



# Wickham Market Neighbourhood Plan Brief

6<sup>th</sup> 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





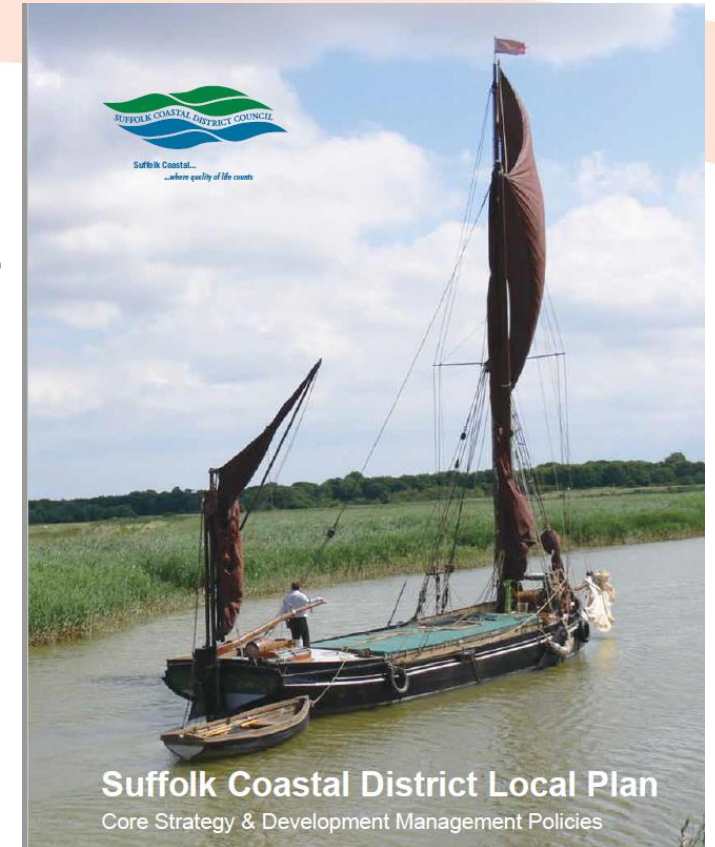
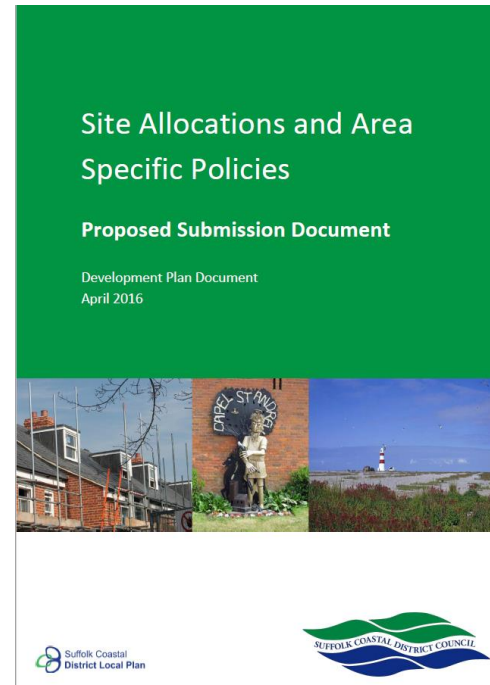
# Localism

