



# **Pre-Submission (Regulation 14) Version**

**18<sup>th</sup> February 2019**



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## 1. INTRODUCTION

### Purpose of the Plan

- 1.1. This document represents the Neighbourhood Plan for the parish of Wickham Market for the period 2018 to 2036. The Plan contains a vision for the future of Wickham Market and sets out clear planning policies to realise this vision.
- 1.2. The principal purpose of the Neighbourhood Plan is to guide development within the parish. It also provides guidance to anyone wishing to submit a planning application for development within the town. The process of producing a plan has been informed by the Parish Council's commitment to put the views and wishes of the community first and has therefore involved the community as widely as possible. Our approach and the processes followed are documented on our Neighbourhood Plan web site (1). The different topic areas are reflective of matters that are of considerable importance to Wickham Market, its residents (children and adults), businesses and community groups.
- 1.3. Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, Suffolk Coastal District Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.
- 1.4. The process of producing the Neighbourhood Plan has confirmed the Parish Council's commitment to put its community first. The plan process has identified a number of actions which have not been included in the policies' sections. This is because these are not specifically related to land use matters and therefore sit outside the scope of a Neighbourhood Plan. These actions will be addressed by Wickham Market Parish Council (WMPC) outside of the Neighbourhood Plan process but will be considered alongside the Neighbourhood Plan.

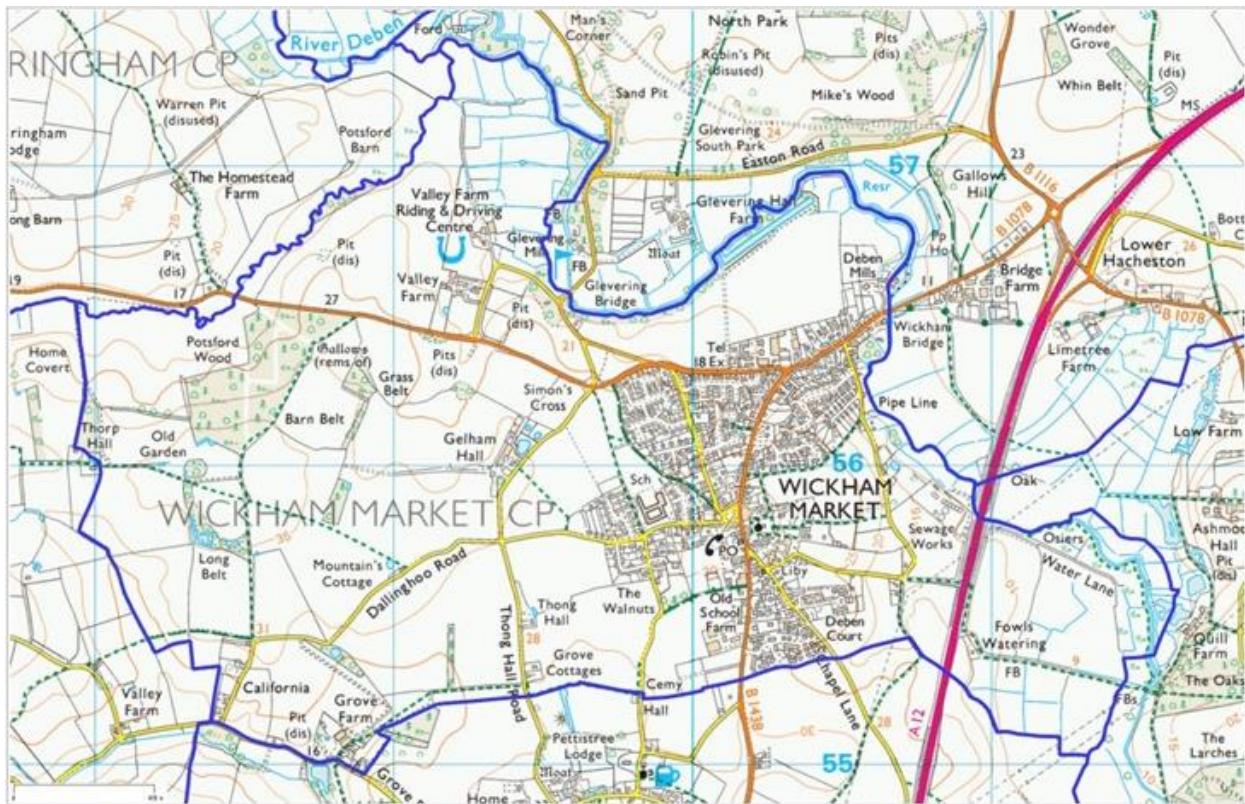
### Policy Context

- 1.5. The Suffolk Coastal District Local Plan Core Strategy was adopted in 2013. It provides the strategic context for the Neighbourhood Plan, particularly in respect of the spatial strategy for the Key Service Centres which includes Wickham Market, housing requirements, employment and the environment. It is supported by the Site Allocations and Area Specific Policies Development Plan Document 2017.
- 1.6. A review of the Local Plan Core Strategy is underway, with representations invited on the Draft Final Local Plan undertaken in early 2019. It is important that the Wickham Market Neighbourhood Plan takes account of the policies in the emerging Local Plan and ensures that it is in general conformity with the relevant strategic policies.
- 1.7. Suffolk Coastal District Council, as the local planning authority, designated the Wickham Market Neighbourhood Area in January 2016 to enable WMPC to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Wickham Market Neighbourhood Plan (WMNP) Committee, which is a committee of WMPC.
- 1.8. The WMNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (which were amended in 2015). The WMNP Committee has prepared the plan to establish a vision for the future of the town and to set out how that vision

will be realised through planning and controlling land use and development change over the plan period.

- 1.9. The map in Figure 1.1 below shows the boundary of the Neighbourhood Plan area, which is the same as the administrative boundary of the parish of Wickham Market.

**Figure 1.1: Wickham Market Neighbourhood Plan area boundary**



- 1.10. The existing Suffolk Coastal Local Plan, Core Strategy (2017) covers the period 2010 – 2027 and proposes no additional housing for Wickham Market as its share of development, about 115 houses, took place between 2010 and 2014. As the WMNP period is 2018 – 2036<sup>1</sup> it was assessed that some houses should be planned within this period. This led to the WMNP being classed as ‘complex’ entitling the WMPC to additional technical support. Consequently, the following technical reports have been produced to support the NP work:

1. Housing Need Assessment (2016)– AECOM (2)
2. Heritage and Character Assessment (2017)– AECOM (3)
3. Landscape Character Assessment Parts 1, 2 and 3 (2108)– L Wyman (4) (5)  
(6)This report was funded by the WMPC
4. Site Assessment Report (2018) – AECOM (7)

<sup>1</sup> The WMNP period is consistent with the emerging Local Plan

## Timeline

- 1.11. The dates of the key events throughout the preparation of the NP are shown in (8) which is also available on the web site (1).

## Monitoring the Plan

- 1.12. WMPC, as the Neighbourhood Plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery

## 2. LOCAL CONTEXT

### Historical Development of Wickham Market

- 2.1. Wickham Market was recorded in the [Domesday Book](#) in 1086 when it was called Wikham. It has been a village of some importance in the past with a town hall in which quarter sessions were held. In 1440 King Henry VI granted a weekly fair which was held on the Market Hill. Wickham Market continued to grow and from the 15<sup>th</sup> century onwards many fine houses, now mostly listed, were built. Local enterprise flourished and in 1780 Nathaniel Whitmore founded an Iron Works at the north end of the village which later became Whitmore and Binyon in 1867, when the site and business was expanded further. At its height the Iron Works employed 200 men from the village. Sadly, in 1901 the business ran into financial difficulties and was wound up.
- 2.2. A notable and prominent feature of the village is its church of All Saints which is the oldest surviving building in the village and its unique octagonal tower and lead spire rises 137.5 feet and can be seen from much of the local area around the village. It dates back to the beginning of the 14th century but is likely to be on the site of an older Anglo-Saxon church.
- 2.3. The initial development in Wickham Market comprised a number of farmhouses around the Market Hill. Later development of houses took place either side of the main road and the majority of these buildings are now within the village Conservation Area (9). There are 41 listed buildings within the parish (10), most of them situated at points along the High Street, Dallinghoo Rd, and around the Market Hill. Most of these buildings range in age from 15<sup>th</sup> to 18<sup>th</sup> century and reflect the growth in wealth and trade during this period. With its market, it had become an important centre for commerce and trade. It was also located on the main coaching route from London to Lowestoft and Great Yarmouth and its large 15<sup>th</sup> century Coaching Inn, The White Hart, occupied a commanding position in the village centre. Sadly, it succumbed to the loss in trade when the bypass was built in 1978 and has now been converted into shops and flats. Council and private housing estates built in the 20th Century characterise much of the rest of the village. These are typically semi-detached or detached and there is often a generous space between the building façade and the street. Although many of the council houses are now in private ownership there remains a high level of social housing (now in Housing Association ownership) in Wickham Market, which is almost double that of Suffolk Coastal as a whole.

