



# Wickham Market Neighbourhood Plan Decision Statement

(The Neighbourhood Planning (General) Regulations 2012 – Regulation 18)

**Date of Publication: 2<sup>nd</sup> August 2023**

## Erratum 30<sup>th</sup> August 2023

The original version of the Decision Statement contained an omission and the following changes have been made:

The Settlement Boundary as shown in the Wickham Market Neighbourhood Plan Submission Version policies maps was incorrect. This should have shown the Settlement Boundary as per that on the policies maps for the Suffolk Coastal Local Plan, other than where new site allocations were incorporated in the neighbourhood plan. The correction of this error was omitted from the original Decision Statement. The error was corrected in the Wickham Market Neighbourhood Plan Referendum Version neighbourhood plan. Under 'Other matters – general' the original Decision Statement omitted reference to updating the Bibliography, this has now been included.

## **1. Summary**

- 1.1 Following an independent examination, East Suffolk Council now confirms that the Wickham Market Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum subject to the modifications set out in section 3.

## **2. Background**

- 2.1 Wickham Market Parish Council, as the Qualifying Body, successfully applied for Wickham Market Parish to be designated as a Neighbourhood Area under The Neighbourhood Planning (General) Regulations 2012. The [Neighbourhood Area](#) was designated by (the former) Suffolk Coastal District Council on 12<sup>th</sup> January 2016.
- 2.2 The Wickham Market Neighbourhood Plan was published by Wickham Market Parish Council for pre-submission consultation (Regulation 14) between 18<sup>th</sup> February 2019 and 1<sup>st</sup> April 2019.

- 2.3 Following the submission of the Wickham Market Neighbourhood Plan ([submission version](#)) to East Suffolk Council the Plan was publicised and comments invited over a six week period commencing on 9<sup>th</sup> November 2022 closing on 21<sup>st</sup> December 2022.
- 2.4 East Suffolk Council, with the agreement of Wickham Market Parish Council, appointed an independent examiner, Andrew Ashcroft BA (Hons) MA DMS MRTPI, to examine the Plan and to consider whether it met the Basic Conditions required by legislation and whether it should proceed to Referendum.
- 2.5 The [Examiner's Report](#) received 28<sup>th</sup> June 2023 concluded that subject to modifications identified in the Report, the Wickham Market Neighbourhood Plan meets the basic conditions. The Examiner recommends that subject to the modifications listed in the Report, the Wickham Market Neighbourhood Plan should proceed to Referendum. He further recommends that the referendum area should be based on the neighbourhood area as designated on 12<sup>th</sup> January 2016 and the houses on the Wickham Gate development to the immediate south of the neighbourhood area (the site allocated in the Suffolk Coastal Local Plan policy SCLP12.60).
- 2.6 Following receipt of the Examiner's Report, legislation requires that East Suffolk Council consider each of the modifications recommended, the reasons for them, and decide what action to take. This is set out in the table below. Ahead of this consideration, the Report and its findings have been considered between the Council and Wickham Market Parish Council.

### **3. Decision and Reasons**

- 3.1 East Suffolk Council, under powers delegated to the Head of Planning and Coastal Management, has considered each of the modifications recommended. The Council concurs with the reasoning and modifications provided by the Examiner in his Report dated 28<sup>th</sup> June 2023. However the Council considers some additional text is necessary to paragraphs 5.8 and 7.11 alongside the Examiner's recommendations. Additionally some minor corrections have been made to the proposed modifications where necessary.
- 3.2 The Council has also identified further modifications to the Plan which are considered necessary to meet the basic conditions or to correct errors.
- 3.3 With the Examiner's recommended modifications and other modifications, East Suffolk Council has decided that the Wickham Market Neighbourhood Plan meets the Basic Conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention rights and complies with provision made by or under Section 38A and 38B of the Planning and Compulsory Purchase Act 2004. As a consequence, the submission version of the Wickham Market Neighbourhood Plan will be modified as recommended for it then to proceed to referendum.

