intend to access this site at the end of Simon's Cross, towards the north end of the site, next to number 103. There are currently concrete bollards here and we believe there is direct highway access onto our site from here.</p> <p>If access was to come via your suggestion, garages would need to be demolished which would not be desirable. It could also lead to a "ransom strip" situation which could very easily make this site financially unviable, particularly in terms of the money we are spending on relocating the allotments. We have taken expert advice on this access and believe there should be no reason why not to come in via our suggested route.</p> <p>We would prefer to access directly from the B1078, but understand the reasons why this would not be desirable. We are therefore not requesting this. We hope that the access via our suggested route next to 103 Simon's Cross will be acceptable and welcomed.</p>	Access into the new Simons Cross development is being looked into further so this may not be an issue.	Having got advice from SCC and ESC there is no objection to accessing from the northern point as suggested. WICK13 amended accordingly. Both access options are included in WICK13.

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18	Howland D	Wick 9	Para 3.1.6 Para 9.1 Para 9.2	There are 2 issues: 1. The lack of resident parking and the need to provide more on street parking. 2. The need to accommodate visitors in car parks. The 2011 Parish Plan questionnaire identified traffic and parking as the 2 most important issues for the village. The 2014 traffic and parking report identified numerous problem area. Unfortunately, nothing has been done to improve matters in the last 8 years. The problem has just got worse. Some members of the Neighbourhood Plan team are in denial that there is a problem. This should be the number one priority for the village. Table 9.1 needs updating to reflect the above. Wick 9 needs to include resident parking as well. 9.2 needs to reflect resident parking as well.	It is agreed that there are two issues. Following the 2011 Parish Plan, car parking in the village was radically overhauled in 2015. It is recognised that further improvements are essential and Traffic Regulation Orders are required to make any necessary changes. We need to ensure that the majority of village residents are supportive of any proposed changes so that effort in preparing Traffic Regulation Orders is not wasted. The T&PWG are currently investigating all possible options and will consult widely with the community before proposing changes.	Section 7 has been expanded to address these issues.
		Wick 6		The Glebe Allotments should not be afforded any special status. This land could easily be used for a variety of purposes including some development or even as a long stay car park. There is potential access via Yew Tree rise or even through The George once it is demolished. The close proximity to the village centre and the size of the plot would allow it to be used for allotments and other community uses. If the sighting of the long stay car park is reopened due to comments from villagers then the Glebe allotments should be added to the list of potential sites.	The Neighbourhood Plan Committee, having taken the Landscape Appraisal and the Site Assessment into account, felt that the Glebe Allotments were perfectly fitted to be designated as Local Green Space. The Glebe (formerly known as George Fields) is the last of the ancient field structure which once surrounded the centre of the village and is thus part of the Wickham's natural heritage. It has been in use as an allotment site for over 130 years. As such, the Glebe allotment site is registered as an asset of Community Value.	None
19	Hubert-Chibnall A	Wick 9		The car park as planned is quite a way from the centre of the village. A three-storey car park, with the second storey at ground level could be built on the current "Long Stay" car park. The current car park is an inefficient use of space. Parking charges would amortise the initial outlay.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
20	Hudson K&J	Wick 1		More affordable homes are needed, not just one or two on each site. Could homes be offered to local people first and no buy to let allowed for at least 2 years after purchase.	The guidance in the Local Plan (Policy SCLP5.10) covers affordable housing. Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.	Covered by Local Plan. No update required to NP.
			9.4 & Table 9.1	Library enhancement. Could the library be open for the use of the high school age children one evening a week as a meeting place?	Noted. This is not within the scope of the NP.	None
			9.4 & Table 9.1	Additional medical floorspace. Would this result in more doctors being available?	It is hoped that an upgraded and refurbished medical centre would provide more medical staff.	None

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21	Hughes M	Wick 9		<p>The single lane approach and the lack of connectivity with the village centre, businesses and services suggests this site is totally unsuitable for development as a car park - not to mention the environmental issues such a development would raise. It is difficult to imagine who would park here and how they would walk into the village centre especially in winter. Pedestrians in Mill Lane and Chapel Lane (including numerous primary school age children) already have to contend with traffic (cars, vans, trucks and sometimes farm machinery) on roads without footpaths. Significantly increasing the traffic flow would be very problematic possibly dangerous also the junction of Mill Lane with Chapel Lane and the junction of Chapel Lane and High Street already present problems for road traffic and pedestrians - seemingly unsolvable given the age-old village layout of narrow lanes and buildings abutting the rights of way. I have lived in Wickham for 17 years and in the surrounding villages for 35 years prior to that, so for more than 50 years of shopping in the village visiting the Medical Centre and Dental surgeries as well as many local businesses and services. So I appreciate the need for additional parking but Mill Lanes is out of the way and difficult to access at the best of times. It is not where customers for the shops businesses and services need to be nor patients to the medical centre.</p> <p>Has anyone thought to explore the potential for extra village parking in the Percy Mason car park? The landscaping, while very attractive indeed does occupy considerable space that otherwise could be utilised for additional parking, possibly for as many as 20 extra spaces by my estimation. The car park could be taken back to its boundary especially in the main body of the car park creating at least 3 metres of extra space on the playing field side and as much as 10 metres on the opposite side for the full length of the car park. There is also the potential for about 4 additional spaces at the entrance, 2 by the existing ticket machine and 2 more opposite the existing toilet block. Additionally the infrastructure is already in place so extending the number of parking space could be a comparatively cheap option it would also put visitors to the village where they want to be - at its centre.</p>	<p>There is now no longer a requirement for a long stay car park. See Section 7 of the NP</p> <p>There is now no longer a requirement for a long stay car park. See Section 7 of the NP</p>	<p>The requirement for a long stay car park has been removed from WICK9.</p> <p>The requirement for a long stay car park has been removed from WICK9.</p>
			Para 4	<p>The sewage works at the bottom of Mill Lane is already operating beyond its full capacity. Will the works be extended, updated and improved before anymore new homes are built in the village? If not this could cause a massive problem in the future, with sewage having to be carted away by tanker and overflow problems affecting the river Deben.</p>	<p>Agreed. It is covered within Wick 1 and is matter for local planning authority.</p>	<p>None</p>

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22	Hughes N	Wick 1		The sewage works is now at capacity and must be extended or replaced before any further building takes place.	Agreed. It is covered within Wick 1 and is matter for local planning authority.	None
		Wick 9		The car park in Mill Lane is unsuitable on the following grounds: Mill Lane too narrow, bad visibility at all junction up to and including The B1438, no apparent provision suggested for essential footpaths, too far from village centre, dangerous plan for pedestrians and drivers. Additional parking could be made available in the "Long stay" car park if the shrubbery was taken away. Having lived in Charsfield for 20 years and come to Wickham Market for shopping and services over that period I know that if easy access to parking is unavailable residents from outlying villages will simply drive to Woodbridge or Framlingham.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
23	Jordan J		General	Kitson Court no longer coming under the sheltered housing umbrella works very much against what I see as your projections. Wickham Market has a good record for the provision of social housing but, with an aging population, many of those houses built to provide family accommodation stand a high probability of eventually housing single people who would benefit from having the option of moving into sheltered housing, thus freeing up properties needed for families. Can sheltered housing be considered as part of the building schemes?	Wickham Market Parish Council were dismayed when the financial decision to not keep Richard Kitson Court as sheltered housing was made. There is currently no plan to include sheltered housing within the Neighbourhood Plan, but it is fully understood that the requirement has not gone away.	None
		Wick 1		"Affordable" housing does not necessarily mean that young locals will buy those houses unless some kind of demand be put upon the developers to give them priority and affordable purchase schemes. In the Suffolk Coastal area many such houses are bought as second homes. This totally goes against the village or small-town ethos and works against the visions and principles of the WMNP.	The guidance in the Local Plan (Policy SCLP5.10) covers affordable housing. Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.	Covered by Local Plan. No update required to NP.
24	King Capt PC	Wick 10		Pleased to see pedestrian safety is on the agenda. Suggest Dallinghoo road from the Hill is made a priority road, this would enable the pathways to be widened. This comment would also be appropriate for the road from the Hill past the Post Office and Co-op. Definitely priority give way signs would be not difficult to action. This would reduce the width of the road to a single lane but would enable the pavements to be widened and safety enhanced	Agree. This will be considered by the Traffic and Parking Working Group which is looking at ways to improve traffic flows and pedestrian safety.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC

