



# 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



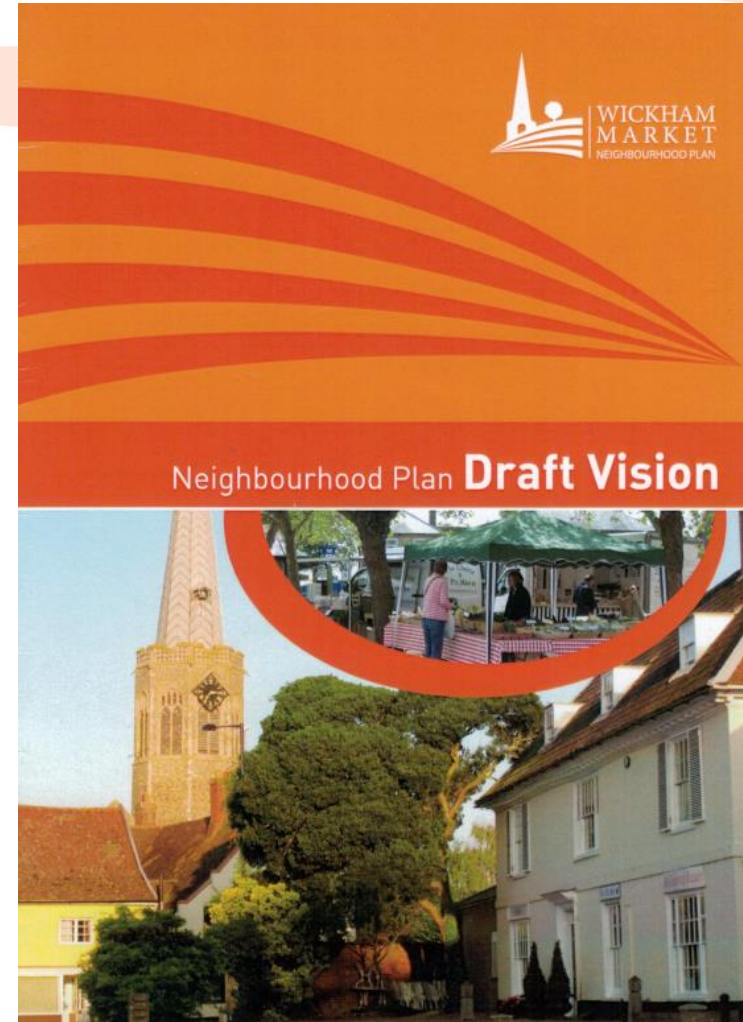
# NEIGHBOURHOOD PLAN BENEFITS

- 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 m<sup>2</sup>
  - Average house is 76m<sup>2</sup> 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