The High Street through the village was part of the A12, the main route from London to Lowestoft and Great Yarmouth. The traffic problems caused by the choke points, where it is not possible for two cars to pass safely, became so onerous that a bypass was built which was opened in 1978. This significantly reduced the traffic through the village for about 30 years.

Today however, with the ever-increasing volume of traffic and cars parking on the roadside, it is particularly dangerous for pedestrians and cyclists in a number of places.

## **Wickham Market today**

- 2.4. The socio-economic profile of Wickham Market is detailed in (11). In summary, the population of Wickham Market at the last census in 2011 was 2,156. Since then there has been considerable development and the population is now approximately 2,400. As with the rest of Suffolk, the average age of the population is rising, but this seems to be more marked in Wickham Market. This is not surprising as the cost of housing is well above that which local people can afford and it is viewed as an excellent place to retire. At the last census, 22% of the population of the village was retired. Between 2001 and 2011 the working population shrank. The number of 19-29 year olds reduced by 2.5%, whereas it increased in Suffolk Coastal district as a whole, and the percentage of 30-44 year olds reduced by 4.2%, more than twice the reduction experienced in Suffolk Coastal district as a whole. The main occupation for those that work is predominantly public administration, health or education. Over 40% of the residents get to work by car with less than 5% working from home; however, since the last census fast broadband has been brought into the village, so it is felt that the number of residents working from home is likely to be increasing. Wickham Market has a high proportion of social rented accommodation (24%) compared with 11% in Suffolk Coastal district and 14% in Suffolk overall.
- 2.5. In the Suffolk Coastal Local Plan, Wickham Market is designated as a Key Service Centre, this being a settlement that provides an extensive range of specified facilities namely:
  - Public transport access to the local town
  - Shops meeting everyday needs
  - Local employment opportunities
  - A meeting place
  - Post office
  - Pub or licenced premises
  - Primary school
  - Doctors surgery
- 2.6. The village has all of these services although the last pub remaining, The George, burnt down in 2013. Efforts are currently ongoing with a view to restoring this listed building and operating it as a community-run pub.
- 2.7. Wickham Market, as a key service centre, is a hub for many of the surrounding villages. There has been considerable development in many of these villages such as Ufford, Easton, Campsea Ashe and Rendlesham and this has put a considerable strain on the village services, in particular the WM Medical Centre and the Dental practice.
- 2.8. Two significant developments, Wickham Place (55 homes) and Castell Close (11 homes) took place in the village between 2011 and 2015, as well as other smaller developments. One of

the main issues raised by the community in respect of both developments is that they have inadequate parking for a rural village. It is important that future developments are designed to provide sufficient off-road parking. These developments have also added to the traffic congestion in the village. With the historic pinch points along the High Street remaining, this congestion is exacerbated, and the narrow pavements make it unsafe for pedestrians, mothers with pushchairs, and mobility scooter users. This can discourage these groups from walking to or accessing the village centre. This is clearly described in the Wickham Market Traffic and Parking Report dated Apr 2014 (12)

- 2.9. A range of new housing types are needed in Wickham Market to address the requirements of first-time buyers, families and older downsizers. Whilst the village already has a significant number of bungalows - 17% of the current housing stock - demand continues for such provision. The Wickham Market Housing Needs Assessment identified that the affordability ratio of entry level owner occupation for lower quartile income in Suffolk Coastal district was 7.6, the highest in Suffolk. This is borne out by the Wickham Place development where the vast majority of buyers were retiring from out of the area as most local people could not afford these houses. None of these new houses resulted in additional children for the village primary school. However, the refurbishment of the 32 Deben Court (former workhouse) flats, has generated some additional school pupils.
- 2.10. The Housing Needs Assessment stated that the maximum number of dwellings required to address local needs in Wickham Market by 2036 was 110 with a minimum figure of 32.

### **3. VISION AND OBJECTIVES**

#### **Wickham Market Neighbourhood Plan Vision**

- 3.1. In consultation with the community (13) (14) (15) (16) (17) and applying the principles of Community Comes First (18), a vision (19) has been established that has informed the objectives of the WMNP. Within the vision there are seven themes which are:

##### **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

- 3.2. 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.

## Objectives of the Neighbourhood Plan

- 3.3. For each of these vision themes, a series of objectives have been developed, as shown in Table 3.1.

**Table 3.1: Visions and Objectives of the Neighbourhood Plan**

	Objectives	Vision Themes					
		Housing for all	An Inclusive and Caring Society	A Viable Community	Maintaining the Green Environment	An attractive village centre	Traffic and Parking
1	New development includes provision and management of suitable infrastructure.	y			y		
2	New developments are built with adequate parking.	y					
3	New houses are energy efficient	y					
4	Mix of housing to meet local needs	y					
5	Provide greenspace, play space, and sports fields are provided in line with the Local Plan green infrastructure requirements for new development.	y			y		
6	New development is designed to reflect local character and include comprehensive schemes for landscape and ecological enhancement to ensure that the quality and character of the Parish is not compromised.	y					
7	Provide additional sheltered housing.	y					
8	Provide safe routes through the village, particularly for people with disabilities		y				
9	Protect and enhance footpath and cycle linkages.		y				
10	Provide improved village hall facilities		y				y
11	Support the initiative to provide a village pub.		y				y
12	Provide improved facilities for youth		y				y
13	Ensure provision of adequate sport and leisure provision for all ages.		y				y
14	Enhance the play area provision within the village.		y				y
15	To retain and protect the current allotment provision.	y		y			
16	Make the public areas more pedestrian friendly.	y					
17	Manage and protect the quiet rural lanes, bridleways and footpaths	y		y			
18	Provide adequate mobile phone signals throughout the village		y	y			
19	Support and maintain the regular market in the village centre		y		y		
20	Protect and enhance the vitality and viability of the village centre.		y				
21	To support proposals for new initiatives to bring new business to the village, in particular to occupy available units.		y				
22	To support and protect premises and infrastructure to promote and protect local businesses and home workers.		y				

	Objectives	Vision Themes					
		Housing for all	An Inclusive and Caring Society	A Viable Community	Maintaining the Green Environment	An attractive village centre	Traffic and Parking
23	Protect all the village heritage assets (both designated and non-designated)			y			
24	Provide availability of fast broadband connection thought out the village			y			y
25	Preserve the setting and quality of the Parish Cemetery and ensure adequate future provision.				y		
26	Provide electric charging points for cars				y		
27	Conserve, enhance and link natural spaces and their associated biodiversity			y			
28	Create new green space such as meadows, woodland and orchards.				y		
29	Protect all important trees				y		
30	Enhance the parish treescape though planting new trees and hedgerows.				y		
31	To extend the Conservation Area boundary in order to include important buildings and assets.					y	
32	Preserve and enhance the character of the Conservation Area					y	
33	Making it safer for pedestrians, cyclists and road users to move through and within the village			y			y
34	Provide adequate short term, long term and overspill parking facilities for workers and visitors to the core business centres.					y	y
35	Easing traffic flow through village and minimise delays						y
36	Alleviation of parking problems through the provision of additional space for on-street parking.					y	
37	Reduction of illegal and inconsiderate parking			y			y

## 4. DEVELOPMENT STRATEGY

- 4.1 The growth of Wickham Market over the plan period needs to be informed by a number of key principles and issues. As a key service centre (now ‘large village’ in the Suffolk Coastal Draft Local Plan (SCLP) (20)) it should provide not only for its own changing housing, employment and service needs but also those of the smaller rural villages it serves. Through the engagement with the local community in preparing the Plan, the following have been identified as being important development principles:
- Encouraging recreation and healthy living.
  - Protecting the environment, including the local landscape.
  - Encouraging and enabling walking and cycling to the schools and services in the village, so reducing the impact of vehicle traffic through the village and helping to lower air and noise pollution levels.
  - Delivering local priorities in terms of community infrastructure.
  - Ensuring a full range of housing to address local needs.
- 4.2 The emerging new Suffolk Coastal Local Plan (Final Draft) (20) provides for significant levels of housing growth in order to address the identified needs of the district over the plan period to 2036. This specifically identifies that between 2016 and 2036, Wickham Market is expected to deliver at least 90 dwellings. As at 1st April 2018, 20 of these dwellings had either been completed or had planning permission, reducing the requirement to a minimum of 70 dwellings. The emerging new Suffolk Coastal Local Plan (Final Draft) also proposes an allocation of approximately 150 dwellings in Pettistree parish, adjacent to Wickham Market village. The Final Draft Local Plan (Policies Maps Part 2) includes the Pettistree allocation within the settlement boundary of Wickham Market and it is assumed this is to facilitate consistent policy approaches to the settlement of Wickham Market village. Notwithstanding the parish boundaries the Final Draft Local Plan emphasises maintaining separation between the distinctive settlements of Wickham Market and Pettistree.
- 4.3 What is important is that this growth is in the right place and provides the right types of housing for our needs. The growth needs to be supported by the infrastructure that is most needed in Wickham Market and will provide the greatest benefit to the wider community. The Neighbourhood Plan’s core development principles are based around these key considerations.
- 4.4 The Wickham Market Housing Needs Assessment (2) identifies a requirement for the Wickham Market Neighbourhood Plan to allocate sites to address a requirement for between 32 and 110 additional dwellings over the Plan period. It was decided that this assessment should be taken as the housing need to be provided and that the upper limit should be the planning figure.
- 4.5 Following extensive assessment, consultation and consideration of the Wickham Market area, the WMNP allocates two sites (21) (7) for development which are expected to deliver housing along with a range of specific infrastructure and community facilities. More generally, these allocations and other developments are expected to provide high quality schemes which are in keeping with the character of Wickham Market, minimise their impact on the landscape, generally enhance the public realm and improve accessibility for pedestrians and cyclists through improvements to road safety and congestion.

