



# **Wickham Market Neighbourhood Plan**

## **Consultation Statement**

**30<sup>th</sup> March 2022**

# Wickham Market Neighbourhood Plan Consultation Statement

## 1. 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 are identified by a number in brackets in the text and all the references are listed at the end of this document in Section 6 where a hypertext link will take you to the reference concerned. In addition, soft copies of key documents are submitted as Appendices to this Consultation Statement and are included in the Neighbourhood Plan documentation pack. The appendices are listed in Section 5.

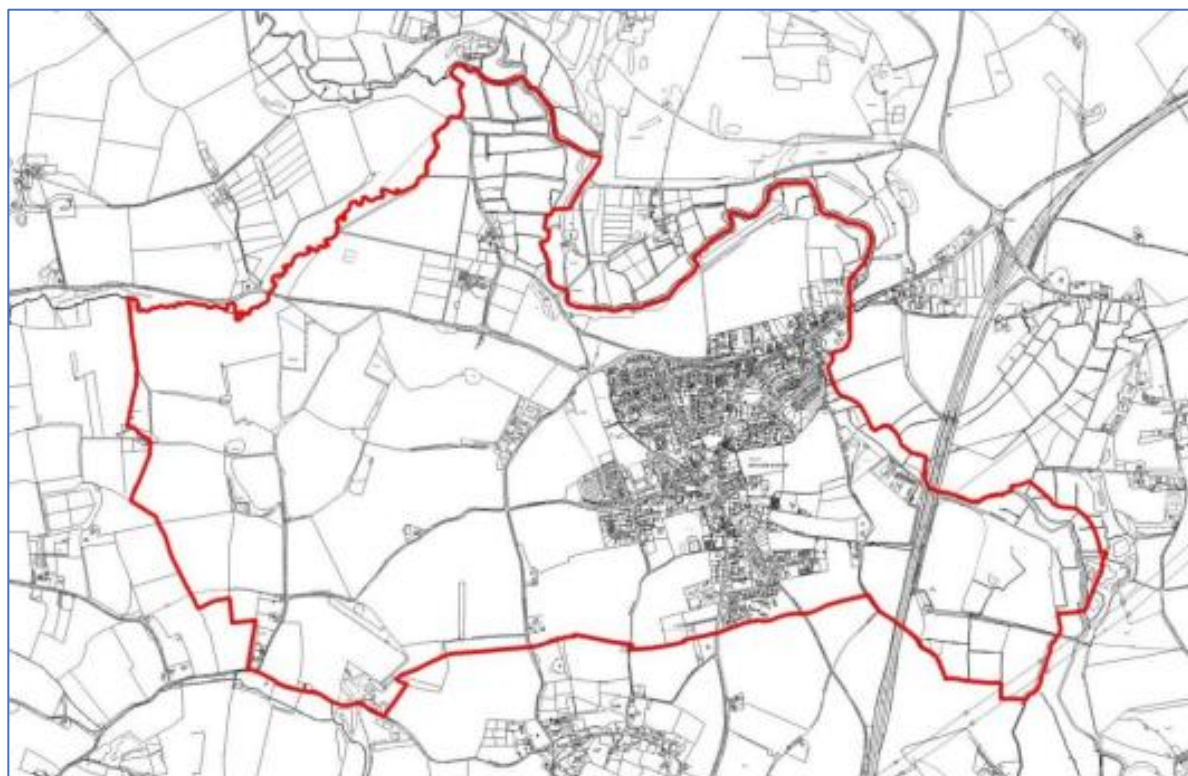
## 2. Getting started on the Neighbourhood Plan

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 13<sup>th</sup> November 2015 WMPC formally applied to Suffolk Coastal District Council (SCDC)<sup>1</sup> to write a NP for the Wickham Market Parish alone. On 12<sup>th</sup> 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) (Also-Consultation Statement Appendix 1 – NP Leaflet and Open Day flyer (Dec 2015)). 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.

