

# **Wickham Market Neighbourhood Plan**

## **Strategic Environmental Assessment**

**To accompany the Submission Stage  
(Regulation 16) Consultation Version of the  
Wickham Market Neighbourhood Plan**

**March 2021**

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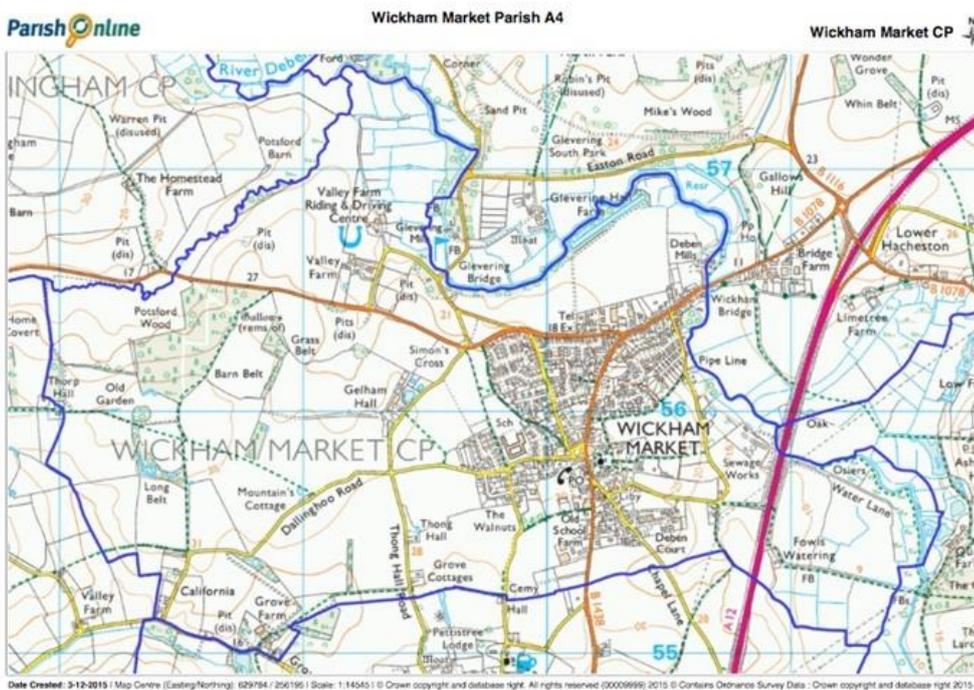
## 1 INTRODUCTION

- 1.1 This Sustainability Report has been prepared to support the Wickham Market Neighbourhood Plan Submission Stage (Regulation 16) Consultation Version. It demonstrates how the Wickham Market Neighbourhood Plan ('the Plan') contributes towards the achievement of sustainable development.
- 1.2 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:
- Living within environmental limits
  - Ensuring a strong, healthy and just society
  - Building a strong, stable and sustainable economy
  - Promoting good governance
  - Using sound science responsibly
- 1.3 One of the means by which sustainable development can be achieved is through the land-use planning process.
- 1.4 The Plan can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the Neighbourhood Area, while at the same time helping to ensure that adverse environmental impacts are minimised.

### **The Plan**

- 1.5 The designated Neighbourhood Plan Area is shown in Figure 1.1 and is contiguous with the parish boundary.

**Figure 1.1: Wickham Market Neighbourhood Plan designated area (blue boundary)**



1.6 The Wickham Market Neighbourhood Plan has been developed through working and engaging with the local community. A Vision and Objectives document was put together in November 2017 to focus on addressing the needs of the community in the built up area. In order to deliver its objectives, they were sorted under particular 'vision themes':

**1. Housing for all**

By 2036 Wickham Market is likely to have to accept a number of new houses. We will find the best location/s and specify the type and style of housing that will meet the needs of our local community. We intend that any new housing will be energy efficient and where possible carbon neutral, have adequate parking and be sited so that any increase in traffic congestion is kept to a minimum.

**2. An Inclusive and Caring Society**

Wickham Market has a strong sense of community and local spirit. We wish to ensure that any future development will consider the impact on the community,

its services and overall well-being. At all times consideration should be given to the local population and in particular to the less able and vulnerable amongst us.

### **3. A Viable Community**

We wish to maintain the character of Wickham Market as a place with a strong sense of community and history. We aim to enhance local employment opportunities, in particular providing support for start-up businesses. We wish to ensure the community can manage its future growth through appropriate infrastructure and services to meet the everyday needs of its population.

### **4. Maintaining the Green Environment**

We intend that the village should remain rural, preserve its open landscape, its views and allotments and ensure that its heritage is protected. Our aim is to ensure that any development has adequate landscaping and green spaces and does not have a negative impact on our lanes, byways, footpaths and encircling green landscape.

### **5. An Attractive Village Centre**

We will work to improve the vitality and viability of the village centre while retaining its unique rural and historic character. We will endeavour to improve the quality of the village centre by encouraging retention and support of existing retailers whilst also encouraging new enterprise to occupy available units. We will aim to improve the quality of the public areas by making them more pedestrian focused.

### **6. Traffic and Parking**

We are concerned that at present narrow pavements and vehicle choke points make it difficult for pedestrians and cyclists to safely move around the village. We will endeavour to improve traffic flows and pedestrian safety and we are aware that parking within the village continues to be a problem and will press for a plan that will give a village wide solution.

### **7. Better facilities and services**

Community assets such as the play parks, pub and village hall need to be improved or re-provided. Mobile phone signals need to be strengthened and we wish to improve the sport, leisure and learning facilities to help create an environment for participation by all ages and abilities.

- 1.7 Each of the vision themes has been assessed against the strategic objectives of the Suffolk Coastal Local Plan and it has been determined that there are no conflicts. This assessment is presented in Appendix A.

### **Policy context**

- 1.8 The Plan has been prepared having regard to national policy and to be in general conformity with the strategic policies of the local development plan. At the national level, the National Planning Policy Framework (NPPF) establishes the scope and purpose of neighbourhood plans. At the local level, the development plan comprises the following:
- 2020 Suffolk Coastal Local Plan
  - 2011 Suffolk Waste Core Strategy
  - 2008 Suffolk Minerals Core Strategy.
- 1.9 Appendix B provides a summary of the programmes, plans and other documents which influence the Plan.

## 2 METHODOLOGY

- 2.1 To consider sustainability issues, data was collected about the Neighbourhood Area on a wide range of matters from a wide range of sources which the Parish Council considers provide accurate information. This information has enabled the environmental, social and economic baseline in the Neighbourhood Area to be established. Alongside this, the issues which have been identified by the Parish Council or raised by the community (consisting of residents, workers, institutions, landowners, businesses, students, visitors and tourists) have been summarised.
- 2.2 The assessment follows a logical sequence which uses the sustainability objectives of higher level policy – contained in the United Nation’s 2030 Agenda for Sustainable Development (2030 Agenda), the National Planning Policy Framework (NPPF), the Suffolk Coastal Local Plan – along with the issues and challenges facing Wickham Market to inform the objectives of the Plan. This ensures that the objectives of the Plan do not either contradict wider sustainability objectives or compromise the ability to achieve those objectives, either in the Neighbourhood Area or more widely.
- 2.3 Using this framework of sustainability objectives, it is then possible to assess the effects of the policies within the Wickham Market Submission (Regulation 16) Neighbourhood Plan against each of these objectives. Each policy is assessed for its impacts which can either be positive, negative or neutral along a six-point scale as shown below:

++	The policy is likely to contribute significantly towards the sustainability objective
+	The policy is likely to contribute positively towards the sustainability objective, although not significantly
0	The policy is considered to have no significant positive or negative effect
-	The policy is likely to detract from the achievement of the sustainability objective, although not significantly
--	The policy is likely to detract significantly from the achievement of the sustainability objective
?	The policy has an uncertain relationship to the sustainability objective. Alternatively, insufficient information may be available to enable an assessment to be made.

- 2.4 In addition, the assessment also considers a ‘do nothing’ scenario under which the Plan has not been prepared.

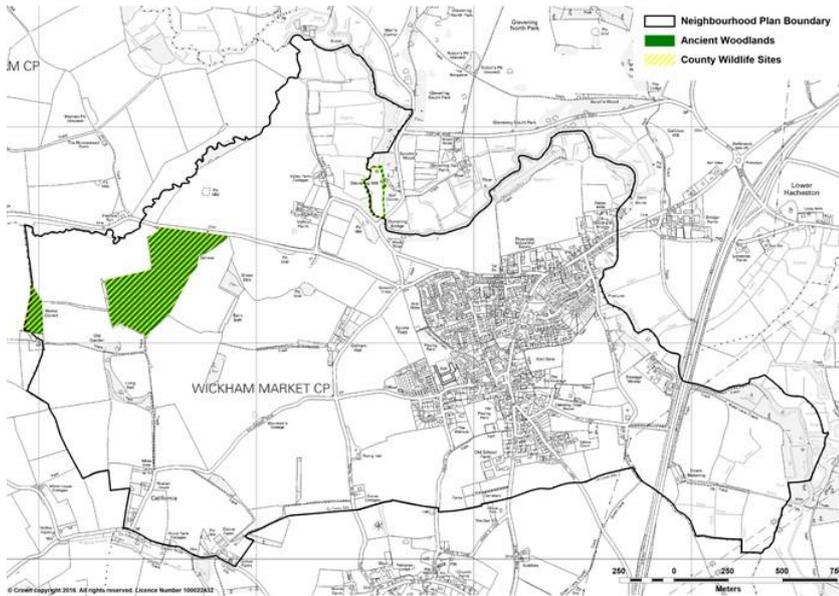
### **3 BASELINE CONDITIONS**

- 3.1 This section summarises the baseline conditions against which the Plan will be assessed to determine whether it contributes to the achievement of sustainable development.
- 3.2 For a small area such as the Wickham Market Neighbourhood Area, gathering data to establish a comprehensive quantitative baseline position is challenging and would demand significant resources. The Parish Council therefore considers that, in establishing the baseline conditions, it is proportionate to use existing data, where available, supplemented by qualitative assessment.
- 3.3 The information was compiled from a wide range of information sources. Firstly information came from the draft Neighbourhood Plan and associated work conducted to support it. As part of the widespread consultation work to support the plan this has included feedback from a range of consultees. There are also a number of key reports relevant to the environment of the area and some of their key findings have been summarised here – they are referenced through the text, as are various data sources used to provide maps and statistics. This section presents topics relevant to the Neighbourhood Plan and while it seeks to be comprehensive only the key issues are included to keep the document manageable.
- 3.4 In addition, the Parish Council has undertaken extensive consultation with local residents and organisations to help identify existing problems in the area.
- 3.5 It should be noted that the maps in this section all show the location of the sites considered for allocation as part of the development of the plan. The process of assessing sites and the assessment itself is addressed in more detail in Section 5.