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25	Lanman G	Wick 9		Although not against a car park here in principle, the proposal for 80 cars seems far too large.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
				I also understand that the proposed pedestrian access might be a footpath with lights across the pightle and I don't think this would be appropriate in the conservation area, unless it could run alongside Lehmann House to the Library, or Mill Lane is to widened, then a footpath for pedestrian and disabled access alongside the road.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
		Wick 12		I note that consideration is being given to using the area between the Coop and Bowling Green for car parking. This would open the possibility of a corner of WICK12 being used for parking – see attached map. It looks like there would be space to widen the access road to the village hall etc. to make this two-way to cope with extra traffic	This is another option to be considered by WMPC	WMPC will follow this up and this is included in Table 9.1
				Although the Parish Council Car Park Report says that Hopkins Homes will not consider this, could it be made a condition of Planning Permission, as a contribution to the local community?	The issue here is that the Parish Council have already made some policies regarding the development of the Old School Farm site which has reduced the land available for development. If any further land was taken away development of the site is unlikely to be viable.	None

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26	Bruce Laws	Wick 12		Keen to see Penny Field incorporated into public access recreation.	This is what is intended and is linked to what happens to the Old School site as the land is owned by the same land owner.	None
				Feel very strongly that the fields to the north of the cemetery drive should <u>not</u> be developed, i.e. boundary of old school site should be maintained.	Noted	None
				How will vehicular access to Old School Farm development be achieved without using some of the frontage of the field north of cemetery drive?	As per Hopkins Plan	None
		Wick 9		Strongly support additional parking south of Camping Close/north of Mill Lane	Noted	None
		Wick 6, 7		Strongly support protection of Glebe allotments and Beehive Field	It is already protected in the Plan	None
		General		Basically, happy with the general approach and policy proposals	Noted	None
27	Jean Maxwell	Wick 9, 10		In fact, with EDF/SC that the High St narrowing/pedestrian access/parking issue are way underestimated.	Noted. The lower section of the High St (A1078) is already highly problematic and is likely to be further aggravated by increased traffic to proposed EDF park and ride. WMPC are fully aware that something needs to be done.	None
			General		Overall well written	Noted with thanks
				Main concerns are with EDF/Suffolk Coastal/WM – is there joined up thinking?	Collectively, WMPC, ESC, SCC are fully aware of the issues. Due to the possible Sizewell C development SCC, ESC and WM are working with EDF to see if solutions to these problems can be found.	Section 7 has been expanded to address these issues.
				1) Traffic – potential EDF + Pettistree development + Wickham = huge load	It is recognised that this is a significant problem and Parish Council and T&PWG are progressing.	Section 7 has been expanded to address these issues.
				2) Resources – shortage of doctors	Not within scope of NP	None
			3) Will, if huge increase in population, it changes the “personality” of WM	Noted	None	

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28	J Osbourne	Wick 3	Key Views Assessment	KV2 – very important KV9 – very important KV11 – very important KV12 – very important KV13 – very important KV15 – very important	We agree. All key views are important	None
		Wick 6	Local Green Spaces	Vital that all are implemented and/or retained particularly in areas adjacent/near to development sites	Already defined within the NP.	None
		Wick 4	Wildlife	Vital that all are implemented and/or retained particularly in areas adjacent/near to development sites.	Noted	None
		Wick 12 Wick 13		Imperative that all new developments do not: · Increase pressure on road pinch points in village and add to traffic pollution · Compromise rural aspects of village – single track lanes – through entrances/exits to these places, i.e. Chapel Lane, Walnuts Lane, Gelham Hall Lane · Provide good & significant boundary/landscape planting	Noted	None
		Wick 9, 10, 11		Make an investment priority – proposed development will place tremendous strain on village infrastructure – developers <u>must</u> contribute <u>significantly</u> to support improvements	Developers already contribute through CIL. Wick 10 and 11 have been specifically included so that developers must consider how to improve pedestrian and cycling safety within the village.	None
29	Terry & Janet Peake	Wick 12		Land at Old School Farm. New Hopkins development, hate the idea, will overcrown the village. What about the sewers?	For the NP, we have to find location for 110 houses within the village boundary and this only one of two locations which are considered suitable. Impact on sewerage capacity will be considered at the design stage.	None
		Wick 9		Mill Lane Car Park. High St, Chapel Lane, Mill Lane are far too narrow for many vehicles to use on a daily basis. No room to expand the actual roads	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
		Wick 13		New development on Simons Cross. If Allotment field is developed, access for building and road into and out should be the allotment entrance on the 1078 by the pill box and the 30mph sign should be moved up Dragarse Hill on 1078 then all the way down to High St. The entrance should not be at Simons Cross as it will cross the bridal path "Little Lane" which is used by many families taking their children to school herby giving people the option not to use their cars and a parking problem at the school. The path is also used by many dog walkers and access to the sports field.	The access shown in the Reg14 version of the NP may not be the best option for this site. Two other options are also being considered: another access point from Simons Cross, and access from B1078. A decision will have to be made in conjunction with SCC on what is the preferred option.	Advice has now been sought from ESC and SCC regarding vehicular access. WICK 13 updated to indicate both possible access points. Final decision will be made when planning application submitted.

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
30	Rayment D & E	Wick 12, 13		We agree with the policies contained in the NP but we strongly disagree with the proposed new developments. They are historically too expensive – "affordable" are not young people affordable. The land could be better used for the community	The guidance in the Local Plan (Policy SCLP5.10) covers affordable housing. Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.	None
31	Reeve N & R	Wick 12		We agree with the proposals to develop the Old School Farm.	Noted	None
			Para 4.2	We feel the development to the south of Wickham Market will pull the centre of growth of the village too far south. Wickham Market needs to have a say in how this land is developed. Legally it may lie in Pettistree but in reality it is part of Wickham Market. The new residents will use Wickham Markets doctors, shops, schools, etc.	Noted. The Parish Council view is that this development will not be positive for the village and as such objected to this development policy in the Local plan.	None
		Wick 10		Pedestrian safety. Something needs to happen the pavements are too narrow and unsafe.	Agree. This will be considered by the Traffic and Parking Working Group which is looking at ways to improve traffic flows and pedestrian safety.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC

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32	Ryder-Davies P	Wick 9	Para 3.14	P9 Maintaining Re Green Environment. The intended large car park in Mill Lane with its construction, to traffic will completely destroy this nice corner of the village. Landscape Character: see above.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
			Para 5	Biodiversity: see above. This amount of land substrate will effect next to it we have a wide variety of biodiversity insects and hedgerows and grass snakes. These two need a large area to support them.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
				The part of Mill Lane between the junctions with Chapel Lane and Church Terrace is not wide enough to create two way traffic because of the two pinch points covered by the bungalows and Kitson Court and is certainly not wide enough for a pavement. Pedestrian access would have to be provided a lane and wide path across the Church Pightle with lighting. This will not Attractive part of the village.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
				Infill development: gardens, parks, green spaces. Most of the large gardens in the village have been built in.	It is pleasing to note that there are still a considerable number of large gardens within the village that have not been developed and it is felt that this green space is an essential part of the village.	None
			Para 6,1	There is confusion about car parking. Visitors to the village do not stay for long as they come for shopping. There is nothing to detain them. All the existing car parks frequently have spaces. The provision of spaces for businesses at £10 a month is excessively low.	Noted	None
				For pedestrian access, see above. Safe highway access cannot be provided. Leaving Mill Lane to turn into Chapel Lane ifs dangerous as it is difficult to see traffic coming from the north. There are no pavements on Chapel Lane in that direction. The right corner bend in Mill Lane by number 1 is dangerous with the increase in traffic proposed for the new car park. Re suggested one way system is extremely irritating for those who live on it. The houses opposite the end of Church Terrace have doorways indirectly opening onto Mill Lane; with the increased traffic envisaged and is very inconvenient and dangerous especially for people with prams.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
		Wick 10	Para 7.19	The five lengths of roadway described are dangerous for pedestrians especially for children and those who are disabled or with prams. How could footways be widened?	Agree. This will be considered by the Traffic and Parking Working Group which is looking at ways to improve traffic flows and pedestrian safety.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC

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a	b	c	c1	d	e	f
33	Sharpe B		Para 4.2	I strongly oppose the proposed development in the Pettistree Parish adjacent to Wickham Market. This would be a Pettistree development in name only. The detrimental effects would be felt in W.M. only.	Noted. The Parish Council view is that this development will not be positive for the village and as such objected to this development policy in the Local Plan.	Being progressed by WMPC
			Para 5.5	I would also object to the proposed EDF Park and Ride site. This would be another blot on the landscape however they try to disguise it.	The Parish Council are aware that it will have little influence on whether Sizewell C goes ahead and also if it does where the southern park and ride is located. The main focus of the Parish Council is to mitigate the adverse effects.	Being progressed by WMPC
			General Comments	The Neighbourhood Team have produced an excellent comprehensive document for which they should be commended.	Noted with thanks.	None
34	Statham J	Wick 9		Concerning on the Mill Lane site, I believe that the distance for people to make their way from the car park back to The Hill will put people off and they will just use any spaces on public highways around the village blocking 2 lane congested roads and creating more pinch points, plus using that site creates a problem getting to and from walking and driving down a small road which is not much bigger than single lane.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
			Para 4.2	Housing development around Wickham, obviously houses have to be built somewhere but why build a bunch of houses inside the Wickham boundary then some more barely ¼ mile down the road and tell us its ok its in Pettistree why not just build all the houses inside Wickham boundary and leave Pettistree alone as there are no shops or schools in that village. If the Developers are agreeing to build 'ECO' houses with large green spaces please make them stick to it not revising plans until we end up with another bunch of poorly built little boxes with no parking.	Noted. The Parish Council view is that the Pettistree development will not be positive for the village and as such objected to this development policy in the Local plan.	Being progressed by WMPC
35	Thomas C	Wick 9		Proposed car park in Mill Lane Wickham – ill conceived blind bend Mill Lane and Spring Lane, also top of Mill Lane at the current gate into the proposed site & Mill Lane into Chapel Lane – already difficult to see traffic heading towards the High St. There is already concern about traffic in Mill Lane heavy farm, Anglian Water & soon to be from the caravan site especially when the lodges are fully operational – there are no passing places save my drive & that of Mill House. There is a far more suitable site at the Old School site and is a direct route to the village square which should be 1 way – it would have been useful to have prior knowledge of meetings concerning important residential issues.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.

