

Wickhambrook Neighbourhood Plan
Working group meeting
7.00 to 9.00 pm Tuesday 25 July 2023
NOTES

1: Attendance:

- Those present: Tracey (Chair), Roger, Jamie, Di, Tara, Sandra, Sue and Richard
- Apologies: Emily, Penny and Maro

2: Minutes of previous meetings

- We agreed these as a fair record and there were no matters arising
- **Richard to send notes from 3 July to Hilary for website**

3: Updates

Our final Community Actions paper is going to the Parish Council (PC) meeting this week – otherwise nothing to report from PC.

On Community Land Trusts (CLTs) – we noted that Tracey has shared material from her meeting on CLTs and encouraged everyone to look through. We agreed that the ideas are interesting – especially:

- potential for self-build plots
- communal housing schemes
- mix of forms of tenure
- possibly alms houses.

Key issues might be:

- acquiring land
- securing finance
- finding the right partner (e.g. a housing association)

Jamie has a contact with a CLT in Swaffham; Sue has a contact in Warwickshire; Tracey is still pursuing a visit to Lavenham.

The Flower Show was on a wet day and there were few visitors to the PC gazebo. There was not a lot of interest – except maybe from people immediately close to the potential site at 4.12a. We agreed we will need to be creative about ways to engage interest in later stages of the NP and the Referendum.

Ian Poole has said he will be working on our Plan soon.

4: Site Landscape Appraisal May 2023

We discussed the revised draft of this document and noted:

- Most of our comments have been accepted and the revised version is much more balanced and appropriate.
- This landscape appraisal is unlikely to be a key influence on any future planning applications – other considerations like highways will be far more important.

- All future planning applications will have to be informed by fresh, individual and site-specific landscape appraisals.

We agreed that the revised landscape appraisal required further revision to provide clarity on the distinctions between sites that were 'included' in the SHELAA process and then 'omitted' at the Preferred Options stage of the Local Plan. **Richard will write up these proposed further changes and confirm that we would like to see a further revised version of the paper.**

We agreed that, subject to these changes, we felt confident as a group that the revised landscape appraisal should be accepted as a background paper associated with our Neighbourhood Plan.

5: AECOM Site Masterplanning Study

We thanked Emily for her written comments and used these to structure our discussions.

We noted:

- Study should clarify and cite the change of use planning application at Gaines Hall.
- All maps and plans should show new buildings and mitigation measures already agreed for expansion at the Claydon Drills site.
- Study should make clear areas of land being retained by landowners and set aside as green space.
- Study should clarify at all appropriate places that agreement is for '**up to**' 40 houses on site 4.12a – probably actually 35 or 36 in total.
- Housing mix needs clarification to reflect results of the village questionnaire and housing needs survey – village requires affordable homes and is unlikely to need so many four- and five-bedroomed houses.
- Clarification of mitigation proposals for new site access opposite a listed cottage is required.
- Land use budget requires clarification now that the site area available for development is reduced.
- We wondered if the overall design relies too heavily on straight lines and squares?
- Study should emphasise 'community facilities' at every mention of 'commercial uses' and refrain from mentioning multiple 'shops and restaurants' – we are a village not a town.
- Class E area should be removed altogether or at least reduced – village will not support commercial uses at 900 square metres.
- Smaller Class E area might allow for possibility of a new health centre one day – initially it can remain as green space.
- There are various typos to correct (e.g. numbering of A143).

Richard will type up these notes and send to Tracey asap.

6: Future tasks

We agreed:

- Ian does not need photos of the village just yet – but we will need them soon – please keep collecting images.

- **Roger will prepare a draft list of non-designated heritage assets by 10 August so we can discuss at our next meeting.**

7: Any other business

Ian's draft of a list of local green spaces arrived too late for detailed discussion tonight. We quickly noted a number of missing green spaces (including: Genesis Green; Farley Green; Meeting Green/Moor Green; Baxter's Green; space near Emily Frost houses; areas in front of WI, MSC and shop). We noted that items 11 and 12 were not in Wickhambrook. **Richard to let Ian know we will discuss this list properly at next meeting – everyone please check the list for further omissions or amendments etc.**

8: Date and time of next meeting

We agreed to meet:

7.00 to 9.00 pm Tuesday 15 August – Richard to book Pavilion Room if possible.