#### **Nature conservation and biodiversity**

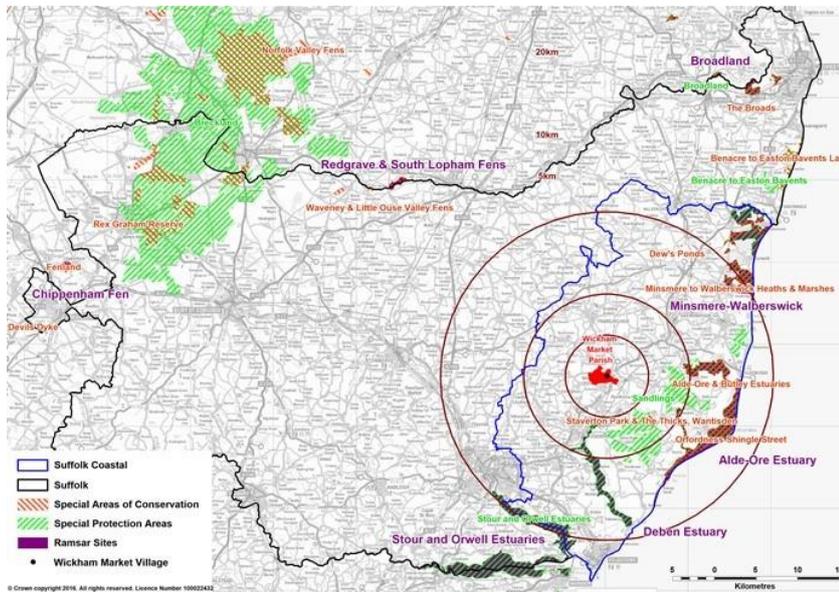
- 3.6 There are a few conservation areas within the parish, including Ancient Woodlands and County Wildlife Sites. The largest concentration is to the west of the Plan area and away from the village and built up area. Apart from this, the other areas of ancient woodland are outside the Plan area boundary. These features are shown in Figure 3.1 below.

**Figure 3.1: Key environmental features - parish**



- 3.7 An area of traditional orchards was recorded along the western bank of the River Deben in the far west of the parish, close to Wickham Market village. However, local observations report that there is no longer any evidence of these orchards in this location.
- 3.8 Figure 3.2 shows the wider area of Suffolk and the conservation areas. The nearest ones are Sandlings, which is a Special Protection Area and the Stour and Orwell Estuaries, which are Special Protection Areas as well as Ramsar Sites. These are both within 10km of Wickham Market.

**Figure 3.2: Key environmental features - Wickham Market centre**



- 3.9 Information from the Suffolk Biodiversity Record Centre (2016) shows approximately 106 Protected Species Sightings. These are predominantly located in the built-up area of Wickham Market, with over half of these sightings in this area. Other than this, they are generally evenly distributed throughout the rest of the parish.
- 3.10 A Habitats Regulations Assessment Screening Report has been prepared which considers that the Neighbourhood Plan is not likely to have a significant effect on any European designated sites. Therefore it is considered that a Habitats Regulations Assessment is not required.

**Landscape**

- 3.11 Wickham Market is a predominantly rural parish. The Suffolk Landscape Character Assessment ([www.suffolklandscape.org.uk](http://www.suffolklandscape.org.uk)) identifies the parish as being predominantly ancient rolling farmland. This is characterised by medium clay soils and blocks of ancient woodland (as shown in Figure 3.1) and has the following key characteristics:
  - Rolling arable landscape of chalky clays and loams.
  - Dissected widely, and sometimes deeply, by river valleys.

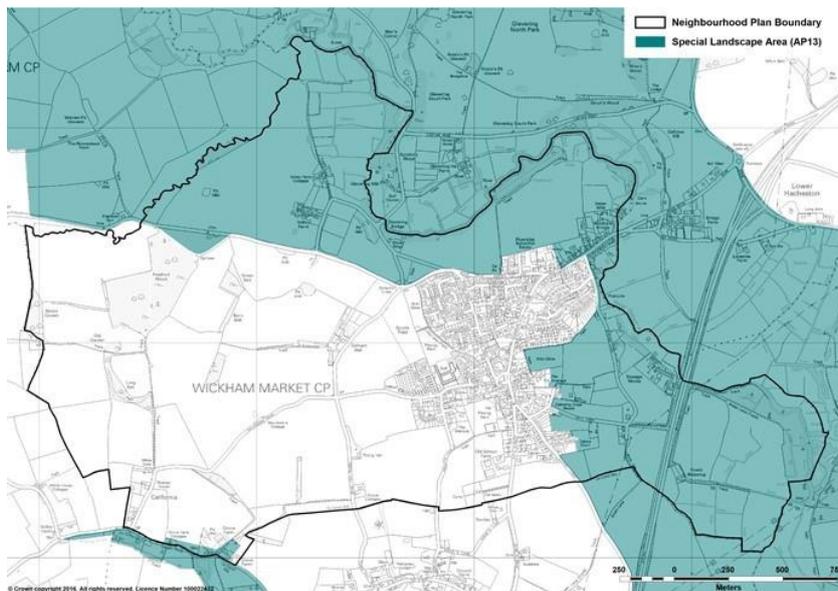
- Field pattern of ancient random enclosure. Regular fields associated with areas of heathland enclosure.
- Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees.
- Network of winding lanes and paths, often associated with hedges, create visual intimacy.
- Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin.

3.12 The assessment concludes that although there are some areas of extensive field amalgamation, overall the landscape is largely intact.

3.13 Figure 3.3 shows the Special Landscape Area in the parish. This mainly covers the north and east on the Plan Area. This is a non-statutory conservation designation used by local government to categorise sensitive landscapes that are protected from development.

**Commented [RaP1]:** The designation of Special Landscape Area has been removed from the latest Local Plan so this section needs amendment or removing.

**Figure 3.3: Special Landscape Area**



## Air and Climate

3.14 There are no Air Quality Management Areas (AQMAs) in the parish of Wickham Market. The nearest major AQMA is in Ipswich, which is approximately 20km from Wickham Market. This town declared above average levels of Nitrogen dioxide (NO<sub>2</sub>)

in 2006 and 2017. Nitrous dioxide results are the most significant and common pollutant in the UK, which result from emissions in road transport and can irritate lung airways to those who are sensitive to air pollutants.

- 3.15 The only pollutant to be regularly monitored is nitrogen dioxide, which is monitored at 131 High Street, Needham Market as well as several points on the A14<sup>1</sup> which exceed the WHO guideline of 40 micrograms per cubic metre (ug/m<sup>3</sup>). These are well outside the Neighbourhood Plan Area therefore are unlikely to be significant.
- 3.16 As the global climate changes, an increasing prevalence of high-intensity weather events is expected to affect the environment of Suffolk, particularly as the county is in the driest area of the UK with 30% of its land below sea level. 2015 was both the hottest and wettest year on record with most of this rainfall recorded in December of that year<sup>2</sup>.
- 3.17 As the global climate changes, an increasing prevalence of high-intensity weather events is expected to affect the environment of Suffolk, particularly as the county is in the driest area of the UK with 30% of its land below sea level. 2015 was both the hottest and wettest year on record with most of this rainfall recorded in December of that year<sup>3</sup>.

**Commented [RaPJ2]:** There are now two diffuser tub monitors in Wickham Market. One is at the Chapel Lane/High St junction and I am not sure where the other one is located. I cannot find the information on the ESC website.

## Water

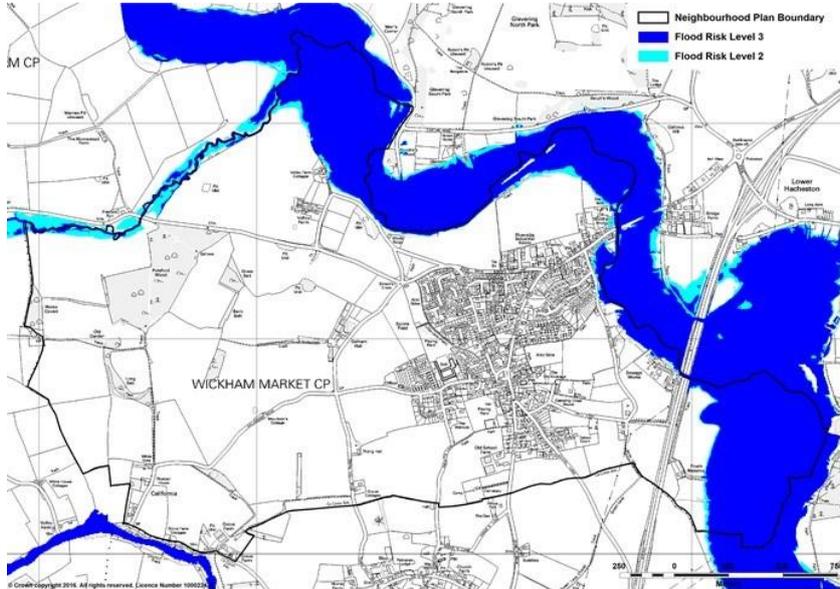
- 3.18 North of the parish is within the flood catchment of the River Deben (from Brandeston Bridge to Melton). This could affect the north region of the built-up area of Wickham Market, which is associated with Flood Zone 2 and 3. This is shown in Figure 3.4 below.

<sup>1</sup> Babergh and Mid Suffolk District Councils, 2016 Air Quality Annual Status Report (ASR) (<http://www.midsuffolk.gov.uk/assets/Environment/2016-Annual-Status-Report.pdf>)

<sup>2</sup> <http://www.greensuffolk.org/assets/Greenest-County/SCCP/Climate-Change/Suffolk-Climate-Action-Plan-3.pdf>

<sup>3</sup> <http://www.greensuffolk.org/assets/Greenest-County/SCCP/Climate-Change/Suffolk-Climate-Action-Plan-3.pdf>

**Figure 3.4: Flood risk areas**



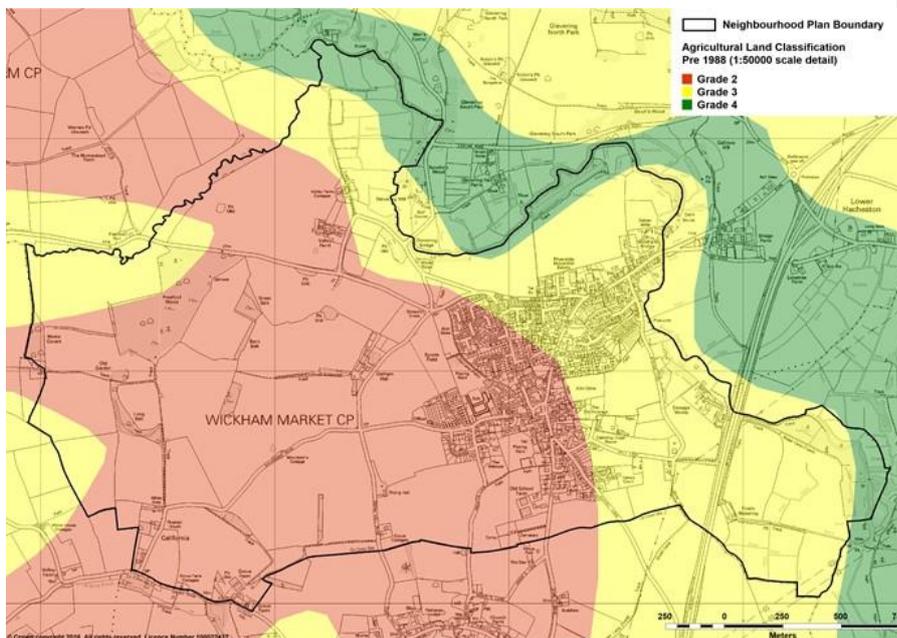
- 3.19 In respect of groundwater and potential contamination, Wickham Market is located within a Source Protection Zone 3, with small areas to the east in Source Protection Zones 1 and 2. The area is also located over a principal aquifer.