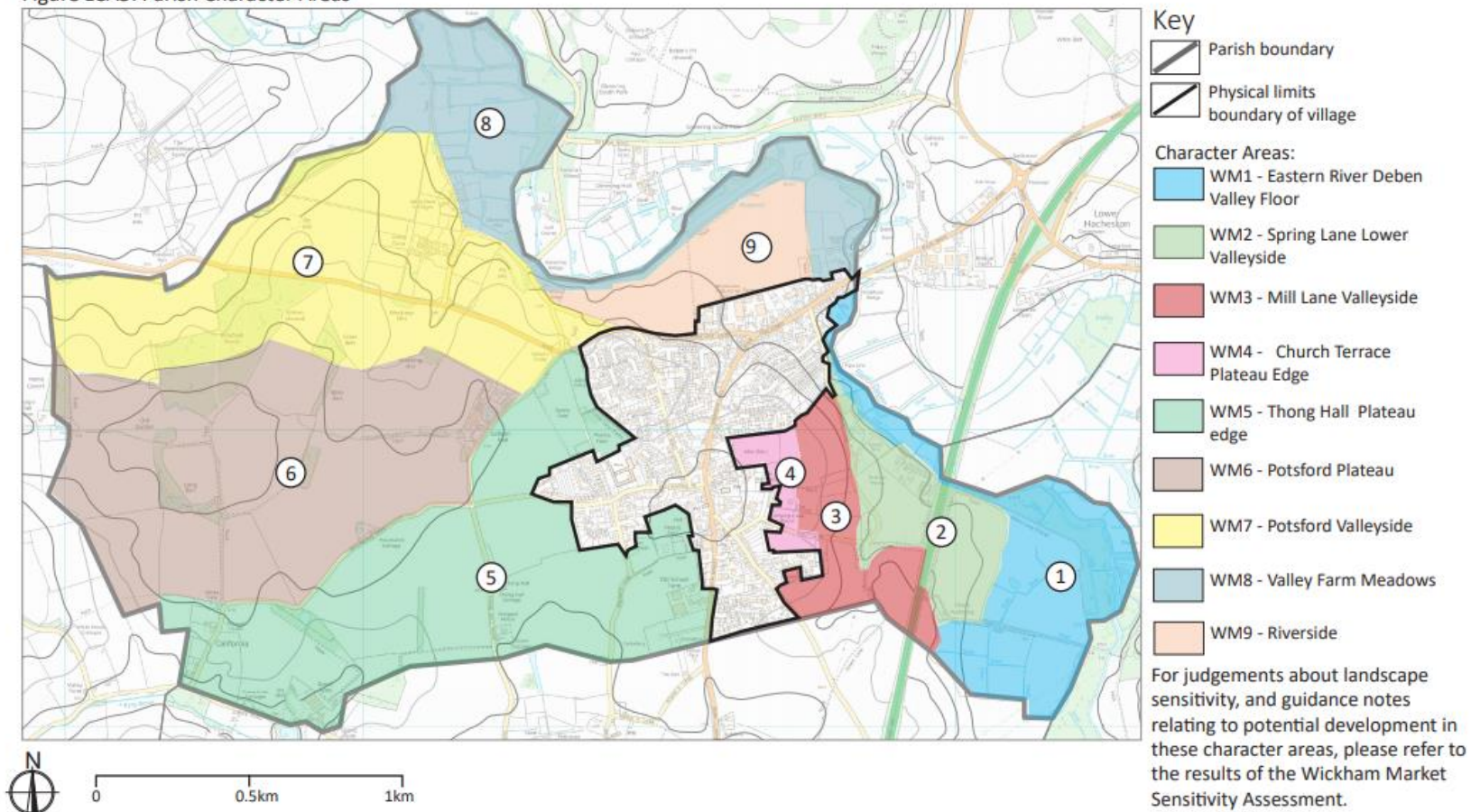
# LANDSCAPE APPRAISAL

Copies available to view

Part one

Parish Character Area map

Figure LCA3: Parish Character Areas





# LANDSCAPE APPRAISAL

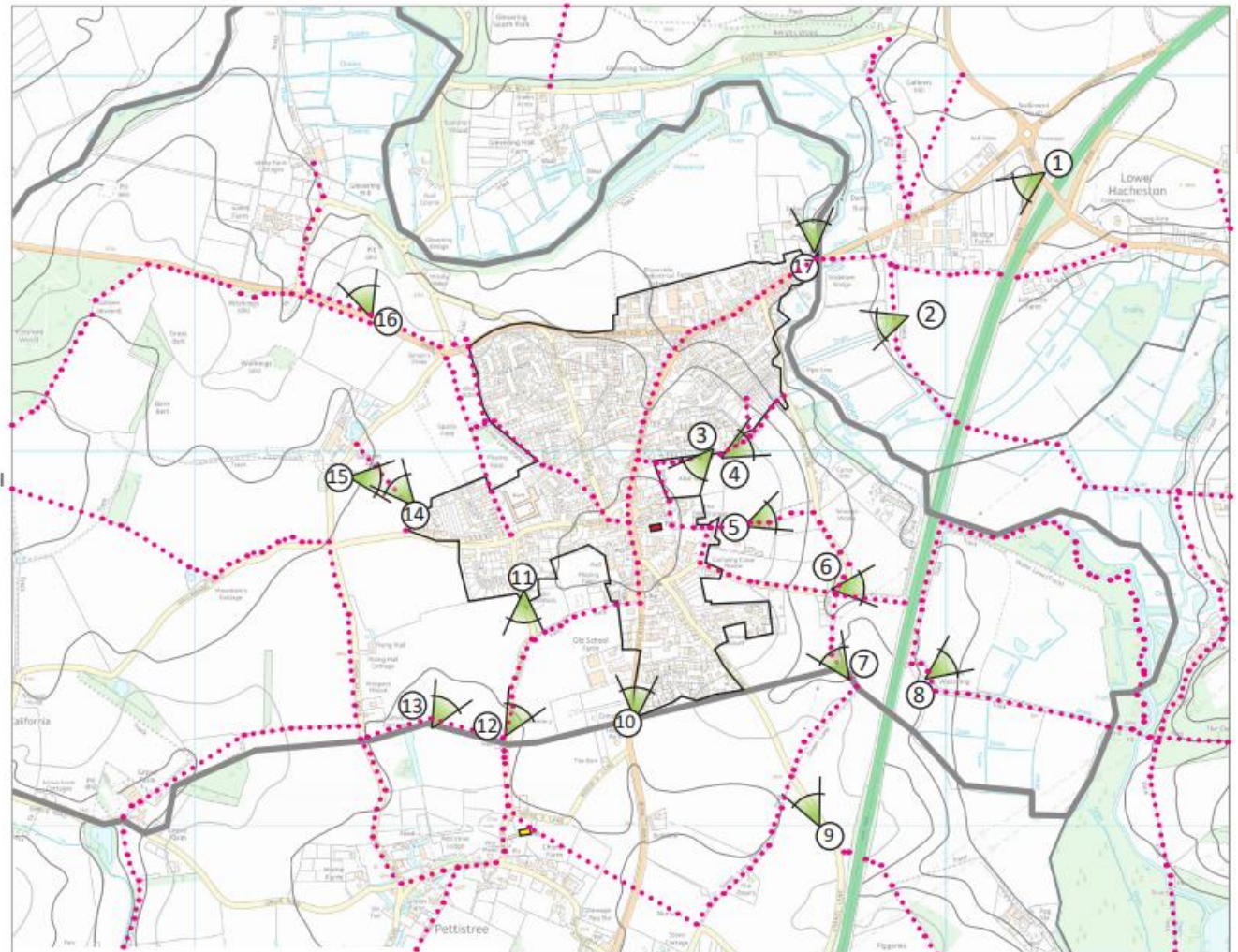
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## KEY VIEWS MAP

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

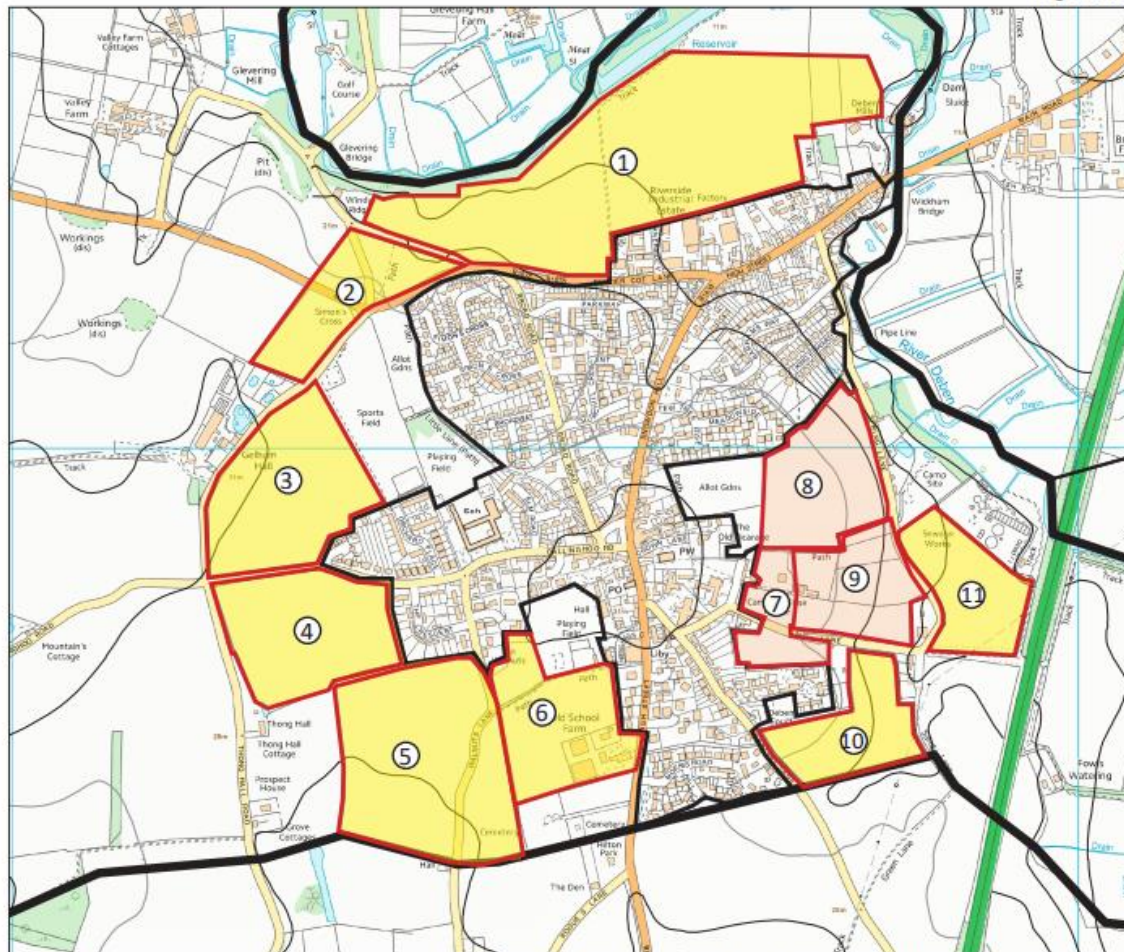


# LANDSCAPE APPRAISAL

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.

