

WICKHAM MARKET PARISH COUNCIL

CHAIR: Cllr IVOR FRENCH



MINUTES of the Extra Ordinary Meeting of Wickham Market Parish Council held on Thursday 26 February 2026 at 19:00

FC25:189 Present from the Council: Cllr I French (Chair) Cllr Day A Besly (Clerk)
Cllr Chenery Cllr S French
Cllr Cooke Cllr Horsnell
Cllr Creasey Cllr Jenkinson

FC25:190 Present from the Public: 21

Also present: Iain Jamie [IJ] and Ben Whiting (Beauly Homes), David Barker [DB] (Evolution Town Planning Ltd)

FC25:191 Open Public Forum session. Public participation at Council meetings is limited to 3 minutes per person and the public participation session is limited to 15 minutes. However, because of the importance of this meeting the public participation session was allowed to run for one hour in order to hear and answer concerns from the public.

Because several members of the public raised similar questions, these minutes record the generic concern and the response from the developer.

FC25:192 1. Air Source Heat Pumps: It appears from the plans that the affordable homes do not have these installed. **DB** confirmed that all properties will be fitted with air source heat pumps.

General discussion on Public Rights of Way (PRoWs)

2. **PRoW 8 (Little Lane) and PRoW 7 are bridleways.** A bridleway should be maintained to the correct width. **IJ** The development will not change the western boundary of the bridleway and will therefore not alter the width of the bridleway.

3. **Diversion of PRoW 6:** It was stated that it is not possible to divert a footpath to an existing footpath. **IJ** explained that there is a formal application to divert FP6 to the tarmac path to the south of the development which links Little Lane to FP27. This path has never been designated as a PRoW and legal advice suggests that this diversion will be acceptable.

4. **Reinstatement of the PRoWs on the western side of the development (PRoW 5 and part PRoW 27):** How will this be managed? How will gardens of new houses be separated from the path? **IJ** The boundary hedge along the west side of the development belongs to the development plot. This will be owned and maintained by the management company. The correct course of FP5 is to the east of this boundary hedge and so also the responsibility of the management company. A fence will be erected between this path and the gardens.

Hedges: There was concern over the loss of hedges around the development.

5. **The hedge to the west of the development:** **IJ** This will be cut back and maintained to enable unobstructed use of FP5. Any gaps will be filled with new planting.

6. **The hedge to the east of the development alongside PRoW 7:** **IJ** Some of this hedge will need to be cut back and some will be reinstated.

7. **The hedge along the northern boundary of the development and access to the B1078.** **IJ** The existing hedge will need to be removed in order to comply with Suffolk County councils highways requirements for the access to the B1078. A new hedge will be planted such that there is space for a new footway alongside the B1078.

Links to and through the development: There were A number of questions regarding pedestrian links to and through the development. **IJ** Will take this away and suggest the best locations for links through the development.

8. **The plan doesn't show where the footway along the B1078 connects to.** **IJ** This footway runs east to the northern end of PROW 7 this also connects with a tactile crossing point on the B1078 and a footway on the northern side of the road. It cannot connect with the entrance to Thong Hall Rd because of a drain that obstructs the path a footway would need to take.

9. **Where is the access to the new children's play area?** **IJ** There will be a gate into the play area from PROW 7. There is also a footpath to the north of the play area which runs across the north of plot 7, 8 and 9 to FP5 and across to the Simon's cross sports field.

10. **How can people from Simon's cross get to the new allotment site?** **DB** Access will be between 101 and 103 Simon's Cross to the footpath to the north of the play area and south of the attenuation basin. And across the Simon's Cross playing field.

11. **Vehicular access to the B1078.** There was concern over the loss of hedge and screening at the northern edge of the development. **DB** The design of the entrance to the development was led by east Suffolk council design officers. This includes the footways on either side of

the B1078 and the visibility of the first dwellings on the development these being the flats which are designed to look like a terrace of cottages. This design is a condition for allowing direct access onto the B1078. This design is intended to change driver behaviour by indicating the transition from a rural road into a more urban area.

Water management.

- 12. Where will the foul water from the development go to.** IJ Anglian Water are responsible for managing foul water. The foul water drainage will cross FP7 and connect to a drain on Simon's Cross near number 107. Anglian Water will reinstate the surface of FP7 if this needs to be dug up.
- 13. How will the potable water supplies for the youth football club and the allotments be managed.** IJ The allotment water supply is likely to be from a new meter on the western side of the development. The developer can increase the size of the pipe to the allotments if Wickham Market Parish Council can arrange for the rights for this pipe to go across Simon's Cross playing field and Thong Hall Rd. It is not yet clear where the supply to the youth football club comes from. Mick Miller has offered to help identify this.
- 14. Concern regarding crossing the B1078.** DB The 30 MPH speed limit is being moved west along the B1078 beyond the junction of Thong Hall Rd. The developer has offered to incorporate a village gateway at this point. This should slow traffic travelling east along the B1078 well before they get to the access to the new development. This speed limit is planned through Sizewell C mitigations. In addition to this the footways at the new development entrance will indicate to drivers that there are likely to be people around. Also the Wickham Market Parish Council speed indicator device will be moved west along the B1078 to be visible as soon as traffic comes round the corner near the junction with Thong Hall Rd.
- 15. There was a question regarding access for emergency vehicles on the development.** IJ Confirmed that the design meets all the regulations for emergency vehicle access.
- 16. Is the attenuation basin a pond?** DB No this is a shallow basin with a crated water drainage system below it. The area can be used when dry but no structures or planting can be added to the crated area.