- 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



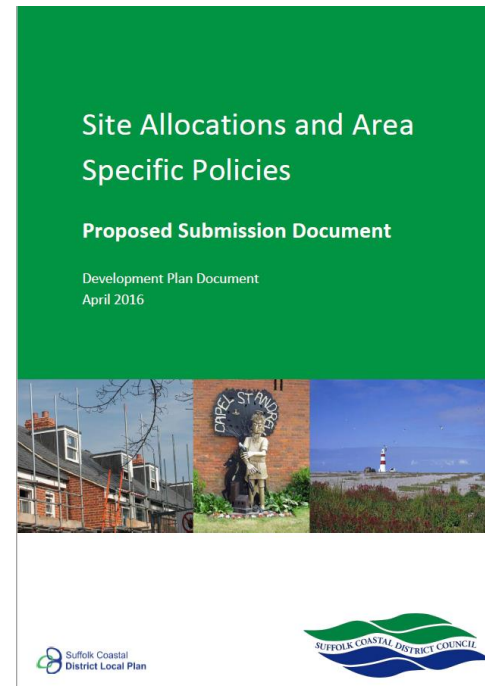
# SCDC Local Plan

- 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



# Site Allocations Document

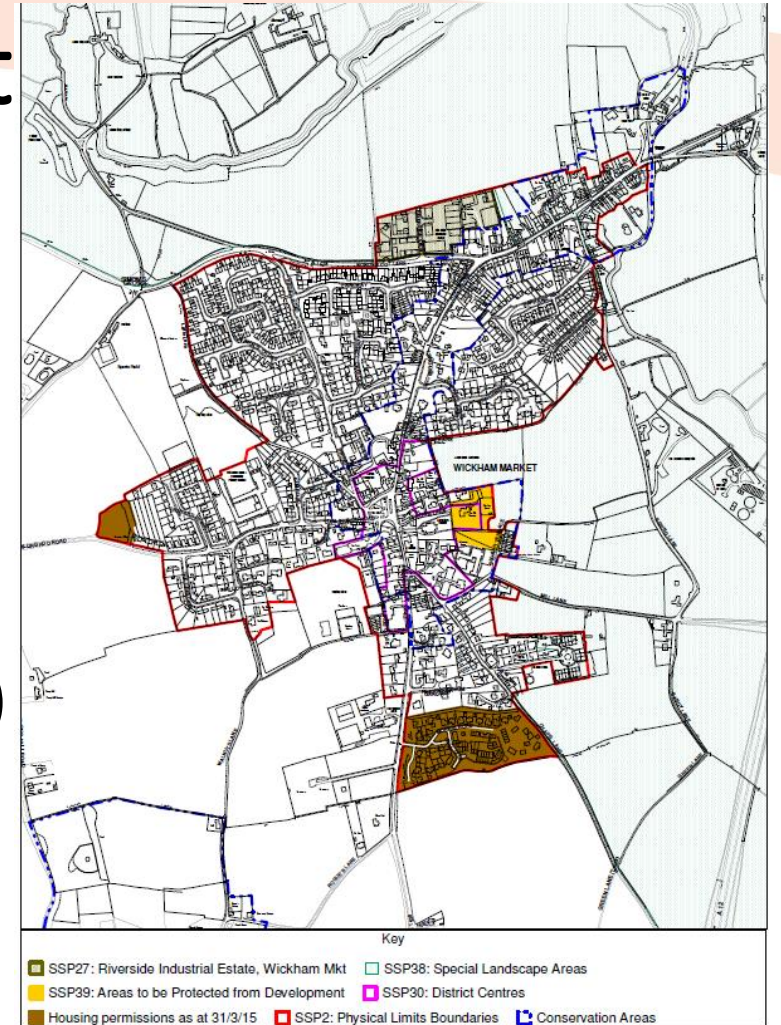
- All sites offered for development were considered
- Accepted sites for development listed in Site Specific Policies (SSPs)
- SSP 2 Physical Limits Boundaries
- Other policies:  
Economy, Retail, Tourism,  
Recreation and  
Green Infrastructure  
and Environment