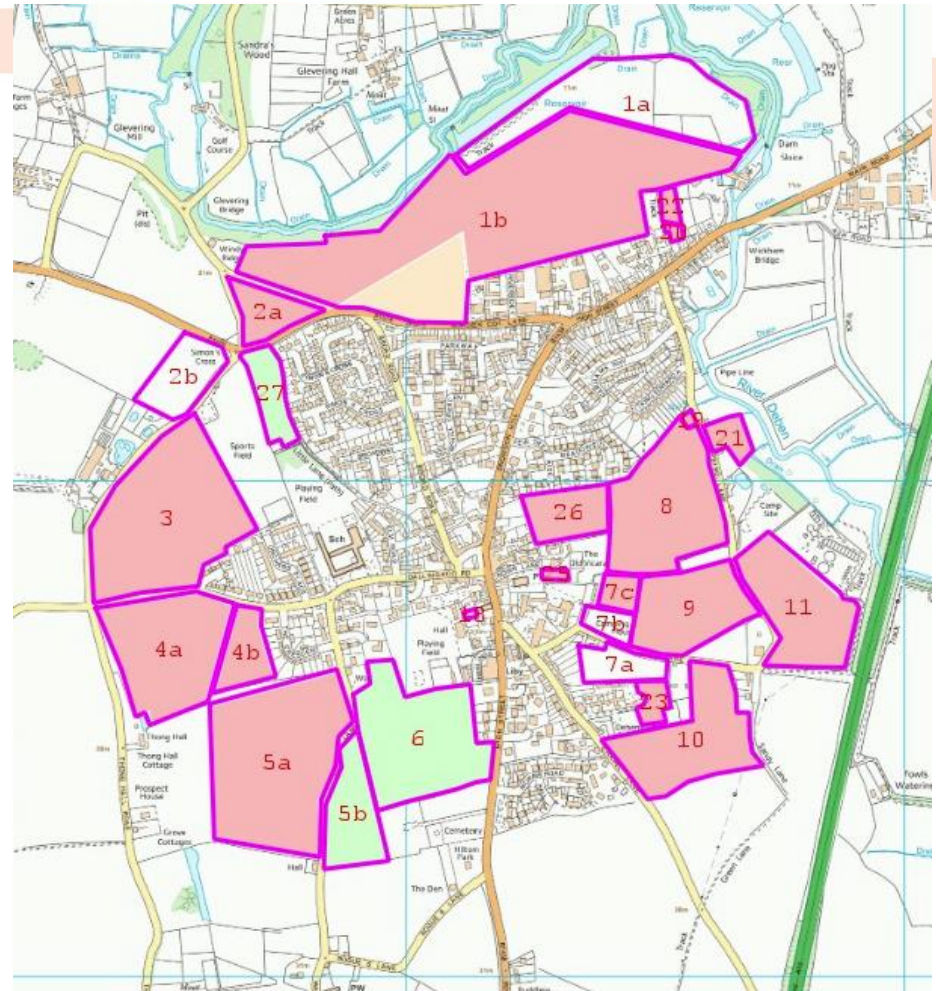
Sites were classed as:

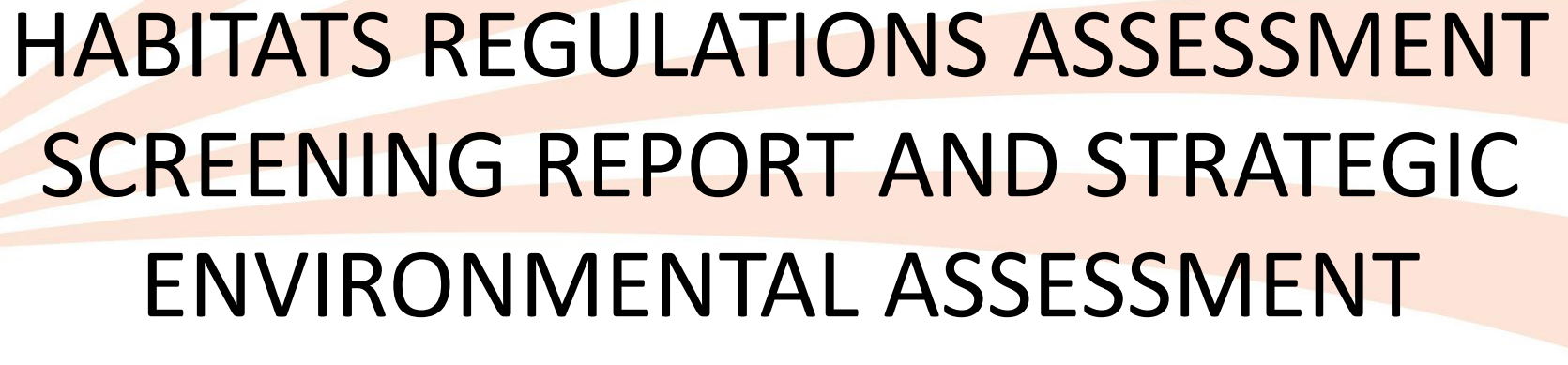
Red – not appropriate for development

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

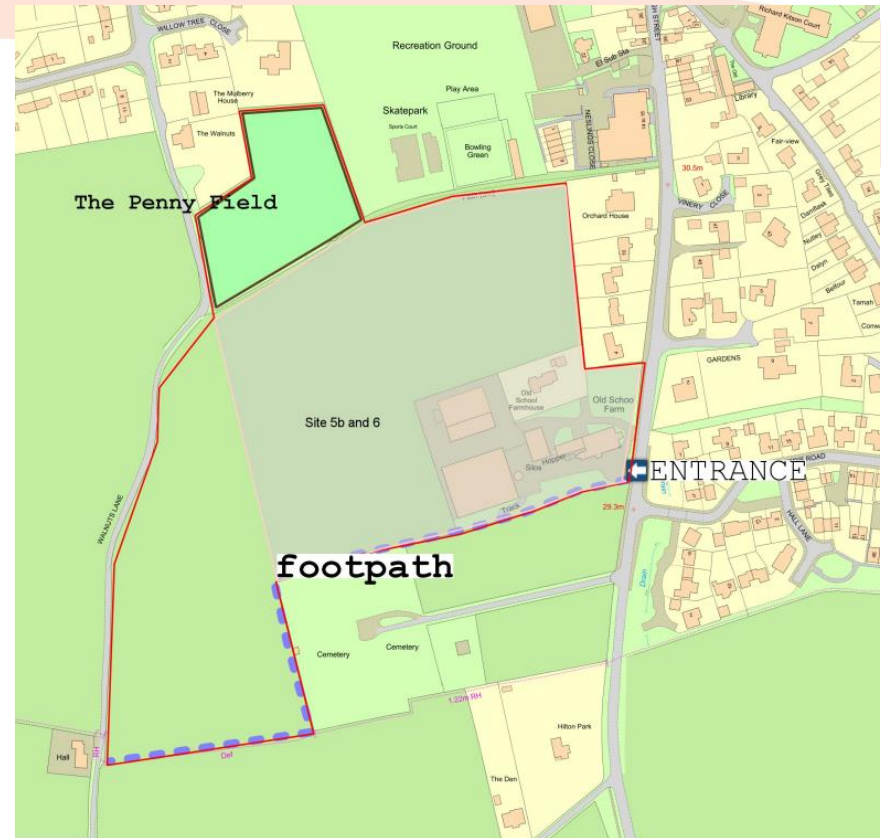
- Site 27 (Allotments) – about 22 houses
- Vehicle access from Simon's Cross estate
- Allotments moved as shown
- 2 years to move
- New allotments 1000 year lease at zero rent
- Footpath access through site to allotments.
- Refurbished Play area