### **Soil and Geology**

- 3.20 Information from the National Soils Map (National Soil Resources Institute, 2001, Cranfield University, <http://www.landis.org.uk/soilscapes>) suggests that there are three soil types in the parish. The first is found to the south of the River Deben, which is 'freely draining slightly acid sandy soils'. These have a sandy texture, arable landcover and are suitable for wide range of spring and autumn sown crops. Grasslands are more common here.
- 3.21 The second type of soil is found to the north of the river and further southwest of the built up area. This is 'slightly acid loamy and clayey soils with impeded drainage'. Fertility is higher here and this supports a wide range of pasture and woodland types.
- 3.22 Lastly, to the west of Wickham is 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'. This is characterised by grassland and some arable woodland.

- 3.23 The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Published by Natural England, the ALC provides a classification in 5 grades using a number of criteria including climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). The scales ranges from 1 (high quality) to 5 (poorest).
- 3.24 The NPPF (paragraph 112) states that relevant planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The ALC for Wickham Market is shown in Figure 3.5 below.
- 3.25 This shows that the majority of land in the west of the parish is Grade 2 (very good). The rest of the area is Grade 3 (good to moderate) with a little Grade 4 land (moderate).

**Figure 3.5: Map of Agricultural Land Classification**

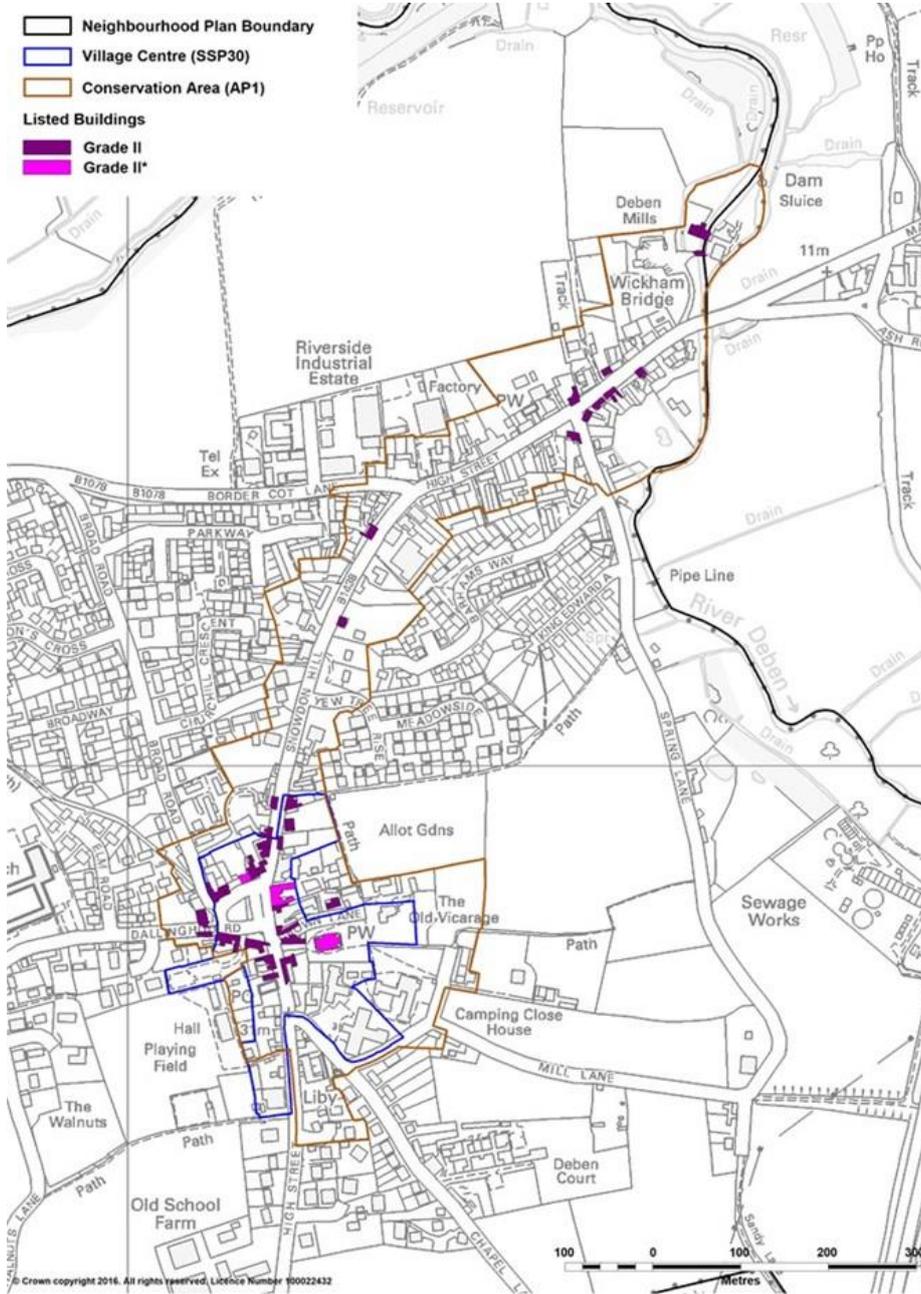


## Historic environment

3.26 Figure 3.6 below shows a zoomed in view of the built-up area of Wickham Market. In total, there are 40 listed buildings in the parish, with 35 in the Conservation Area shown. There are also 3 other listed buildings around Valley Farm to the west of the parish, and 2 in Gelham Hall that aren't shown on the map.

**Commented [RaPJ3]:** The number of listed buildings needs checking. In the Neighbourhood Plan we refer to 41 listed buildings, but on the latest download from the Historic England website shows 43 structures of which 2 are bridges.

Figure 3.6: Listed buildings and Conservation Area in Wickham Market village

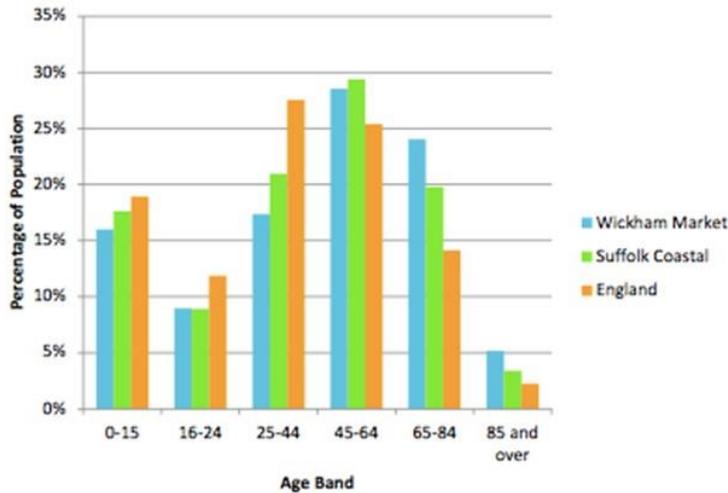


- 3.27 The protection of historic buildings and Conservation Area is set out in the National Planning Policy Framework in section 12 (Conserving and enhancing the historic environment<sup>0029</sup>). On a district and local level the identification and protection of the historic environment is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the Local Plan contains an objective 'to maintain and enhance the quality of the distinctive natural and built environment'. Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. These areas sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages and countryside.
- 3.28 Three principle features separate the Conservation Area. There is the market square, known as The Hill, which is the heart of the village. Secondly, there is the church, churchyard and buildings around this to the south and east. Lastly, there is Snowdon Hill, High Street and Lower Street, which are north of the Hill.
- 3.29 The Wickham Market Conservation Area Appraisal 2016 identifies a number of 'unlisted buildings that make a positive contribution' to the Conservation Area. These are mainly located along the High Street/Snowdon Hill.
- 3.30 There are 36 records of known archaeological discoveries in Wickham Market (source: Suffolk Historic Environmental Record). A number these are located along the High Street/Snowdon Hill within the designated Conservation Area.

### **Social and economic indicators**

- 3.31 The 2011 Census recorded that the population of Wickham Market was 2,126 persons. This has decreased from 2,204 persons (4%) in the last census in 2001. The average (mean) age of residents was 47.3 years, with the largest percentage of the population between the ages 45 and 59 (20.3%), as Figure 3.7 shows.

**Figure 3.7: Population by age**



Source: 2011 Census

- 3.32 In total there were 1,006 household spaces. This increased from 994 households in 2001, which equates to 1.2 households per year. Of these, 98.3% lived in households and 1.7% lived in communal establishments. Since the Census, approximately 115 new properties have been constructed.
- 3.33 The overall average property price is £231,658 in Wickham Market (source: Rightmove, 2017). This is relatively cheaper than other areas around it, such as Framlingham (£280,331) and Woodbridge (£378,512). Low house prices, as well as a decreasing population could suggest that access to housing is not a problem, and possibly indicative of a growing number of under-occupied dwellings.
- 3.34 Table 3.2 shows that the level of owner occupation in Wickham Market is significantly lower than the Suffolk Coastal average, yet slightly above the England average. The proportion of socially rented housing (rented from the Council or a Registered Social Landlord), by contrast, is much higher in Wickham Market than Suffolk Coastal and England as a whole. In Wickham Market there are proportionately fewer privately rented units than observed across local or national markets.

**Table 3.2: Tenure (households), 2011**

	Wickham Market	Suffolk Coastal	England
Owned	64.7%	73.2%	63.3%
Shared ownership	0.6%	0.4%	0.8%
Social rented	24.3%	11.3%	17.7%
Private rented	9.0%	13.6%	16.8%

Source: 2011 Census

- 3.35 Table 3.3 below shows the information for the general health of the population. Wickham Market in comparison to Suffolk Coastal and United Kingdom. The figures are has lower levels of those who believe they have 'very good health' compared to Suffolk Coastal and the UK. Those in 'fair health' is significantly higher than the rest of the county and country.