- 3.4 East Suffolk Council has considered the referendum area as recommended by the Examiner. The Examiner has recommended that the Referendum area cover the designated Neighbourhood Area for the Wickham Market Neighbourhood Plan, and also include the area allocated for residential purposes under Policy SCLP12.60 of the Suffolk Coastal Local Plan (Land between High Street and Chapel Lane). This area was formerly within Pettistree parish yet adjacent to Wickham Market parish. Following the Community Governance Review the land is within Wickham Market parish as of 1<sup>st</sup> April 2023, reflecting its relationship with Wickham Market. The Council agrees that the referendum area should include the area allocated under policy SCLP12.60. This does not affect the designated Neighbourhood Plan Area.
- 3.5 The list of modifications and actions required are set out in the following tables. As a consequence of these changes the Wickham Market Neighbourhood Plan will be re-published and titled the Wickham Market Neighbourhood Plan (Referendum Version).



Philip Ridley BSc(Hons) MRTPI

Head of Planning and Coastal Management

Dated: 02/08/2023

Examiner's Recommended Modification	Reason for change	Action by ESC
<p><b>WICK1, Part C – Development Strategy and Principles</b> Part C - Delete the final sentence.</p> <p>Part D – Replace the opening element with: <u>'As appropriate to their scale, nature and location, development proposals should address the following matters:'</u></p>	<p>Part C should be repositioned in the supporting text.</p> <p>To ensure that the policy is applied proportionately.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p>
<p>Paragraph 4.2 Replace the final three sentences of paragraph 4.2 with: <u>'The Local Plan has extended the settlement boundary of Wickham Market to include the allocated site (SCLP12.60) in Pettistree Parish. Planning permission was granted for the development of the site in January 2021.'</u></p> <p>Paragraph 4.3 At the end of paragraph 4.3 add: <u>'These matters are addressed in Part C of Policy WICK1. The Parish Council fully support the Local Plan where it proposes that, for proposals of 10 units or more,</u></p>	<p>To bring clarity required by the NPPF and to remove speculative comments.</p> <p>To bring clarity required by the NPPF and to remove speculative comments.</p>	<p>Agree with amending the text in paragraph 4.2. However the recommended text also needs to be corrected to reflect that site SCLP12.60 is now within Wickham Market parish and not Pettistree parish and that the permission was granted in June 2021, as follows: <u>'The Local Plan has extended the settlement boundary of Wickham Market to include the allocated site (SCLP12.60), formerly in Pettistree Parish (now in Wickham Market parish). Planning permission was granted for the development of the site in January June 2021.'</u></p> <p>Agree. Paragraph amended as recommended.</p>

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<p><a href="#">at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4 (2) of the Building Regulations.</a></p>		
<p><b>WICK2 – Local Landscape Character</b></p> <p>Part A – Replace '<del>must</del>' with '<a href="#">should</a>'</p> <p>Part B – Replace '<del>will be expected to</del>' with '<a href="#">should</a>' and '<del>enhance</del>' with '<a href="#">where practicable, enhance</a>'.</p> <p>Part C – Replace '<del>will be expected to</del>' with '<a href="#">should</a>'.</p> <p>Part D – Replace '<del>Proposals</del>' with '<a href="#">Proposals for Development</a>'</p>	<p>To ensure that the policy wording has the clarity required by the NPPF.</p> <p>To ensure that the policy wording has the clarity required by the NPPF. To acknowledge that suggested enhancements may not always be practicable.</p> <p>To ensure that the policy wording has the clarity required by the NPPF.</p> <p>To ensure that the policy wording has the clarity required by the NPPF.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p> <p>Agree with this amendment, however the specific modification needs to be corrected so that 'development' does not have a capital 'D'.</p>
<p><b>WICK3 – Key Local Views</b></p> <p>Replace policy with: '<a href="#">The scale, form and design of development proposals should protect and, where practicable, enhance key local views as identified on the Policies Map. This process should</a></p>	<p>To recast policy so that it sets out specific requirements for developers regarding key local views. The policy should also set out implications of proposals that would have an unacceptable impact upon an identified key view.</p>	<p>Agree. Policy amended as recommended. Lettering also added to policy paragraphs as a consequential change.</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
<p><a href="#">be informed by the Wickham Market Landscape Character Assessment Part 2 (2018) - Key Views.</a></p> <p><a href="#">Development proposals which would have an unacceptable impact on an identified key local view will not be supported.'</a></p> <p>Delete Views 11 and 12 from Policy Map 10.1 and 10.2.</p>	<p>Views 11 and 12 overlap with the proposed allocation of land at the Old School (WICK12). The Key Views Assessment does not provide any evidence or commentary about the impact of development at Old School Farm on views 11 and 12.</p>	<p>Agree. Policy Maps amended as recommended.</p> <p>Further consequential modifications are also needed, as per the recommendation in paragraph 7.86 of the Examiner's report, as follows:</p> <p>Paragraph 5.8 – add to end of paragraph '<a href="#">Key views 11 and 12, shown in the Key Views Assessment document, have not been carried forward into the Neighbourhood Plan, due to their overlap with the allocation of land at the Old School (policy WICK12).</a>'</p> <p>Figure 5.2 – replace with image that does not show views 11 and 12.</p> <p>Text immediately below Figure 5.2 – amend text to explain that views 11 and 12 are removed from the image.</p>
<p><b>WICK4 – Wildlife in New Development</b></p>		