# 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

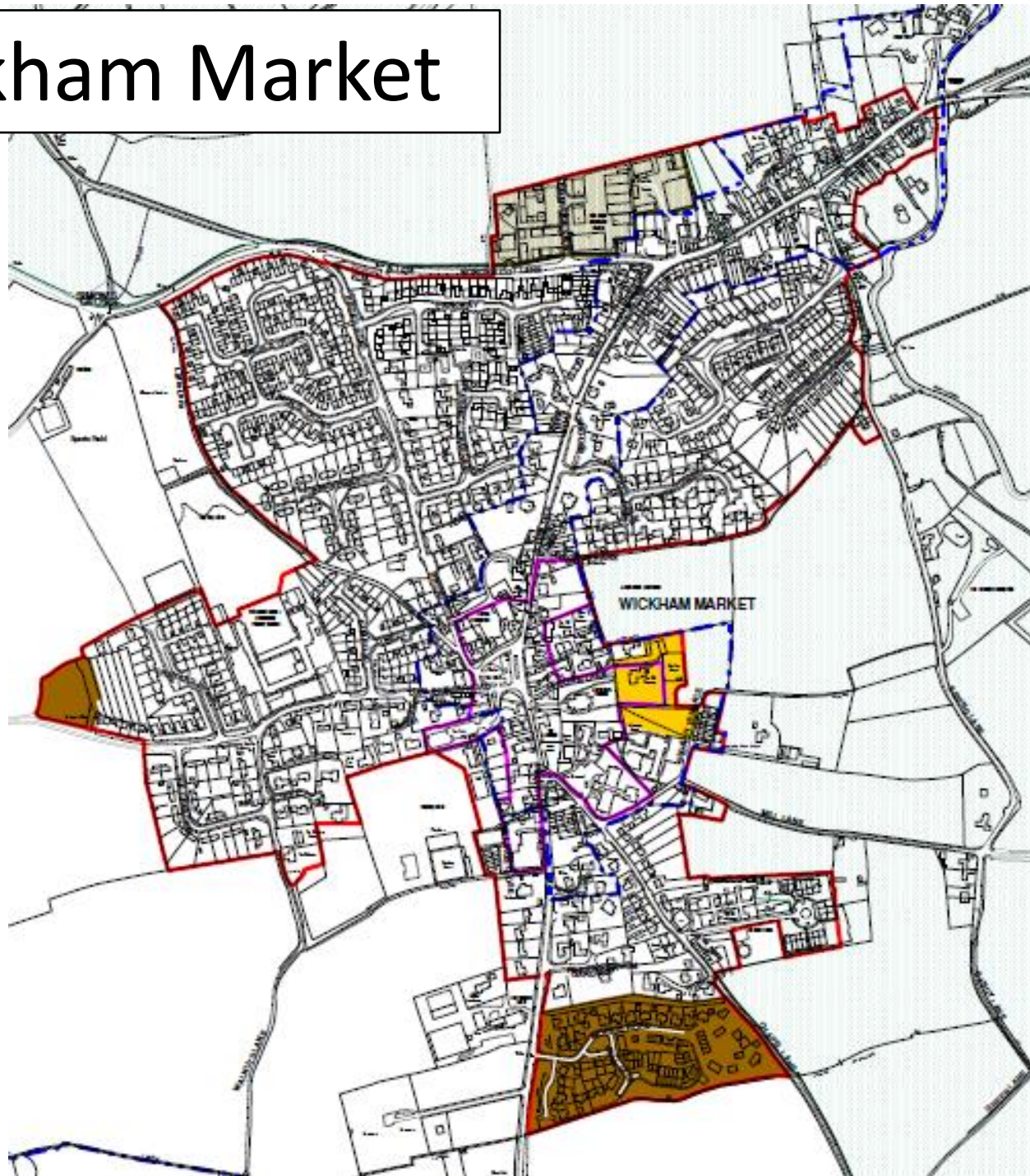
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# Wickham Market