**Table 3.3: General Health**

	Wickham Market	Suffolk Coastal	United Kingdom
Very good health	40.5%	46.2%	47.1%
Good health	36%	35.5%	34%
Fair health	18%	13.8%	13.3%
Bad health	4.3%	0.04%	4.3%
Very bad health	0.01%	0.01%	1.3%

Source: 2011 Census

## Roads and transport

- 3.36 Wickham Market village is 13 miles north-east of the county town of Ipswich and 5 miles north-east of Woodbridge. It has a railway station that is 2 miles east at Campsea Ashe.
- 3.37 The main road for access into the parish is off the A12 from multiple routes such as the B1438 and B1078. The B1078, which goes through the northern end of the village, is a well-used shortcut between the A14 to A12.

## Infrastructure

- 3.3. Wickham Market has the following community infrastructure assets focused within the centre of the village:
- A village hall
  - Football pitches

- Skate park, basketball court, tennis court, bowls club
- 2 allotments
- Cemetery
- 3 play parks
- A primary school
- Medical centre and pharmacy
- A church that is 700 years old

3.38 However, the village lacks a pub.

**Commented [RaPJ4]:** It might be worth saying: However, the community have secured lottery funding to restore the George Public House which was burnt down in 2013.

### Economic characteristics

- 3.39 Wickham Market's proportion of economically active population is lower than both the Suffolk Coastal and England's averages as shown in Table 3.4 below. This is because there are a significantly lower number of full time employees than Suffolk Coastal.
- 3.40 The percentage of residents who are economically inactive is therefore significantly lower than Suffolk Coastal and England. This is primarily because of the high proportion of retired residents in the parish (21.7%).

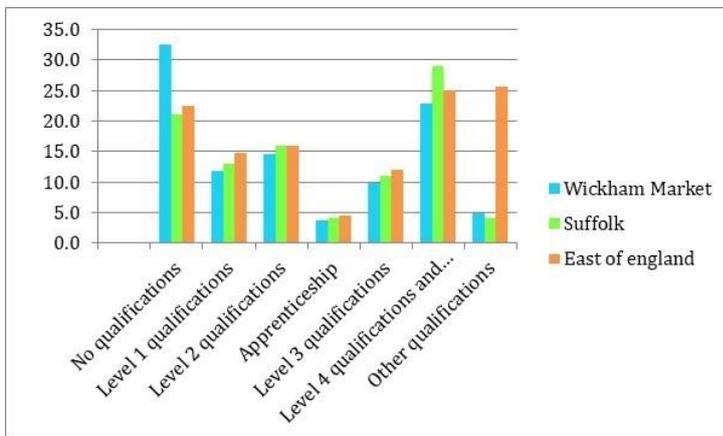
**Table 3.4: Economic activity**

		Wickham Market	Suffolk Coastal	England
Economically active	Total	65.7%	69.1%	69.9%
	Employee: Full-time	33.8%	36.2%	13.7%
	Employee: Part-time	16.3%	15.9%	38.6%
	Self-employed	9.6%	11.8%	9.8%
	Unemployed	3.5%	2.7%	4.4%
	Full-time student	2.5%	2.4%	3.4%
Economically Inactive	Total	34.3%	30.9%	30.1%
	Retired	21.7%	19.4%	13.7%
	Student	3.4%	3.2%	5.8%
	Looking after home or family	4.5%	3.9%	4.4%
	Long-term sick or disabled	3.3%	2.6%	4.1%
	Other	1.4%	1.7%	2.2%

Source: 2011 Census

3.41 As Figure 3.8 shows, 32.5% of the population in Wickham Market have no qualifications. This is disproportionately higher than Suffolk and the rest of the East of England. The percentage of those who have are educated to a Level 4 or above (e.g. have a degree) is 22.8%, which although is the second highest proportion, it is still significantly lower than Suffolk and the rest of East of England.

**Figure 3.8: Qualifications of Wickham Market working population**



Source: 2011 Census

## 4 KEY SUSTAINABILITY ISSUES

- 4.1 The United Nations Earth Summit in Rio de Janeiro in 1992 sought to help Governments rethink economic development and find ways to halt the destruction of irreplaceable natural resources and pollution of the planet. Since this time, these same Governments and the United Nations have continued to develop this thinking and policy action, making eco-efficiency a guiding principle for business and governments alike. This has particularly focused on the following:
- Patterns of production - particularly the production of toxic components, such as lead in gasoline, or poisonous waste - are being scrutinized in a systematic manner by the UN and Governments alike;
  - Alternative sources of energy are being sought to replace the use of fossil fuels which are linked to global climate change;
  - New reliance on public transportation systems is being emphasized in order to reduce vehicle emissions, congestion in cities and the health problems caused by polluted air and smog;
  - There is much greater awareness of and concern over the growing scarcity of water.
- 4.2 The United Nation's 2030 Agenda for Sustainable Development (2030 Agenda) includes 17 Sustainable Development Goals (SDGs) to stimulate action in these areas of critical importance for humanity and the planet that came out of the 1992 Earth Summit. The SDGs are listed in Appendix C. From these SDGs come the objectives that are needed to collectively ensure development is sustainable.

### SWOT analysis

- 4.3 Table 4.1 has been informed by the issues identified in the Neighbourhood Plan engagement events and consultation, and the baseline information collected in Section 3.

**Table 4.1: SWOT analysis of issues facing Wickham Market Neighbourhood Area**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Access to countryside</li> <li>• Existing recreation facilities- football pitches, skate park, basketball court and tennis court</li> <li>• Primary school</li> <li>• Church</li> <li>• Medical facilities such as a centre, dentist, vets and a pharmacy</li> <li>• Views and landscape in and out of the village</li> <li>• Good provision of housing</li> <li>• Convenient parking</li> <li>• Wide variety of shops including <a href="#">butchers</a>, hardware supplies, food, hairdressers, newsagents as well as places to eat</li> <li>• Library and resource centre</li> <li>• Relatively low property prices</li> </ul>	<ul style="list-style-type: none"> <li>• Ageing population</li> <li>• Decreasing population</li> <li>• Growing number of under occupied housing</li> <li>• Lack pubs in the centre</li> <li>• Low proportion of economically active population</li> <li>• Patchy mobile reception and poor broadband connection away from village centre</li> <li>• Increased risk of flooding around the river Deben</li> <li>• Inadequacy of sewage systems in place</li> <li>• Noise form A12</li> <li>• <a href="#">Lack of facilities for youth</a></li> <li>• <a href="#">Lack of parking for business employees</a></li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Enhance and protect historical character and conservation area</li> <li>• Improve public transport</li> <li>• Reduce traffic/speeding</li> <li>• Promote recycling</li> <li>• Provide more employment locally</li> <li>• Improvements to bus timetable and reliability</li> <li>• Conversion of redundant buildings</li> <li>• Tourism – also 20 mins from the coast, Rackham Mill</li> <li>• Good retail opportunities</li> <li>• Make public areas more pedestrian friendly- improve footpaths</li> </ul>	<ul style="list-style-type: none"> <li>• Further cuts to public transport</li> <li>• Increase in noise and pollution</li> <li>• Increased number of cars of the pavement</li> <li>• Dog fouling</li> <li>• Narrow/ poor condition of pavements</li> <li>• Infill of green spaces and loss of agricultural land</li> <li>• <a href="#">Loss of village atmosphere</a></li> <li>• <a href="#">Impact of increased traffic due to Sizewell C construction</a></li> </ul>

### Key issues

4.4 There are a number of sustainability issues and challenges facing the parish. While Wickham Market parish offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series

of issues over its lifetime if the parish is to continue to be successful while respecting its outstanding landscape setting.

- 4.5 In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for Wickham Market), there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community.

**Table 4.2: Challenges and impacts of not having a neighbourhood plan**

Challenges facing Wickham Market Parish	Effect of not having a neighbourhood plan
Problems with transport such as lack of sustainable options, safety/ safe crossings and limited parking infrastructure.	Increase in noise and pollution with reliance of private cars. Isolation of those who rely on public transport. Lack of adequate parking has led to many cars on the road.
No provision to allow local businesses and the economy in the centre.	No tourist infrastructure and few employment opportunities
Loss of countryside, green space, natural features and recreation space to new development	Loss of rural, open landscape, its views and allotments.
Flooding issues particularly at Rackham Mill	This is important as it may lead to access issues is continual flooding occurs
The preservation of important heritage assets	Loss of unique historical character.
Lack of affordable home provision for elderly	The type of housing needed to address local needs may not be delivered
Risks of high level of development due to large amounts of land being available	Could result in unnecessary impacts on important heritage assets due to unplanned development coming forward through speculative applications
Lack of a community and village feel	Sense of community and local spirit will diminish. Provision of services for well-being will lead to isolated and vulnerable residents

## 5 ASSESSMENT OF EFFECTS OF NEIGHBOURHOOD PLAN POLICIES

- 5.1 Planning Practice Guidance states that, in order to demonstrate that a draft neighbourhood plan contributes to sustainable development, "...sufficient and proportionate evidence should be presented on how the draft neighbourhood plan...guides development to sustainable solutions"<sup>4</sup>.
- 5.2 In order to ensure that the Plan contributes to sustainable development it is necessary to review the consistency of its objectives against recognised sustainability objectives at the following scales:
- i. World
  - ii. National
  - iii. Local

### World sustainability objectives

- 5.3 As explained in Section 4, the objectives of the Plan have been informed by the United Nation's 2030 Agenda for Sustainable Development (2030 Agenda) and specifically its 17 SDGs (listed in Appendix C). Every policy in the Plan contributes to at least one of the SDGs, with most policies contributing to multiple SDGs. None of the policies in the Plan are considered to have a negative impact on the achievement of the SDGs.

### National sustainability objectives

- 5.4 At a national level, the NPPF establishes the sustainability objectives which development plans must have regard to. Table D1 in Appendix D assesses how the series of relevant issues that have been raised through the development of the Plan relate to the objectives of the NPPF. This then provides a clear 'roadmap' as to the types of objectives that the policies in the Plan need to be guiding development towards.
- 5.5 Table D1 demonstrates that, of the 13 objectives in the NPPF, the Plan is addressing issues of relevance to achieving 9 of these objectives. With regard to one of these objectives, 'Facilitating the sustainable use of minerals', this is not a matter within the scope of a neighbourhood plan.