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



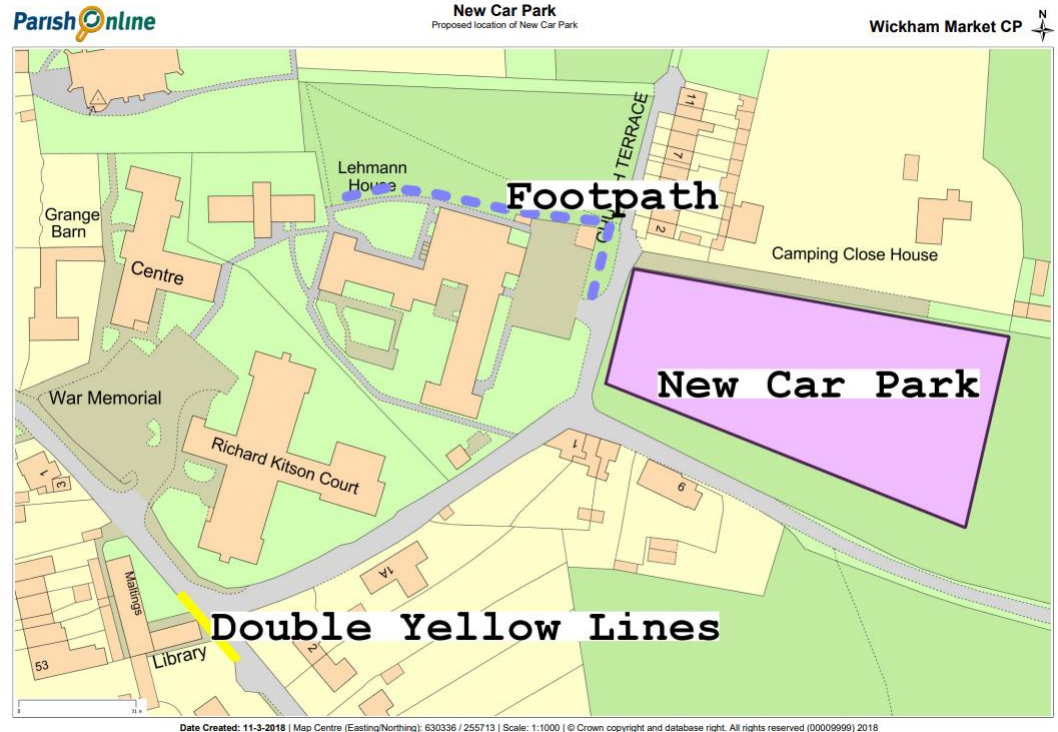
# POTENTIAL BUSINESS DEVELOPMENT

- 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



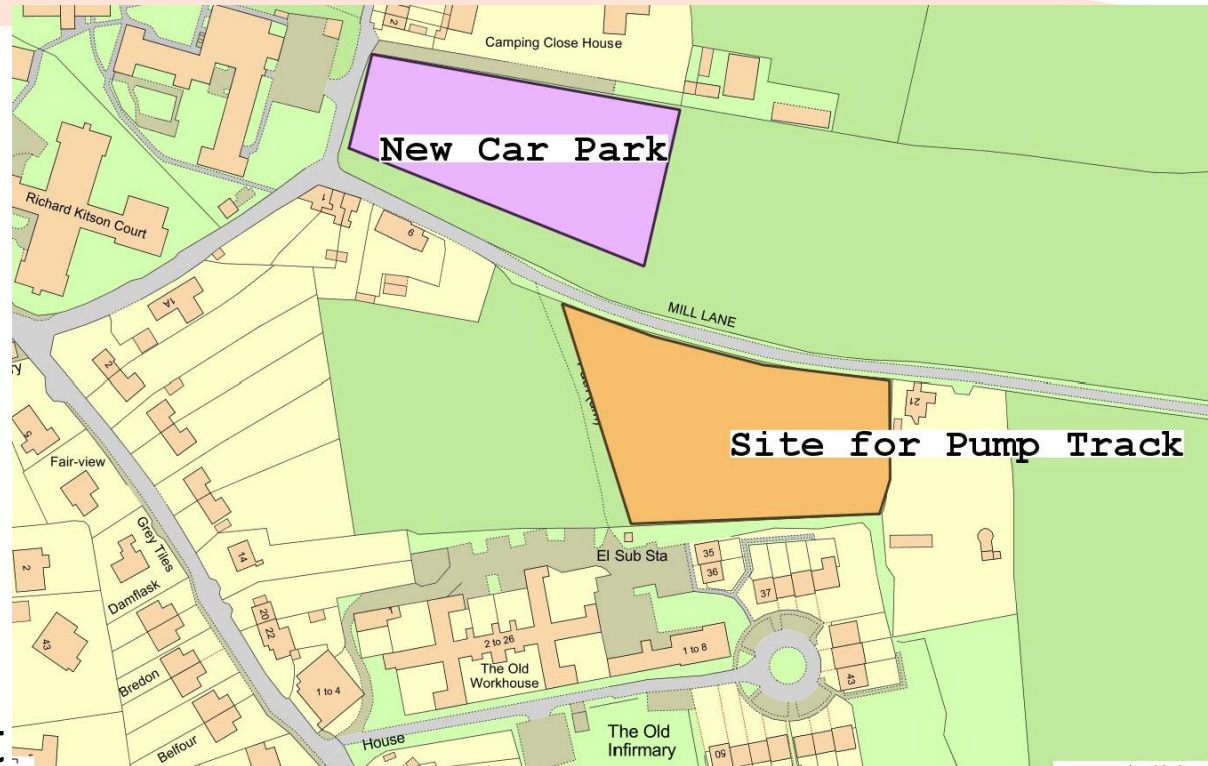
# PROPOSED NEW CAR PARK

- 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



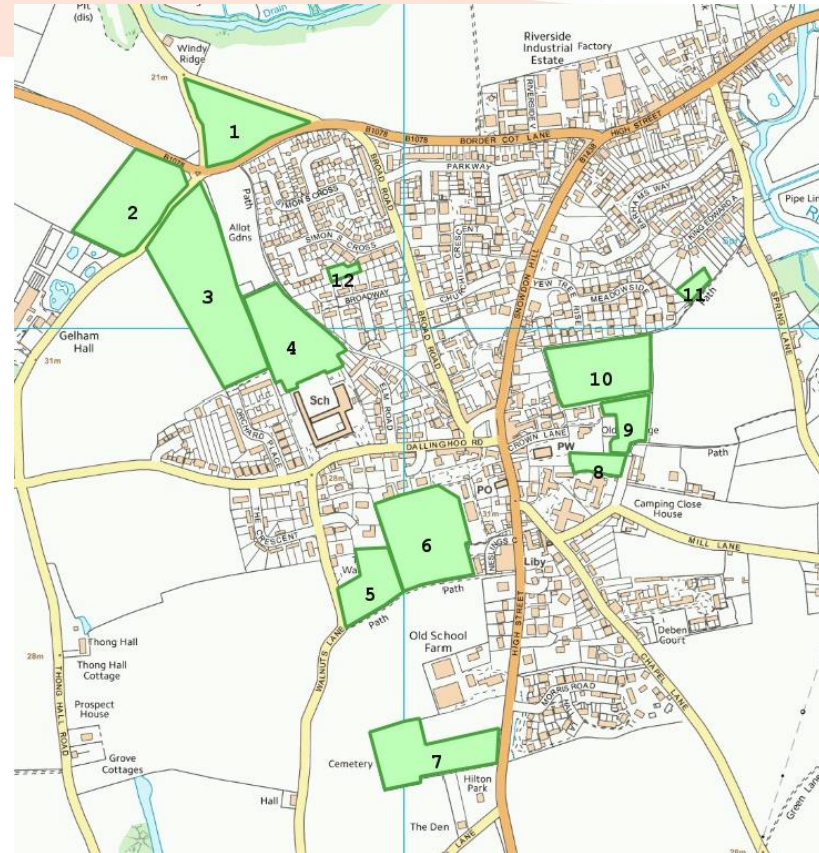


# PUMP TRACK IMAGES



# 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



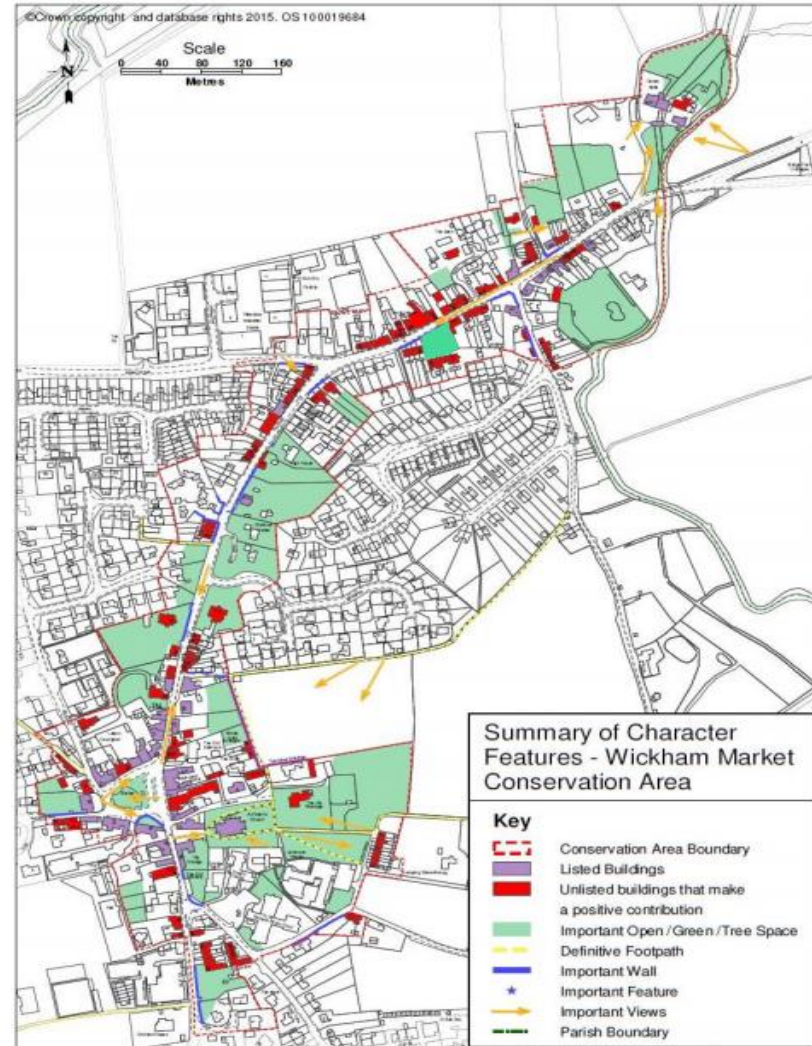