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a	b	c	c1	d	e	f
36	Westover A		Table 9.1	<p>COMMUNITY ACTIONS The third column could say Lead Party and Partners</p> <p>So partners would be: Cycleways: Developers and SCC Highways -Why don't we flag up the Quiet Lanes topic here to? i.e. Walnuts, Chapel Lane, Spring Lane. Car Park: partner would also need to be SCDC Highlight need for further investment in public transport and community transport links. Parish Council working with operators and SCC. Also EDF if Sizewell comes forward. Traffic calming: partner SCC Highways. Green spaces: partner would a also need to be developers and land owners (where PC are not owner) Other community actions: are there any other actions which arise from the Parish Plan?</p>	Noted. It will be for the Lead Party to coordinate all necessary partners who can assist in progressing these actions.	None
				ADD something on the need to support public transport provision.	Agreed	Section 7 amended.
			Policies Maps	In the final documents the maps need to be A3 fold out with the title blocks in lower right corner. Key on right side. The size is not easily legible.	The maps do need to be clear and readable.	Policy maps are to be included in Landscape format
			Social Facilities	<p>I have noted there is virtually no mention of protecting or enhancing/creating new facilities currently for the young, children (i.e. school), teenagers (Beehive), the Church and its community role, any 'sheltered housing' (Kitson Court), care home.</p> <p>I consider we need to add something. In addition, there is need to confirm the District centre boundary and a policy to protect and define the facilities we already have in the centre; parking provision, retail, restaurants, food, library, doctors, church and care home.</p>	It will be difficult to add much at this stage, but your point is fully understood.	None
			Policies list	Need to add page numbers for the policies clarity.	Page numbers cannot be added automatically for Policies. Links are available in the on line version.	None
			Table 3.1	Objective 6 talks about development and design. However, we have been a bit remiss I feel in terms of highlighted the need for good layout and architectural design and policy for new housing. Cllr Nicholl picks up on this in his comments too. Perhaps an answer may be to say that we expect new developments to be assessed by qualified design staff, and a team of suitable people within the Parish. Perhaps we can say we expect development to be reviewed by the Suffolk design panel. I can check it is up and running!	Wick1 para D now includes design guidance which addresses these points.	Wick 1 updated.
				I think there is some scope to strengthen WICK 2 and 3 as Cllr A Nicholl advises, particularly in light of the likely Pettistree site allocation.	Noted	WICK2 and WICK3 have been amended.

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
		Wick 13	Para 8.4	<p>Current text: <i>'If the existing Simon's Cross allotment are re-provided in a suitable location then the land that they are currently sited upon becomes suitable for development in the Site Assessment report (7). This development will generate additional traffic at the choke points within the village, but this increase is assessed to be manageable . The pedestrian access to the school and the village is excellent .</i></p> <p>I am concerned about this, who has assessed this? What if Sizewell goes ahead? Perhaps this needs to be 'toned down'.</p> <p>I also do not agree that the access is excellent. The Little Lane path is a good local path route but one could argue that it needs to be upgraded; without urbanising it. There are problems with the narrowness of the path, and dog fouling.</p> <p>I think we should say this is good but would benefit from some improvements if the use increases. Ideally this would also be reflected in the policy WICK 13 wording.</p>	In the Neighbourhood Plan team discussions the increase in traffic due to the Simon's Cross development was thought to be manageable and this has been borne out in that SCC have agreed that access to the development should be through the Simon's Cross estate. Pedestrian access to the village and the school will be via Little Lane and it is difficult to see how this can be improved as Little Lane is now being maintained by the Village Handyman.	None
		Wick 6		<p>The Cemetery; Local Green Space</p> <p>I think the Town Land Trust section of land should be included as Local Green space. This would help to highlight the importance of the space in its totality.</p>	NP to be amended to include the Cemetery as Local Green Space.	Local Green Space policy WICK6 has been amended.
				I know the cemetery is also non-designated Heritage asset but we do not prescribe the boundary for these.	Boundaries are held in the Land Registry	None
				Picture of Bier House should be included in accompanying non des HA document (I think the date on this should read 2019 (not 2018?))	Noted	Done
			Para 9.2	I think we need to try and identify areas for woodland used to help screen possible developments, we could perhaps suggest zones at the current time. If land is not allocated it may be difficult to ever achieve but at least we will have set a marker down.	Noted, but it may be difficult to action this	None

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		Wick 9		<p>Mill Lane car park. I cannot support this policy. I have advised for some time now that this site is not suitable for a large public car park. There will be conflicts with residential amenity, setting of Conservation area, appearance of the lane (removal of banks/hedges to enable a safe width, third party land needed, highway safety, and conflict with the High Street choke points highlighted in WICK 10. The High Street may experience significant impacts from Sizewell, new developments and an increase in cars travelling through the village generally.</p> <p>There will also be increased use of Spring Lane and Mill Lane which will damage this quieter part of the village and an area for walking.</p> <p>The footway link to the village is not suitable as proposed.</p> <p>We need to be providing for car parking provision (residents, employees, visitors/shoppers whilst keeping additional traffic out of the village centre.</p> <p>A car park served by Chapel Lane will create big problems in the High Street busy zone and make crossing the road junction by foot even more challenging for some groups of people.</p> <p>I think there is scope to improve parking on the playing field (the village hall proposed layout does not help), also at The Old School site subject to liaison with the landowner. The location is a short and safe walking distance into village and to COOP.</p>	<p>There is now no longer a requirement for a long stay car park. See Section 7 of the NP</p> <p>These and other options are being considered and being investigated by the WMPC T&PWG</p>	<p>The requirement for a long stay car park has been removed from WICK9.</p> <p>Being progressed by WMPC</p>
		Wick 10, 11		I support these policies but they will both be undermined by WICK 9.	The NP committee do not consider this to be the case as Wick 9 states that clear and safe pedestrian access will be provided.	None
		Wick 12		I have previously suggested that this policy includes provision for public car parking. Also, that it states that the Old School be used for employment use (as currently/partly used) if the community use option is not achieved. Perhaps we should be firmer and say that Residential use would not be supported. The draft SCLP 12.61 policy for Pettistree states that Early year's provision could be made. Again the Old School, if in community use might be an ideal site/setting for such a use.	The provision of some car parking at Old School site will be investigated but any additional car park provision has been discounted by the land owner/developer. The suggestions for the use of the Old School building are noted and appropriate.	None

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
37	White G	Wick 9		Mill Lane car park. Is there a proven need for this? Is the gain of a car park worth the loss of permanent pasture? A car park in Mill Lane is not the answer to Wickham Market's parking issues! Are you expecting a flood of shoppers or workers? Dangerous spot for a car park. I will vote against the plan if this remains in it!	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
38	White G Jnr	Wick 9		Do not car park Mill Lane field as it is countryside and grazed by the Suffolk Punch horses. Mill Lane is single track and dangerous for pedestrians.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
39	Wilby R	Wick 9		This is not the answer to car park problem. The access road is not wide enough. As we as live in Mill Lane our drive is now a passing place for lorries go to the sewage farm, camper vans and caravans going to the campsite as the owner put this route as the best way in. As to the suggestion to take out the hedge at Lemann house, this does not work as there will still be a pinch point at Chapel Lane. It is not safe now with vehicles coming up so fast we must get into the middle of the road to get out. People will not use it to go shopping they are too lazy to walk that far.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
40	Anonymous			Disregarded	No response	None