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<sup>4</sup> Paragraph: 072 Reference ID: 41-072-20140306

### Local sustainability objectives

- 5.6 In order to demonstrate that the Plan contributes to the achievement of sustainable development, it is necessary to identify sustainability objectives to enable an assessment to be made of the Plan. Whilst there are objectives established at the strategic level through the Local Plan, for a neighbourhood plan that must confine the matters it deals with to local issues, these are most appropriately established at the local level. The sustainability criteria are shown in Table D2 in Appendix D.
- 5.7 The Assessment Framework is the methodology which will enable the environmental, social and economic sustainability impacts and equalities, health and crime and disorder effects and of the policies in Plan to be analysed, compared and critically assessed.
- 5.8 For a relatively small area such as the Wickham Market Neighbourhood Area, gathering of data to establish a comprehensive quantitative baseline position is challenging. Where data is available this has been used and has been presented in Section 3. However, in most cases the baseline position has been assessed qualitatively.
- 5.9 Many of the specific impacts of the policies are theoretically capable of measurement i.e. they are quantitative indicators. However, such indicators can only be measured when the policy is in place and has been applied over a period of time. For the purpose of this assessment of sustainability, these indicators have been applied qualitatively as follows:
- i. severity of impact;
  - ii. number of people affected;
  - iii. extent of area affected;
  - iv. short, medium and long-term timescales e.g. of effect or exposure, and consequences;
  - v. likelihood of impact happening;
  - vi. technical feasibility, commercial viability and deliverability of policy.
- 5.10 This is shown for each policy in the Table 5.1. The qualitative scoring system used to assess the likely effects is shown below:

++	The policy is likely to contribute significantly towards the sustainability objective
+	The policy is likely to contribute positively towards the sustainability objective, although not significantly

0	The policy is considered to have no significant positive or negative effect
-	The policy is likely to detract from the achievement of the sustainability objective, although not significantly
--	The policy is likely to detract significantly from the achievement of the sustainability objective
?	The policy has an uncertain relationship to the sustainability objective. Alternatively, insufficient information may be available to enable an assessment to be made.

- 5.11 The Plan should be read as a whole as no policy applies in isolation. The approach to the assessment recognises this issue and key policies that seek to enhance positive effects or mitigate the negative effects are noted in the commentary.

**Table 5.1: Summary of assessment of the contribution the Wickham Market Neighbourhood Plan makes to sustainable development**

Sustainability objective	Policy										Commentary, including assessment against 'Do Nothing' scenario
	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	
WICK1: DEVELOPMENT STRATEGY AND PRINCIPLES	+	+	+	+	0	0	+	+	+	+	<ul style="list-style-type: none"> <li>This policy gives clear direction as to where development should be focused, promoting the use of sites throughout the Area and setting guidelines on what constitutes appropriate development in the area.</li> <li>There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK9, 12, 13 and 14.</li> <li>The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward.</li> <li>The effects are likely to be felt across the entire plan area, most particularly on the sites allocated for development.</li> <li>These impacts individually and cumulatively are not likely to be significant.</li> <li><b>Under the 'do nothing scenario', appropriate locations for development will not be identified, causing sprawl into the countryside. This will affect the character of the village. Development could impact on the green areas surrounding the village and harm biodiversity.</b></li> </ul>
WICK2: LOCAL LANDSCAPE CHARACTER	+	++	0	0	0	0	0	0	0	0	<ul style="list-style-type: none"> <li>This policy identifies the valued features of the landscape and directs how development should consider this.</li> <li>There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK3 and WICK7.</li> <li>The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward.</li> </ul>

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Sustainability objective	Policy										Commentary, including assessment against 'Do Nothing' scenario
	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	
											<ul style="list-style-type: none"> <li>The effects are likely to be felt around the edge of Wickham Market village and in the open countryside where development proposals could have the greatest effect on the landscape.</li> <li>These impacts individually and cumulatively are not likely to be significant.</li> <li><b>Under the 'do nothing scenario', development proposals could have a detrimental impact on the landscape of Wickham Market. This will affect both the character of the open countryside and possibly the setting of Wickham Market village.</b></li> </ul>
WICK3: KEY LOCAL VIEWS	+	++	0	0	0	0	0	0	0	0	<ul style="list-style-type: none"> <li>This policy identifies valued views across the landscape and directs how development should consider this.</li> <li>There is one other policy that seek to enhance the positive effects of this policy. This is WICK2.</li> <li>The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward.</li> <li>The effects are likely to be felt around the edge of Wickham Market village and in the open countryside where most of the key views are located and where development proposals could have the greatest effect on them.</li> <li>These impacts individually and cumulatively are not likely to be significant.</li> <li><b>Under the 'do nothing scenario', development proposals could have a detrimental impact on the views across the open countryside of Wickham Market parish. This will affect both the character of the open countryside and the setting of Wickham Market village.</b></li> </ul>
WICK4: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT	+	0	0	0	0	0	0	0	0	0	<ul style="list-style-type: none"> <li>This policy seeks to ensure that new development enables wildlife and biodiversity to thrive through good design, including Sustainable Drainage Systems.</li> </ul>

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Sustainability objective	Commentary, including assessment against 'Do Nothing' scenario										
Policy	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	
											<ul style="list-style-type: none"> <li>• There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK3, WICK6 and WICK7.</li> <li>• The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward.</li> <li>• The effects are likely to be felt across the entire plan area, most particularly on the sites allocated for development.</li> <li>• These impacts individually and cumulatively are not likely to be significant.</li> <li>• <b>Under the 'do nothing scenario', development will still deliver as net biodiversity gain, as required by national policy, but this may not include the types of features that are considered to be of greatest benefit to wildlife in Wickham Market.</b></li> </ul>
WICK5: DESIGNING FOR RENEWABLE ENERGY AND CARBON REDUCTION	+	0	0	0	0	0	0	0	0	0	<ul style="list-style-type: none"> <li>• This policy seeks to encourage design of buildings and site layouts so that energy use is as efficient as possible.</li> <li>• There is one other policy that seek to enhance the positive effects of this policy. This is WICK1.</li> <li>• The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward.</li> <li>• The effects are likely to be felt across the entire plan area, most particularly on the sites allocated for development.</li> <li>• These impacts individually and cumulatively are not likely to be significant.</li> <li>• <b>Under the 'do nothing scenario', development is likely to meet the minimum required standards for energy efficiency, so increasing the environmental impact of new building.</b></li> </ul>
WICK6: LOCAL GREEN SPACES	+	+	0	0	0	+	+	+	0	0	<ul style="list-style-type: none"> <li>• This policy protects certain green spaces that are demonstrably special to the community.</li> </ul>

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Sustainability objective	Policy										Commentary, including assessment against 'Do Nothing' scenario
	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	
											<ul style="list-style-type: none"> <li>• There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK7 and WICK8.</li> <li>• The effects are likely to occur throughout the lifetime of the Plan as these areas are protected from development.</li> <li>• The effects are likely to be felt on and adjacent to the designated spaces.</li> <li>• These impacts individually and cumulatively are not likely to be significant.</li> <li>• <b>Under the 'do nothing scenario', valued green spaces could be developed and therefore lost as green community assets.</b></li> </ul>
WICK7: PRESERVING AND ENHANCING OPEN, GREEN AND TREED SPACES IN THE WICKHAM MARKET CONSERVATION AREA	+	+	0	0	0	+	+	0	0	0	<ul style="list-style-type: none"> <li>• This policy ensures that development does not affect the setting of green spaces within the Wickham Market Conservation Area.</li> <li>• There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK6 and WICK8.</li> <li>• The effects are likely to occur throughout the lifetime of the Plan as these areas are protected from being affected by inappropriate development.</li> <li>• The effects are likely to be felt on and adjacent to the identified spaces.</li> <li>• These impacts individually and cumulatively are not likely to be significant.</li> <li>• <b>Under the 'do nothing scenario', valued green spaces which have a heritage value are detrimentally affected by poorly designed development.</b></li> </ul>
WICK8: NON-DESIGNATED HERITAGE ASSETS	0	0	0	0	0	+	0	0	0	0	<ul style="list-style-type: none"> <li>• This policy identifies local heritage assets and protects their setting.</li> <li>• There is one other policy that seek to enhance the positive effects of this policy. This is WICK7.</li> <li>• The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward.</li> <li>• The effects are likely to be felt across the entire plan area, given the location of various assets.</li> </ul>

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Sustainability objective	Policy										Commentary, including assessment against 'Do Nothing' scenario
	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	
											<ul style="list-style-type: none"> <li>• These impacts individually and cumulatively are not likely to be significant.</li> <li>• <b>Under the 'do nothing scenario', unlisted local assets may be demolished or have their setting affected by other development.</b></li> </ul>
WICK9: CAR PARKING	-	0	0	+	0	-	0	+	+	+	<ul style="list-style-type: none"> <li>• This policy seeks to ensure that sufficient parking is provided to retain the vitality of Wickham Market village centre.</li> <li>• There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK1, WICK10 and WICK11.</li> <li>• The effects are likely to occur at the point during the lifetime of the Plan when new parking provision is made.</li> <li>• The effects are likely to be felt in and close to Wickham Market village centre.</li> <li>• These impacts individually and cumulatively are not likely to be significant.</li> <li>• <b>Under the 'do nothing scenario', insufficient car parking is provided in Wickham Market village centre which means that fewer people use the shops and services and therefore the vitality of the centre is diminished.</b></li> </ul>
WICK10: PEDESTRIAN SAFETY	0	0	0	0	0	0	+	0	+	0	<ul style="list-style-type: none"> <li>• This policy seeks to improve safety for pedestrians at important pinchpoints in Wickham Market village centre.</li> <li>• There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK1, WICK9 and WICK11.</li> <li>• The effects are likely to occur at the point during the lifetime of the Plan when improved pedestrian access is provided.</li> <li>• The effects are likely to be felt in Wickham Market village centre.</li> <li>• These impacts individually and cumulatively are not likely to be significant.</li> <li>• <b>Under the 'do nothing scenario', pedestrian access at the pinchpoints in Wickham Market village centre continues to be an issue, either resulting in accidents or discouraging people from walking into the centre.</b></li> </ul>

Commented [RaPJ5]: This is not correct as the Car park has been removed from WICK9

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Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	Commentary, including assessment against 'Do Nothing' scenario
Policy											
WICK11: CYCLING, WALKING AND DISABILITY ACCESS ROUTES	0	0	0	0	0	0	+	0	+	0	<ul style="list-style-type: none"> <li>This policy seeks to enhance routes for non-vehicular access into Wickham Market village centre.</li> <li>There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK1, WICK9 and WICK10.</li> <li>The effects are likely to occur at the point during the lifetime of the Plan when improvements are made.</li> <li>The effects are likely to be felt in and close to Wickham Market village centre.</li> <li>These impacts individually and cumulatively are not likely to be significant.</li> <li><b>Under the 'do nothing scenario', access to Wickham Market village centre by means other than the car continues to be an issue, increasing vehicle users wishing to access the centre or discouraging people from visiting the centre at all.</b></li> </ul>
WICK12: LAND AT OLD SCHOOL FARM	-	-	++	0	0	0	+	++	0	+	<ul style="list-style-type: none"> <li>This policy allocates a site for residential development along with community uses and public open space.</li> <li>There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK1, WICK2, WICK3, WICK4, WICK5, WICK6, WICK8, WICK10 and WICK11.</li> <li>The effects are likely to occur at the point during the lifetime of the Plan when the development is brought forward.</li> <li>The effects are likely to be felt across the entire plan area, most particularly on the site.</li> <li>These impacts individually and cumulatively are not likely to be significant.</li> <li><b>Under the 'do nothing scenario', new housing and identified community benefits are not delivered which increases the likelihood of speculative</b></li> </ul>