# AREAS TO BE PROTECTED FROM DEVELOPMENT

## 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?**

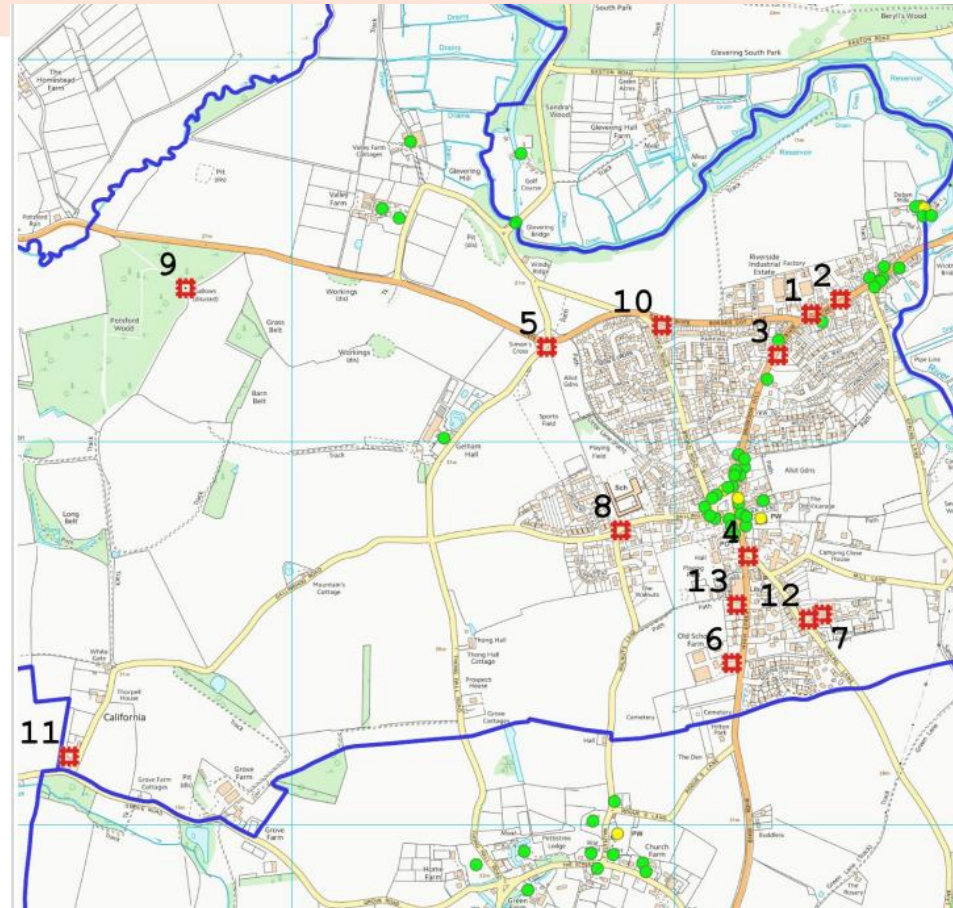
Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally [designated heritage assets](#). In some areas,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



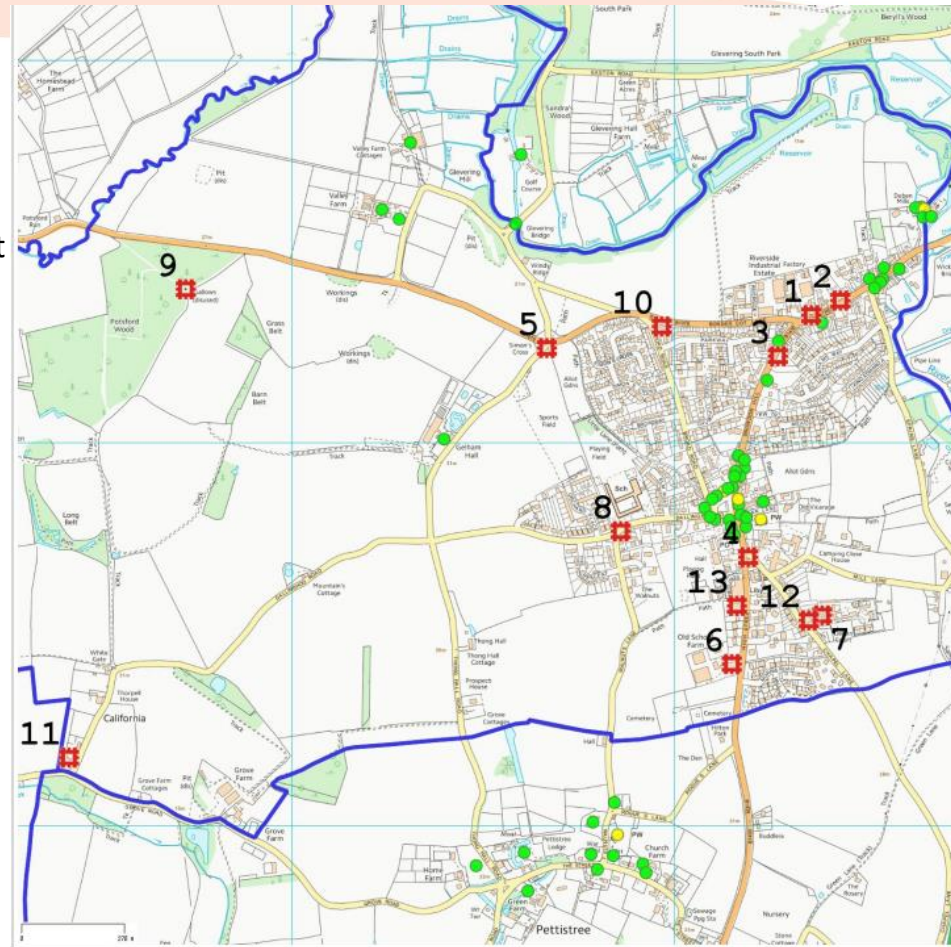
Listed Buildings are marked with a green dot