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<sup>1</sup> Now East Suffolk Council (ESC)

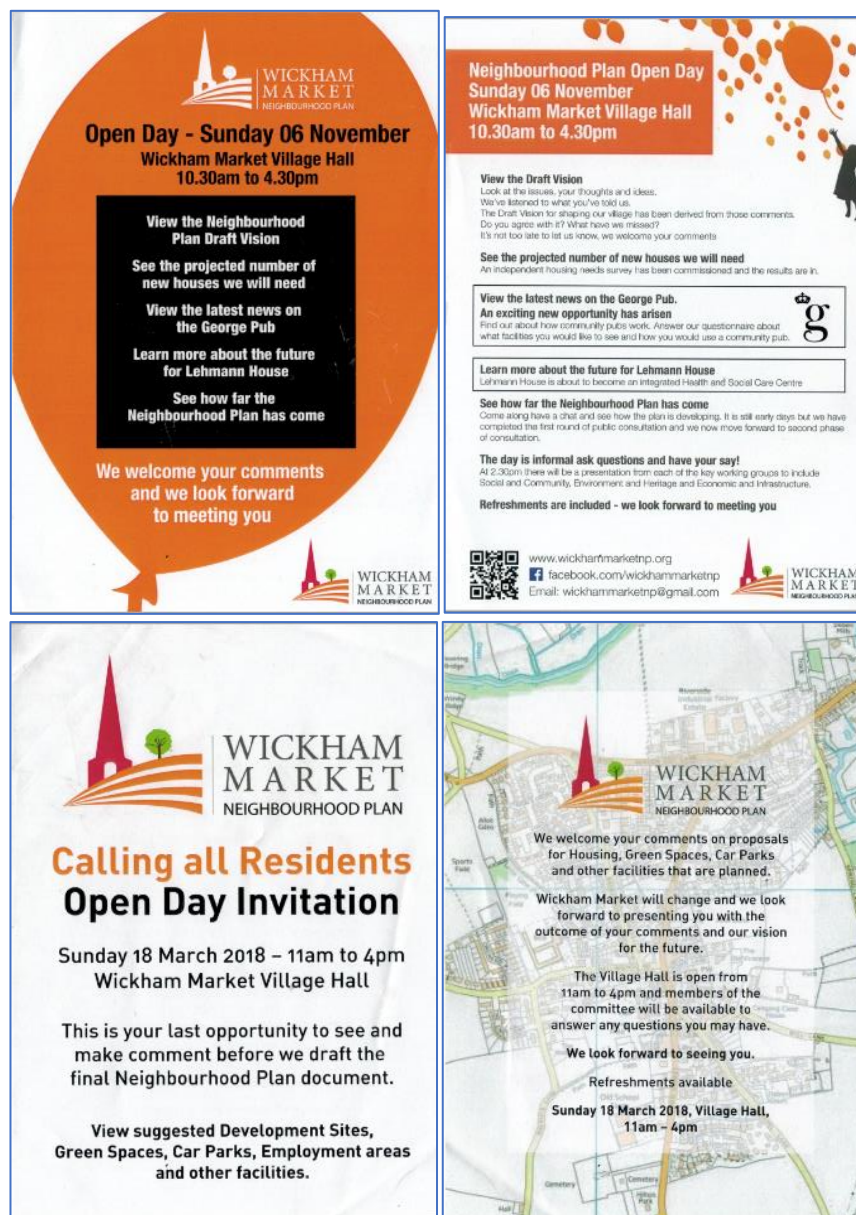
#### 4. The Neighbourhood Plan Area for Wickham Market Parish



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.

### 3. The Consultation Process

7. 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.
  
8. 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.