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<p>At the beginning of part A of the policy add: <u>'As appropriate to their scale, nature and location.'</u></p> <p>In part A of the policy replace the second sentence with: <u>'Development proposals should provide net gains for biodiversity.'</u></p> <p>Replace part B of the policy with: <u>'New housing development should incorporate on-site sustainable drainage systems (SuDS) wherever technically feasible. Wherever practicable, and as appropriate to their scale, nature and location, new housing development should also incorporate a wide range of creative SuDS solutions including the provision of SuDS as part of green spaces, green roofs, permeable surfaces, and rain gardens.'</u></p>	<p>To ensure that the policy meets the basic conditions and to introduce a proportionate element to the policy.</p> <p>To remove the loose wording about minimising the effect on biodiversity.</p> <p>To ensure that the policy meets the basic conditions and to introduce a proportionate element to the policy.</p>	<p>Agree, and also consequential amendment to replace capital 'D' in 'Development' with lower case 'd' after this new text.</p> <p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p>
<p><b>WICK5 – Renewable Energy and Carbon Reduction</b></p> <p>In part A delete the unnecessary colon.</p> <p>Replace part B of the policy with: <u>'The layout and design of new housing development should be configured to secure the optimum use natural sunlight and solar gain including enabling the provision of solar energy generation measures.'</u></p>	<p>To correct a grammatical error.</p> <p>To give the clarity required by the NPPF and to ensure that the policy is applied consistently.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended. A minor grammatical correction is also needed to the Examiner's recommendation as follows: <u>'...to secure the optimum use of natural sunlight...'</u></p>

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<p><b>WICK 6 – Local Green Spaces</b></p> <p>Replace Part B of the policy with: <u>'Development proposals for local green spaces will only be supported in very special circumstances.'</u></p> <p>At the end of paragraph 5.23 add: <u>'The policy takes on the matter-of-fact format of paragraph 103 of the NPPF. East Suffolk Council will be able to make its own assessment of the extent to which any development proposals are consistent with the designation of the various local green spaces. This may include any proposals for an ancillary feature to an identified local green space, and where it can be clearly demonstrated that it is required to support or enhance its role and function.'</u></p>	<p>To enable the policy to follow the format of paragraph 103 of the NPPF.</p> <p>To enable the policy to follow the format of paragraph 103 of the NPPF.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree. Paragraph amended as recommended.</p>
<p><b>WICK7 – Wickham Market Conservation Area</b></p> <p>Replace parts A and B of the policy with: <u>'Development proposals should respond positively to the important open, green and treed spaces within the Wickham Market Conservation Area which make a significant contribution to the character and appearance of the Conservation Area in their undeveloped form. Development proposals which would involve the loss of the open, green spaces or cause unacceptable harm to their character and appearance will not be supported.'</u></p>	<p>To ensure that it is policy focused, rather than a description of the green open areas. To set out the requirements for developers, rather than the types of development that will not be supported. This will ensure that the policy has a positive rather than a negative format.</p>	<p>Agree. Policy amended as recommended. Lettering of policy criteria to be updated accordingly, as a consequential amendment.</p>