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# NON-DESIGNATED HERITAGE ASSETS

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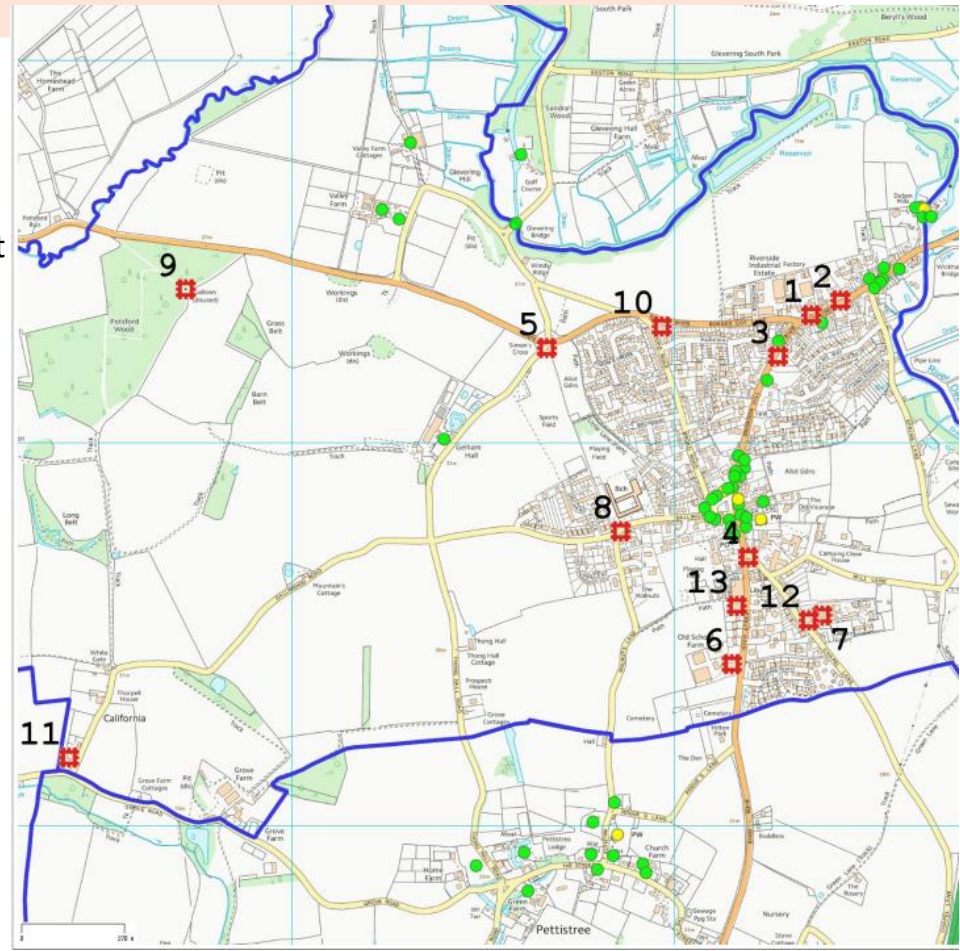
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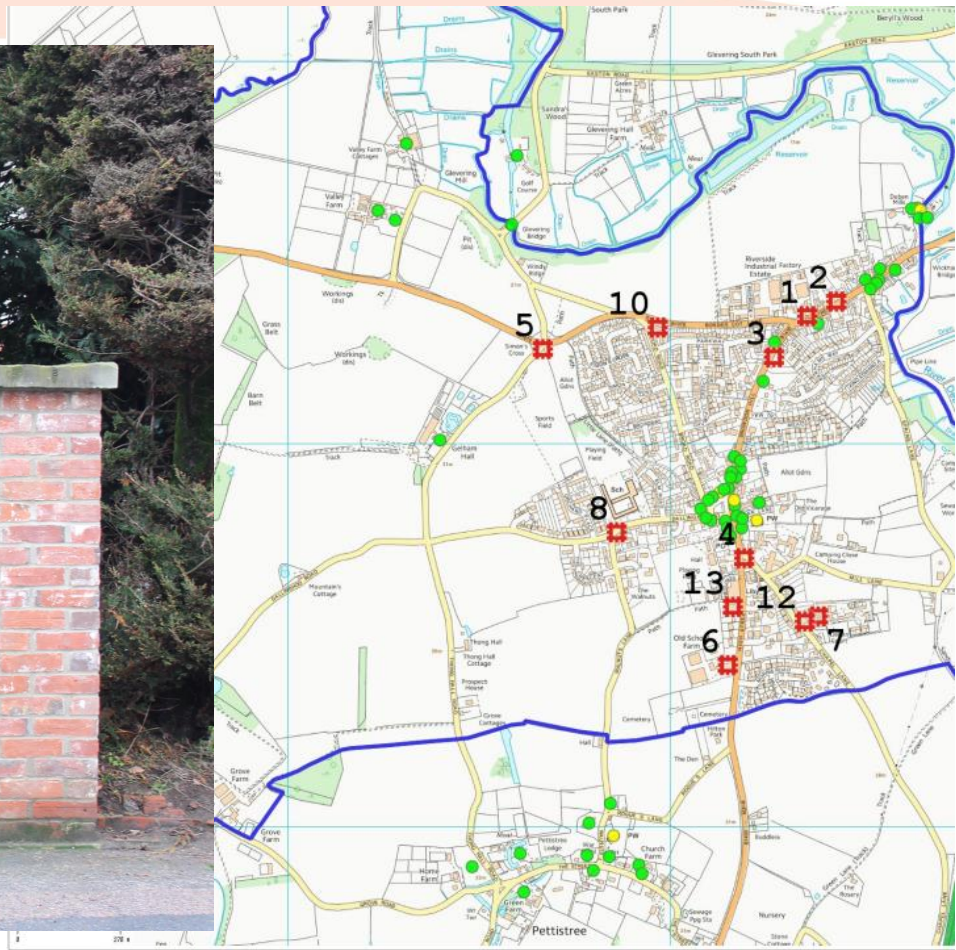
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# NON-DESIGNATED HERITAGE ASSETS

NPPF States:

