

**Minutes of the 19<sup>th</sup> Neighbourhood Plan Committee meeting held on Tuesday 14<sup>th</sup>  
February 2017 at 7:30pm in Wickham Market Resource Centre**

**Present:**

Cllr Dick Jenkinson (chairman)  
George Hering  
Arthur Stansfield  
Cllr Robin Cooke  
Susan Jones

**Apologies:**

Colin Owens, Ray Lewis, Anne Westover, Edna Salmon, Angela Hadley, Jo Jones (clerk)

**In attendance:** Stephen Brown, Town Planner at Suffolk Coastal District Council (SCDC)

**1. Chairman's opening remarks**

The chairman welcomed Stephen Brown and gave an update on the Sizewell C stage 2 consultation document. A detailed response had been submitted to EDF by the Parish Council which had been prepared in conjunction with Hacheston and Marlesford Parish Councils. This response was also sent to SCDC, Suffolk County Council and Dan Poulter MP. A joint response was prepared by SCDC and SCC which was approved by both councils, it stated that unqualified support could not be given to the plans. One of the problems was that the southern park and ride (Wickham Market) was not in the right place: it should be nearer to Woodbridge or Ipswich. Additional traffic using the Copdock interchange and Seven Hills roundabout was also of significant concern to both councils. EDF seemed to be offering to move freight by rail or sea, not both. Extra work would be needed to make increased use of the railway feasible. Dan Poulter had sent the details of his survey concerning the A12 by-pass proposal to the Chairman who had distributed them.

**2. Draft minutes of the NPC meeting held on Tuesday, 10<sup>th</sup> January 2017**

These were **Unanimously Proposed for Approval**. The minutes were signed by the chairman as a true record.

**3. Matters arising from the NPC meeting held on 10<sup>th</sup> January 2017 and the Neighbourhood Plan Action List**

It was agreed that the Action List would be transferred to Excel format for the next meeting.  
Outstanding: 14.1, 17.11  
Completed: 15.3, 16.2, 16.4, 16.7

16.5 Stephen Brown updated the committee: *'SCDC to provide criteria for Areas to be Protected policy or provide a copy of the draft if this is not fully published'*

Stephen Brown said that a policy for "Areas to be Protected from Development" existed but the criteria and a methodology for the selection of sites was needed. This should not stop Wickham Market NPC from developing its own policy on this if needed. Similarly WMNPC could, for example, change the definition and boundaries of Special Landscape Areas for its Neighbourhood Plan. He stated that SCDC were working on the criteria and methodology,

but several pieces of work at the SCDC would have to be integrated and this would take time. **Action 19.1 - Stephen agreed to provide a Briefing Note to assist the committee.**

On the Local Plan Stephen said that the council had finished its Core Strategy, Felixstowe Area Plan and the Site Allocations and Area Specific Policies documents and these had now been accepted. It was noted that the housing numbers proposed in these plans were significantly lower than required so a new plan would be started immediately. In planning for the new housing need it would not be a case of Ipswich growth being spread into the surrounding districts. Nevertheless, SCDC had to provide evidence underpinning their housing assessment which was still not available. There were 3 main planks to their work: housing strategy, an employment land review and a town centre/leisure study for the bigger towns. In the next few months there would be an objective assessment of need and then a consultation in the Summer. The key point for Wickham Market would be to have a robust approach to a housing policy.

16.8 The chairman's draft letter to landowners was agreed. **Action 19.2 – the letter would be sent to those with land identified in the 'call for sites': Richard Hayward Jnr, William Carter and the Diocese of St Edmundsbury.** It was felt that this letter could only be sent to those landowners who had submitted sites for development or who had written to the NPC.

17.2 A map of sites over 0.25Ha submitted under the SCDC 'call for sites' had been produced by the Chairman and was presented at the meeting.

17.7 Following the meeting George Hering provided the committee with an e-copy of the East Bergholt judgement.

18.1 A request had been made to AECOM to amend factual errors in the Housing Needs Assessment. No response had been received.

18.2 A detailed request for changes and amendments to the Heritage and Character Assessment (HCA) had also been sent to AECOM. The consultant had agreed to make some changes but said there would not be sufficient time to make others. The draft had now been sent to Locality for comment and an e-copy of the final document would be supplied to the committee. [This was received on 15 February 2017]. The chairman expressed the committee's disappointment with the HCA which he said would be of limited use.

18.3 A letter has been sent to the consultants about the proposal for development of land next to the Glebe. This proposal will be treated in the same way as any others that come up for consideration.

18.5 The draft sub-objectives of the working groups were made available to the committee. **Action 19.3 - It was agreed that the chairman would combine these into one comprehensive set of objectives to support the Vision.**

#### **4. Landscape Appraisal**

Anne Westover had submitted a draft brief for consultants to undertake this work. It was agreed that a glossary for the technical terms should be included. **Action 19.4 - Anne would be asked to add the glossary and send the document to the consultants.**

#### **5. Communications update**

George Hering said the Economic & Infrastructure Paper should be complete by the next meeting.

#### **6. Any Other Business**

There was a discussion about the housing needs of Wickham Market. Stephen Brown asked what evidence was available about the type of housing required by local residents. The chairman noted that consultations on the Parish Plan and the Neighbourhood Plan had identified a preference for affordable housing and smaller units than had been built most recently but it depended on which sites were deemed to be most suitable for development. Susan Jones proposed that the NPC should have its own Housing Vision which would be more specific about the type of new builds needed to fit Wickham Market's demographic profile. Arthur Stansfield suggested that plots for self-building should be considered. **Action 19.5 - It was agreed that the chairman would submit a set of principles (wish list) to the next meeting for discussion.**

#### **7. Public Forum**

No members of the public were present.

#### **8. Dates for future meetings**

Tuesday, 14 March 2017 and Tuesday, 11 April 2017

Ends

15 February 2017