9. Funding was approved by ‘Locality’ on 1<sup>st</sup> May 2016 and, as it was intended that the WMNP would include more housing than allocated in the Local Plan<sup>2</sup> 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 15<sup>th</sup> 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) (Also-Consultation Statement Appendix 2 - Neighbourhood Plan Briefing Open Meeting). Prior to this open day, a questionnaire had been produced (7) (Also-Consultation Statement Appendix 3 – Neighbourhood Plan Questionnaire (July 2016)) 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) (Also-Consultation Statement Appendix 4 – Questionnaire Results – Helicopter View (Oct 2016)). 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 (9) (Also-Consultation Statement Appendix 5 - Draft Vision Leaflet (Oct 2016)) which was presented to the village at a second Open Day on 6<sup>th</sup> November 2016 where further comments were invited. The Open Day was advertised in the manner described in paragraph 8. The presentation slides from this Open Day can be found at (10) (Also-Consultation Statement Appendix 6 – Open Meeting Presentation Slides (6 Nov 2016)).
12. This draft vision was well received by the majority and comments can be seen at (11).

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<sup>2</sup> Suffolk Coastal District Local Plan, Core Strategy & Development Management Policies, July 2013 and the draft Site Allocations and Site Specific Policies, April 2016

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 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 (12). On completion of this document AECOM were then commissioned to write a Heritage and Character Assessment (13). 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 (14) (15) (16). 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 (17). 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 18<sup>th</sup> March 2018. The Open Day was advertised in the manner described in paragraph 8. 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) (Also-Consultation Statement Appendix 7 – Open Meeting Presentation Slides (18 Mar 2018)). 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:

<b>Topic</b>	<b>Completed Questionnaires</b>	<b>Percentage in favour</b>
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 (19).
- f) The Wickham Market Conservation Area Appraisal (CAA) (20) 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 (21) 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. It was also submitted to AECOM for an independent health check and their comments can be seen at (22).
19. The Regulation 14 version of the Plan (23) 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. (24) (Also-Consultation Statement Appendix 8 – Regulation 14 Consultees list (Feb 2019))
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 8. 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 (25) (Also Consultation Statement Appendix 9 – WMPC-NP-2021.01.31 – Reg 14 Responses v1.4). 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 to 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 (26) 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 (27) in 2018. The revision, when produced, was not endorsed by 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.
25. On 28 Oct 19 ESC agreed to complete the Habitat Regulations Assessment for the NP.
26. Between 28 Oct 19 and 15 Feb 22 the NP, and supporting documents, underwent final amendments following comments from ESC and the Parish Council.
27. On 18 Feb 22 the WMNP and associated documents were issued at Regulation 15 to ESC (28).
28. A detailed timeline of the key events is shown section 4 below

## 4. Timeline

Items marked with \*\* in the timeline below denote public involvement.