**POLICY WICK1: DEVELOPMENT STRATEGY AND PRINCIPLES**

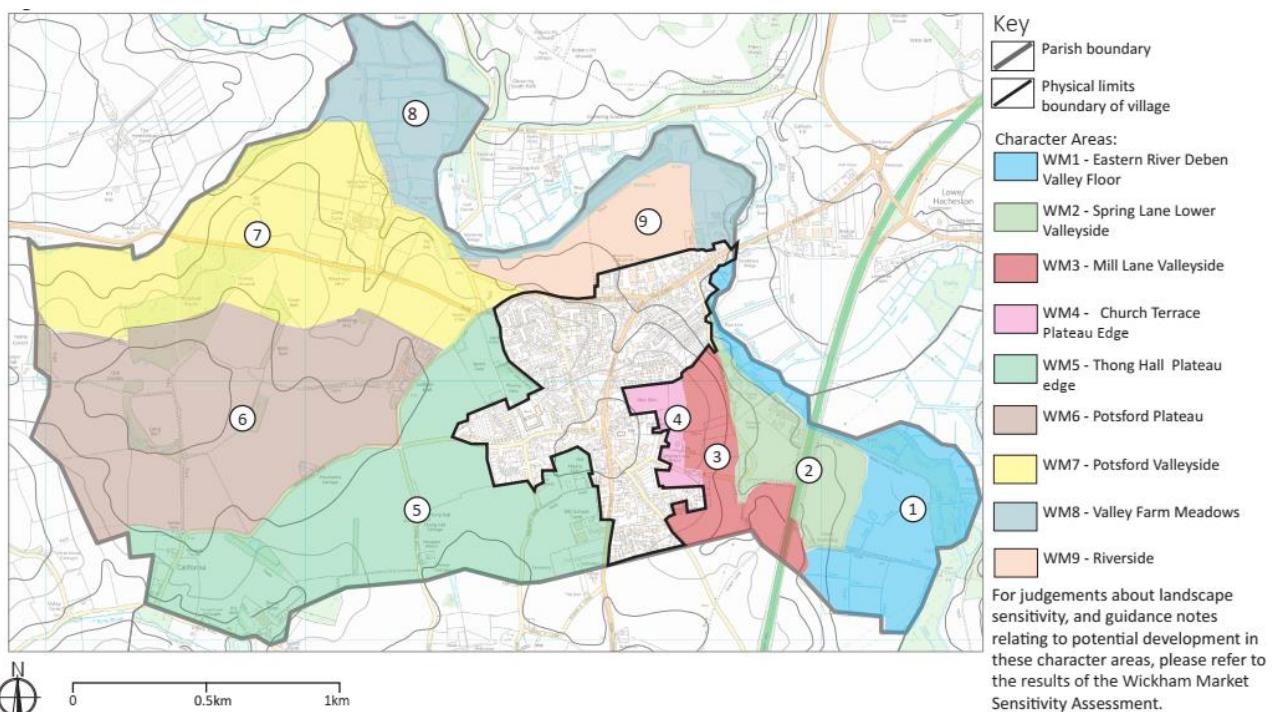
- A. New development in Wickham Market parish shall be focused within the settlement boundary of Wickham Market village and on the site allocations in Policies WICK12 to WICK13 as identified on the Policies Map.
- B. The Plan provides for approximately 110 dwellings to be built in the period 2018 to 2036 and the following sites are allocated for development:
- Land at Old School Farm, High Street (approximately 85 dwellings)
  - Land at Simon's Cross (approximately 25 dwellings)
- C. Housing developments should provide a mix of dwellings which meet the requirements of the extant Suffolk Coastal Local Plan. On proposals of 10 units or more, at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations and will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population.
- D. Development on the site allocations in Policies WICK12 to WICK13 will be expected to address the following key matters:
- the provision of new housing which addresses evidence-based needs;
  - the provision of key infrastructure including pedestrian access to the village centre, additional car parking serving the village centre, community facilities, utilities and public realm improvements, through direct provision and/or developer contributions (including Community Infrastructure Levy and/or Section 106) as directed in the relevant policies;
  - design high quality buildings and deliver them in layouts with high quality natural landscaping in order to retain the rural character and physical structure of Wickham Market, conserving, and where possible, enhancing the historic environment.

## 5. LANDSCAPE AND ENVIRONMENT

### Landscape character

- 5.1 Whilst Wickham Market is not in any statutorily designated landscape, the northern and eastern parts of the parish are within the Suffolk Coastal Special Landscape Area (SLA). The Draft Local Plan (20) intends to remove this designation and rely on the landscape character assessment approach. The Neighbourhood Plan has been informed by a specific Landscape Character Assessment (LCA) (4) (5) (6), this identifies the landscape character types shown in Figure 5.1.

**Figure 5.1: Wickham Market landscape character types**



Source: Wickham Market Landscape Character Assessment 2018

- 5.2 The Wickham Market LCA noted that a number of these character areas were sensitive to development and identified particular common issues including the view of the spire of All Saints Church.

#### View to village edge, the church spire and cemetery from Walnuts Lane



Source: Wickham Market Landscape Character Assessment 2018

5.3 It is important that development protects the landscape setting of Wickham Market and is informed by the LCA. In particular, development on the edge of the settlement, or that which is prominent in the landscape, should demonstrate how it is going to adequately mitigate such impacts. This may be through comprehensive landscaping, the retention of mature trees and hedgerows and the design of the built environment. In addition, the landscape character of Wickham Market is informed by its network of lanes, byways, footpaths. Development should ensure that these are retained and that their appropriate use is encouraged, including by cyclists, pedestrians and horse riders.

#### **POLICY WICK2: LOCAL LANDSCAPE CHARACTER**

- A. Proposals for development must demonstrate how they have been informed by the special qualities and features in the Wickham Market Landscape Character Assessment 2018 (including, where relevant, the mitigation measures identified in the Wickham Market Landscape Sensitivity Assessment 2018) or successor and site-specific landscape evidence.**
- B. In particular, development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance the following:**
  - The special qualities and features of the area;
  - The visual relationship and environment around settlements and their landscape settings;
  - Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;
  - Visually sensitive skylines (significant local views are specifically identified in Policy WICK3).
  - The network of green infrastructure supporting health, wellbeing and social interaction.
- C. Proposals for development will be required to secure the retention, preservation and appropriate restoration or enhancement of natural, historic or manmade features across the Neighbourhood Area as identified in the Wickham Market Landscape Character Assessment and successor landscape evidence.**
- D. Proposals should ensure that development is sensitively and effectively integrated into the landscape and to enhance habitat and green corridors, connectivity to the surrounding green and blue infrastructure and Public Rights of Way network.**