Industrial Area

Physical Limits Boundary

District Centre Boundary



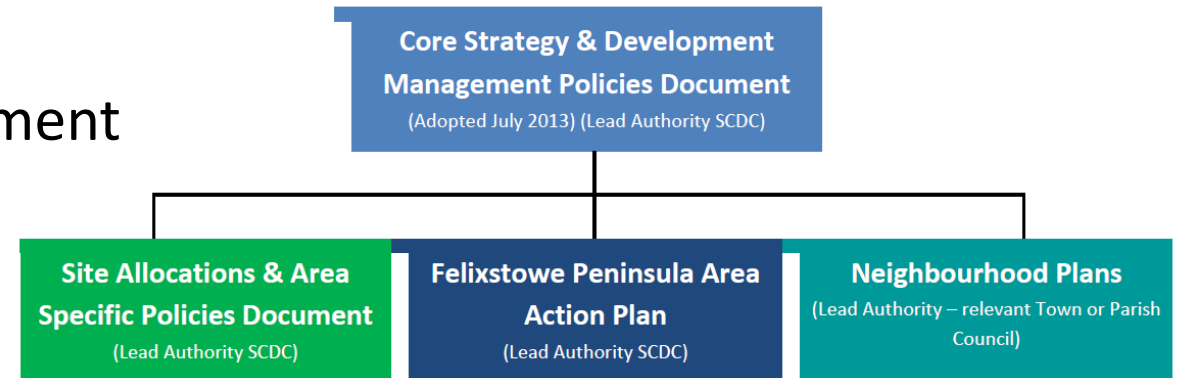
Special Landscape Area

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

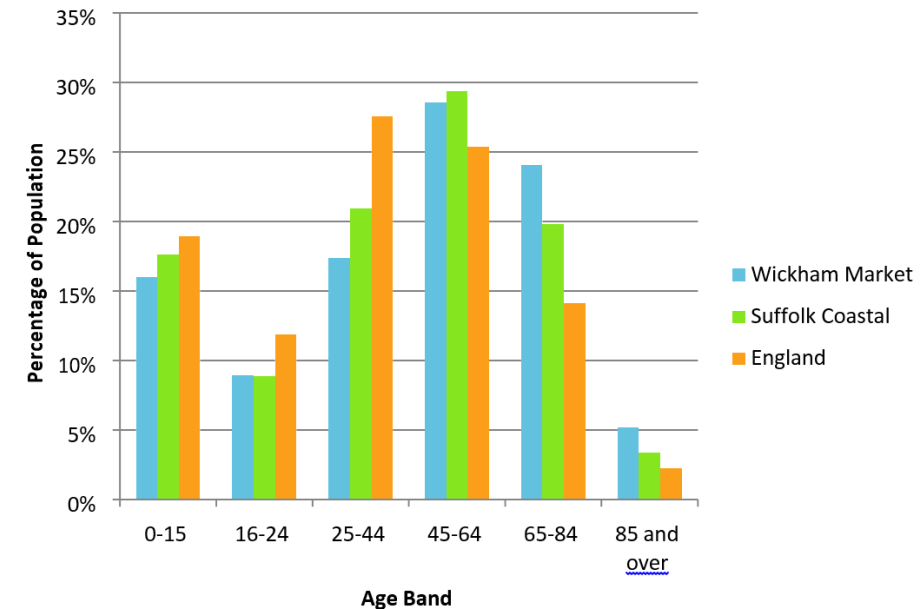
- Population — 2,156 - now about 2300
- Dwellings – 1006 – Now about 1107
- Demographics
  - Older than average in UK
  - Twice national average 56-84 (24%)
  - Below national average in all age groups below 44
  - Numbers of young people declining

## 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 Market<sup>12</sup>





# 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





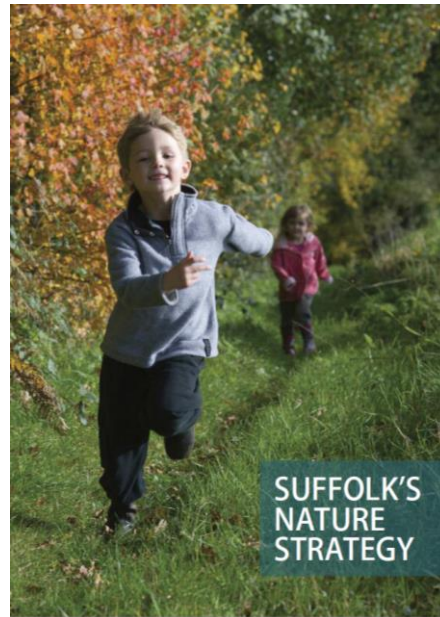
# Biodiversity

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

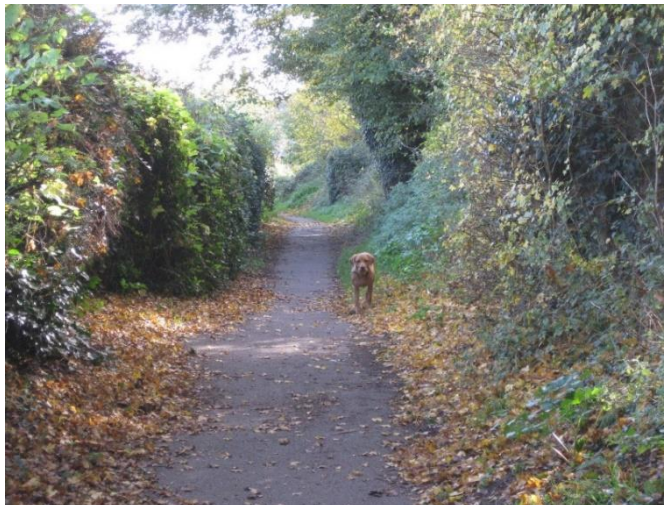
- The **WM Conservation Area Appraisal** was updated early in 2016 by SCDC with input from the Parish Council.
- The character of our Conservation Area is derived from the combination of listed buildings, other attractive and many historic buildings, green spaces, trees, hedges, walls and railings.
- 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?