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<p>In part C of the policy replace '<del>will need to</del>' with '<a href="#">should</a>'</p> <p>Delete part D of the policy.</p>	<p>To bring the clarity required by the NPPF.</p> <p>Part D does not add anything above what is in the modified parts A and B of the policy or in wider context provided by national policy.</p>	<p>Agree. Policy amended as recommended. (This part of Policy now B due to re-lettering following recommendation above).</p> <p>Agree. Policy amended as recommended.</p>
<p><b>WICK8 – Non-Designated Heritage Assets</b>            Replace the policy with:  <a href="#">‘The Plan identifies a series of non-designated heritage assets as follows:</a> [add the assets listed in paragraph 6.12]   <a href="#">In determining development proposals that directly or indirectly affect non-designated heritage assets, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.’</a></p>	<p>To recast the policy so that it explicitly identifies the assets and applies the approach taken in NPPF paragraph 203.</p>	<p>Agree. Policy amended as recommended.</p>
<p><b>Paragraphs 6.11 and 6.12</b>            Combine paragraphs 6.11 and 6.12 (as 6.11). Thereafter add a replacement 6.12 to read:  <a href="#">‘The policy applies the national approach set out in paragraph 203 of the NPPF. Within this wider context proposals for the re-use of non-designated heritage asset structures will be supported if they are compatible with the significance of the asset, including its setting, and</a></p>	<p>To reposition policy elements in supporting text and enable the Plan to follow the approach taken in NPPF paragraph 203.</p>	<p>Agree. Paragraphs amended as recommended.</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
<p><a href="#">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 substantial harm to its physical structure or setting. Where substantial harm is unavoidable, it must be clearly and convincingly justified in the heritage statement. In considering proposals which involve the loss or alteration of a non-designated heritage asset, the criteria set out in Local Plan Policy SCLP 11.6 will apply to built assets. In addition, for non-built features consideration will be given to the impact on the feature and how damage will be avoided.'</a></p>		
<p><b>WICK9 – Car Parking</b>  Replace the policy with: <a href="#">‘All residential development proposals should provide car parking to meet the standards in the 2019 Suffolk County Council Suffolk Parking Guidance. Development proposals which do not meet the relevant standards will only be supported where it can be demonstrated either that the standards are impracticable for the site concerned or that alternative arrangements are in place to address the transportation needs of the occupiers of the dwellings concerned.’</a></p>	<p>To bring clarity required by the NPPF and to acknowledge that there may be circumstances where parking requirements are impractical or residents’ transport requirements can be met in an alternative fashion.</p>	<p>Agree. Policy amended as recommended.</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
<p><b>Paragraph 7.4</b> At the end of paragraph 7.4 add: <a href="#">‘The matter is addressed in Policy WICK9. It acknowledges that there may be circumstances where the parking requirements may be impractical or where the transport requirements of the residents of the houses concerned can be satisfied in an alternative fashion. This is a matter which East Suffolk Council will be able to address on a case-by-case basis throughout the Plan period.’</a></p>	<p>To bring clarity required by the NPPF and to acknowledge that there may be circumstances where parking requirements are impractical or residents’ transport requirements can be met in an alternative fashion.</p>	<p>Agree. Paragraph amended as recommended.</p>
<p><b>WICK10 – Pedestrian Safety</b></p> <p>Replace the opening component of part A of the policy with: <a href="#">‘Major development proposals (as defined in the NPPF) should demonstrate that they have been prepared constructively to ensure that the development does not have an unacceptable impact on pedestrian safety on the following sites.’</a></p> <p>Delete part B of the policy.</p>	<p>To ensure that the policy has the clarity required by the NPPF and can be applied on a consistent basis.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p>
<p><b>Paragraph 7.11</b> At the end of paragraph 7.11 add: <a href="#">‘The Parish Council has been working with EDF on traffic calming measures to mitigate the impact of traffic arising as a result of Sizewell C’s Southern Park &amp; Ride car park planned just north of the village. The</a></p>	<p>To provide greater clarity and a context within which the parish council can work with EDF as it prepares proposals for Sizewell C park and ride facility.</p>	<p>Agree. The Examiner’s reasoning for the recommended modification is to provide greater clarity and a context within which the Parish Council can work with others in relation to the park and ride</p>