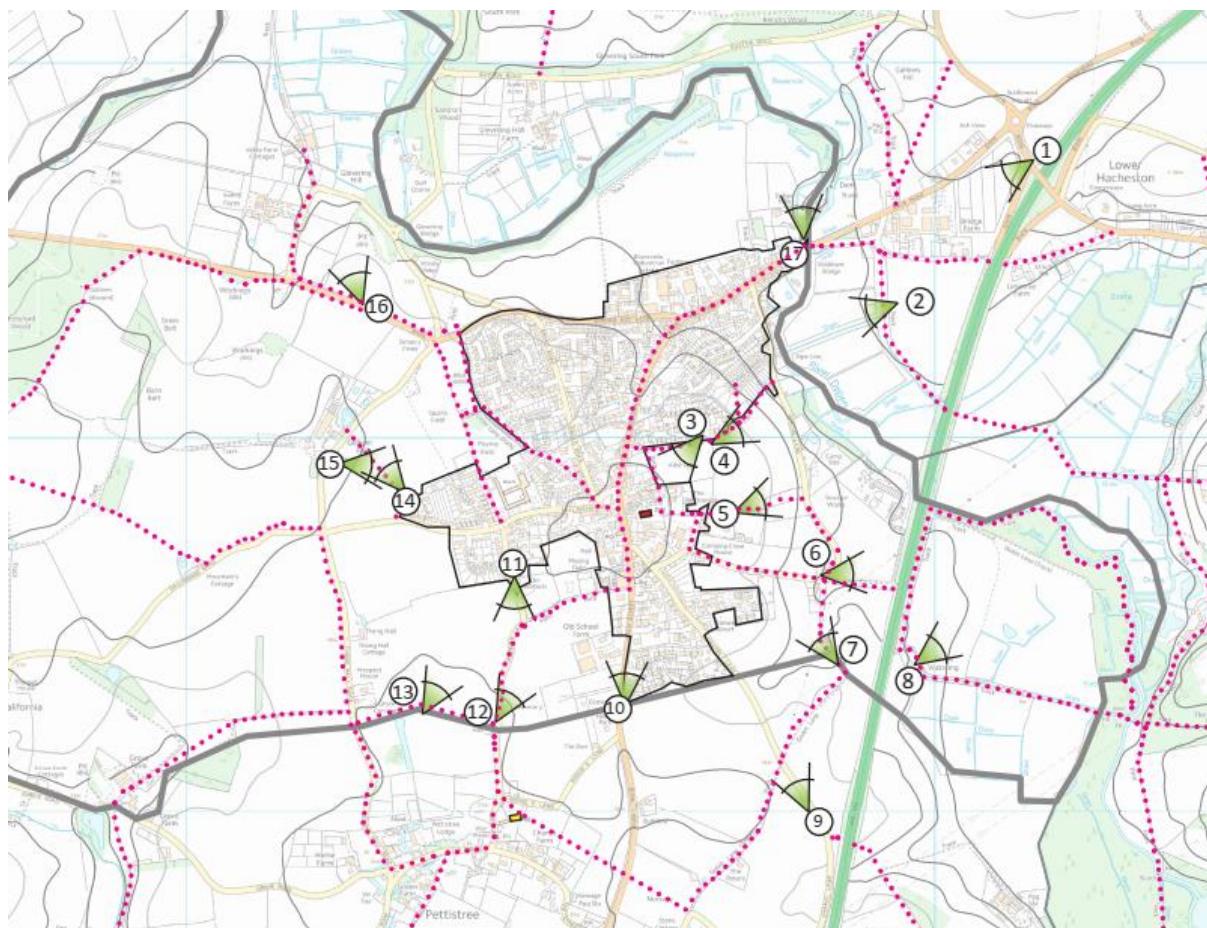
#### **Views**

5.4 In a relatively flat landscape such as that surrounding Wickham Market, there are a number of long-distance views of significance (5). It is important that the integrity of such views are retained. The nature of such long-distance views is that they are both into and out of Wickham Market, therefore some may relate to development outside the parish boundary. In particular this concerns residential development in Pettistree, notwithstanding that it is in the neighbouring parish. Pettistree is a small village that is adjacent to Wickham Market. The

growth proposed in the draft SCLP (20), whilst in Pettistree parish, will form an extension of Wickham Market village that will bring the two settlements closer together. It is particularly important that, to retain their distinct identities, the two settlements are not allowed to coalesce. One of the main implications of such a scenario would be the loss or significant reduction in the quality of a number of views in both directions.

- 5.5 The preferred EDF park and ride site, located in Hacheston parish, associated with Sizewell C is on the skyline to the north of the village adjacent to the A12. This is an example of a neighbouring development which could have a detrimental impact on views from Wickham Market parish.
- 5.6 The Wickham Market Landscape Assessment document (5) identified a number of key views both into and out of the parish. It is important that when development comes forward, it retains such views and is informed by the Landscape Character Assessment - Key Views document (5) which is available on the Neighbourhood web site.

**Figure 5.2: Key views into and out of Wickham Market**



Source: Wickham Market Parish Council (2018) *Wickham Market Landscape Assessment: Key Views Assessment*

----- Footpaths

**POLICY WICK3: KEY LOCAL VIEWS**

- A. Development proposals will be expected to demonstrate how their scale, form and design will protect and, where possible, enhance key local views as identified on the Policies Map. This should be informed by the Wickham Market Key Views Assessment (5).**
- B. Development proposals in neighbouring parishes are encouraged to demonstrate how the requirements of Part A of this policy are met where views from Wickham Market parish could be affected.**

## Biodiversity

- 5.7 The Suffolk Nature Strategy 2015 (22) included a recommendation that Neighbourhood plans should include reference to protecting and enhancing local environmental assets.
- 5.8 The design of individual buildings and of neighbourhood scale developments, green and open spaces, including private gardens, should be designed to ensure that the biodiversity of species in the area can not only survive but thrive. This is crucially in line with the National Planning Policy Framework 2018 (NPPF) (23) requirement to achieve net gains for biodiversity through all new development. Wickham Market still has populations of particularly vulnerable species such as hedgehogs, grass snakes and summer swifts. Measures to protect and enhance their habitats should be considered with any development proposals. Examples include:
- Designing developments, houses and green and blue infrastructure and spaces so that there is space for wildlife. For example, at the individual building scale, incorporating integral bird and bat boxes under the eaves of the new houses, or creating artificial nests sited in places away from windows and doors, can create vital new roosting sites to support populations of birds and bats.
  - Boundaries between dwellings must be designed to be sensitive to the need for hedgehogs and birds to use the spaces and move around.
  - New planting schemes should focus on native and locally appropriate species to ensure that they provide habitat for birds, amphibians, and insects and support bees and other pollinators by including nectar-rich plants. Advanced planting will be required where this will ensure early landscape mitigation is incorporated. Occupiers of new housing developments can be encouraged to adopt a wildlife-friendly approach to gardening through inclusion of educational literature in ‘home-information’ packs. All schemes should be appropriately managed through specific landscape and environmental management plans.
  - Veteran, mature and good specimen trees, copse and hedgerows should be retained and incorporated into landscaping in new developments and protected from damage by fencing or provision of circular hedging. This can make a very attractive feature and focal point for a public open space. Both declining and dead trees can be retained safely and utilised in some situations to provide habitat for local species. Grassland, and scrub habitats, and neglected garden corners also offer good habitat for species such as hedgehog, amphibians and grass snakes.

## Effective Sustainable Drainage Systems and biodiversity

- 5.9 The issue of flooding has been raised consistently during the engagement phase for the Neighbourhood Plan. Whilst flooding issues are generally dealt with at the strategic level, the Neighbourhood Plan presents an opportunity to encourage effective urban drainage solutions that can add additional capacity and flexibility to water drainage systems in cost effective ways. Sustainable Drainage Systems (SuDS) are a common tool for mitigating the impact of water created by a development but commonly these solutions fail to take the opportunity to maximise the wider benefit of SuDS and to properly integrate it into development. When determining the appropriate SuDS method, developers need to give consideration to amenity value and green infrastructure as well as the basic function of moving water away from the built form. This is particularly important, given that well-designed SuDS can not only improve the environment and provide biodiversity benefits, but can also provide a place for residents and others to enjoy and be closer to nature.
- 5.10 Recent developments in Wickham Market have often failed to take full advantage of the benefits of well-designed SuDS schemes. Whilst SuDS have been provided on larger schemes, they are not often made attractive and accessible to people, nor have they been designed to enhance biodiversity, as now required by the NPPF (23). In particular, they have not recognised the opportunities to mitigate the growing threat of water stress through effective water capture and management. For example, when rainwater or greywater is captured, it can be used to keep greenery adequately watered and to generally cool the ambient temperate of built development. In this regard, even the very smallest developments can, and should, be making a contribution to this.
- 5.11 There are many examples of creative use of space within developments where a 'multi-value' approach to SuDS provision has been adopted. The common theme is that a wide range of techniques and approaches have been used to maximise the potential for SuDS to mitigate climate change. These approaches start from the point that SuDS is about more than just flood mitigation and that, importantly, good design means SuDS can be provided even where there is very little available space.

**POLICY WICK4: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT**

- A. Development proposals must incorporate design features which both protect and encourages wildlife to thrive. In particular, new development proposals should incorporate measures such as tree and hedge protection, new native plant species (including within swales), wildlife corridors, specific amphibian, bird and bat measures, wildlife friendly fences. This should be complemented by construction management processes which ensure no harm to wildlife and biodiversity.**
- B. Development that is required to provide Sustainable Drainage Systems (SuDS) is expected to be provided on site, unless there are clear reasons why this is not possible. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. Only where it is demonstrably unviable will an absence of any on-site SuDS provision be permissible in such developments.**
- C. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding.**

### **Renewable energy and carbon reduction**

- 5.12 It is vital that new development both minimises its own impact in terms of emissions (created by its construction and use) and takes advantage of the opportunities it creates to provide renewable energy.
- 5.13 Policy SCLP9.2 of the Draft Local Plan (20) requires all developments of more than 10 dwellings to be designed so that they result in a 20% reduction in CO<sub>2</sub> emissions below the Target CO<sub>2</sub> Emission Rate (TER) set out in the Building Regulations. In addition, it expects all new residential development to achieve the optional technical standard for water efficiency (110 litres/person/day). In many cases, this means the provision of solar PV panels which is strongly supported by the Neighbourhood Plan. However, if such provision is demonstrated to contribute towards making a development unviable then it is important that development does not minimise the potential for such provision at a later date by the homeowners or by the Registered Provider in the case of affordable housing.
- 5.14 In such cases, development should be designed and laid out to ensure that as many of the roofs of new dwellings face the direction and have a pitch that maximises their potential to receive solar energy. Therefore, at a subsequent time when the owner of the property wishes to put solar panels on the property, it will be ensured that the potential to generate renewable energy from solar is maximised.
- 5.15 Equally, if residential properties are not fitted with greywater recycling systems, then it should be ensured that their design enables retrofitting of such systems. All properties should incorporate the fitting of water butts of external rainwater pipes.

