



Wickham Market Neighbourhood Plan

Consultation Statement

Version 3.4

October 2022

Wickham Market Neighbourhood Plan Consultation Statement

Introduction

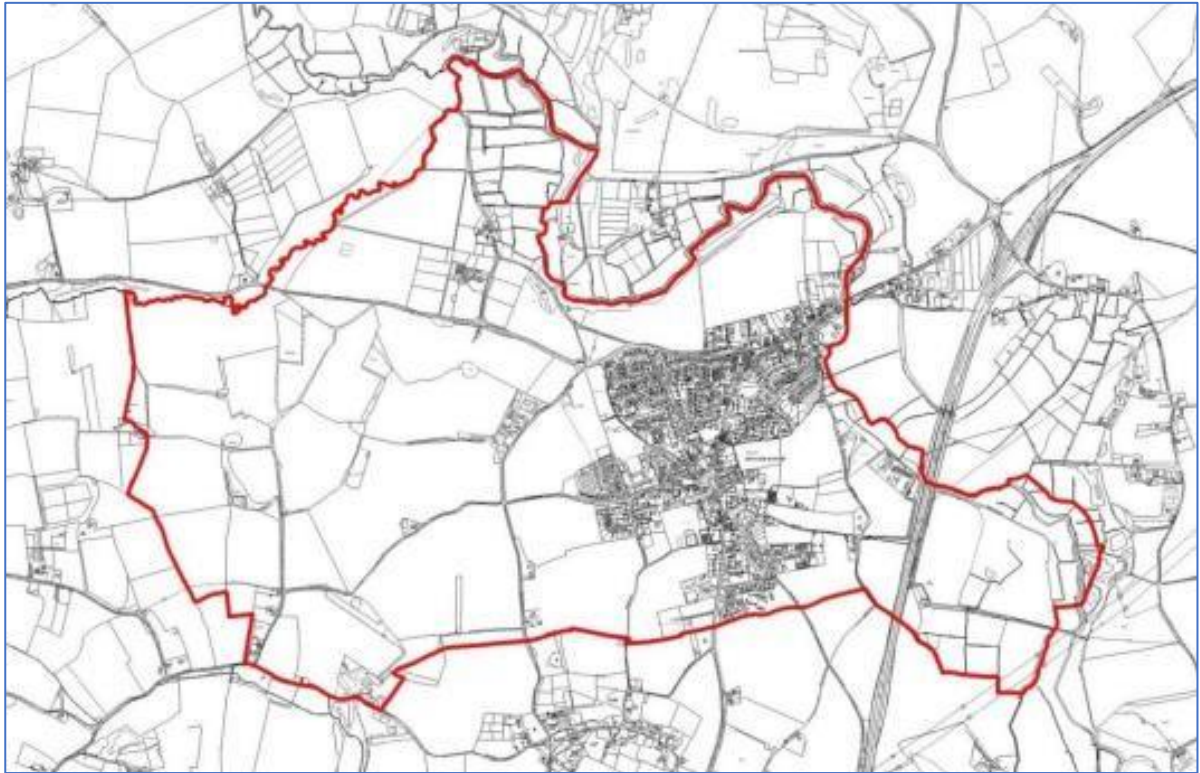
1. The aim of the Wickham Market Neighbourhood Plan (WMNP) Consultation Statement is to give the required information to comply with the legal requirements as set out in the Neighbourhood Planning (General) Regulations 2012 (1) which are:
 - a) Details of the people and organisations that were consulted.
 - 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)

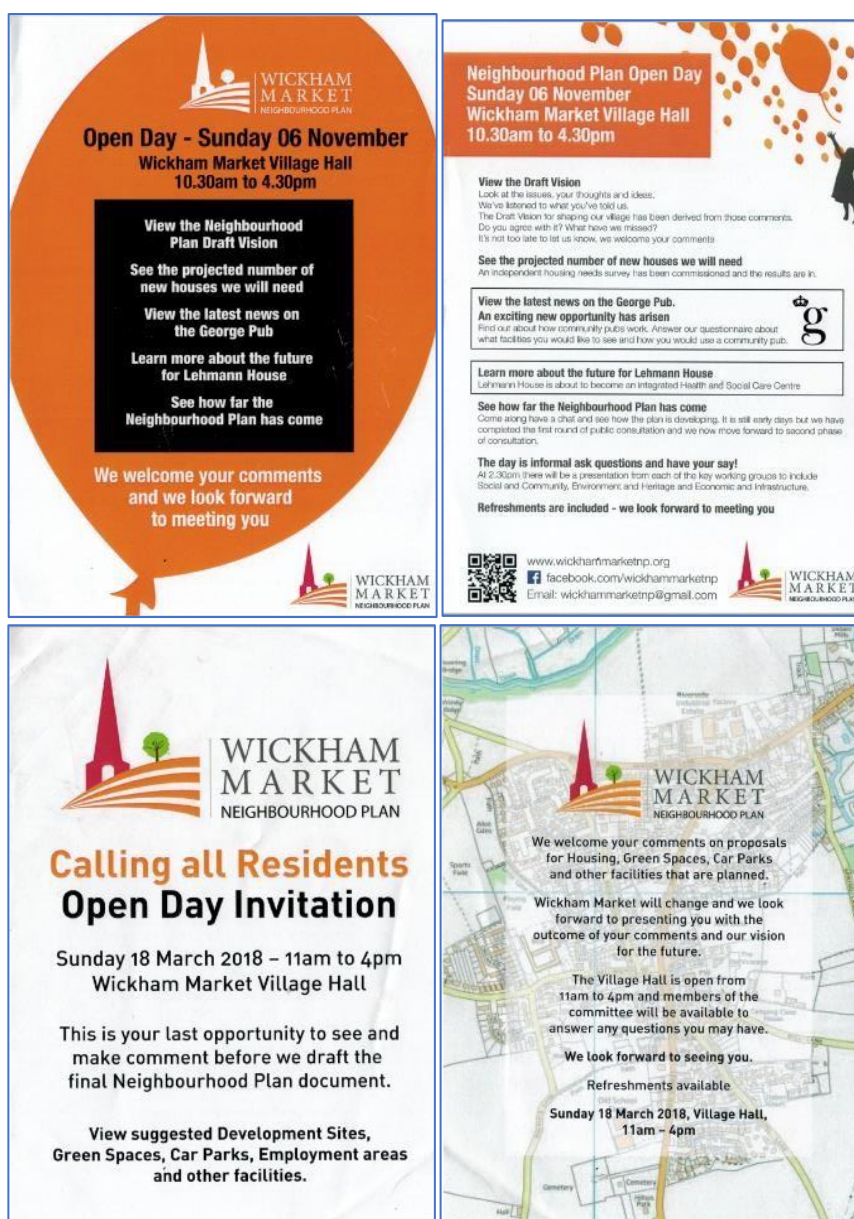
4. The Neighbourhood Plan Area for Wickham Market Parish



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 \(May 2022\)](#)