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<p><u>Plan seeks to take account of these works and to ensure that funding is secured for some mitigation measures which might include speed reduction to 20mph. Where it is considered necessary, and as identified by local traffic survey work, the provision of infrastructure improvements to enhance pedestrian safety should be secured via the necessary conditions and/or legal agreements.'</u></p>		<p>facility. Paragraph 7.14 sets out a list of potential improvements. This includes a number of measures. For clarity therefore, in meeting the basic conditions, the Council considers a cross-reference to paragraph 7.14 is also needed. Additional text, which is shown underlined below, therefore to be inserted alongside the Examiner's proposed text for paragraph 7.11.</p> <p><u>'The Parish Council has been working with EDF on traffic calming measures to mitigate the impact of traffic arising as a result of Sizewell C's Southern Park &amp; Ride car park planned just north of the village. The Plan seeks to take account of these works and to ensure that funding is secured for some mitigation measures which might include speed reduction to 20mph. This and other suggested proposals put forward by the Parish Council are set out in paragraph 7.14 and are referred to in Table 9.1 Community Actions. Where it is considered necessary, and as identified by local traffic survey work, the provision of infrastructure improvements to enhance pedestrian safety should be secured via the necessary conditions and/or legal agreements.'</u></p>
<p><b>WICK11 – Cycling, Walking and Disability Access</b></p>		

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<p>In part A of the policy replace the final sentence with: <a href="#">‘Such routes should also incorporate access for disabled users and users of mobility scooters.’</a></p> <p>At the beginning of Part B of the policy add: <a href="#">‘As appropriate to their scale, nature, and location,’</a></p> <p>In Part B replace <del>‘possible’</del> with <a href="#">‘practicable’</a></p> <p>In Part D replace <del>‘will’</del> with <a href="#">‘would’</a></p>	<p>To enable the policy to be applied consistently by ESC and to bring clarity required by the NPPF.</p> <p>To enable the policy to be applied consistently by ESC and to bring clarity required by the NPPF.</p> <p>To enable the policy to be applied consistently by ESC and to bring clarity required by the NPPF.</p> <p>To enable the policy to be applied consistently by ESC and to bring clarity required by the NPPF.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree, and also consequential amendment to replace capital ‘N’ in ‘New’ with lower case ‘n’ in the following text.</p> <p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p>
<p><b>WICK12 – Land at Old School Farm</b></p> <p>Replace d. with: <a href="#">‘The Old School Building should be retained and incorporated sensitively into the layout of the site. The layout should ensure that the building has appropriate parking provision for its intended use.’</a></p> <p>Delete criterion j.</p>	<p>To bring the clarity required by the NPPF. The priority is to retain the old school and incorporate it into the wider development of the site. A wider range of uses may be appropriate for its longer-term use and will assist in securing longer term maintenance.</p> <p>This is a process issue and is better addressed in the supporting text.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
At the end of paragraph 8.5 add: <a href="#">'Investigation using geophysical survey to inform the evaluation of any archaeological potential on the site prior to determination of planning applications on the site will be required.'</a>	To address the issue contained in the deleted criterion j of WICK12.	Agree. Paragraph amended as recommended.
<p><b>WICK13 – Land at Simon's Cross</b> Add a new criterion after d. to read: <a href="#">'The layout of the site should respect the amenities of the existing houses to the immediate east in Simon's Cross.'</a></p> <p>Revise the letters used for the criteria thereafter.</p> <p>Delete criterion h (on archaeology).</p>	<p>To ensure development respects the amenities of the residential properties to the immediate east.</p> <p>To take account of the addition of a new criterion after d.</p> <p>This is a process matter, which is already dealt with in paragraph 8.15 of the supporting text.</p>	<p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p> <p>Agree. Policy amended as recommended.</p>
<p><b>Monitoring and Review of the Neighbourhood Plan</b> Paragraph 7.85 of the Examiner's report recommends : Add a new paragraph in the Plan (1.13) to read: <a href="#">'As part of the monitoring process the Parish Council will pay particular attention to two matters. The first would be where the development of the allocated sites did not proceed (and therefore the village would not deliver its strategic housing requirement). The</a></p>	The introduction needs to be expanded to state that WMPC may need to review the neighbourhood plan to take account of two circumstances: development of the allocated sites does not proceed; that ESC adopts a new local plan.	Agree. Paragraph amended as recommended.