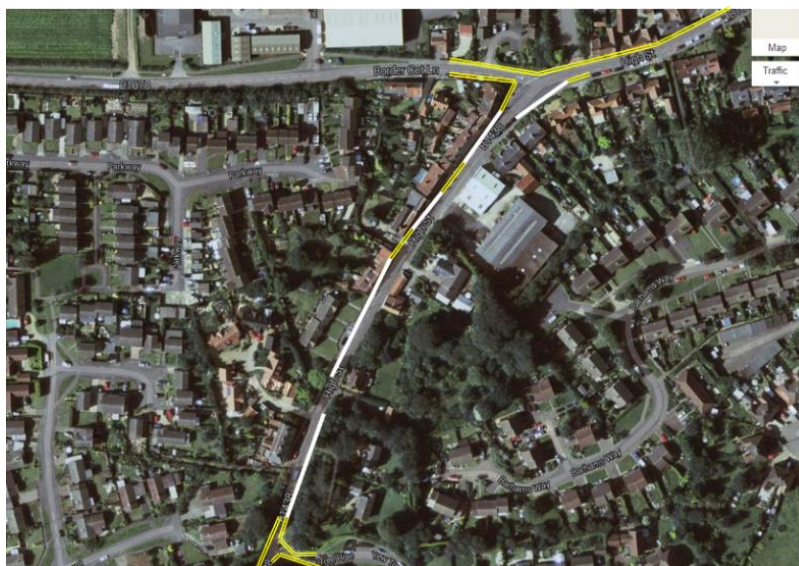


**Business and Infrastructure**



# 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

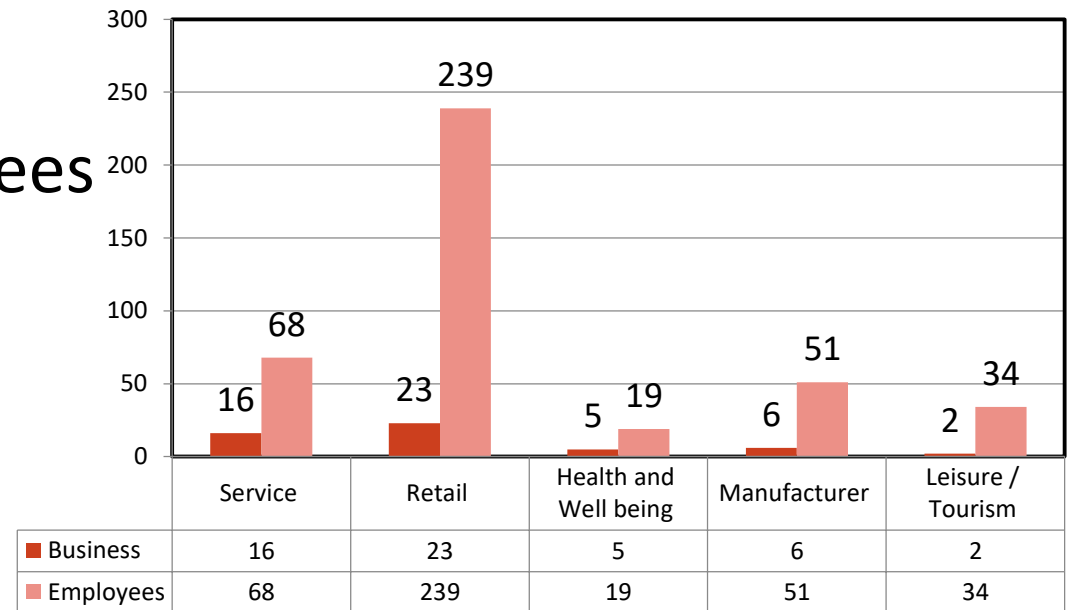




# Employment

- 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

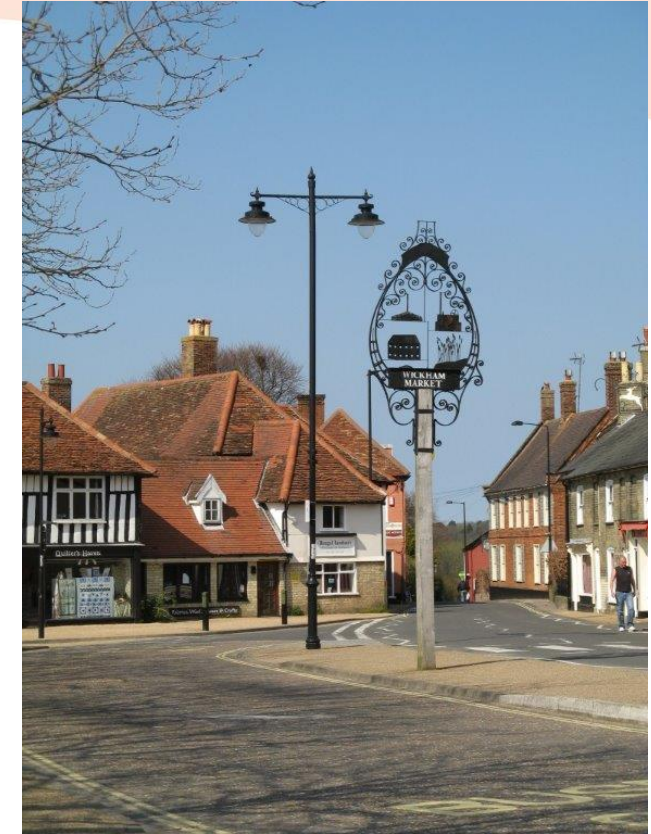