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Sustainability objective	Commentary, including assessment against 'Do Nothing' scenario										
Policy	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	
											<b>applications on sites outside the settlement boundary and which may not deliver the community benefits required by the community.</b>
WICK13: LAND AT SIMON'S CROSS	-	-	++	0	0	0	+	++	0	+	<ul style="list-style-type: none"> <li>This policy allocates a site for residential development along with community uses and re-provision of allotments.</li> <li>There are a number of other policies that seek to enhance the positive effects of this policy. These include WICK1, WICK2, WICK3, WICK4, WICK5, WICK6, WICK8, WICK10 and WICK11.</li> <li>The effects are likely to occur at the point during the lifetime of the Plan when the development is brought forward.</li> <li>The effects are likely to be felt across the entire plan area, most particularly on the site.</li> <li>These impacts individually and cumulatively are not likely to be significant.</li> <li><b>Under the 'do nothing scenario', new housing and identified community benefits are not delivered which increases the likelihood of speculative applications on sites outside the settlement boundary and which may not deliver the community benefits required by the community.</b></li> </ul>

### **Summary of impacts of individual policies**

- 5.12 Table 5.1 demonstrates that the policies in the Plan will have a range of impacts across each of the 10 sustainability objectives that underpin the Plan and which align with world, national and local sustainability objectives. None of these impacts, whether positive or negative, are assessed as likely to be significant. This is because of the size of the Area and the limited likely scale of new development.
- 5.13 As shown in Table 5.1, the effects of the policies in the Plan against the established sustainability criteria are predominantly positive. The negative effects are not significant and are largely capable of mitigation through specific actions relating either to political leadership, technology or lifestyle changes. In addition, other policies in the Neighbourhood Plan and the documents making up the Suffolk Coastal development plan will also serve to mitigate these negative effects.
- 5.14 When compared with the 'Do Nothing' scenario of not having a Plan, all the policies are likely to have a positive effect, although none are considered to be significant. Even where Plan policies have been assessed to have a neutral impact against an individual sustainability criterion, this can have a positive effect when compared with the 'Do Nothing' scenario because the policy could be preventing the baseline situation from worsening.

### **Scale of growth**

- 5.15 The Wickham Market Neighbourhood Plan Group worked closely with officers from East Suffolk Council to ascertain the contribution which Wickham Market was expected to make to delivering the housing requirements of the Suffolk Coastal Local Plan (2020). This requirement has been stated in Table 3.5 of the Local Plan as being 230 dwellings, with 10 of these having been permitted or with a resolution to grant permission as at 31<sup>st</sup> March 2018. Of the remaining 220 dwellings, 150 dwellings are allocated through the Local Plan for development in Pettistree parish but they contribute towards the overall requirement for Wickham Market. This leaves an outstanding figure to be found through allocations in the Neighbourhood Plan of 70 dwellings.
- 5.16 In order to fully address these needs and to ensure that the community infrastructure priorities can be delivered in full, the Plan allocates approximately 110 dwellings on two sites (Policies WICK12 and 13).
- 5.17 The Sustainability Appraisal has tested the impact of planning for higher housing numbers (in excess of meeting Wickham Market's needs in full) and lower housing numbers (thereby failing to meet Wickham Market's needs in full and making a lower

contribution towards addressing the district-wide requirement). This is shown in Table 5.2.

5.18 Table 5.2 shows that planning for the level of growth in the Neighbourhood Plan has positive effects, some of which are significant. It does have some negative effects but these are not considered to be significant. By contrast, planning for a lower level of growth has the same limited detrimental effects but no positive effects. Planning for a higher level of growth would have the same significant positive effects as the Neighbourhood Plan level of growth, but there would also be some significant negative impacts as well.

5.19 It is therefore considered that planning for the level of growth in the Neighbourhood Plan represents the most sustainable approach when considered against reasonable alternatives.

**Table 5.2: Assessment of impact of planning for different levels of housing**

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	Commentary
Meet housing need in full through site allocations	-	-	+	0	0	0	0	+	0	+	<ul style="list-style-type: none"> <li>This scenario enables the housing needs of Wickham Market to be addressed in full and also for Wickham Market to make in full the contribution required by the Local Plan. This is considered to represent a positive effect.</li> <li>The scenario has a negative effect on the preservation of natural beauty and landscape but this is not likely to be significant.</li> <li>The scenario has a positive effect in terms of the community infrastructure it can secure but this is not likely to be significant.</li> </ul>
Allocate sites that do not meet full housing needs	0	0	-	0	0	0	0	-	0	0	<ul style="list-style-type: none"> <li>This scenario would mean that the housing needs of Wickham Market would not be addressed in full and Wickham Market would not meet the contribution required by the Local Plan. This is considered to represent a negative effect but this is not considered to be significant because</li> </ul>

Sustainability objective	Scenario										Commentary
	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	
											<p>of the number of other locations which could address at least district-wide housing requirements. The negative effects would be more localised in Wickham Market.</p> <ul style="list-style-type: none"> <li>The scenario has a negative effect because it will mean less community infrastructure can be secured. This effect is not considered to be significant.</li> </ul>
Allocate sites well in excess of full housing requirement	-	-	++	0	0	0	0	+	-	+	<ul style="list-style-type: none"> <li>This scenario enables the housing needs of Wickham Market to be addressed in full and also for Wickham Market to contribute more fully towards meeting the Local Plan housing requirement. This is considered to represent a significant positive effect.</li> <li>The scenario could have a negative effect on the preservation of natural beauty and landscape due to the likelihood that this would require significant amounts of greenfield land on the edge of Wickham Market village, which could result in significant sprawl of the village. Depending on the scale of growth, this could have a significant negative effect.</li> <li>The scenario has a positive effect in terms of the community infrastructure it can secure. However, it is unlikely that any such growth will be of a scale that provides significant additional community infrastructure therefore the positive impact is not likely to be significant.</li> <li>The scenario has a negative effect on the safety and sustainability of movement. The potential sprawl of the village would increase the number of people that are further away from the village centre,</li> </ul>

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect the landscape setting	3/Soc - ensure that housing addresses the need	4/Econ - maximise potential and existing employment	5/Econ - improve retail provision	6/Env - protect the identity through conserving heritage	7/Soc - ensure the community has a healthy lifestyle	8/Soc - provision of community facilities	9/Soc - improve safety and sustainability of movement	10/Soc - access to key community services	Commentary
Scenario											increasingly the likelihood that short journeys will be taken by car, which decreases pedestrian safety and detrimental effects on the environment. This negative effect is not considered to be significant.

### Locations for development

- 5.20 The process of site selection involved a comprehensive approach of site identification and assessment. Possible sites for development were gleaned from two sources:
- The SCDC Strategic Housing Land Availability Assessment (SHLAA) process
  - The SCDC Strategic Housing and Economic Land Availability Assessment (SHELAA) process (which superseded the SHLAA)
  - A separate Call for Sites process undertaken by the Neighbourhood Plan
  - Sites suggested by Wickham Market Parish Council, which include parcels of land identified from the Wickham Market Neighbourhood Plan Landscape Sensitivity Assessment (2017)
- 5.21 In total 22 sites were submitted and assessed. The way the sites were assessed and the outcomes of the assessment are presented in the Wickham Market Neighbourhood Plan Site Assessment Report 2018 (prepared by AECOM).
- 5.22 The results of the site assessment process were that, of the 22 sites, a total of 2 sites were considered appropriate for development (a 'green' rating on the red-amber-green assessment criteria):
- Site 5b/6: Land west of Old School Farm, High Street
  - Site 27: Simon's Cross Allotments
- 5.23 A further 2 sites were given an 'amber' rating:
- Site 1b: Land adjacent to British Telecom Telephone Exchange – based on the moderate landscape impact as judged by the Neighbourhood Plan Landscape Sensitivity Assessment, although recognising that the SHLAA had considered

it to be unsuitable because of its landscape impact and because of its relationship to the Special Landscape Area.

- Site 18: Land opposite the Post Office, High Street – given that the site is within the settlement boundary and is only 0.1 hectares in size, it was considered that it could come forward as a windfall site.

5.24 Since the completion of the AECOM 2018 assessment, the East Suffolk SHELAA was published (in December 2018). In respect of site 8 in the AECOM assessment (land off Yew Tree Rise, SHELAA ref. 878), the SHELAA considered this site to be suitable for development when the AECOM assessment had considered it not suitable (giving it a red rating). One of the reasons that it was considered unsuitable was because access could only be provided through another site (the Glebe Allotments, AECOM ref. 26) which itself was not considered suitable because of a number of negative sustainability impacts (giving it a red rating). The 2018 SHELAA recognised that the only possible access could be through the Glebe Allotments to Yew Tree Rise but did not acknowledge that the Glebe Allotments were not available to provide access. It is therefore considered that the red rating given to the land off Yew Tree Rise in the AECOM assessment 2018 (site 8) represents the appropriate assessment as the site cannot be accessed via an acceptable route and onto a road with sufficient capacity to support it.

5.25 Based on the AECOM 2018 assessment, the 2018 SHELAA and the latest information in respect of the availability of land, the sites selected for allocation are considered to represent a reasonable alternative when considered against the sustainability of allocating other sites and meeting the housing requirement in the Local Plan.

## **6 OVERALL CONCLUSION**

- 6.1 The assessment in Section 5 demonstrates that the policies in the Plan make a positive contribution towards the achievement of sustainable development. They are expected to have a number of positive effects but none of these are expected to be significant.
- 6.2 There are a small number of potential negative effects in individual criterion in a limited number of policies. However, none of these negative effects are significant and all are considered capable of being mitigated in full.
- 6.3 This gives confidence that the policies in the Plan will contribute to sustainable development.