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a	b	c	c1	d	e	f
41	Historic England		General	Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to review your neighbourhood plan at this early stage. The conservation officer at Suffolk Coastal District Council (soon to be East Suffolk District Council) will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below.	Noted	None
		Wick 1		Paragraph 185 of the National Planning Policy Framework (2018) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place. This will ensure that these assets can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.	Wick1 para D now includes design guidance which addresses these points.	None
				The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Wickham Market.	Noted	None
				We note that your neighbourhood plan will allocate two sites for c.100 new residential units. The policies of neighbourhood plans should ensure that developments in the area establish a strong sense of place and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design.	We have had a heritage character assessment completed by AECOM. This assessment did not recommend that all future development should follow a particular style due to the diverse nature of existing building design and materials used.	None

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				Although we are pleased to note that the historic school house, as well as the provision of green space, is included in the policies supporting these allocations, we would recommend that greater consideration is given to factors of design in these policies. For example, your forum could - in line with the recommendations of NPPF para 126 - prepare a Design Code for each of the sites. These would normally be an illustrated document that uses a conservation area appraisal or character assessment to provide an evidence base, and then this information out in such a way as to encourage positive aspects of local character, including locally distinctive built forms, wall and roof materials, and styles of joinery or additional embellishments that contribute to what makes Wickham Market distinctive as a place.	see above	None
				We would strongly recommend also that the layout of any new development is required to follow best practice advice found in the government's guidance documents 'Manual for Streets' and 'Manual for Streets 2'.	Agreed. Developers must also follow these guidelines	Extra para added to Section 5.3 to require new developments to follow this guidance
				HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/ .	review HE advice to see whether NP needs updating	Whilst this is not mentioned in WICK1 it is made clear in Section 6 that the setting is very important.
				Because you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following advice, which may be of use: HE Advice Note 3 - site allocations in local plans: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans	The guidance given in HE Advice Note 3 has been followed.	
				We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.	Look into including a suitable glossary	The NPPF contains a glossary of many terms used in the NP. This statement and reference to the NPPF glossary has been added to NP section 1.2
		Wick 8		We welcome the inclusion of a list of non-designated heritage assets and their protection through policy WICK8, but suggest a minor change to its wording to bullet point B. This is in order to strengthen the protection it affords heritage assets, and bring it into line with the requirements of national policy regarding the balancing of harm against other factors: "Proposals for the re-use of Non-Designated Heritage Assets will be supported if they are compatible with the significance of the asset, including its setting, and use appropriate materials and designs in any construction work. Applications should be accompanied by a heritage statement describing the significance of any heritage asset affected. The adaptive reuse of a non-designated heritage asset should not cause harm to its physical structure or setting. Where harm is unavoidable, it must be clearly and convincingly justified in the heritage statement.	Noted	WICK 8 para B has been amended in accordance with this recommendation.

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a	b	c	c1	d	e	f
42	Suffolk Preservation Society		General	The Society has reviewed all emerging Neighbourhood Plans in Suffolk and we consider that your plan is one of the strongest that we have seen. We are particularly pleased that the plan includes a list of non-designated heritage assets. You are one of a very few NP group to date that has recognised the importance of this area of heritage management from the outset and we applaud you for your insight.	Noted with thanks	None
		Wick 1		We are particularly impressed by the landscape led approach to the drafting of the plan and we congratulate the Neighbourhood Plan team on the outstanding draft document. The thorough assessment work that has been undertaken on landscape, design and heritage as part of the site allocations work is notable. The SPS strongly endorse the efforts to identify appropriate sites for new housing development while safeguarding the special heritage and landscape qualities of Wickham Market. The supporting documentation is particularly impressive and provides a robust framework for a raft of sound policies designed to protect and enhance the special qualities of your parish. This will be especially relevant when considering for example the largescale development associated with EDF's proposals on the edge of the village, which has recently been consulted upon.	Noted with thanks.	None
		Wick 8		We welcome your heritage policy WICK8 regarding non-designated heritage assets but note that the language could better reflect that of the National Planning Policy Framework, namely using the appropriate planning terms of <i>substantial and less than substantial harm</i> and <i>significance</i> to ensure that the policy is robust and defensible as a planning tool.	Noted	The plan has been amended as suggested.

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a	b	c	c1	d	e	f
43	Berlain	Wick 1		Sites 776i and 776L have not been considered for development as an unpublished reference has been used to discount these sites.	AECOM have now agreed that the reference "Site Allocations and Area Specific Policies Development Plan Document" which was the preferred options consultation document dated October 15 was published under PO consult Oct15 Dated 15 October 2015. The references in the latest SHELAA are now 881 and 878 respectively. Irrespective, neither site would be suitable for development because of access and traffic issues which have already been highlighted in the SHELAA.	None
		Wick 1		It is felt that the housing mix proposed in the NP is not suitable. If the housing allocations in the NP are to make any headway into redressing the significant ageing population imbalance then a much higher proportion of the proposed homes should be targeted towards smaller dwellings more suited to attracting a younger demographic.	The SCDC local plan has a higher proportion of 2 bedroomed dwellings than the previous version. Without concrete evidence it is felt that the housing mix put forward in the Local Plan is adequate for this neighbourhood plan.	None
		Wick 1		The NP is not compliant with para 68 of the NPPF 2019 which states; "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;	Wickham Market does not have any available brownfield sites to develop. It is felt this is for the local planning authority to address rather than this Neighbourhood Plan.	None
		Wick 1		Wickham Market is one of the few 'Key Service Centres' in Suffolk Coastal but there is no public house. At clause 2.6 there is mention of The George which burnt down in 2013 and there is a local hope that it can be acquired by the community and restored. The George is a listed building that occupies a prominent frontage that helps define the core of Wickham Market but there are no policies in the NP that help to achieve this. There is only one site that is capable of providing a car park and improving the garden area to the George (thereby increasing its future viability) and that is Site 776L/881 yet (as seen from the above) the NP Committee has denied the opportunity for the whole community considering this.	There has been a pub at the site of The George since 1500. The lack of car parking close to the public house is not thought to be a significant drawback to its development.	None
		Wick 1		Suggested acceptable walking distances' (IHT 2000 Table 3.2) recommends that a desirable walking distance (for people without mobility impairment) is no more than 400m. Both Wick 12 and Wick 13 are outside these limits whereas development of the 776i and 776L would be closer.	Noted	None
		Wick 12		The fact that this site is said to have a safe pedestrian route to Wickham Market is disputed	One of the community actions listed in table 9.1 is to address pedestrian safety issues. This matter will be considered by the T&PWG	None

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		Wick 12		SCDC have classed the Old School Farm site as unsuitable for development as it has been considered as backlands. No reasons have been given as to why this assessment is no longer viable.	In the latest SHELAA this site is now considered potentially suitable The Old School Farm site will be accessed from the a B 1438 as the farm will be relocated.	None
		Wick 9		The proposed site is not thought to be suitable as the owner will not pay for development of the car park, the vehicular access is poor and the difficulty of getting safe pedestrian access to the village.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
		Wick 13		It is felt that the owner has been given preferential treatment to develop this site as he is a friend of the NP Chairman.	The Simon's cross site has been chosen for development following the recommendations from the independent reports that have been completed as part of this Neighbourhood plan	None
		Wick 13		A Land registry search has shown that there is a strip of land across the proposed access of the Simon's Cross development owned by SCDC. This could block this development.	There is a ransom strip at the southern access point. Having sought advice from SCC and ESC it is concluded that the northern access point is the preferred option.	Wick13 has been amended accordingly
				Allocating site SCLP12.61 is fundamentally against the principle of localism and if the deficiencies in the NP process identified in this submission are to be addressed the opportunity still exists to extend the NP area and to bring this proposed allocation back to the WMNP Committee to consider.	East Suffolk Council have been asked if we could change the boundary of our neighbourhood plan at this stage. We have been informed that if we do change the neighbourhood plan boundary then we will have to start again from scratch.	None
		General		There is also a glaring omission in the NP. The NP does not address the future employment needs arising from a growing population. It has nothing to say on this important matter. It appears from the minutes from the WMPC that this is solely because the owner of the employment site expressed a view that he was not interested in expanding it.	At the outset the Neighbourhood Plan attempted to identify all possible known locations for employment sites. Unfortunately the only site identified was withdrawn for employment development by the landowner.	None