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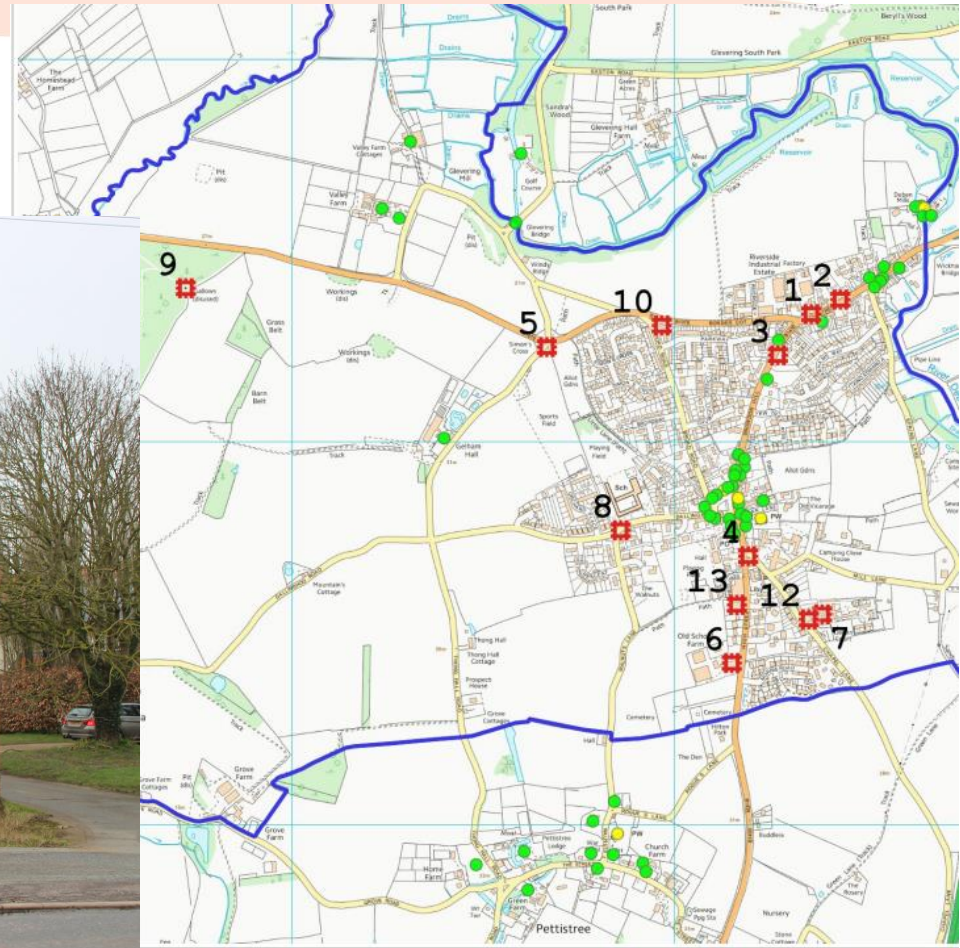


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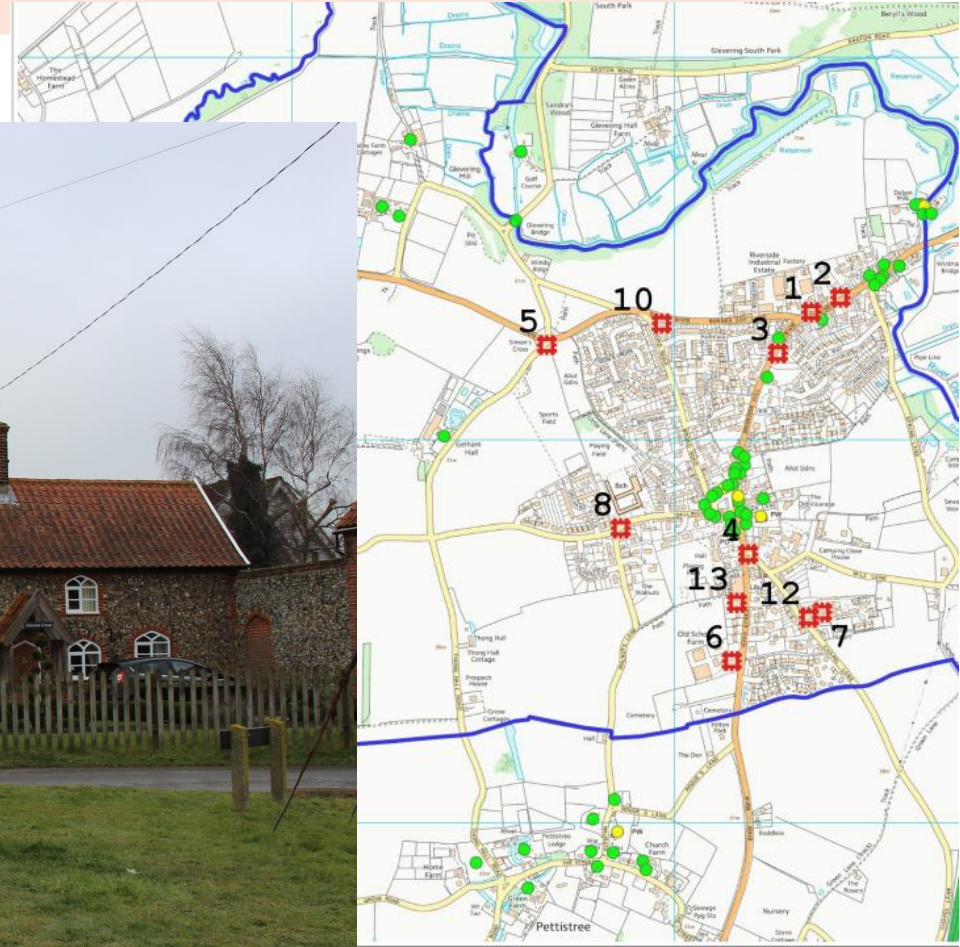
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NPPF States:

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



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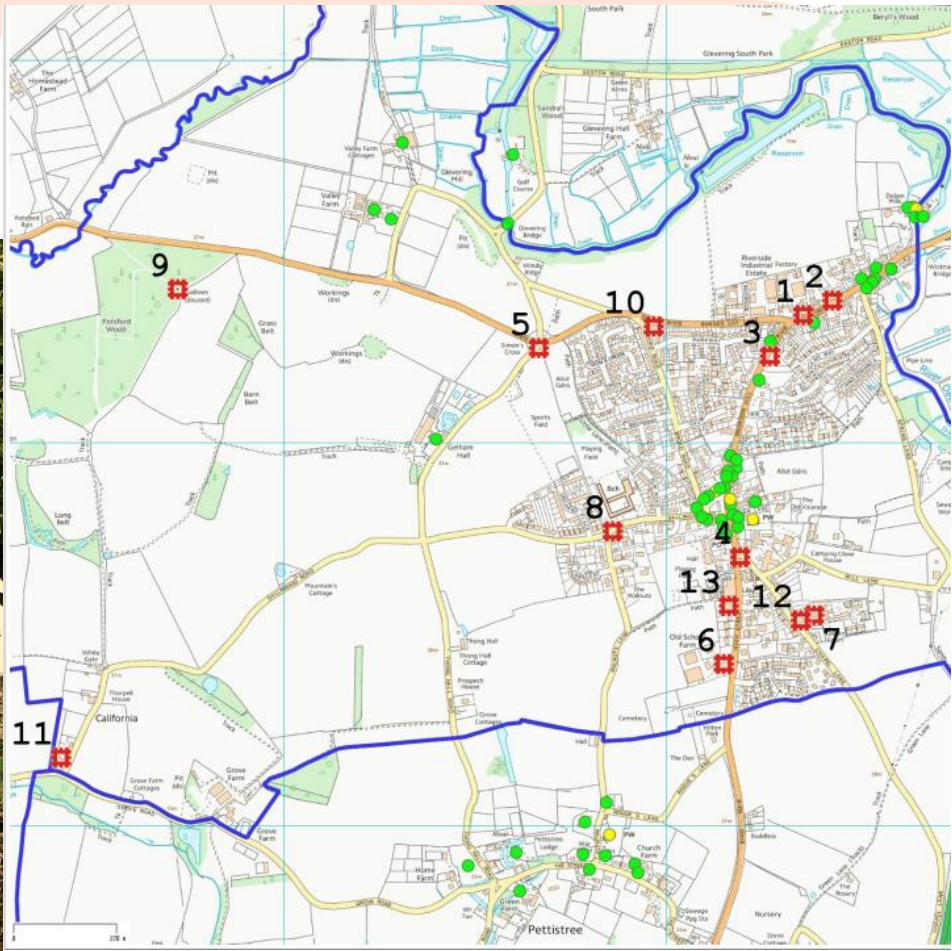