- 5.16 There is likely to be an increase in the use and ownership of electric vehicles. All new development should make provision for electric charging facilities.

**POLICY WICK5: DESIGNING FOR RENEWABLE ENERGY AND CARBON REDUCTION**

All development must be designed so that it results in at least a 20% reduction in CO<sub>2</sub> emissions below the Target CO<sub>2</sub> Emission Rate (TER) set out in the Building Regulations. All development should achieve water efficiency (achieving the optional technical standard for water efficiency) through the use of grey water, rain water harvesting and SuDS schemes. Site layout should be designed to utilise and benefit from natural sunlight and solar gain incorporating solar energy generation measures on all houses. All new development should make provision for electric charging facilities on site.

## Local Green Spaces

- 5.17 Under the NPPF (23), Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances.
- 5.18 The following areas are considered to fulfil all of the criteria of the NPPF (23) and are designated as Local Green Spaces. More information including the location of these green spaces are given in the Local Green Space document (24) which is available on the web site:
1. The Triangular Field on the B1078
  2. The Simon's Cross Playing/sports Fields
  3. Wickham Market Primary School Playing Fields
  4. The Glebe Allotments
  5. The Beehive Field
  6. The Church Pightle
  7. The Village Hall Playing Field
  8. The Penny Field
  9. Parish Cemetery

#### **POLICY WICK6: LOCAL GREEN SPACES**

**A. The following areas shown on the Policies Map are designated as Local Green Spaces:**

- 1. The Triangular Field**
- 2. The Simon's Cross Playing Fields**
- 3. Wickham Market Primary School Playing Fields**
- 4. The Glebe Allotments**
- 5. The Beehive Field**
- 6. The Village Hall Playing Field**
- 7. The Penny Field**
- 8. The Church Pightle**
- 9. Parish Cemetery**

**B. Proposals for built development on these Local Green Spaces will not be permitted unless the proposal is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of the identified Local Green Space.**

## 6. HISTORIC ENVIRONMENT

### Heritage value of green spaces within the Conservation Area

- 6.1 One of the distinctive features of historic Wickham Market village is the number of small green spaces that break up the built form. These green spaces not only provide an important setting for existing listed buildings within the Conservation Area but also more generally around the village. A number of these spaces are publicly accessible and make an important contribution to the character of the village. Equally, some of these spaces are private back gardens where infill development on them is likely to have a detrimental effect.
- 6.2 Areas to be Protected from Development (APDs) are identified on the Suffolk Coastal Final Draft Local Plan Policies Maps comprising local scale sites, gaps, gardens and spaces that make an important contribution to the character and setting of a settlement in their unaltered form. The policy states that development within these areas will be severely restricted to maintain the character of the area.
- 6.3 The Wickham Market Conservation Area Appraisal (CAA) 2016 (9) identifies a number of important open/green spaces which are considered to contribute, in their undeveloped form to both the historic and visual character of the Conservation area.
- 6.4 The CAA identifies the key garden spaces within the Conservation Area as important open/green/tree spaces. However, all the gardens in the Conservation Area perform an important role in providing spaces that break up the built form. Whilst Policy SCLP5.7 of the draft Local Plan (20) supports appropriate development in rear gardens, it does state that Neighbourhood Plans are able to set their own policy in response to local circumstances. Within the Conservation Area it is considered that anything other than ancillary development – whether in a single garden or across a number of adjacent gardens – would result in harm to the character of Wickham Market.

**POLICY WICK7: PRESERVING AND ENHANCING GREEN SPACES IN THE WICKHAM MARKET CONSERVATION AREA**

- A. The green spaces within and adjacent to the Wickham Market Conservation Area make a significant contribution to the character of the Conservation Area and Parish in their undeveloped form. Development proposals on or adjacent to the important green spaces identified on the Policies Map will need to show how the character of the Conservation Area will be preserved or enhanced. Generally, built development on these green spaces will be considered to have a detrimental impact on their character.
- B. Within the Conservation Area, it is considered that development within garden spaces will harm the character of Wickham Market, therefore should be resisted. This will generally exclude development that is clearly ancillary to the residential property it relates to, subject to its design, scale and environmental impact.

- 6.5 The Wickham Market Conservation Area does not extend across the whole of the village. This has been recognised in the CAA and it is proposed that a review of the boundary will be

undertaken by SCDC in due course. Such a review is supported by the Neighbourhood Plan and, in preparing the CAA, a number of areas were identified by the community where they considered it would be appropriate to extend the Conservation Area. It will therefore be important that the community of Wickham Market, through the Parish Council, is involved in the review process at the appropriate time.

- 6.6 There is concern regarding the loss of valuable trees with visual amenity within the village and the Conservation Area. The WMPC will continue to work with the Local Planning Authority and expect such trees to be protected by the use of Tree Preservation Orders where there is the opportunity to do so. Positive management of trees will be encouraged where opportunities exist.

## **Heritage assets**

- 6.7 Designated Heritage Assets within Wickham Market are those buildings and a bridge which are ‘listed’. There are 41 structures which are classified as Grade 2 and 2\* within the parish of Wickham Market. They are listed on the English Heritage web site (10). These are protected by national and local plan policy.
- 6.8 The draft Local Plan encourages the identification of such ‘non-designated heritage assets,’ provided they meet a number of criteria as set out in the Final Draft Local Plan (appendix F). (25). A non-designated heritage asset can be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.
- 6.9 WMNP have currently identified a number of properties and artefacts which merit the term of ‘non-designated heritage assets. These are shown in the list below. More information is given in the Non-Designated Heritage Assets document (26) which is available on the web site. The locations of these non-designated heritage assets can be seen in the policy map section at paragraph 10.
1. Milepost on the High Street
  2. Entrance to Whitmore and Binyon Ironworks, High Street
  3. The Village Pump on the High Street
  4. The War Memorial, Chapel Lane
  5. Pill Box, Gelham Hall Lane
  6. The Old School, High Street
  7. The Old Workhouse, Deben Court, Chapel Lane
  8. Flint Cottages
  9. The Gallows, Potsford Wood
  10. Flint Cottages, various locations
  11. Rendered Cottages, various locations
  12. Waterloo House, Chapel Lane
  13. Orchard House, High Street
  14. Thong Hall
  15. 198 High Street
  16. Parish Cemetery and Bier House
  17. Home Covert
  18. Potsford Wood

#### **POLICY WICK8: NON-DESIGNATED HERITAGE ASSETS**

- A. Non-designated heritage assets within Wickham Market parish are listed in the Non-Designated Heritage Asset document (26) which is available on the web site**
- B. Proposals for the re-use of Non-Designated Heritage Assets will be supported if they are compatible with the setting of the asset use appropriate materials and designs in any construction work. New uses of a non-designated heritage assets must not cause harm to its physical structure or setting.**
- C. In considering proposals which involve the loss or alteration of a non-designated heritage asset, consideration will be given to:**
  - a. Whether the asset is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or**
  - b. The extent to which measures to sustain the existing use, or find an alternative use/user, have been investigated.**

## 7. TRANSPORT AND MOVEMENT

7.1 As a Key Service Centre, Wickham Market village attracts many people to use its shops and services. Most people travel to the village by car as Wickham Market station is in Campsea Ash some 2.3 miles from the village centre and the bus service is poor, however it is often very difficult to find a parking space. Inadequate public parking is increasingly an issue for many who visit. Many village residents also travel by car as the pavements very narrow in places and there are no suitable cycle routes. The need is to provide improved walking and cycling routes into the village and key locations such as the Primary School.

### Public car parking

7.2 In 2015 Wickham Market, in consultation with SCDC, rationalised and revised the public car parking arrangements and charges throughout the village. This included setting up a Business Parking scheme whereby monthly tickets could be bought at concessionary prices for the existing Long Stay car park which is located in the centre of the village. This scheme has been very successful and now all 50 tickets are sold each month and there is a demand for more. However, this means that the Long Stay car park is always very full leaving virtually no Long Stay capacity for visitors. The existing Short Stay car park is inadequate to support the Retail Centre. Relocating the Long Stay car park would allow the existing car park to be used for both visitor long stay and additional short stay parking. A new long stay car park would ideally cater for an increased Business Parking scheme, some designated residents parking, parking for cycles and motorcycles, electric charging points and good pedestrian access to the village.

### Parking Guidance

7.3 Recent residential developments have been designed with inadequate parking forcing residents to park on the highway. The old SCC parking guidance (2002) was written to try to encourage people to use public transport, but this has had a detrimental effect on rural communities that depend on the car as the primary means of transport. This point is made clearly in the forward to the SCC parking guidance 2015. The Final Draft Local Plan (20) adopts the new guidance for all parking except residential development, but the WMNP adopts the SCC Parking Guidance 2015 in full.