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a	b	c	c1	d	e	f
44	Stephen Brown BSC MTP MRTPI, Planning Officer, Planning Policy & Delivery, Suffolk Coastal District Councils (now East Suffolk Council)		Supporting Aecom 2018 Site Assessment report	The supporting Aecom 2018 Site Assessment report is questioned in relation to SHLAA site 776L / SCDC Site 881 Glebe Allotments/ Land rear of The New Vicarage. Do not recognise the statement in relation to an unpublished document from the 2015 SCDC Site Allocations and Area Specific Policies Preferred Option. The Council's 2018 SHELAA identifies the site as not a potential site because landowner availability of the site was not confirmed to the Local Plan 'call for sites' process. It is understood that the site has been made available to the neighbourhood plan process that is identifying housing site allocations for the neighbourhood plan area.	AECOM have now acknowledged that there was a document in the public domain which gave the detail about site 776L/881 which was "Preferred Options Public Consultation (19 October - 30 November 2015) Site Allocations and Area Specific Policies" which was distributed under cover of SCDC PO Consult Oct15 dated 15 Oct 15. It is interesting to note that this site was not made available by the landowner in the call for sites, it is suspected that they thought that the neighbourhood plan would take precedence.	None
		Wick 2	Landscape Section and Policy	<u>Suggest additionally referring to the Alison Farmer Associates July 2018 Suffolk Coastal District Landscape Character Assessment. https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf</u>	Noted. We will add text and this link.	Section 5.1 has been amended to include reference to the Suffolk Coastal Landscape Assessment and a link added to References
		Wick 3		Criteria B is beyond the scope of the Neighbourhood Plan because it cannot impose policy on locations outside the neighbourhood plan area.	Noted. Criteria B removed.	WICK3 updated.
		Wick 7		Spaces adjacent the Conservation Area can be described as forming the setting to the Conservation Area rather than contributing to the character of the Conservation Area.	Noted	Wick7 updated.
		Wick 9		Recommend requesting County Council Highways advice in relation to the deliverability of this policy.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
45	Ufford Parish Council	Wick 9		The word 'parking' appears 50 times in the document which serves to prove how important this issue is. We applaud the document for tackling this issue and trying to find solutions.	Noted with thanks.	None
		Wick 12, 13		Although Ufford Parish Council appreciate that Wickham Market is a sensible location for further housing development, due to the services and facilities within the village, we fear greatly for the amount of additional traffic this will create through Ufford.	Noted	None
				Any vehicle leaving Wickham Market has to travel through Ufford, along the High Street, in order to access the south-bound A12. This additional volume of traffic will be too much for Ufford to cope with.	We accept the point but this is outside the scope of the NP	None
				We would like to put forward a suggestion that a slip road southbound on to the A12 at Pettistree be put in. This would see a massive reduction in traffic through Ufford and this could be funded by CIL money with additional contributions from developers.	We support this idea but is outside the scope of the NP	None

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46	Councillor Alexander Nicoll (Member, Wickham Division)	Wick 2, 3	Para 5.4	<p>"The growth proposed in the draft SCLP (20), whilst in Pettistree parish, will form an extension of Wickham Market village that will bring the two settlements closer together. It is particularly important that, to retain their distinct identities, the two settlements are not allowed to coalesce. One of the main implications of such a scenario would be the loss or significant reduction in the quality of a number of views in both directions"</p> <p>My comments: it is vital that the past mistakes of suburban sprawl are actively discouraged by the NP. This is much more important in a rural setting interspersed by villages than, say, the urban creep witnessed in the past at the edges of London and other major cities. Wickham Market and Pettistree have rich but welcomingly distinctive characteristics and should these villages grow into each other as, essentially, Woodbridge and Melton (and some would say Ufford) have done great damage would be done in landscape and other terms. WICK2 and WICK3 should be beefed up more specifically to guard against this.</p>	Noted Key views are important and are identified in the policy maps. It is unfortunate that the Pettistree Development is considered to be within the settlement bounday of Wickham so a degree of coalescence is unavoidable. WICK 2 , 3 will be strengthened.	WICK 2 and WICK 3 have been amended
			para 2.8	<p>"It is important that future developments are designed to provide sufficient off-road parking. These developments have also added to the traffic congestion in the village."</p> <p>My comments: The above demonstrates an inconsistency unless the NP considers the better provision of local public transport fully and indicates that as part of the aims of the NP (and the use of any generated CIL) would be to discuss with relevant commercial bus operators how their services might better serve existing and future residential housing in Wickham Market.</p>		
		Wick 12, 13	para 2.9	<p>My comments: Many will be interested to know more about how the NP and the planning authority would condition outcomes which, for example, avoided any new housing on the Old School Farm site simply replicating the architectural and social outcomes seen at Wickham Place and especially as that would be the preferred outcome e.g. Wickham Place of the known developers operating in the Wickham Market area. Unless this is strongly written into the NP, with the accepted risk that housing of any other type may take longer to deliver, the developer is very likely to win on appeal even if East Suffolk Council refuse permission e.g. Woods Lane.</p>	Lessons learnt from the Wickham Place development have been included in Wick 12	None
			General	<p>Overall, I strongly support the desire of many in Wickham Market to put a Neighbourhood Plan in place. My brief comments above must be viewed as constructive individual observations and do not undermine my view of the overall benefits of having a Plan nor my public support for Wickham Market to successfully achieve this outcome.</p>	Noted with thanks.	None
47	Jane Wallace Business Manager Wickham Market Medical Centre			Dr Lal has reviewed the document on behalf of the practice and asked me to advise you that all seems ok regarding the practice and therefore no need to comment	Yes	None

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48	Ken Williamson Area Commander Suffolk Fire & Rescue Service Fire and Public Safety Directorate			Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change. As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient. SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.	Noted. Consideration will be given to amending WICK12 and WICK13 to include automatic fire suppression sprinkler systems.	None. We note the desire to install fire suppression systems in new houses. This has not been adopted in the local plan. Our concerns if we specified that new developments should have such systems would have an adverse affect on their affordability.
49	Purkiss	Wick 9		Car park placement in Mill Lane wrong – unsuitable location, too far from shops, pathway access could spoil Pightle, remote site could result in antisocial behaviour. (Mill Lane resident)	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
50	Walton	Wick 9		Mill Lane car park site unsuitable – reasons as for Purkiss. (Mill Lane resident)	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
51	Colbear	Wick 9		Inadequate access via Chapel Lane / Mill Lane to Mill Lane car park. (Mill Lane resident).	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
			Para 4.2	Future development of land south of Morris Road development will spoil countryside and 'no provision has been made for adequate parking and many policies have been breached'.	Wickham Market PC is making representations regarding any potential development to ensure no policies are breached and parking is adequate.	Being progressed by WMPC

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52	Ashburn		Para 7.4	On street parking problems in the village impeding access by mobility scooters and pushchairs using pavements.	Traffic and Parking group to make recommendations for WMPC to discuss with SCC Highways and any other relevant body.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC
			Para 7.10	Dallinghoo Road parking and access problems, overhanging shrubs over pavements, faded line markings here. Generally faded road line markings	Recent remarking of lines has taken place. WMPC to monitor effectiveness and report any deterioration.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC
			Para 7.6	Flashing speed signs – any plans to use information gathered to introduce any traffic calming measures? Plans for future siting where speeding may be occurring.	In hand by Traffic and Parking group who are currently gathering evidence for use in making a case with relevant authorities.	No amendment to Plan needed. Will be progressed through WMPC/T&PWG
			Para 6.7	The George is an eyesore, needs demolishing, site the pub elsewhere – old school?	Issue for George group not PC but monitoring of progress ongoing. George team are currently progressing all options to either rebuild the pub if funds are available or demolish Old School is not available for this purpose.	None
			Para 7.9	Little Lane – good it's being cleared for better access, hope this will go all the way down.	Appreciate positive comment and monitor.	None
			Para 7.4	Safe crossing needed across High Street from medical/ resources centre to Post Office / Coop.	Traffic and Parking group to gather evidence to present to relevant authorities.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC
53	Ryder Davies	Wick 9		Mill Lane car park - access problems to / from Chapel Lane, car park will spoil countryside and impede access to existing properties. Inadequate pavements. Serious safety risk if it goes ahead. (Camping Close / Church Terrace resident)	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
54	Howes D	Wick 9		Car Park at Mill Lane will inconvenience residents at Kitson Court. (Mill Lane resident)	As above. PC is holding discussions with Flagship on the Kitson Court parking issue.	None

