

# WICKHAM MARKET PARISH COUNCIL

CHAIR: Cllr IVOR FRENCH

**MINUTES** of the Extra Ordinary Meeting of Wickham Market Parish Council held on Wednesday 10 December 2025 at 19:00



**FC25:130 Present from the Council:** Cllr I French (Chair) Cllr Creasey  
Cllr Chenery Cllr Day  
Cllr Cooke Cllr Horsnell

Cllr Jenkinson  
A Besly (Clerk)

**FC25:131 Present from the Public:** 15

**FC25:132 Open Public Forum session** (3 minutes per person): There were a number of questions raised which David Barker will respond to after his presentation.

1. How will this development benefit the community?
2. How will the site be accessed?
3. What will happen to the garages between Simons Cross numbers 57 and 59?
4. Has the developer purchased the land?
5. The water supply to the allotments crosses this land. Will this be upgraded?
6. Will there be access points to Little Lane?
7. How long will the development take?
8. Will the play area be reinstated?
9. Will the existing trees and hedges be retained?

**FC25:133 Apologies for Absence:** Cllr Dempsey-Gray, Cllr S French, Cllr Noble (ESC)

**FC25:134 Declarations of Interest in items on the agenda:** None

**FC25:135 Presentation of provisional plans** to develop the old Simons Cross allotment site by Evolution Town Planning Ltd, David Barker and Graham Watts

- Beauly Homes looked at this site about 12 months ago. Their current sites are small to medium developments across Suffolk using traditional style homes.
- Beauly Homes have had a pre application consultation with East Suffolk Council (ESC) together with discussions with Suffolk County Council (SCC) highways. This development meets the requirements of the neighbourhood plan in that there are 24 homes which include eight affordable homes. ESC requirement for the affordable homes is that there should be 3 one-bedroom homes and 5 two-bedroom homes. The remainder of the development will be made-up of two-bedroom to four-bedroom homes.
- ESC planners requested that the entrance to the development looks like a small terrace of houses. All the boundary hedges and trees will be retained except for those that require removing for the new access.
- The development was designed to minimise the roadway on the site, provide for appropriate drainage, and to provide a landscaped development with sensible gardens and sufficient parking.
- Included in the development will be access points onto Little Lane, the playing field and a crossing point on the B1078 to the footpath on the north of the road.
- SCC highways are happy with the access proposal which avoids traffic through Simon's cross and therefore does not use the existing garage space.
- It is expected that the 30 mph speed limit will be extended beyond the proposed access point on the B1078. There will also be a footpath provided from the entrance of the new development going east to connect with existing footways.
- The developer has completed ecology surveys and meets the requirements of biodiversity net gain on site.
- Houses have been designed to avoid causing problems with trees.
- The developer has proposed that £20k should be paid to the Parish Council to invest in a play area. This is in addition to the community infrastructure levy (CIL) which is estimated to benefit the Parish Council by about £100k.

Drainage

- Surface water will be managed through the basin near the entrance. There will be no offsite runoff.
- There will be permeable paving on private parking areas.

- Foul water drainage will be managed by Anglian Water who have confirmed that there is a solution.

**FC25:136 Opportunity for Councillors to ask questions.**

Cllr Jenkinson commented on some good items on the proposal including: drainage being dealt with on site, vehicle charging, air source heat pumps, the footpath along the B1078 and the change of speed limits on the B1078 which allows access to the site.

David Barker then responded to the questions from the members of the public.

1. How will this development benefit the community?  
The development land was allocated in the neighbourhood plan and the design meets policies including: types of homes to meet ESC local needs, biodiversity net gain and access points with linkages and crossing points on the B1078.  
The access to the B1078 will also contribute to slowing of the traffic through the village.
2. How will the site be accessed?  
The entrance to the site will be from the B1078. This will mean that the garages Between numbers 57 and 59 on the existing Simons Cross development will remain.
3. What will happen to the garages between Simons Cross numbers 57 and 59? See answer No 2
4. Has the developer purchased the land?  
The site has not yet been sold to the developer
5. The water supply to the allotments crosses this land. Will this be upgraded?  
It is recognised that water supply is required to the new Simons Cross allotments. The Clerk will provide the number of taps and allotment plots that these serve.
6. Will there be access points to Little Lane? See Answer No 1
7. How long will the development take?  
The planning lead time is expected to be about 12 months followed by a build time of around 12 months.
8. Will the play area be reinstated?  
This question will be discussed in more detail
9. Will the existing trees and hedges be retained?  
All trees and hedges will be retained except where access points are required.

**Questions from councillors and answers.**

Play area.

Councillor Jenkinson has investigated the play area requirements and it was noted that there was not enough space on the Simons Cross playing fields for a new play area. The village hall play area is too far away from the Simons Cross population. The Simons Cross population missed the existing play area which was closed due to lack of maintenance. This is a significant issue for Simons Cross families.

The neighbourhood plan allocation for housing on this site was 25. ESC calculated this density but did not take into account the space required for the drainage area.

**Question:** does a basin needs to be open? Drainage will be in a dry basin so there will be crates below. The space above will be usable but will not support any structures.

**Question:** do houses need so much garden space? Could this be reduced to provide space for a play area? To be considered

ESC planners want a play area either on or off site. ESC have a play space strategy and the local perspective is to preserve the play space on the site.

It is considered by the Parish Council that the play area needs to be where the children are, that is at Simons Cross. There would be concern over security if the play site is in a remote situation. A play area on the development site would be more secure.

**Other Questions**

**Question:** will the roadways they built to adoptable standards? Answer: the entrance will be but not necessarily the other development roads.

**Question:** will there be Street lighting? Answer street lighting will need to be discussed for the private roads. There are a number of options including full height street lights, ground level lighting or bollards but it was noted that houses will have PIR controlled lighting on the outside.

**Question:** what is Beaulieu Homes policy on retaining the affordable housing percentage? Answer Beaulieu Homes have no concerns over the mix of housing proposed for this site.

**Question:** regarding the water treatment, will grey water be recycled. Answer Anglian Water include grey water in the foul water drainage system so no grey water recycling is planned.

**Question:** why is there no use of solar panels on this development? Answer Beaulieu Homes do not typically use solar panels because they achieve sustainability with air source heat pumps and good quality insulation.

**Question:** As Sizewell C are paying for the extension of the 30 MPH speed limit on the B1078 will this save the developer costs? Answer yes.

**Question:** what form will the crossing on the B1078 take? Answer it will likely be a dropped curb on each side of the road it is unlikely to be a zebra crossing or a lit crossing.  
It was recognised that's the parish council and residents have got significant concerns over the location of the play area. David Barker will take this back to Beauty Homes for consideration.

**FC25: 137 Date of next meeting:** Monday 19 January 2026

Meeting Closed at 20:00

**Signed.**

**Cllr Ivor French, Chair. Date.**

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