**POLICY WICK9: CAR PARKING**

- A.** Land totalling 0.41 hectares located in Mill Lane is allocated for a public car park to serve the shops and other facilities in Wickham Market village centre. Proposals will be supported subject to the following criteria being met:
- a. it provides up to 80 vehicle spaces along with dedicated bicycle parking;
  - b. it is for use by the general public and is not accessible for commercial vehicles larger than a transit van;
  - c. it provides clear and safe pedestrian and disabled access to the village centre;
  - d. it has appropriate lighting designed to provide a safe environment for users;
  - e. it provides safe highway access.
  - f. it includes appropriate landscape mitigation to reduce visual impact on the wider landscape and the conservation area.
- B.** All development proposals will be expected to meet the parking standards contained in the 2015 Suffolk Guidance (or subsequent revisions) in full.

**Walking, cycling and disability access**

7.4 Road layout, traffic and roadside parking combine to significantly introduce safety hazards to pedestrians from vehicles driving over, and parking on, pavements in several parts of the village. The historic layout of Wickham Market village means that there are certain crossings and pinch points where pedestrian movement is particularly unsafe. More detail is given in the Wickham Market Traffic and Parking paper dated 2014 (12). There are four particularly difficult crossing locations:

1. High St – The Coop to the War Memorial
2. High St – The Post Office to the Hill
3. High St – Revett's the butcher to the George Public House
4. Dallinghoo Rd – The Hill to beyond the row of terraced houses which includes the British Legion

7.5 In the first three locations, vehicles will often mount the pavement in order to get through due to the narrowing of the roadway. The last location does not have a pavement but is narrow and is one of the main walking routes to the primary school with obvious consequences.

7.6 Whilst the Neighbourhood Plan process has not identified any specific solutions to these safety issues the WMPC Traffic and Parking Working Group are investigating options and proposals with primary objectives of:

1. Making it safer for pedestrians, cyclists and road users to move through and within the village.

2. Easing traffic flow through village and minimise delays.
- 7.7 This would also have the secondary objectives of:
3. Alleviation of parking problems through the provision of additional space for on-street parking.
  4. Reduction of illegal and inconsiderate parking.
- 7.8 It is intended that the highest priority options will be funded using the CIL.

**POLICY WICK10: PEDESTRIAN SAFETY**

- A. Development proposals that will create significant numbers of additional vehicle movements must demonstrate that they have worked constructively with the highway authority to ensure that the development does not have an unacceptable impact on pedestrian safety on all the sites listed in Wickham Market Traffic and Parking Report 2014 (12) which are:**
- a. High St – War Memorial to the Coop
  - b. High St – The Hill to the Post Office
  - c. High St – The George Public House to Revetts the Butcher
  - d. Dallinghoo Rd – The Hill past the Royal British Legion
  - e. Broad Rd entering The Hill
- B. Where it is considered necessary, the provision of infrastructure improvements to enhance pedestrian safety may be secured as a planning condition of development.**

- 7.9 Alongside the safety of pedestrians, it is necessary to improve generally the quality of routes between the main residential areas and key destinations in the centre of the village, including the shops, Post Office and the Primary School. Such improvements are necessary to encourage residents to undertake more of these short journeys on foot, bicycle, or mobility scooters.
- 7.10 The key access routes are along the High Street, Broad Road, and Dallinghoo Road where they directly serve residential areas and the school. These routes should be the focus of investment in new and improved walking and cycling infrastructure. This could include widening of the footways (particularly where this improves the usability for disabled users), particularly where traffic levels are highest, the provision of new pedestrian crossings and the creation of cycle lanes or shared paths. It will also be important that new development provides easy and safe pedestrian and cycle access to it.

#### **POLICY WICK11: CYCLING, WALKING AND DISABILITY ACCESS ROUTES**

- A. Development proposals to improve cycling, walking and disabled access will be supported. Provision of improved cycle and pedestrian/disabled access routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should also ensure that access by disabled users and users of mobility scooters is secured.**
- B. To ensure that residents can access retail facilities, the Primary School and other important facilities serving Wickham Market village, all new developments should ensure safe pedestrian/disabled access to link up with existing footways that, in turn, directly serve the High Street.**
- C. Proposals to enhance the walking, cycling and mobility scooter infrastructure along the High Street will be strongly supported.**
- D. Development will be expected to not have an unacceptable impact on the walking and cycling infrastructure along the High Street and provide a strategy to mitigate the impact of additional traffic movements on the safety and flow of pedestrian access.**

## 8. SITE ALLOCATIONS

- 8.1 The Wickham Market Housing Needs Assessment (2) identifies a requirement for the Wickham Market Neighbourhood Plan to allocate sites to address a requirement for between 32 and 110 additional dwellings over the Plan period. This is in line with the Suffolk Coastal draft Local Plan (20) which allocates Wickham Market an indicative minimum of 70 dwellings within the parish boundary. Following “Community Comes First” principles, a process of reviewing options for site development was undertaken. This included particular sites put forward through the SCDC Local Plan ‘Call for Sites’ process.
- 8.2 As a result of this process, the Neighbourhood Plan allocates two sites for approximately 100 dwellings. Two sites were considered to be most suitable (21) (7) for development in the Site Assessment (12) and to fulfil our requirements as stated in the independent Housing Needs Assessment (2).

### Old School Farm, High Street

- 8.3 The Old School Farm site was one of two sites which were considered suitable for development in the Site Assessment report (7). The development area has been limited on the eastern side to preserve key views and to maintain separation between Wickham Market and Pettistree. The site is located such that traffic does not have to go through the village centre for access. Pedestrian access routes to the School and village are good. The site also has the opportunity to provide “The Penny Field”, a field which backs onto the Village Hall playing field, as informal green space.

#### POLICY WICK 12: LAND AT OLD SCHOOL FARM

**Land at Old School Farm (approximately [4.4] hectares) as identified on the Policies Map) is allocated for residential development. Proposals for approximately 85 dwellings will be supported subject to the following criteria:**

- a. It provides an appropriate mix of dwelling types and tenures as required by Policy WICK1.
- b. It provides for affordable housing to meet the requirements of the Suffolk Coastal Local Plan.
- c. The boundary of physical development, including any access roads/drives, is to extend no further than an approximate line between the Walnuts Lane junction with the bridleway and the north west corner of the cemetery and as shown on the Policies Map.
- d. Old School Building is to be retained in order to accommodate uses that provide benefit to the local community. Only if it is clearly demonstrated that there is no need for the building to provide a use of benefit to the community will alternative uses be considered. Any use must ensure that appropriate parking provision is made.
- e. Vehicular access must be from the High Street (B1043).
- f. Pedestrian and cycle access links will be provided to the High Street, Walnuts Lane and the playing field/Penny Field.
- g. Informal green space will be provided within the development area.
- h. The Penny Field will be provided as informal green space with unrestricted public access.

- i. Additional land to the west of the cemetery is to be provided for a cemetery extension with suitable boundary design and access arrangements.

## Land at Simon's Cross

8.4 If the existing Simon's Cross allotments are re-provided in a suitable location then the land that they are currently sited upon becomes suitable for development. This site was one of two sites which were considered suitable for development in the Site Assessment report (7). This development will generate additional traffic at the choke points within the village, but this increase is assessed to be manageable. The pedestrian access to the school and the village is excellent.

### POLICY WICK 13: LAND AT SIMON'S CROSS

**Land at Simon's Cross (approximately [1.4] hectares) as identified on the Policies Map is allocated for residential development. Proposals for approximately 25 dwellings will be supported subject to the following criteria:**

- a. It provides an appropriate mix of dwelling types and tenures as required by Policy WICK1.
- b. It provides for affordable housing to meet the requirements of the Suffolk Coastal Local Plan. This may be secured via agreement with the registered provider in order to secure the identified site access requirements.
- c. Vehicular access is to be from Simons Cross estate between 57 and 59 Simons Cross and will need to make appropriate provision for relocating parking/garages for existing residents.
- d. The vehicular crossing of the bridleway will be to a high standard of aesthetic and safety design.
- e. Provision for play space (toddlers and juniors) shall be made within the development.
- f. Pedestrian and cycle access links will be made to the Sports field and Thong Hall Road.
- g. Appropriate provision shall be made for re-siting the allotments to land adjacent to Gelham Hall on Thong Hall Road (See WICK 14).

8.5 This policy indicates land that is assessed as suitable and in an acceptable location for the re-provision of the Simon's Cross Allotments.

#### **POLICY WICK14: SIMON'S CROSS ALLOTMENTS**

- A. Subject to the requirements of Policy WICK13, the re-provision of allotments at Simons Cross shall be made on land off Thong Hall Road adjacent to Gelham Hall. This shall be subject to the following criteria:**
- a. Provision is of at least the same scale, quality and accessibility as existing allotment provision at Simons Cross.**
  - b. Safe vehicular and pedestrian access is provided, including a footway link to the sports field.**
  - c. Suitably designed boundary fencing, boundary grass margins and new hedgerows are provided.**
  - d. The site has no external lighting.**
  - e. The site is provided with access drives, appropriate levels of parking and plot sheds.**

### **9. ACTIONS AND INVESTMENT PRIORITIES**

9.1 There are a number of matters raised through the development of the Neighbourhood Plan which are not best served through a policy in the Plan. Such matters are mainly issues which require an action plan and, in many cases, funding. In this regard, new development within the Neighbourhood Plan area will make contributions through the Community Infrastructure Levy (CIL), 25% of which will come directly to the Parish Council to spend on addressing the needs arising from growth. In addition, CIL funding secured more generally from development across the district can be bid for by the Parish Council.