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55	Drayson, A		Para 5.13 Para 5.14	Retro fitting solar panels is significantly more expensive than fitting to the property when built. With the reduction in government subsidies retrofitting by residents is unlikely to happen. Therefore, new builds should either have solar panels fitted on have "green" roofs planted appropriately	The fact that retro fitting of solar panels is more expensive is agreed. The Neighbourhood Plan strongly recommends that solar panels should be fitted as standard, but as the houses will be built by a commercial builder, it is understood that this cannot be dictated.	None
			Para 5.15	Grey water recycling should be fitted to properties when built	This is already recommended	None
			Para 5.16	To encourage more cycle use new properties should have cycle storage, either private sheds or covered cycle stands where bikes can be locked.	Noted	None
		Wick 9		The car park is disproportionately large. Why do we need 80 spaces? No point in providing cycle parking in the car park as cyclists will park in the centre of the village. We should be getting people to use their cars less and spend the money on Public Transport.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
56	Burch, L		Para 12.9	Houses should be affordable for young local people. Very worried that my children will not be able to afford to live in the village. Primary school numbers are reducing.	The guidance in the Local Plan (Policy SCLP5.10) covers affordable housing. Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership. Social rented housing is allocated to those at the top of the housing ladder and not necessarily to local residents. This issue cannot be properly addressed unless Wickham Market sets up its own housing association and currently there are no plans to do this.	No change to NP needed.
			Para 7.4	The footpath by the Post office is very dangerous, it is not wide enough for two cars! A priority system should be put in place. It is an accident waiting to happen.	This point is fully understood and has already been made to SCC, unfortunately they do not have the money to fix the problem. It is planned to spend some of the Community Infrastructure Levy in addressing problems such as this.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC
			Para 5.5	The EDF Park and Ride site is of great concern to the village. It would not be able to cope with the additional traffic and the possible loss of parking is a great concern	This is fully understood, but is not part of the Neighbourhood Plan. The Parish Council are working very hard to try to ensure that, if Sizewell C goes ahead and the Southern Park and Ride is in the Wickham Market location then the impact will be as small as possible.	Being progressed by WMPC
			Para 3.2	Playparks could benefit from being updated. Zip wire is good but the play equipment in the park needs updating, it is only really suitable for nursery children.	The Parish Council is currently only in control of the playpark on the Village Hall playing field. The fact that some of the play equipment needs to be updated is currently in hand.	Being progressed by WMPC
57	Grenham, M	Wick 1		• That any new housing should be lived in permanently and not used for second homes or holiday lets or rented out privately. See St.Ives Council example.	We have considered this and do not believe this to be a significant issue for the Parish	None

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				<ul style="list-style-type: none"> Have we not already reached a maximum of new housing on 'green field' sites? 	Unfortunately, not	None
				<ul style="list-style-type: none"> Are we only looking at 'new builds' to obtain CIL? 	Yes	None
				<ul style="list-style-type: none"> The large size of any new development in any one place in the village, appears to cause the residents of the new build to not interact with the rest of the village. 	Agree that this is a potential issue.	None
				<ul style="list-style-type: none"> The building of new developments will not retain the rural character/physical structure of WM and will not conserve or enhance the historic environment. This is just a 'wish list' as developers are very unlikely to do any of these proposals. 	Yes but we have to try	None
		Wick 4		By developing 'green field' sites and old allotments you are destroying wildlife habitat.	Noted	None
		Wick 6		Should include 10. Town Lands	This field was considered and it was felt that it did not meet the required criteria.	None
		Wick 9		Item A. The proposal for an additional car park down Mill Lane is not appropriate, it is away from the village centre and access is down a narrow lane, unsuitable for the flow of traffic to and from a car park.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
		Wick 10	Para 7.4	Details four areas that are difficult traffic problems but what about the section from the Border Cot junction to Rackham's Bridge? This is the most dangerous road in WM and the safety of pedestrians and vehicles is paramount.	Noted. This section of road is being considered for inclusion in the next revision of the NP.	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC
				Any further development in this village will only increase traffic problems. This is clearly a worry to many WM residents but appears to go unnoticed by WMPC.	WMPC are fully aware of the impact of new development on traffic and parking which is already an issue for the village. T&PWG has been set up to identify issues and their mitigation	None
				Traffic flow will only increase, the cut through on the B1078 from the A14 to the A12 will only increase unless something is done about it. Traffic calming measures should be added to the five sections of road to discourage speeding by motorists.	This is already being looked into by the T&PWG	None
		Wick 11		It would mean completely redesigning the whole village to meet the criteria in this policy statement. Lack of infrastructure design in the past, cannot be changed at this stage to make the suggested improvements.	It is appreciated that implementation of this policy will not be easy, however, it is believed that the current situation can be improved for the benefit of the community.	None
				All new development will only have a negative effect on the village.	The NP is being written so that residents have some say where any developments take place in the future.	None
				I suggest you look at a scheme that stops vehicles using the village roads as 'cut throughs' then you might improve the impact of excessive cars in the village.	Noted but this is a particularly difficult issue to resolve.	None
		Wick 12		<p>The proposed housing development at Old Scholl Farm is not appropriate the rural location of WM village.</p> <p>This is a 'green space' which will be removed if the development goes ahead.</p>	All sites around Wickham Market were assessed and only Old Farm and Simons Cross were considered suitable for development.	None

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a	b	c	c1	d	e	f
		Wick 1		I am concerned over the environmental impact that new developments are having on Wickham Market. Trees, hedges and wildlife are particularly at risk. Even when the Planning Department give specific conditions for these to be protected, they are still vulnerable at the building stage and then when the houses are completed, and owners take up residence.	These issues are covered under Wick 4	None
58	West, R	Wick 1		The NP says; "... 110 dwellings between 2018 and 2036 whereas the SCDC Local Plan states 90 dwellings between 2016 and 2036. Which is correct? and as of 01.04.2018 20 dwellings have already been allocated leaving 70 - is this still correct?	110 dwellings is correct.	None
		Wick 6		Town Lands either side of the access route to the cemetery should both be included in the Green Space allocation.	This field was considered and it was felt that it did not meet the required criteria.	None
		Wick 10		Car Park provision. The existing car parks should be looked at and re-configured before extra land is taken into new car parks. For example, the one including the toilet block was designed 20 years ago and a lot of green planting has been included where if this was redesigned today the would be more space for parking. Four disabled spaces seem excessive and are ALL used at the same time.	The WMPC/T&PWG are currently looking at existing car park provision to see whether some reconfiguration may be possible.	Being progressed by WMPC
		Wick 10		The stretch of road from the Border Cot Lane through to the bridge is the busiest piece of road in Wickham Market, with vehicles breaking speed limits consistently. There are frequent accidents - eventually someone will be injured or worse. 7.4 of the NP does not include this piece of road. Why not? 7.6 Needs to include traffic calming measures.	Noted. This section of road is a key part of the traffic and parking review and measures to improve the situation will be proposed .	New section 7.14 includes potential improvement works which will be progressed as a Community Action by WMPC

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59	Suffolk County Council	Wick 6		Whilst the intention for the protection of local green spaces in WICK6 is understandable, the policy would prevent improvements to the highways, for traffic and pedestrians for example, and to facilities at the primary school, such as play equipment. This would not deliver on objectives 6 and 7 for traffic and better facilities. The qualification in Part B could be clarified to relate to improvements to the highway and to community facilities.	Noted	Part B has been amended to take this into account.
			Archaeology	Neighbourhood Plans often refer to historical events and features and this plan refers to 18 non- designated heritages assets. The context of the assets could be reinforced by a background paragraph detailing the archaeology of the parish, which could be informed by the Historic Environment Record (HER) held by Suffolk County Council Archaeological Service (SCCAS). This includes, for example, that ironworks was shown to the east of the A12 on the 1841 Tithe Map (HER ref: WKM016).	In Section 2 - Historical Development of Wickham Market - a description of the archeology is given.	None
				Reference could also be made to the need for consideration of archaeology early in the planning process and that SCCAS is available for advice as to whether archaeological investigation will be required. In terms of the consideration of sites identified in the Plan, the following comments have been made by SCCAS:	This is already covered in general within the Local Plan in Policy SCLP11.7:	None
		Wick 9		• WICK9: This site is on the location of a post medieval mill (WKM 017). A trenched archaeological evaluation by condition of any planning permission will be required.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
		Wick 12		• WICK12: This site is directly opposite a known excavated area of Mesolithic to Roman Occupation (WKM 037), there are also dense findspots recorded on the Portable Antiquities Scheme Database. Investigation using geophysical survey to inform trenched evaluation prior to determination of any application for planning permission will be required.	Noted and we will amend the policy to take this into account	Wick12 amended
		Wick 13		• WICK 13: This site has cropmarks (WKM 010) of a likely enclosure of possibly prehistoric date and, therefore, a trenched archaeological evaluation by condition will be required.	Wick 13 amended to include this requirement.	WICK 13 amended
		Para 9.4 Early Years Education		Depending on the mixture of types and sizes, the additional 110 homes could generate the need for an additional place, at a cost of £8,333 would be provided through the Community Infrastructure Levy	Noted	None
	Suffolk County Council		Para 9.4 Primary Education	The latest forecast for Wickham Market Primary School indicates a total pupil roll of 166 by 2022/23. The school has a total capacity of 263 places. The school is forecast to have 84 spare places by 2022/23 based on 95% capacity (a level used in school-place planning for operational purposes and to allow parental choice). The development sites identified in the Neighbourhood plan are estimated to generate demand for 28 additional primary school places. The development planned for in the neighbourhood plan is not expected to necessitate expansion of the primary school.	Noted. It is hoped that this additional housing will generate a demand for at least 28 Children.	None