25 Jun 15	First monthly meeting of the Neighbourhood Plan Committee. Meetings to be held on the second Tuesday of every month. The first two meetings were held in the Village Hall and then they were held the meeting room of the Resource Centre. (As this committee is a formal Parish Council committee all meeting were open to members of the public).
09 Sep 15	Asked Neighbouring Parishes if they wished to join Wickham Market in writing a joint Neighbourhood Plan.
04 Nov 15	Pettistree PC, the only parish who had shown an any interest in joining with Wickham Market decided not to be involved.
09 Nov 15	Application submitted to SCDC for Wickham Market to write a Neighbourhood Plan for Wickham Market Parish submitted.
09 Dec 15	Neighbourhood Plan Launch flyer distributed to all households. **
16 Dec 15	Provided a stall at the Wickham Market Christmas Market. **
13 Jan 16	Approval granted by SCDC for Wickham Market Neighbourhood Plan.
15 Jan 16	Approval posted on Parish Notice Board. **
29 Jan 16	Neighbourhood Plan website <a href="https://www.wickhammarketnp.org">https://www.wickhammarketnp.org</a> created along with a Facebook page. **
14 Apr 16	Locality budget application submitted.
01 May 16	Funding approved by Locality and approval given for Technical Support Packages.
07 May 16	Distributed leaflet to all WM Residents which included an outline of the process, a map, and briefs on the three main topics that the Neighbourhood Plan would cover namely, Social and Community, Environment and Heritage and Economic and Infrastructure. Questions were asked requesting resident's views. **
15 May 16	First Open Day to gain residents' views. 113 replies were completed. **
12 Jul 16	Housing Needs Assessment published by AECOM.
30 Oct 16	Neighbourhood Plan Draft Vision issued to all residents with flyer inviting to second open day. **
06 Nov 16	Second Neighbourhood Plan Open Day including a briefing to residents in Village Hall which was attended by 142 residents of which 80 stayed for the briefing. **
14 Apr 17	Aims and Objectives agreed.
06 Feb 17	Heritage and Character Assessment issued by AECOM.
14 Feb 17	Neighbourhood Plan Committee approved the commissioning of a Landscape Appraisal.
08 Aug 17	25 <sup>th</sup> monthly meeting. **
14 Sep 17	First draft of Landscape Appraisal received.
14 Nov 17	Neighbourhood Plan Committee agreed to contract Chris Bowden, Navigus Planning, to prepare initial draft Neighbourhood Plan.
28 Feb 18	Site Assessment Document published by AECOM.
07 Mar 18	Distributed a flyer to all residents, put up posters around the village and sent out messages via the village round robin e-mail (Wickham News) inviting them to the Open day on 18 Mar 18. **
18 Mar 18	Neighbourhood Plan Open Day. 104 questionnaires completed. **
24 Apr 18	Final Version of Landscape Appraisal issued.
14 Aug 18	Notes covering the Wickham Market Primary School comments on the content of the Neighbourhood Plan agreed.
16 Nov 18	Wickham Market Socio-Economic Assessment issued by Navigus Planning.
10 Jan 19	Informal submission of draft Neighbourhood Plan to SCDC for comment.
15 Feb 19	Posters for Neighbourhood Plan Open Day displayed in a number of locations throughout the village. **

18 Feb 19	Message via the Wickham News email to residents asking for comments on Reg 14 Version of Neighbourhood Plan. **
18 Feb 19	Issue of Pre-Submission (Regulation 14) Version of Neighbourhood Plan for comment. Copies were made available in the library.
19 Feb 19	Wickham News email requesting attendance at Open day on 22 Feb 19. **
22 Feb 19	Neighbourhood Plan Open Day showing what was contained in the Reg 14 Neighbourhood Plan version. **
24 Feb 19	Neighbourhood Plan Open Day posters displayed in Resource Centre. **
28 Feb 19	Planning approval granted to move Simons Cross Allotments to new adjacent location.
01 Apr 19	Regulation 14 Consultation period ended.
01 Apr 19 - 11 Mar 21	Regulation 14 Comments assimilated, and spreadsheet compiled to record comments and track follow-up actions. This spreadsheet now shows how all comments have been considered.
19 Aug 19	Protocol for meetings with Landowners agreed.
30 Jan 20	Meeting with Richard Hayward to discuss the Old School Farm development.
03 Mar 20	Neighbourhood Plan monthly meeting abandoned. **
26 Mar 20	Covid 19 Lockdown measures come into force banning face to face meetings.
01 Apr 20	ESC Parking review withdraws Long Stay business parking in Wickham Market.
11 Aug 20	First Neighbourhood Plan meeting held on Zoom. **
21 Sep 20	Offer from Landowner to develop Jubilee and Low Farm Fields.
21 Sep 20	Parish Council reject the offer to develop Jubilee and Low Farm Fields. **
05 Oct 20	Letter to Landowner's agent explaining in detail why the Parish Council had rejected the offer to develop Jubilee and Low Farm Fields
16 Jan 21	Non-Designated Heritage Assets document complete
26 Jan 21	Planning application for 136 dwellings in Pettistree, but within Wickham Market settlement (SLCP 12.60) approved.
09 Mar 21	Draft Local Green Space Assessment complete and posted on website **
09 Mar 21	Draft Non-Designated Heritage Assets document posted on website. **
05 May 21	Draft Reg 15 pre-submission version of Neighbourhood Plan amended and posted on website. **
06 Oct 21	Habitats Regulation Assessment complete and posted on website **
20 Oct 21	Draft Consultation Statement prepared
21 Oct 21	Draft Basic Conditions Statement completed
25 Nov 21	Draft Reg 15 Version of NP and associated documents sent to ESC for informal review
22 Mar 22	Final version of Basic Conditions Statement completed and posted on website **
22 Mar 22	Final version of Strategic Environmental Assessment and Non-Technical Summary completed and posted on website **
30 Mar 22	Final version of Consultation Statement completed and posted on the website **
31 Mar 22	Reg 15 Version of Neighbourhood Plan and associated documents completed and sent to ESC