**Businesses and Employees by Sector**





# WM Village Centre

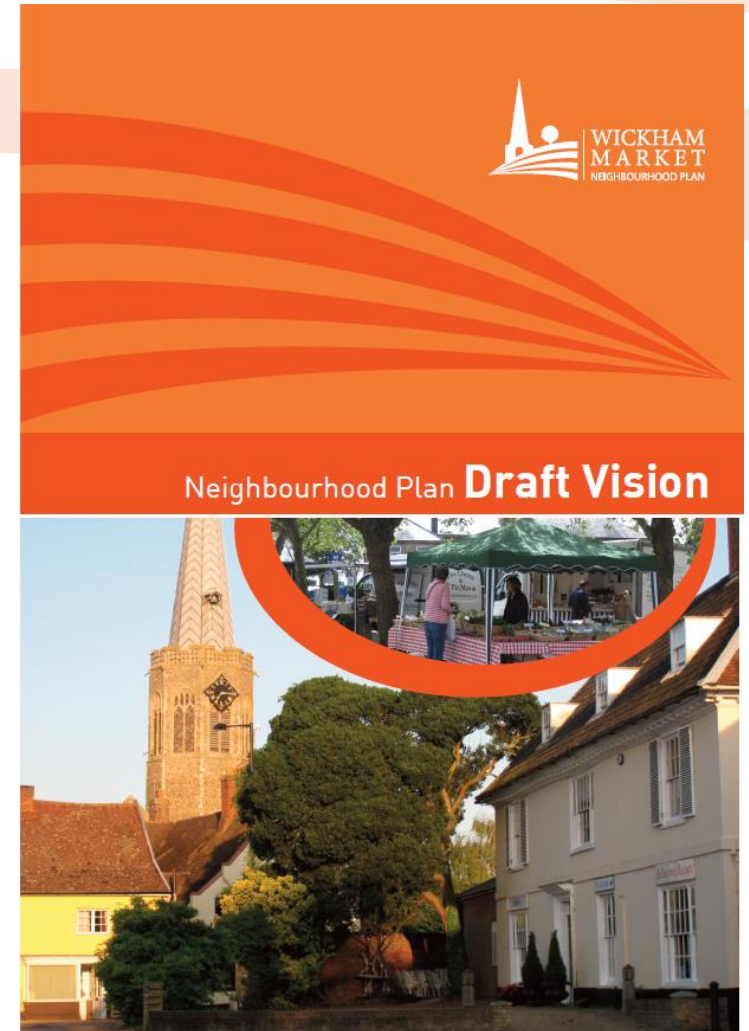
- 5<sup>th</sup> in National Village High Street Competition
- Inspirations – a success
- 3 empty shops



## 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?