There were a number of questions regarding the new Children's Play Area

- 17. Play area size:** The current but now closed play area was 400m² which just brings it into the Local Equipped Area for Play (LEAP) category. The new one is only 340m² which categorises it as a Local Area for Play (LAP). Can the new play area be provided with similar space available? The existing play area was well used before it was closed. IJ Will look again at the design and provide details of equipment.
- 18. Play area location:** It was generally accepted that the location of the new play area was acceptable. However, there was a request to see if it could be located on the site of the existing play area.
- 19. Availability of play area for all children:** There was a concern that the play area may only be available for children of residents of the new development. IJ confirmed that the play area would not be private and will provide options on ownership and maintenance. One of those options would be for the Parish Council to adopt the play area and maintain it for the benefit of the children of the parish.
- 20. Private Highways:** Are Suffolk County Council highways OK to have private highways on site. IJ Suffolk highways have confirmed that this is acceptable.
- 21. Biodiversity net gain (BNG).** There was disappointment that the BNG credit was going to Norfolk. Why could it not stay in Suffolk at the Darsham site? Why can't Wickham Market offer space for BNG credits to be managed within the parish? IJ BNG credit habitat banks must have a specific 30-year management plan to be considered. Beaulieu Homes usually uses the BNG habitat bank in Norfolk but will look at the option to use Darsham. Because the BNG habitat bank requires registration and a 30-year management plan, it would be impractical for Wickham Market Parish Council to provide this facility within the parish.
- 22. One member of the public raised a number of issues.** 1: the development is not compliant with the neighbourhood plan. 2: there is no landscape appraisal. 3: concern over removing the hedge at the entrance. 4: a full traffic appraisal is required taking into account the cumulative impact of all the NSIP work being carried out in Suffolk. She said that she would write direct to East Suffolk Council with her concerns. IJ Confirmed that there has been a full pre application with highways who approved the entrance to the development. There have been traffic and arboriculture assessments carried out.

FC25 193 Proposal to authorise Apologies for Absence. There were no apologies from Councillors to approve. Cllr Noble apologised for her absence and provided comments which were considered.

FC25 194 Declarations of Interest in items on the agenda. None

FC25 195 Proposal to review and agree comments on Application no.: DC/26/0380/FUL

Proposal: Construction of no. 24 homes, and the creation of a new vehicular access, an electricity substation, and associated landscaping and infrastructure.

Site address: Land at Simon's Cross, Wickham Market, Woodbridge, Suffolk

Consultation letter expiry date: 9 March 2026

A member of the public reminded Councillors as she left the meeting, that they are here to represent the residents.

The council have made every effort to engage with residents by advertising the meeting over and above statutory requirements using social media and posters. This was brought to the full Council and not delegated to the Planning Committee as it is an important decision for the village. 21 people attended and their concerns and questions were answered by the developer as recorded in these minutes

There were a number of additional questions and comments from councillors

1. Have the police been asked to comment on the design? **IJ** The police are a statutory consultee and the comments and audit will be undertaken together with that of highways.
2. There was concern that the plan did not have the full details. **IJ** Precise details of planting, fences etc will be part of the conditions for permission to be granted.
3. Some questions regarding the detail of the play area. **IJ** Will discuss how the play area looks and offered a detailed plan showing options on A3 paper within two weeks. It is intended that the play area would be used by primary school aged children.
4. Why didn't the entrance to the development use the existing junction at Thong Hall Rd? **IJ** This was not technically feasible because of existing drainage features in the area
5. How wide is the footway alongside the B1078? **IJ** 2m
6. The existing hedge at the North End of the development is a bat corridor. What hedging is planned? **IJ** This will be part of the East Suffolk Council conditions. The developer is also offering bat boxes on houses together with swift bricks and hedgehog highways.
7. Is there a landscape designation? **IJ** The planning statement paragraph 3.5 states that this is not a designated landscape
8. That was a question regarding parking on the new development and whether the driveways would provide sufficient off street parking. **IJ** The unadopted highway is unlikely to allow parking. It is wide enough for two cars to pass but it is expected that the management company would not allow parking on the road and this would be self-administered. There should be sufficient parking space within each plot for normal demand.

At this point the meeting had run for 2 hours. It was proposed that standing order 3) x. be suspended to allow further business to be transacted. **All Agreed**

Councillors then discussed the response to East Suffolk Council from Wickham Market Parish Council.

Using residents feedback as a basis it was proposed that the following comments should be included with the response:

- There should be good connectivity from the bridleway to the play area.
- We are disappointed that some of the BNG will be off site in Norfolk.
- We note the need to divert or stop FP6. Wickham Market Parish Council have no issue with this being diverted to the South.
- It is noted that the water supply to the allotments and the football club will require new connections.
- Regarding the play area we note the applicants will offer revised layout plans for the new area. The location of the play area is supported by Wickham Market Parish Council.
- There was concern over the safety of the site entrance. Wickham Market Parish Council expect to see a traffic appraisal and a safety audit.

All Agreed

Councillors were then asked to decide whether they supported or objected to this proposal and two Councillors has reservations.

However, recognising that there is considerable pressure for new housing to be built, it was suggested that approving this development put less pressure on a potentially less suitable site. On this basis it was proposed that Wickham Market Parish Council support this application. **All**

agreed

FC25 196 Date of next meeting: Monday 16 March 2026

Meeting closed at 21:30

Signed.

Cllr Ivor French, Chair. Date.

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