## Appendix A Vision themes of the Wickham Market Neighbourhood Plan compared with the spatial objectives of the Suffolk Coastal Local Plan

Neighbourhood Plan Core Objectives	Suffolk Coastal Local Plan Spatial Objectives
<b>Theme 1: Housing for All</b>	
By 2036 Wickham Market is likely to have to accept a number of new houses. We will find the best location/s and specify the type and style of housing that will meet the needs of our local community. We intend that any new housing will be energy efficient and where possible carbon neutral, have adequate parking and be sited so that any increase in traffic congestion is kept to a minimum.	<p>To deliver at least 9,756 new homes to meet the housing requirements of the whole community including those wishing to move into the area.</p> <p>Promote high quality design across the Local Plan area.</p> <p>Mitigate human impact on the environment and reduce contributions to climate change by conserving natural resources.</p>
<b>Theme 2: An Inclusive and Caring Society</b>	
Wickham Market has a strong sense of community and local spirit. We wish to ensure that any future development will consider the impact on the community, its services and overall well-being. At all times consideration should be given to the local population and in particular to the less able and vulnerable amongst us.	<p>To support healthy, safe, cohesive and active communities through improving health, wellbeing and education opportunities for all.</p> <p>Improve the quality and provision of all types of infrastructure to support current and future requirements.</p>
<b>Theme 3: A Viable Community</b>	
We wish to maintain the character of Wickham Market as a place with a strong sense of community and history. We aim to	To achieve diverse and prosperous economic growth in towns and rural areas to provide at least 6,500 new jobs in the Local Plan area.

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<p>enhance local employment opportunities, in particular providing support for start-up businesses. We wish to ensure the community can manage its future growth through appropriate infrastructure and services to meet the everyday needs of its population.</p>	<p>Enhance the vitality and viability of town centres and villages.</p> <p>To enhance and protect the natural, built and historic environment and provide accessible green infrastructure and public open spaces.</p>
<p><b>Theme 4: Maintaining the Green Environment</b></p>	
<p>We intend that the village should remain rural, preserve its open landscape, its views and allotments and ensure that its heritage is protected. Our aim is to ensure that any development has adequate landscaping and green spaces and does not have a negative impact on our lanes, byways, footpaths and encircling green landscape.</p>	<p>To enhance and protect the natural, built and historic environment and provide accessible green infrastructure and public open spaces.</p>
<p><b>Theme 5: An Attractive Village Centre</b></p>	
<p>We will work to improve the vitality and viability of the village centre while retaining its unique rural and historic character. We will endeavour to improve the quality of the village centre by encouraging retention and support of existing retailers whilst also encouraging new enterprise to occupy available units. We will aim to improve the quality of the public areas by making them more pedestrian focused.</p>	<p>To achieve diverse and prosperous economic growth in towns and rural areas to provide at least 6,500 new jobs in the Local Plan area.</p> <p>Enhance the vitality and viability of town centres and villages.</p>
<p><b>Theme 6: Traffic and Parking</b></p>	
<p>We are concerned that at present narrow pavements and vehicle choke points make it difficult for pedestrians and cyclists to safely move around the village. We will endeavour to improve traffic flows and pedestrian safety</p>	<p>Improve the quality and provision of all types of infrastructure to support current and future requirements.</p>

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<p>and we are aware that parking within the village continues to be a problem and will press for a plan that will give a village wide solution.</p>	
<p><b>Theme 7: Better Facilities and Services</b></p>	
<p>Community assets such as the play parks, pub and village hall need to be improved or re-provided. Mobile phone signals need to be strengthened and we wish to improve the sport, leisure and learning facilities to help create an environment for participation by all ages and abilities.</p>	<p>Improve the quality and provision of all types of infrastructure to support current and future requirements.</p> <p>Enhance the vitality and viability of town centres and villages.</p>

## Appendix B Summary of relevant plans and programmes

### International context

Key objectives	Key targets/indicators	Key implications for NP and SEA
<b>EU Habitats and Conservation of Wild Birds Directives (92/43/EEC and 79/409/EEC)</b>		
To conserve fauna and flora and natural habitats of EU importance by the establishment of a network of protected areas throughout the European Community. This was designed to maintain both the distribution and abundance of threatened species and habitats.	Identifies endangered habitats and species requiring protection and need for re-establishment of denuded biotopes. Protected areas should be created, maintained and managed.	Plans should take account relevant SPA and SAC sites. If negative impacts are anticipated appropriate assessments should be undertaken. Above protecting the integrity and interest of European sites, the NP should consider objectives to protect and if possible, enhance biodiversity.
<b>EU Water Framework Directive (2000/60/EC)</b>		
To expand the scope of water protection to all waters, surface waters and groundwater: <ul style="list-style-type: none"> <li>• Achieve 'good status' for all waters by 2015.</li> <li>• Water management should be based on river basins and a 'combined approach' of emission limit values and quality standards.</li> <li>• Water management should include the closer involvement of community.</li> </ul>	Prevent deterioration in the status of aquatic ecosystems, provide protection and improve ecological condition: <ul style="list-style-type: none"> <li>• achieve at least good status for all water bodies by 2015 (or later subject to specific criteria).</li> <li>• meet the requirements of WFD protected areas</li> <li>• promote sustainable use of water</li> <li>• conserve habitats and species that depend directly on water</li> <li>• progressively reduce or phase out pollutants that pose significant threats to the aquatic environment / groundwater</li> <li>• help mitigate the impacts of floods and droughts.</li> </ul>	The Plan should consider any significant hydrological / hydrogeological factors and ensure integration with existing catchment management plans. Plan should consider including objectives to protect and enhance water resources, quality and ecological function.
<b>EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)</b>		
Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide (NO <sub>2</sub> )/oxides	Sets limit values and alert thresholds for concentrations of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead.	The Plan should consider (where relevant) the levels of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air.

Key objectives	Key targets/indicators	Key implications for NP and SEA
of nitrogen and particulate matter (PM <sub>2.5</sub> and PM <sub>10</sub> ). Maintain ambient air quality in areas where it is good and improve it in others.		Plan should consider maintaining ambient air quality and including objectives with the aim of reducing air pollution and, where possible, enhancing air quality in respect of key pollutants.
<b>EU Waste Directive (2008/98/EC)</b>		
Sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.	Requires that waste be managed without endangering human health and harming the environment, and in particular without risk to water, air, soil, plants or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest.	The Plan should consider how future development and land use in the Area reduces waste and manages it and its impacts sustainably.
<b>EU Thematic Strategy on Air Pollution</b>		
Establishes interim objectives for air pollution in the EU and proposes appropriate measures for achieving them. It recommends that current legislation be modernised, be better focused on the most serious pollutants and that more is done to integrate environmental concerns into other policies and programmes.	Aims to cut the annual number of premature deaths from air pollution-related diseases by 40% by 2020 (using 2000 as the base year).	The Plan should consider how its policies contribute to reducing air pollution.
<b>Europe 2020: A strategy for smart, sustainable and inclusive growth, European Commission 2010</b>		
The European strategy for achieving growth up to 2020 focuses on: - smart growth, through the development of knowledge and innovation; - sustainable growth, based on a greener, more resource efficient economy; and - inclusive growth, aimed at strengthening employment,	75 % of the population aged 20-64 should be employed. 3% of the EU's GDP should be invested in R&D. The "20/20/20" climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right). The share of early school leavers should be under 10% and at least 40% of the	The Plan needs to ensure that it has regard to the overarching objectives relating to economic growth.

Key objectives	Key targets/indicators	Key implications for NP and SEA
and social and territorial cohesion.	younger generation should have a tertiary degree. 20 million less people should be at risk of poverty.	

## National context

Key objectives	Key targets/indicators	Key implications for NP and SEA
<b>National Planning Policy Framework (February 2019)</b>		
<p>Achieving sustainable development means:</p> <p>an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p> <p>a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p> <p>an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Supports local and national targets with regard to biodiversity and geodiversity.</p>	<p>Plan should contribute to the objective of achieving sustainable development (social, economic and environmental). SA Objectives should reflect the core planning principles and policies set out in the NPPF. The Plan should:</p> <ul style="list-style-type: none"> <li>contribute to minimising impacts and providing net gains in biodiversity where possible</li> <li>contribute to the Government's commitment to halt the overall decline in biodiversity – including by establishing coherent ecological networks that are more resilient to current and future pressures.</li> </ul>
<b>The Waste (England &amp; Wales) Regulations 2011</b>		
<p>To encourage/ensure waste arises/is dealt with further up the waste hierarchy. Divert waste disposal away from landfill.</p>	<p>Target of 50% of household waste to be recycled.</p>	<p>Plan must have regard to the amended waste hierarchy. Policies and objectives should where possible encourage waste to be re-used, recycled or have value / energy recovery. If possible the Plan should discourage landfilling of waste.</p>

Key objectives	Key targets/ indicators	Key implications for NP and SEA
<b>UK Climate Change Act 2008 (updated 2020)</b>		
The Act introduced a statutory target for reducing carbon emissions.	Target of reducing carbon emissions by 100 per cent below 1990 levels by 2050 (net zero carbon).	Planning can make a contribution to mitigating and adapting to climate change by influencing the location, scale and character of development. The plan should include policies / objectives that contribute towards achieving lower carbon emissions and greater resilience to the impacts of climate change.
<b>A Green Future: Our 25 Year Plan to Improve the Environment (2018)</b>		
<ul style="list-style-type: none"> <li>• Clean air;</li> <li>• Clean and plentiful water;</li> <li>• Thriving plants and wildlife;</li> <li>• Reducing the risks of harm from environmental hazards;</li> <li>• Using resources from nature more sustainably and efficiently;</li> <li>• Enhancing beauty, heritage and engagement with the natural environment;</li> <li>• Mitigating and adapting to climate change;</li> <li>• Minimising waste;</li> <li>• Managing exposure to chemicals; and</li> <li>• Enhancing biosecurity.</li> </ul>	The process identifies the need to use a set of outcome indicators to track progress	The Plan should consider how it can best contribute towards highlighting the value of nature and ensuring that it is protected and enhanced.
<b>Biodiversity 2020: A strategy for England's wildlife and ecosystem services</b>		
To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. These outcomes will be delivered through action in four areas: <ul style="list-style-type: none"> <li>• a more integrated large-scale approach to conservation on land and at sea</li> <li>• putting people at the heart of biodiversity policy</li> <li>• reducing environmental pressures</li> <li>• improving knowledge</li> </ul>	A series of priority actions have been identified to deliver the four identified actions.	The Plan should consider how it can best contribute towards protecting and enhancing ecological networks
<b>Flood and Water Management Act 2010</b>		
Improve the management of flood risk for people, homes and businesses. To protect water supplies.	Local Authorities to prepare flood risk assessments, flood maps and plans. EA to prepare Local flood risk management strategies.	The Plan should take account of flooding and water management issues and strategies and consider the inclusion of policies / objectives to reduce flood risks and other impacts on the water environment.