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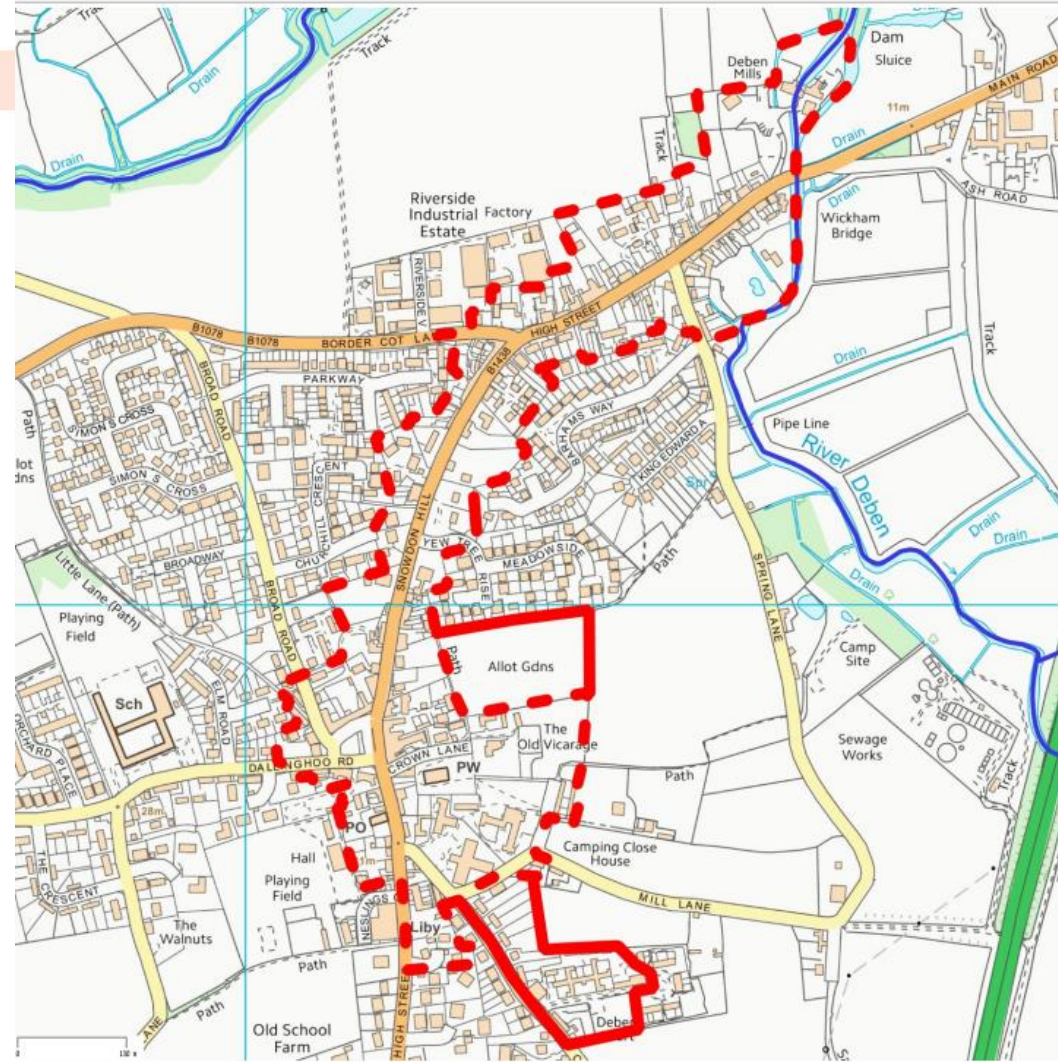
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# CONSERVATION AREA BOUNDARY

- 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.



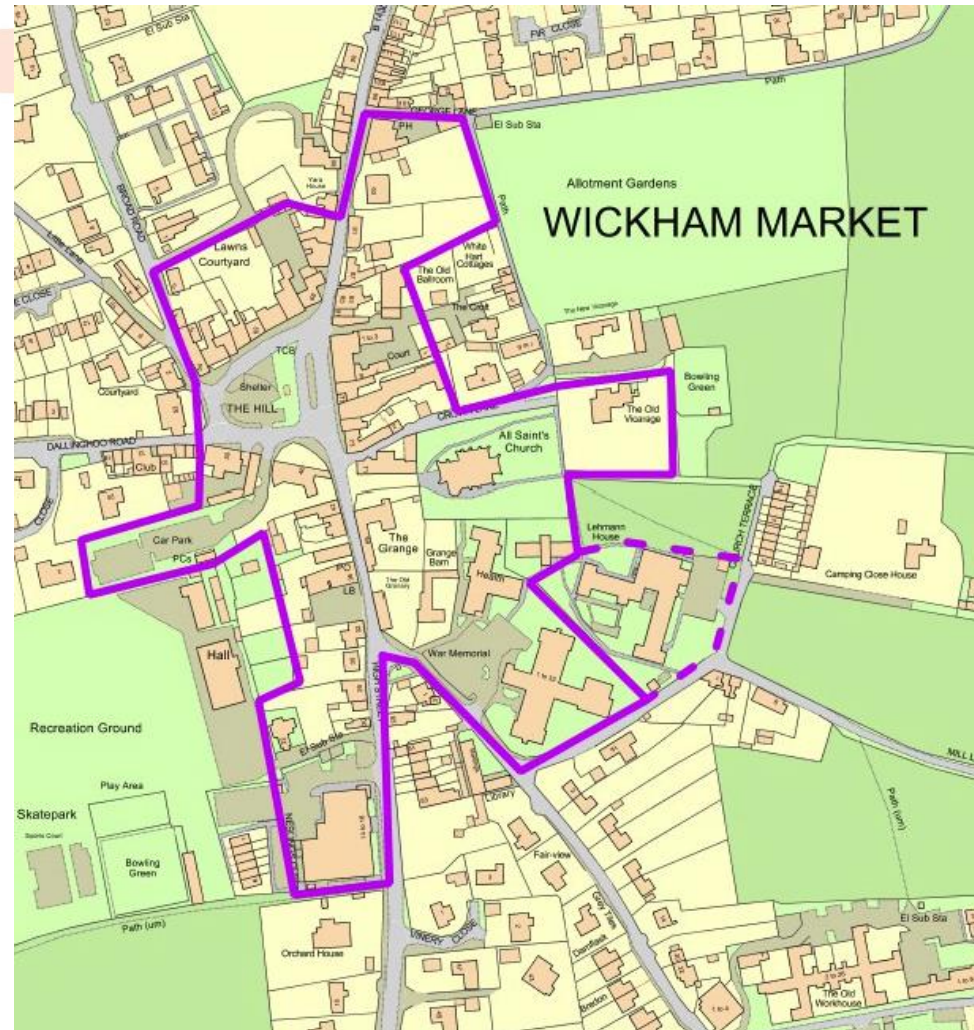


# RETAIL CENTRE BOUNDARY

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