RJ Jenkinson  
Chairman  
Wickham Market Neighbourhood Plan Committee  
March 2022

## 5. Consultation Statement Appendices:

1. Consultation Statement Appendix 1 - NP Leaflet and Open Day Flyer (Dec 2015)
2. Consultation Statement Appendix 2 - Neighbourhood Plan Briefing Open Meeting (15 May 2016)
3. Consultation Statement Appendix 3 - Neighbourhood Plan questionnaire, (A2 fold up leaflet) (July 2016)
4. Consultation Statement Appendix 4 - Questionnaire Results - 'helicopter view' (Oct 2016)
5. Consultation Statement Appendix 5 - Draft Vision leaflet (Oct 2016)
6. Consultation Statement Appendix 6 - Open Meeting presentation slides (6 Nov 2016)
7. Consultation Statement Appendix 7 - Presentation slides - Open Day (18 Mar 2018)
8. Consultation Statement Appendix 8 - Regulation 14 Consultees list (Feb 2019)
9. Consultation Statement Appendix 9 - Reg 14 Responses v1.6 (31 Jan 2021)

## 6. 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 \(July 2016\).](#)
8. [Questionnaire Results • 'helicopter view' \(Oct 2016\)](#)
9. [Draft Vision leaflet \(Oct 2016\)](#)
10. [Open Meeting presentation slides \(6 Nov 2016\)](#)
11. [Neighbourhood Plan Vision for Wickham Market - Consultation Responses \(6 Nov 2016\)](#)
12. [Housing Needs Assessment \(Mar 2017\)](#)
13. [Heritage and Character Assessment \(Feb 2018\)](#)
14. [Landscape Character Assessment Part 1 \(April 2018\)](#)
15. [Landscape Character Assessment Part 2 • Key Views \(Apr 2018\)](#)
16. [Landscape Character Assessment Part 3 • Sensitivity Assessment \(April 2018\)](#)
17. [Site Assessment Report \(Feb 2018\)](#)
18. [Presentation slides Open Day \(18 Mar 2018\)](#)
19. [SCDC Local Plan adopted on \(23 Sep 2020\)](#)
20. [Wickham Market Conservation Area Appraisal dated \(Mar 2016\)](#)
21. [National Planning Policy Framework updated \(19 Jun 2019\)](#)
22. [Wickham Market NP Health Check dated \(27 Mar 2019\)](#)
23. [Regulation 14 version of the Wickham Market NP dated \(18 Feb 2019\)](#)
24. [Regulation 14 Consultees list \(Feb 2019\)](#)
25. [WMPC-NP-2022.01.31-Reg 14 Responses \(Jan 2022\)](#)
26. [WMPC Minutes of meeting held on \(21 Sep 2020\)](#)
27. [Wickham Market Traffic and Parking Report dated \(Nov 2014\)](#)
28. [Reg 15 Version of the NP \(Mar 2022\)](#)