9.2 The following items have been identified as investment priorities:

- Rebuilding or refurbishment of the village hall.
- Improvements to medical provision.
- Improvements to dental provision.
- Creation of community Green Spaces and Woodland.
- Improvements to existing play and youth facilities.
- Provision of a long stay public car park.
- Improvement in traffic management and pedestrian safety throughout the village as identified by the Traffic and Parking Group following evidence-based research and public consultation.
- Creation of Cycleways
- Wickham Market Library enhancement

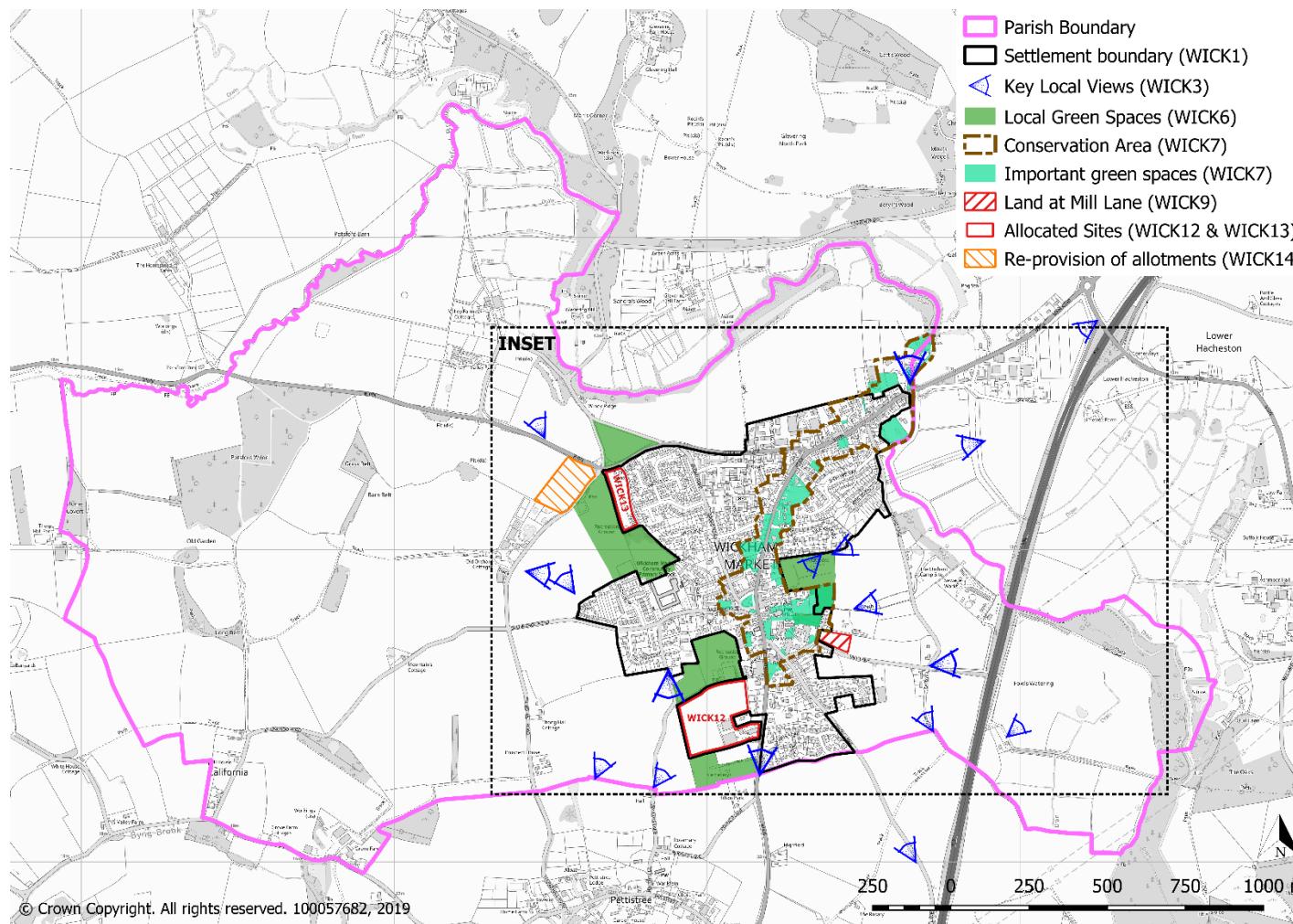
- 9.3 As these priorities are either addressed or they change, this list will be updated in consultation with the community.
- 9.4 A consolidated list of actions that have been identified are shown in Table 9.1:

**Table 9.1: Community actions**

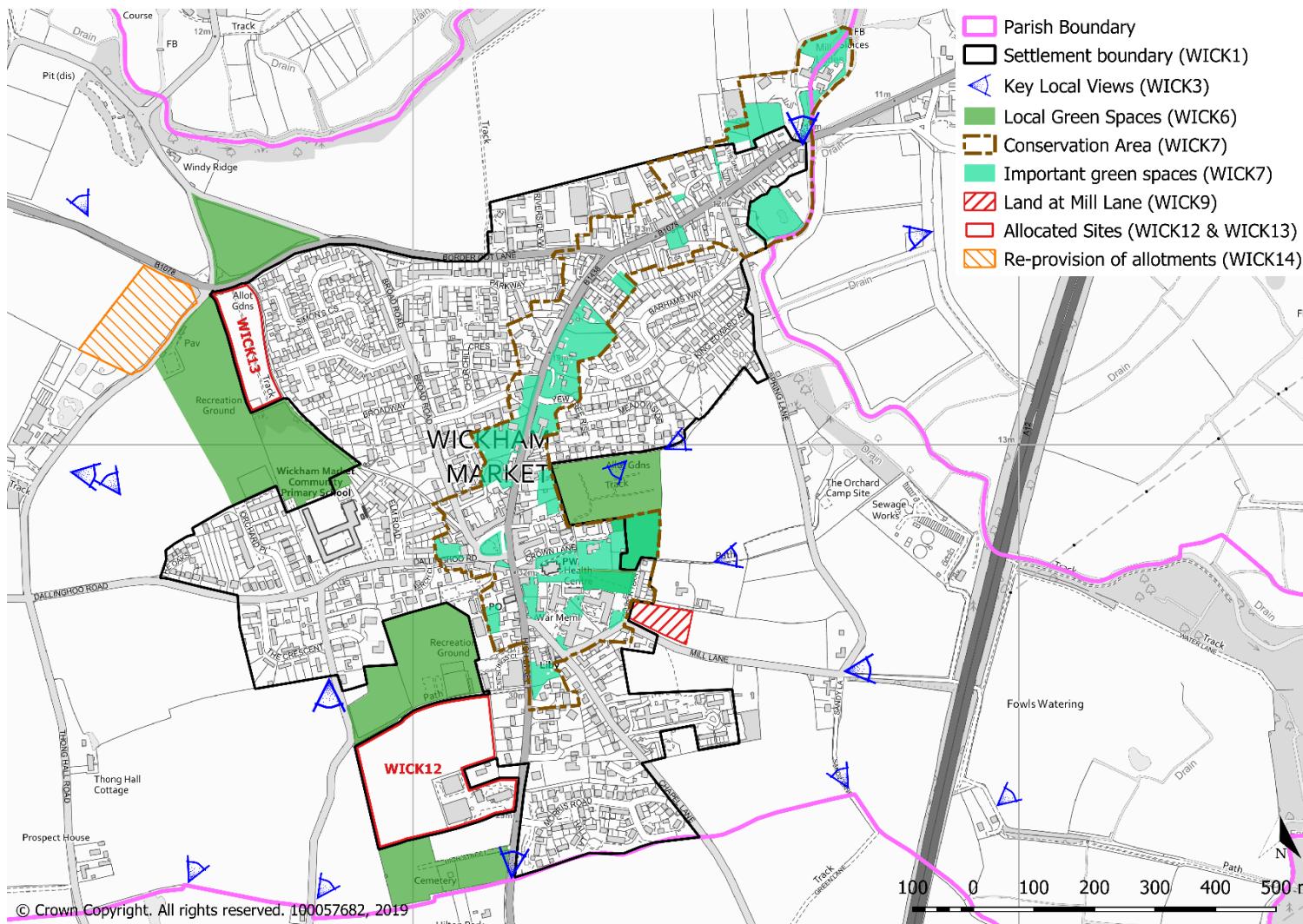
<b>Issue</b>	<b>Action</b>	<b>Lead party</b>
Medical provision – the need to provide additional medical floorspace	Work with the Clinical Commissioning Group to identify possible options.	Clinical Commissioning Group
Dental care provision – the need to provide additional dental care capacity	Work with the local Dental Practice to identify possible options for increasing capacity.	Parish Council
Cycleways	Create cycleways to allow all to access the key village facilities by bicycle.	Parish Council working with developers
New Village Hall	Work with the Village Hall New Build Committee.	Village Hall New Build Committee
Car Park provision	To secure site for car park development and obtain funding for the project	Traffic and Parking Working Group, Parish Council
Library enhancement	To find ways to make the Wickham Market library capable of serving a greater number of residents.	Suffolk's Libraries IPS Limited
Traffic calming measures	To investigate ways to reduce traffic speed in the village and reduce the accident risk at the choke points	Traffic and Parking Working Group, Parish Council
Addressing Pedestrian safety issues	Investigate ways in which pedestrian safety can be improved	Traffic and Parking Working Group, Parish Council
Provision and enhancement of Community Green Spaces	Secure the provision of Community Green Space and ensure it is managed to give the greatest benefit to residents	Wickham Market Parish Council
Improving Youth and Play facilities	Continue to improve the Youth and Play facilities	Parish Council and various youth and sports clubs with in the village