Examiner's Recommended Modification	Reason for change	Action by ESC
<p><a href="#">second would be if East Suffolk Council was to adopt a new Local Plan. Should either of these circumstances arise, the Parish Council will consider the need or otherwise for a partial or a full review of the Plan.'</a></p> <p>Change the title of '<del>Monitoring the Plan</del>' to '<a href="#">Monitoring and Potential Review of the Plan.</a>'</p>	<p>The introduction needs to be expanded to state that WMPC may need to review the neighbourhood plan to take account of two circumstances: development of the allocated sites does not proceed; that ESC adopts a new local plan.</p>	<p>Agree. Paragraph amended as recommended.</p>
<p><b>Other matters – General</b></p> <p>Paragraph 7.86 of the Examiner's report recommends – Modification of general text (where necessary) to achieve consistency with the modified policies.</p> <p>The Examiner states in paragraph 7.86 that this may include natural updates to the Plan based on the stage which it has reached.</p>	<p>Changes are required as a result of recommended modifications to the policies. There may be natural updates based on the stage that the plan has now reached.</p>	<p>Following changes made:</p> <p>Front cover – amend to refer to Referendum Version rather than Submission Version</p> <p>Throughout – amend footnotes to reflect Referendum Version</p> <p>Contents page – page numbers updated where necessary</p> <p>Throughout – update paragraph numbering where necessary</p> <p>Paragraph 1.11 – Add reference to the submission consultation and the Examination to</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
		<p>the timeline. Final sentence amended: 'A timeline of all key events is <a href="#">also</a> given in the Timeline document'</p> <p>Paragraph 5.8 and Figure 5.2 - see WICK3 above</p> <p>Updates to the Bibliography to reflect modifications and the stage the Plan has reached.</p>
<p><b>Other Matters – Specific</b></p> <p>Section 2 – include a reference to the proposed park and ride facility for the construction phase of Sizewell C as part of the narrative of 'Wickham Market today'</p> <p>Paragraph 5.5 – delete '<del>draft</del>'</p> <p>Paragraph 6.6 – refer to the policies in capital letters (to reflect their presentation elsewhere in the Plan)</p> <p>Page 32/33 – revise paragraph numbering</p> <p>Replace paragraphs 8.9 and 8.14 with: <a href="#">'The site falls within the Anglian Water Source Protection Zones 1, 2 and 3. Insofar as the land concerned</a></p>	<p>To ensure that the Plan meets the basic conditions.</p> <p>To ensure that the Plan meets the basic conditions.</p> <p>To ensure that the Plan meets the basic conditions.</p> <p>To ensure that the Plan meets the basic conditions.</p> <p>To ensure that the Plan meets the basic conditions.</p>	<p>Agree. Paragraph amended as recommended through addition of paragraph 2.13.</p> <p>Agree. Paragraph amended as recommended.</p> <p>Agree. Paragraph amended as recommended.</p> <p>Agree. Paragraph amended as recommended.</p> <p>Agree. Paragraphs amended as recommended.</p>



Examiner's Recommended Modification	Reason for change	Action by ESC
<p><a href="#">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 planning applications 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 has been fully understood and can be addressed through appropriate measures.'</a></p>		

### Council's further modifications

Under section 12(6)(a) of Schedule 4B of the Town and Country Planning Act 1990, the Council considers that the following modifications are also needed in order that the Plan meets the basic conditions or for the correction of errors.

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
Front Cover – date to be added	Other than in the document title in the footnote there is no date on the front cover	Front cover to be amended to include date <a href="#">'August 2023'</a>
Paragraph 1.1 – update paragraph following Parish boundary changes in April 2023 as follows: “This document represents the Neighbourhood Plan for <del>the parish of</del> Wickham Market for the period 2018 to 2036.”	To update the paragraph in relation to the amendments to the Parish boundary.	The text has been amended.
Paragraph 1.2 – update paragraph following Parish boundary changes in April 2023 as follows:	To update the paragraph in relation to the amendments to the Parish boundary.	The text has been amended.