Key objectives	Key targets/ indicators	Key implications for NP and SEA
<b>Carbon Plan: Delivering our low carbon future 2011</b>		
Government-wide plan for action on climate change at domestic and international levels.	Includes a range of sector-based plans and targets for low carbon: <ul style="list-style-type: none"> <li>• building</li> <li>• transport</li> <li>• industry</li> <li>• electricity</li> <li>• agriculture, land use, forestry and waste</li> </ul>	The Plan should include policies / objectives that contribute towards achieving lower carbon emissions.
<b>Mainstreaming sustainable development 2011</b>		
This refreshed vision builds upon the principles that underpinned the UK's 2005 SD strategy, recognising the needs of the economy, society and the natural environment, alongside the use of good governance and sound science.	Promises a new set of indicators from DEFRA that link initiatives and include wellbeing.	Plan should take account of climate change and promote sustainability through sustainable, low carbon and green economic growth.
<b>Air Pollution: Action in a Changing Climate, Defra 2010</b>		
Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.	Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.	Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.
<b>The East of England Biodiversity Delivery Plan (East of England Biodiversity Forum)</b>		
Provides a coherent vision to safeguard and enhance the regions biodiversity and wildlife. Embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners. Create the space needed for wildlife to respond to climate change. Enable all organisations in the East of England to support and improve biodiversity.	Provides a framework for the delivery of biodiversity targets through biodiversity opportunity areas and habitat and species targets.	The NP should consider objectives to protect and where possible, enhance biodiversity.
<b>Anglian River Basin Management Plan</b>		
Prepared under the Water Framework Directive, the plan is about the pressures facing the water environment in the Anglian River Basin District and the actions that will address them.	By 2015, 18% of surface waters (rivers, lakes, estuaries and coastal waters) are going to	The NP needs to consider the impact of proposed development on water quality.

Key objectives	Key targets/indicators	Key implications for NP and SEA
	improve for at least one biological, chemical or physical element. By 2015, 23% of surface waters will be at good or better ecological status/ potential and 33% of groundwater bodies will be at good status. In combination 23% of all water bodies will be at good status by 2015. At least 47% of assessed surface waters will be at good or better biological status by 2015.	

### County/ Local context

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
<b>Suffolk Local Transport Plan 2011-2031</b>		
To ensure that transport investment supports the economic and business growth strategies in the county.	Indicators include: congestion, mode of travel to work and school, cycling trips, accessibility, road traffic accidents, road and footway maintenance, street lighting, highway structures, road flooding, air quality and transport emissions.	The Plan should consider policies/objectives which contribute to transport sustainability. This should go beyond reducing carbon emissions to include economic growth, safety, pollution, traffic reduction and access to services.
<b>Suffolk Waste Core Strategy 2011</b>		
By 2026, the landfilling of untreated municipal, commercial & industrial wastes will have ceased and residual waste management processes will be fully	To only make provision for a declining amount of landfill over the plan period with 'zero waste to landfill' by 2026.	The Plan should consider how, within the context of a growing population in Wickham Market, waste generation can be minimised

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
operational, recovering value from wastes that cannot practicably be recycled or composted.		and it can be ensured that Wickham Market contributes towards the target of zero waste to landfill.
<b>Suffolk Biodiversity Action Plan</b>		
<p>Maintain and, where practicable, enhance the wildlife and habitats that provide the natural character and diversity of Suffolk</p> <ul style="list-style-type: none"> <li>• To ensure lawful compliance towards biodiversity in planning decisions.</li> <li>• To promote best practice and provide support to planners on biodiversity issues.</li> <li>• To ensure the planning system contributes to the Natural Environment White Paper 2011 objective of no net loss of biodiversity as part of sustainable development.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure development avoids adverse impacts on biodiversity</li> <li>• Where avoidance is not possible, mitigate residual impacts of developments.</li> <li>• Where mitigation is not possible, compensate for losses incurred during development.</li> <li>• Enhance developments for biodiversity.</li> <li>• Ensure biodiversity is taken into consideration during, and after, the construction phase of development.</li> </ul>	Plan should consider policies/ objectives to enhance (where possible) the wildlife and habitats that give rise to Suffolk's natural character and diversity.
<b>Suffolk Coastal and Waveney Strategic Flood Risk Assessment (2009)</b>		
Identifies all areas of flood risk within the district as well as what the level of risk is	Flood zone	The Plan needs to ensure that new development avoids areas identified at risk of flooding and that the existing level of flood risk within and outside Wickham Market is not exacerbated and, where possible, reduced.
<b>Suffolk County Council Landscape Typology Mapping</b>		
To map and record the value and variety of the Suffolk landscape.	No targets	Plan should ensure that the development strategy is in keeping with the local landscape typologies
<b>Suffolk Coast &amp; Heaths AONB Management Plan, 2013-18</b>		
<p>The 2013–2033 Vision can be summarised as:</p> <ul style="list-style-type: none"> <li>• Special wildlife, landscape, seascape and heritage qualities are conserved and meet the needs of people who live, work in and visit the AONB</li> <li>• Local communities are fully engaged in the care of the area</li> </ul>	<p>A series of objectives under four themes:</p> <ul style="list-style-type: none"> <li>• Coast and estuaries</li> <li>• Land use and wildlife</li> <li>• Enjoying the area</li> <li>• Working together</li> </ul>	Plan should be consistent and take into account impact on the AONB

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
<ul style="list-style-type: none"> <li>A high-quality landscape and infrastructure exists to support sustainable access, tourism and business</li> </ul>		
<b>Suffolk Historic Landscape Characterisation – Suffolk County Council, 2009</b>		
To identify areas or units of land based on their key historic landscape attributes.		The Plan should ensure that areas of historic landscape character are preserved and enhanced.
<b>Wickham Market Conservation Area Appraisal – Supplementary Planning Document, East Suffolk Council, March 2016</b>		
To assess the key features of the Conservation Area and to provide a Conservation Area Management Plan	No targets	The Plan should ensure that policies which relate to planning applications that will come forward within the Conservation Area reflect the key issues in the Conservation Area Management Plan.



## Appendix D Assessment of effects of Neighbourhood Plan policies

**Table D1: NPPF objectives and issues relevant to Wickham Market**

NPPF objective	Relevant issues in Wickham Market
1. Delivering a sufficient supply of homes	<ul style="list-style-type: none"> <li>Lack of affordable home provision for elderly</li> </ul>
2. Building a strong, competitive economy	<ul style="list-style-type: none"> <li>No provision to allow local businesses and the economy in the centre.</li> </ul>
3. Ensuring the vitality of town centres	<ul style="list-style-type: none"> <li>No provision to allow local businesses and the economy in the centre.</li> </ul>
4. Promoting healthy and safe communities	<ul style="list-style-type: none"> <li>Lack of a community and village feel</li> </ul>
5. Promoting sustainable transport	<ul style="list-style-type: none"> <li>Problems with transport such as lack of sustainable options, safety/ safe crossings and limited parking infrastructure.</li> </ul>
7. Making effective use of land	<ul style="list-style-type: none"> <li>Risks of high level of development due to large amounts of land being available</li> </ul>
10. Meeting the challenge of climate change, flooding and coastal change	<ul style="list-style-type: none"> <li>Flooding issues particularly at Rackham Mill</li> </ul>
11. Conserving & enhancing the natural environment	<ul style="list-style-type: none"> <li>Loss of countryside, green space, natural features and recreation space to new development</li> </ul>
12. Conserving & enhancing the historic environment	<ul style="list-style-type: none"> <li>The preservation of important heritage assets</li> </ul>

Three objectives in the NPPF have been excluded:

- Achieving well designed places – this was not a matter raised by the community through the development of the neighbourhood plan
- Supporting high quality communications – this was not a matter raised by the community through the development of the neighbourhood plan
- Protecting Green Belt land – the Neighbourhood Area does not have any Green Belt land

In addition, the element of Objective 9 relating to coastal change has been excluded because it is not relevant given the location of the Neighbourhood Area.

**Table D2: Sustainability assessment framework**

Sustainability theme	Objectives	Indicators
1/Env	To preserve and enhance the natural beauty of Wickham Market in terms of its geology, landform, soils, biodiversity, water systems and climate	<ul style="list-style-type: none"> <li>- Change in area of County Wildlife Sites within the parish</li> <li>- Change in area of ancient woodland in parish</li> <li>- Change in area of priority habitats within the parish (data from Suffolk Biological Records Office)</li> <li>- Change in area/grade of agricultural land classification (ALC) land lost.</li> <li>- Number of developments in 'highly vulnerable' or 'more vulnerable' flood risk areas.</li> </ul>
2/Env	To protect the landscape setting of Wickham Market through use of land with a low landscape impact and by focusing development on previously developed land	<ul style="list-style-type: none"> <li>- Loss of/impact on views of value.</li> <li>- Number of planning applications granted in or affecting the Special Landscape Area.</li> <li>- Development on previously developed land.</li> </ul>
3/Soc	To ensure that housing addresses the needs of the existing community of Wickham Market before addressing wider needs	<ul style="list-style-type: none"> <li>- Mix of housing built by dwelling size.</li> <li>- Number of people with a local connection on the Housing Register that are newly housed.</li> <li>- Number of affordable homes completed.</li> </ul>
4/Econ	To maximise the potential of existing employment/employers and support the need for new employment opportunities.	<ul style="list-style-type: none"> <li>- Number of existing businesses retained.</li> <li>- Number of new businesses in the parish.</li> <li>- Number of local start-ups.</li> <li>- Number of new jobs likely to be created.</li> <li>- Number of businesses and dwellings (for home workers) with access to superfast broadband.</li> </ul>
5/Econ	To extend the range and scope of the retail experience within the town centre.	<ul style="list-style-type: none"> <li>- Number of shop units in the village centre</li> <li>- Number of vacant shop units in the village centre</li> </ul>
6/Env	To protect the identity and local distinctiveness of Wickham Market by	<ul style="list-style-type: none"> <li>- Number of listed buildings lost.</li> <li>- Number of applications for listed building consent.</li> </ul>

Sustainability theme	Objectives	Indicators
	conserving and enhancing the historic environment, heritage assets and their settings	<ul style="list-style-type: none"> <li>- Number of developments within or adjacent to a Conservation Area.</li> <li>- Number of trees with TPOs.</li> </ul>
7/Soc	To ensure that the community has a high quality and healthy lifestyle.	<ul style="list-style-type: none"> <li>- Census figures on long term illness and general health.</li> <li>- Number/area of green spaces within walking distance of homes.</li> <li>- Usage of formal green spaces within the parish.</li> <li>- Number of formal recreation facilities within walking distance of homes.</li> <li>- Number of homes experiencing unacceptable levels of noise.</li> </ul>
8/Soc	To ensure the provision of a range of community facilities that provide for the needs of the community	<ul style="list-style-type: none"> <li>- Number of community facilities within the parish.</li> </ul>
9/Soc	To improve safe and sustainable movement around the parish and to the town centre by a range of modes	<ul style="list-style-type: none"> <li>- Levels of traffic at key junctions in the town centre.</li> <li>- Number and distance of new footpaths/cyclepaths.</li> <li>- Speed data from police.</li> <li>- Accident data from police.</li> <li>- Number of safe crossing points serving the town centre.</li> </ul>
10/Soc	To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools	<ul style="list-style-type: none"> <li>- Distance the population of the parish live from key services.</li> <li>- Availability of regular public transport.</li> <li>- Number of shops in the town centre.</li> <li>- Speed of broadband services.</li> </ul>

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