## 10. POLICIES MAPS

### Policy Map 10.1 - Overview

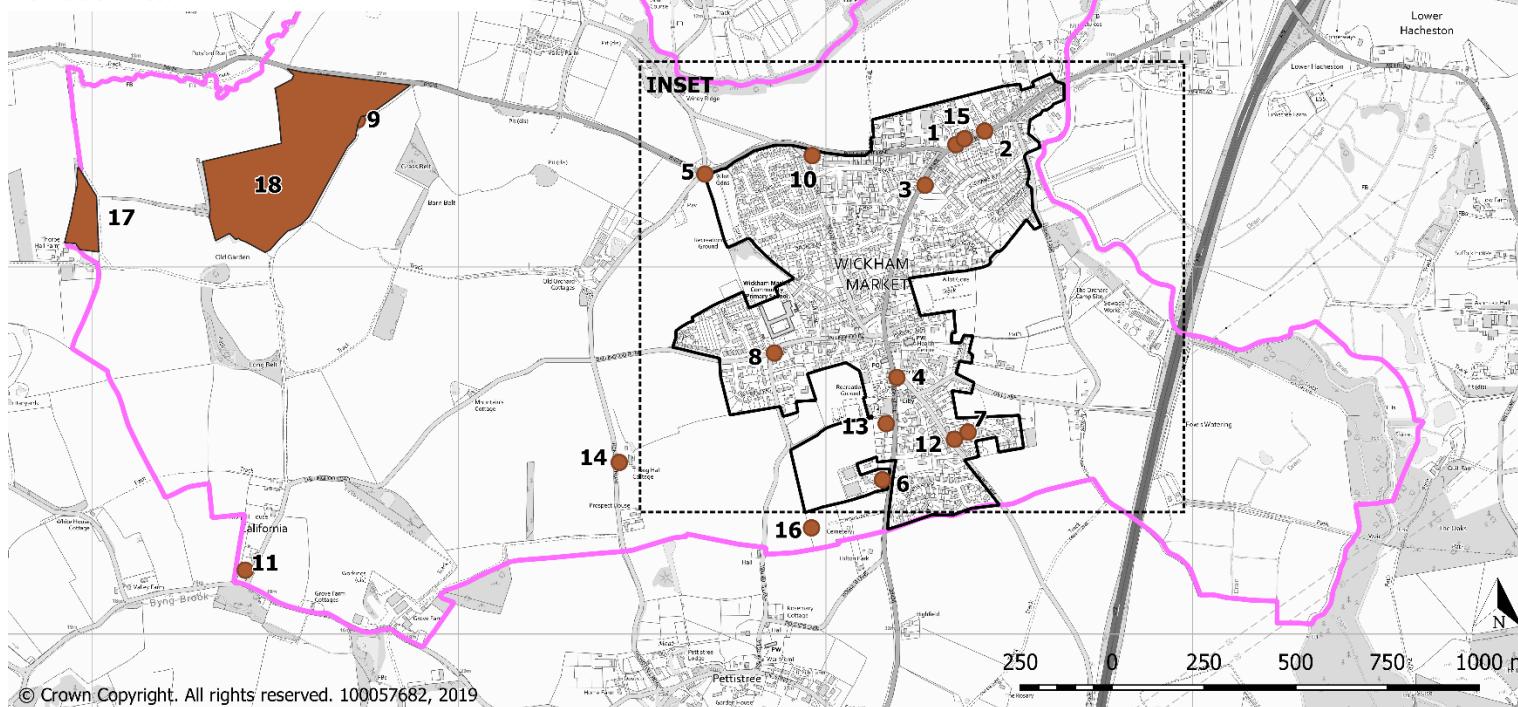


## **Policy Map 10.2 - Overview Insert**

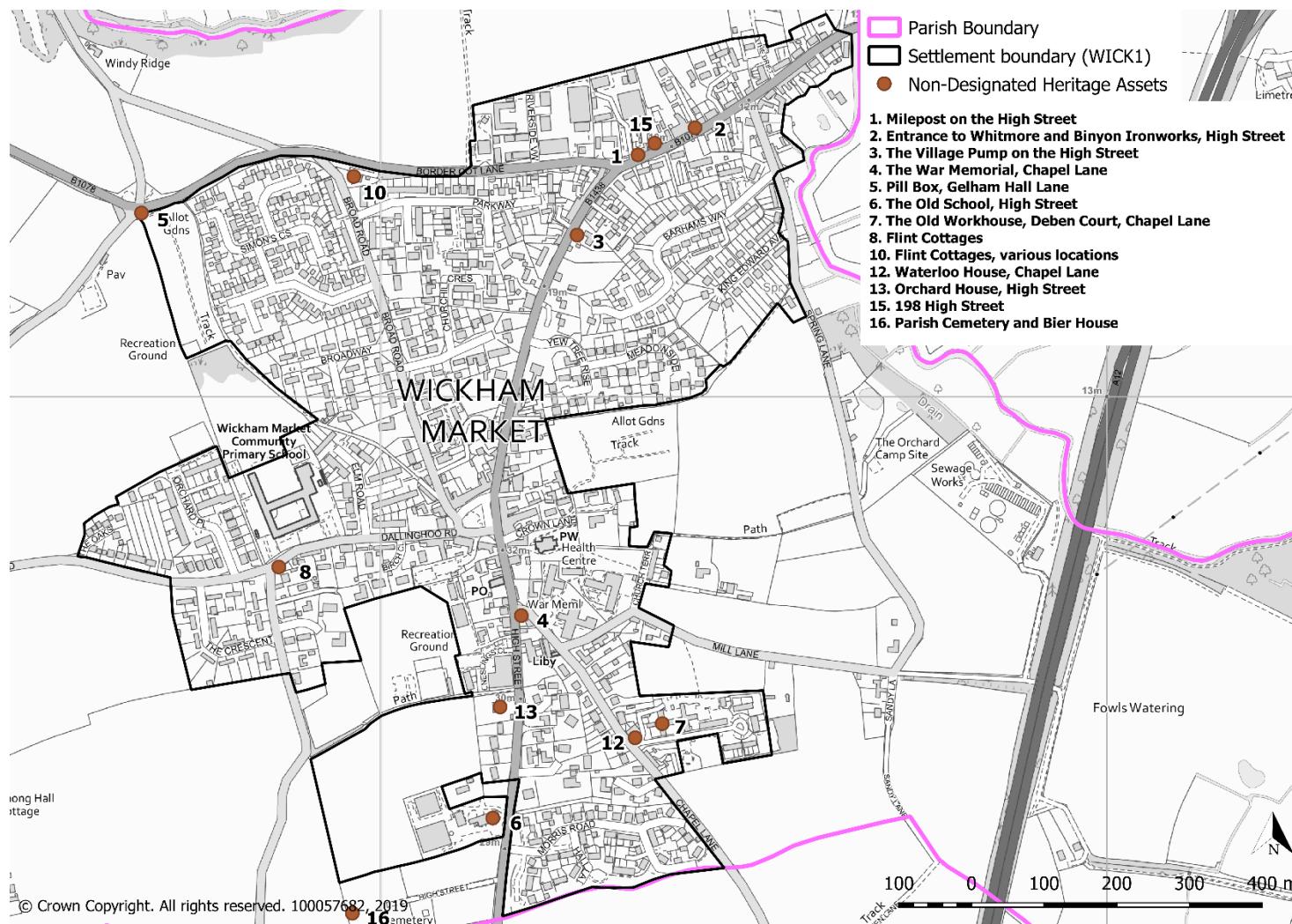


### Policy Map 10.3 - Non-Designated Heritage Assets

1. Milepost on the High Street
2. Entrance to Whitmore and Binyon Ironworks, High Street
3. The Village Pump on the High Street
4. The War Memorial, Chapel Lane
5. Pill Box, Gelham Hall Lane
6. The Old School, High Street
7. The Old Workhouse, Deben Court, Chapel Lane
8. Flint Cottages
9. The Gallows, Potsford Wood
10. Flint Cottages, various locations
11. Rendered Cottages, various locations
12. Waterloo House, Chapel Lane
13. Orchard House, High Street
14. Thong Hall
15. 198 High Street
16. Parish Cemetery and Bier House
17. Home Covert
18. Potsford Wood



### Policy Map 10.4 - Non-Designated Heritage Assets insert



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All documents below are available on the WMNP web site at [www.wickhammarketnp.org](http://www.wickhammarketnp.org) or from other online sources as specified.

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