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			Para 9.4 Secondary Education	Capacity at Thomas Mills High School is forecast to be exceeded by the end of 2023/24. Therefore, the County Council expects to seek financial contributions from development through the Community Infrastructure Levy in order to provide additional places at the school. However, the school has limited ability to expand on within its current site. It is expected that the level of growth currently proposed in both the neighbourhood plan and local plan can theoretically be accommodated on the existing site. Further land would need to be obtained and policy FRAM21 of the Framlingham Neighbourhood Plan does allocate land next to the school for educational use and the potential for this area to act as an education hub.	Due to changes in the allocation of Secondary School places it is expected that Farlingaye School in Woodbridge will become the default school for secondary education in Wickham Market as it is the nearest. This change is going to be particularly difficult for Wickham Market residents.	None
		Wick 12, 13		Suffolk Fire & Rescue Service (SFRS) would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient.	We note the desire to install fire suppression systems in new houses. This has not been adopted in the Local Plan. Our concerns if we specified that new developments should have such systems would have an adverse affect on their affordability.	None - see response
			Para 5.9 – 5.11	The Neighbourhood Plan relates to Sustainable Drainage Systems (SuDS) and paragraphs 5.9 – of the Neighbourhood Plan provides some useful context, which could direct to other sources of advice such as the protocol and design guide produced by the Suffolk Flood Risk Management Partnership, see - http://www.greensuffolk.org/flooding/flood-risk-management-strategy/ .	Noted. The plan will be amended to take this into account.	Updated

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	Suffolk County Council	Wick 4		Policy WICK4 does need to be clear about which elements are related to viability. The County Council's concern is that the whole principle of surface water management through SuDS would be set against viability. This would not address the clear need for major developments to incorporate SuDS (NPPF, para.165) unless inappropriate, which is different from resulting in unviable development. The policy does appear to direct developments to consider "creative" measures with examples of green roofs, water recycling (WICK5) and rain gardens, which could be related to viability but would still not be clear. Below are some suggested policy wording for WICK4:	Need to amend the policy.	Wick 4 amended - see below
				B. Major development should provide on site Sustainable Drainage Systems (SuDS), unless there <i>is clear evidence</i> why this is not appropriate . Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens.	Note. This advice will be followed.	Wick 4 has been amended to include the suggested text
				C. SuDS provision <i>should be designed to</i> enhance wildlife and biodiversity as well as minimise the impacts of flooding.	Note. This advice will be followed.	Wick 4 has been amended to include the suggested text
		Wick 12		This proposed development is adjacent to some areas of minor pluvial flooding, which would need to be assessed as part of any Flood Risk Assessment completed for the development. On looking at the actual minerals data from the British Geological Survey (BGS), only 0.2 of the site is predicted to have sand and gravel deposit beneath it. Therefore, it is not worth perusing extraction or use on site.	Noted	None
		Wick 13		BGS data shows potential deposits throughout the majority of the site. Prior extraction is unlikely to be an option due to the proximity to the existing residential area. Use of sand and gravel found within the site during construction might be possible and conditioned as such unless prior testing demonstrates insufficient quality and quantity of resource that could be used or that the resource is needed for infiltration.	Noted.	None
			Para 7.4 – 7.10	<u>Public Rights of Way (PRoW)</u> Whilst the neighbourhood plan covers the issue of pedestrian and cycle access well, reference could be made to paragraph 98 of the NPPF, which seeks developments to take "opportunities to provide better facilities for users".	This aspect has been included in Para 7.12	

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	Suffolk County Council	Wick 10		<p>There are points along Hill Street where the footway for pedestrians narrows and does not provide sufficient space for vulnerable road users. The highway authority will work with the parish to progress schedules that balance the needs of all users. The specific policy on pedestrian safety (WICK10) is welcome as it acknowledges the potential need for development to address pedestrian safety. Whilst planning conditions are preferred, including to require works to be undertaken before the use or occupation of a development, planning obligations may also be used and reference to such should be added to the end of policy WICK10.</p> <p>The aspirations to improve pedestrian and cycle facilities is commendable. Attention will need to be paid to ensure that additional provision is not detrimental to the numbers of on street parking spaces and the smooth flow of traffic through the village. Otherwise this would be contrary to the achievement of the Neighbourhood Plan's objectives and policy WICK1.</p>	This comment is welcome and we look forward to working with SCC to address these issues.	None
		Wick 9		Land at Mill Lane.	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.
				<ul style="list-style-type: none"> Provision for addition parking within the village centre would help to reduce on-street parking; 	Noted	None
				<ul style="list-style-type: none"> The supporting text (para. 7.2) suggests that this would be long stay but not clear in policy; 	Agreed, but since ESC have introduced a new parking charges regime since Reg14 , the situation has changed and introduced uncertainty about future car parking needs. WICK 9 will be amended to remove the requirement for a long stay car park	The requirement for long stay car park has been removed from WICK9
				<ul style="list-style-type: none"> Visibility from Mill Lane onto Chapel Lane is a constraint and will need to be improved; 	Noted	None
				<ul style="list-style-type: none"> Regardless of intended length of stay, a separate footpath to village centre would need to be provided (properly surfaced for year-round use and disabled access); 	Noted	None
				<ul style="list-style-type: none"> Mill Lane is narrow and the pattern of traffic would require additional passing places, and 	Noted	None
				<ul style="list-style-type: none"> Access to be offset from others such as the Lehman House entrance if feasible. 	Noted	None
				Policy WICK9 requires more detail about how the requirements for: improved visibility, passing places, the pedestrian route and the location of the access will be addressed. Whilst solutions to these points may well be possible and the Parish Council might already be addressing these, currently the Neighbourhood Plan does not adequately address how these will be considered when a planning application is determined.	Noted	None

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a	b	c	c1	d	e	f
	Suffolk County Council	Wick 11		Where feasible and proportionate in scale (and where evidence can be provided to show that development would not be acceptable without it), highway improvements will be requested to support this policy.	Noted	None
		Wick 12		<ul style="list-style-type: none"> As set out in the policy, vehicular access must be to High Street as Walnuts Lane is not suitable for increased traffic usage; Pedestrian links to playing field and primary school should be provided; Site should also connect to existing PROW along northern boundary of site; 	Agreed	Wick12 amended to include a footpath along eastern side of Walnuts Lane and vehicle access from B1438
		Wick 13		<ul style="list-style-type: none"> Main access onto Simon's Cross [via] existing residential estate roads; 	Access into the new Simons Cross development is being looked into further	Advice has now been sought from ESC and SCC regarding vehicular access. WICK 13 updated to indicate both possible access points. Final decision will be made when planning application submitted.
				Pedestrian/cycle provision to relocated allotments should be provided through recreation area along with suitable crossing location	Agreed	Wick13 has been amended to include this provision
		Wick 14		<ul style="list-style-type: none"> In responding to the planning application, the County Council has recommended conditions for a suitable highway access with suitable visibility splays; 	Noted	None
				<ul style="list-style-type: none"> Pedestrian link will not be provided by the above application due its very minor nature, so needs to be provided as part of the Simon's Cross housing site. 	Noted	None

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
60	Stewart Patience (Anglian Water Services Ltd)	Wick 4	PROVISION FOR WILDLIFE IN NEW DEVELOPMENT	Reference is made to the development proposals within the Parish incorporating the provision of Sustainable Drainage Systems (SuDS) which is fully supported. The use of SuDS would help to reduce the risk of surface water and sewer flooding. Anglian Water would ask that the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS) be wherever technically feasible (rather than viable as currently proposed) so as not to increase flood risk and to reduce flood risk where possible.	Agreed	WICK4 amended
		Wick 5	DESIGNING FOR RENEWABLE ENERGY AND CARBON REDUCTION	Reference is made to the development proposals within the parish achieving water efficiency through the use of grey water, rainwater harvesting and SuDS schemes which is fully supported. We would suggest the wording could be strengthened by including it make clear that list of water efficiency measures identified in Policy Wick 5 is not intended to be an exhaustive list. For example, stormwater harvesting as well as rainwater harvesting could also be considered.	Agreed	WICK5 amended
61	Environment Agency	Wick 12		Old School Farm development policy states that additional land to the west of the cemetery will be used for a cemetery extension. At planning application stage a tier 1 risk assessment will be required at a minimum as the land falls within a source protection zone. A tier 1 risk assessment will be required to assess the risk to groundwater and provide suitable measures to mitigate those risks is required	Agreed	None
		Wick 9, 12, 13		<u>Groundwater and Contamination</u> The Neighbourhood Plan outline falls our Source Protection Zones 1, 2 and 3. For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with the planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures.	In the supporting text for WICK12 and WICK13 this requirement has been mentioned. The proposal to construct a Car Park in WICK9 has been withdrawn.	NP amended
62	White, F	Wick 9		Mill Lane site is not suitable as a car park because: It is countryside and outside the physical limits. It is the only pastureland in the village and meets the criteria for 'Local Green Spaces'. It should be protected as an important community asset. Suffolk Punch horses graze in this field! Single track road infrastructure is very unsuitable - ridiculous! Have SCC Highways supported this proposal? WICK9 completely contradicts WICK10, WICK11, WICK13	There is now no longer a requirement for a long stay car park. See Section 7 of the NP	The requirement for a long stay car park has been removed from WICK9.