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>“The principal purpose of the Neighbourhood Plan is to set out the policy for development within <del>the parish</del> <a href="#">Wickham Market</a>...”</p>		
<p>Paragraph 1.9 – last part of first sentence to be amended ‘...which is the same as the <del>administrative boundary of the parish of Wickham Market</del> <a href="#">boundary of Wickham Market parish at the time of the area designation.</a>’</p>	<p>To update the paragraph in relation to the amendments to the Parish boundary.</p>	<p>The text has been amended.</p>
<p>Paragraph 1.9 – final sentence to be replaced - <del>‘It is however acknowledged that in September 2022 East Suffolk Council have approved a recommendation to amend the Parish Boundary from April 2023 to incorporate an area of land currently in Pettistree parish known as Wickham Gate. The Parish boundary was expanded from 1<sup>st</sup> April 2023 following East Suffolk Council’s Community Governance Review to include the land at Wickham Gate allocated under Local Plan policy SCLP12.60, however the Neighbourhood Plan area remains the same as that designated in 2016 and shown in Figure 1.1.’</del></p>	<p>To update the paragraph in relation to the amendments to the Parish boundary.</p>	<p>The text has been amended.</p>
<p>Paragraph 2.12 – correction of error needed in second sentence ‘.... Which was reduced from <del>90</del> <a href="#">100</a>...’</p>	<p>The Suffolk Coastal First Draft Local Plan (July 2018) included a housing requirement figure of 100 for Wickham Market, not 90.</p>	<p>Text corrected</p>
<p>Paragraph 2.12 – update as follows: “...as the Local Plan includes Policy SCLP12.60, a development <del>formerly</del> in Pettistree Parish (<a href="#">now in Wickham Market parish</a>) for 150 dwellings, which is within the Settlement Boundary of</p>	<p>To update the paragraph in relation to the amendments to the Parish boundary.</p>	<p>The text has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
Wickham Market, but not within the Neighbourhood Plan area.”		
Paragraph 4.2 – add full stop at end of fifth sentence ‘...have since expired.’	Correction of typographical error	Text corrected
Paragraph 4.2 – Updating and correction of recommended modification (also see table above): ‘The Local Plan has extended the Settlement Boundary of Wickham Market to include the allocated site (SCLP12.60), formerly in Pettistree Parish (now in Wickham Market parish). Planning permission was granted for the development of the site in January June 2021.’	Updating and correction of recommended modification	The text has been amended
Paragraph 4.4 – update as follows: ‘...of which 150 <del>are to be</del> were allocated in Pettistree Parish. The site which is not within the Neighbourhood Plan boundary but is within the settlement boundary of Wickham Market.’	To update the policy in relation to the amendments to the Parish boundary.	The text has been amended.
WICK1 – amend to reflect revised parish boundary: ‘A. New development in the Wickham Market Neighbourhood Plan area parish will...’	To update the policy in relation to the amendments to the Parish boundary.	The text has been amended.
Paragraph 5.2 Correct title of photograph to ‘View from Thong Hall Road towards village edge’	To correct the title	The text has been amended.
Paragraph 5.5 – update as follows: ‘It is important that the integrity of such views is retained. The nature of such long-distance views is that they are both into and out of Wickham Market, and therefore some may relate to	To update the text in relation to the amendments to the Parish boundary.	The text has been amended.

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>development outside the parish boundary. In particular, this concerns residential development in Pettistree abutting the Neighbourhood Plan area boundary. <del>notwithstanding that it is in the neighbouring Parish.</del> Pettistree is a small village that is adjacent to Wickham Market. The growth proposed in the draft Local Plan (SCLP) (4), whilst formerly in Pettistree parish, will form a new forms an extension of Wickham Market village that will bring the two settlements closer together.'</p>		
<p>Paragraph 5.8 Correction of title in second sentence '...in the parish it takes into account key views and is informed by the Landscape Character Assessment - Key Views Assessment document...'</p>	Correction to text	The text has been amended
<p>WICK 5 – Grammatical correction of recommended modification (also see table above) '...to secure the optimum use of natural sunlight...'</p>	Correction of recommended modification	The text has been amended
<p>Paragraph 7.11 Additional text, which is shown underlined below, should be inserted into the Examiner's proposed text for paragraph 7.11 (also see table above)</p> <p>'The Parish Council has been working with EDF on traffic calming measures to mitigate the impact of traffic arising as a result of Sizewell C's Southern Park &amp; Ride car park planned just north of the village. The Plan seeks to take account of</p>	A cross reference to paragraph 7.14 is needed to provide clarity in meeting the basic conditions.	The text has been amended.

