

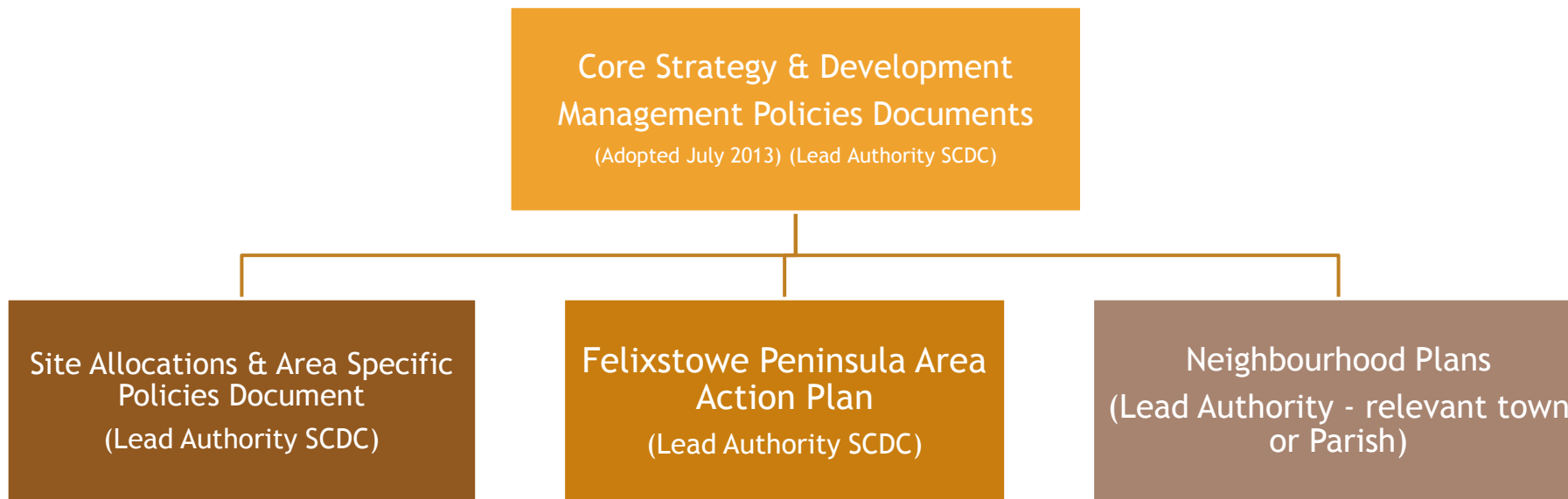
WICKHAM MARKET NEIGHBOURHOOD PLAN

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

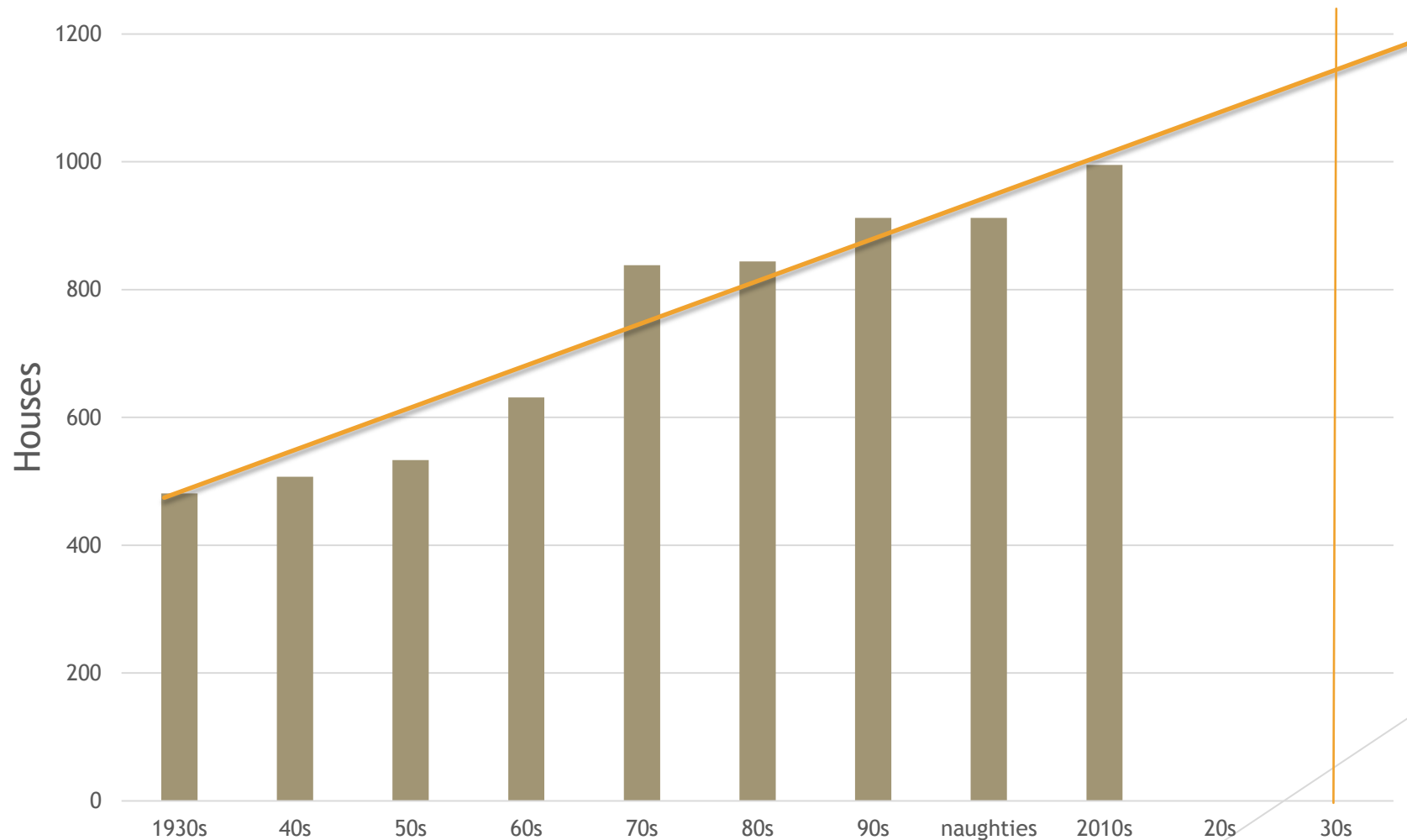


WICKHAM MARKET NEIGHBOURHOOD PLAN

- ▶ 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?