Ref	Name of Body/ 'Resident'	Policy	Para	Representation	Response by Qualifying Body	Amendment to Plan
a	b	c	c1	d	e	f
				<p>The majority of parking need is for residents and not at this end of the village – how will this proposal help other residents?</p> <p>Having lived in a neighbouring village in the past and shopped in Wickham Market I find it difficult to believe that visitors would choose to park in this tucked away car park some distance from village centre facilities.</p> <p>Lehmann House has failed to implement planning consent for additional parking spaces. Why would public money support the parking needs of a private company?</p> <p>A parking scheme included in The Old School proposal would make more sense- more obvious for visitors, keep cars away from choke points, less visual impact, pavement already exists. There are other sites which could also be considered or add additional spaces piecemeal throughout the village.</p> <p>This proposal dramatically fails to comply with stated 'Vision and Objectives' of the Neighbourhood Plan - particularly point 4. Maintaining the Green Environment and point 6 - Traffic and Parking.</p> <p>How are we to expect developers to respect protection policies when we so obviously disregard them in the NP?</p>		



Consultation Statement

Appendix 10

**Neighbourhood Plan - Timeline
(Sep 2022)**

Wickham Market Neighbourhood Plan – Timeline

Items marked with * denote public involvement

25 Jun 15 – First monthly meeting of the Neighbourhood Plan Committee. Meetings to be held on the second Tuesday of every month. The first two meetings were held in the Village Hall and then they were held the meeting room of the Resource Centre. (As this committee is a formal Parish Council committee all meetings were open to members of the public).

9 Sep 15 – Asked Neighbouring Parishes if they wished to join Wickham Market in writing a joint Neighbourhood Plan.

4 Nov 15 – Pettistree PC, the only parish who had shown an any interest in joining with Wickham Market decided not to be involved.

9 Nov 15 – Application submitted to SCDC for Wickham Market to write a Neighbourhood Plan for Wickham Market Parish submitted.

9 Dec 15 – Neighbourhood Plan Launch flyer distributed to all households. *

16 Dec 15- Provided a stall at the Wickham Market Christmas Market. *

13 Jan 16 – Approval granted by SCDC for Wickham Market Neighbourhood Plan.

15 Jan 16 – Approval posted on Parish Notice Board. *

29 Jan 16 – Neighbourhood Plan website <https://www.wickhammarketnp.org> created along with a Facebook page. *

14 Apr 16 – Locality budget application submitted.

1 May 16– Funding approved by Locality and approval given for Technical Support Packages.

7 May 16-Distributed leaflet to all WM Residents which included an outline of the process, a map, and briefs on the three main topics that the Neighbourhood Plan would cover namely, Social and Community, Environment and Heritage and Economic and Infrastructure. Questions were asked requesting resident's views. *

15 May 16 – First Open Day to gain residents' views. 113 replies were completed. *

12 Jul 16 – Housing Needs Assessment published by AECOM.

30 Oct 16 – Neighbourhood Plan Draft Vision issued to all residents with flyer inviting to second open day. *

6 Nov 16 – Second Neighbourhood Plan Open Day including a briefing to residents in Village Hall which was attended by 142 residents of which 80 stayed for the briefing. *

14 Apr 17 – Aims and Objectives agreed.

6 Feb 17 – Heritage and Character Assessment issued by AECOM.



14 Feb 17 – Neighbourhood Plan Committee approved the commissioning of a Landscape Appraisal.

8 Aug 17 – 25th monthly meeting. *

14 Sep 17 – First draft of Landscape Appraisal received.

14 Nov 17 – Neighbourhood Plan Committee agreed to contract Chris Bowden, Navigus Planning, to prepare initial draft Neighbourhood Plan.

28 Feb 18 – Site Assessment Document published by AECOM.

7 Mar 18 – Distributed a flyer to all residents, put up posters around the village and sent out messages via the village round robin e-mail (Wickham News) inviting them to the Open day on 18 Mar 18. *

18 Mar 18 – Neighbourhood Plan Open Day. 104 questionnaires completed. *

24 Apr 18 – Final Version of Landscape Appraisal issued.

14 Aug 18 – Notes covering the Wickham Market Primary School comments on the content of the Neighbourhood Plan agreed.

16 Nov 18 – Wickham Market Socio-Economic Assessment issued by Navigus Planning.

10 Jan 19 – Informal submission of draft Neighbourhood Plan to SCDC for comment.

15 Feb 19 – Posters for Neighbourhood Plan Open Day displayed in a number of locations throughout the village. *

18 Feb 19 – Message via the Wickham News email to residents asking for comments on Reg 14 Version of Neighbourhood Plan. *

18 Feb 19 – Issue of Pre-Submission (Regulation 14) Version of Neighbourhood Plan for comment. Copies were made available in the library.

19 Feb 19 – Wickham News email requesting attendance at Open day on 22 Feb 19. *

22 Feb 19 - Neighbourhood Plan Open Day showing what was contained in the Reg 14 Neighbourhood Plan version. *

24 Feb 19 – Neighbourhood Plan Open Day posters displayed in Resource Centre. *

28 Feb 19 – Planning approval granted to move Simons Cross Allotments to new adjacent location.

1 Apr 19 – Regulation 14 Consultation period ended.

1 Apr 19 – 11 Mar 21 - Regulation 14 Comments assimilated and spreadsheet compiled to record comments and track follow-up actions. This spreadsheet now shows how all comments have been considered.

19 Aug 19 - Protocol for meetings with Landowners agreed.

30 Jan 20 - Meeting with Richard Hayward to discuss the Old School Farm development.

- 3 Mar 20 – Neighbourhood Plan monthly meeting abandoned. *
- 26 Mar 20 - Covid 19 Lockdown measures come into force banning face to face meetings.
- 01 Apr 20 - ESC Parking review withdraws Long Stay business parking in Wickham Market.
- 11 Aug 20 – First Neighbourhood Plan meeting held on Zoom. *
- 21 Sep 20 – Offer from Landowner to develop Jubilee and Low Farm Fields.
- 21 Sep 20 – Parish Council reject the offer to develop Jubilee and Low Farm Fields. *
- 5 Oct 20 – Letter to Landowner’s agent explaining in detail why the Parish Council had rejected the offer to develop Jubilee and Low Farm Fields
- 16 Jan 21 - Non-Designated Heritage Assets document complete
- 26 Jan 21 – Planning application for 136 dwellings in Pettistree, but within Wickham Market settlement (SLCP 12.60) approved.
- 9 Mar 21 - Local Green Space Assessment complete and posted on website. *
- 9 Mar 21 – Non-Designated Heritage Assets document posted on website. *
- 19 Mar 21 - Strategic Environmental Assessment Complete and posted on website. *
- 20 Oct 21 - Draft Reg 15 pre-submission version of Neighbourhood Plan amended and posted on website. *
- 12 Oct 21 - Habitats Regulation Assessment – Final version
- 20 Oct 21 - Consultation Statement – Final draft
- 21 Oct 21 - Basic Conditions Statement – Final draft
- 25 Nov 21 - Reg 15 Version of Neighbourhood Plan and associated documents sent to ESC – subject to approval from WMPC
- 22 Mar 22 - Basic Conditions Statement completed and posted on website
- 22 Mar 22 – Strategic Environmental Assessment and Non-Technical Summary completed and posted on website
- 30 Mar 22 – Reg 15 pre-submission version of Neighbourhood Plan and associated documents completed and sent to ESC
- 31 Mar 22 – 31 Jul 22 – Minor amendments made to Neighbourhood Plan and supporting documents to prepare for external examination
- 5 Jul 22 – Letter sent to all Local Green Space owners to confirm they were happy with the final details*
- 8 Jul 22 - Letter sent to all Non-Designated Heritage Asset owners to confirm they were happy with the final details*



11 Jul 22 – Letter sent to Regulation 14 Respondees to ascertain if they wished to be updated by ESC*

31 Jul 22 – 31 Aug 22 – Amendments made to Consultation Statement and NP to take into account the comments received from the three letters above

2 Sep 22 – Reg 15 Formal submission of the NP and its supporting documents to ESC

RJ Jenkinson
Chairman
Wickham Market Neighbourhood Plan Committee