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>these works and to ensure that funding is secured for some mitigation measures which might include speed reduction to 20mph. <a href="#">This and other suggested proposals put forward by the Parish Council</a> are set out in <a href="#">paragraph 7.14</a> and are referred to in <a href="#">Table 9.1 Community Actions</a>. Where it is considered necessary, and as identified by local traffic survey work, the provision of infrastructure improvements to enhance pedestrian safety should be secured via the necessary conditions and/or legal agreements.'</p>		
<p>Paragraph 8.2 – correct end of first sentence ‘...allocates two sites for approximately <del>100</del> <a href="#">110</a> dwellings.’</p>	<p>The site allocations are 85 and 25 dwellings, which equates to 110.</p>	<p>Text corrected</p>
<p>Chapter 8 – correct paragraph numbering</p>	<p>To ensure continuous paragraph numbering</p>	<p>Text corrected</p>
<p>Policy Map 10.1 – amend key to refer to <a href="#">“Neighbourhood Plan area boundary”</a> rather than <del>“Parish Boundary”</del></p>	<p>To clarify in relation to the amendments to the Parish boundary.</p>	<p>The key has been amended.</p>
<p>Policy Map 10.2 – amend key to refer to <a href="#">“Neighbourhood Plan area boundary”</a> rather than <del>“Parish Boundary”</del></p>	<p>To clarify in relation to the amendments to the Parish boundary.</p>	<p>The key has been amended.</p>
<p>Policy Map 10.3 – amend key to refer to <a href="#">“Neighbourhood Plan area boundary”</a> rather than <del>“Parish Boundary”</del></p>	<p>To clarify in relation to the amendments to the Parish boundary.</p>	<p>The key has been amended.</p>
<p>Policy Map 10.4 – amend key to refer to <a href="#">“Neighbourhood Plan area boundary”</a> rather than <del>“Parish Boundary”</del></p>	<p>To clarify in relation to the amendments to the Parish boundary.</p>	<p>The key has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Policy Map 10.5 – amend key to refer to “<a href="#">Neighbourhood Plan area boundary</a>” rather than “<del>Parish Boundary</del>”</p> <p>Correct formatting so that title of map is on the same page as the map</p>	<p>To clarify in relation to the amendments to the Parish boundary.</p> <p>Correction of formatting error</p>	<p>The key has been amended.</p> <p>The formatting has been corrected.</p>
<p>Policies Map10.1 - Correct Settlement Boundary.</p>	<p>To ensure consistency with the Settlement Boundary as shown on the Suffolk Coastal Local Plan policies map, other than where changes have been made to accommodate the new site allocations.</p>	<p>The Settlement Boundary in each Policy Map has been amended.</p>
<p>Policies Map10.2 - Correct Settlement Boundary.</p>	<p>To ensure consistency with the Settlement Boundary as shown on the Suffolk Coastal Local Plan policies map, other than where changes have been made to accommodate the new site allocations.</p>	<p>The Settlement Boundary in each Policy Map has been amended.</p>
<p>Policies Map10.3 - Correct Settlement Boundary.</p>	<p>To ensure consistency with the Settlement Boundary as shown on the Suffolk Coastal Local Plan policies map, other than where changes have been made to accommodate the new site allocations.</p>	<p>The Settlement Boundary in each Policy Map has been amended.</p>
<p>Policies Map10.4 - Correct Settlement Boundary.</p>	<p>To ensure consistency with the Settlement Boundary as shown on the Suffolk Coastal Local Plan policies map, other than where changes have been made to accommodate the new site allocations.</p>	<p>The Settlement Boundary in each Policy Map has been amended.</p>