

Wickhambrook Neighbourhood Plan
Working group meeting
7.00 to 9.00 pm Monday 3 July 2023
NOTES

1: Attendance:

- Those present: Tracey (Chair), Roger, Emily, Penny, Di, Tara, Sandra, Sue and Richard
- Apologies: Jamie 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 10 May to Hilary for website**

3: Working group members review

We discussed progress with the Neighbourhood Plan so far. We noted that we will need to continue to be vigilant, to read all documents carefully and to comment. We agreed:

- We are broadly content that proposals for building on site 4.12a are progressed.
- We should remember to argue for a reduction in the number of houses to be built since parts of the site have now been set aside as green space.
- Of the 35 to 40 houses to be built on site 4.12a, 15 to 16 should be affordable.
- The potential for an element of mixed use for community or commercial facilities should continue to be explored subject to feasibility studies.

We noted that the Neighbourhood Plan will continue to be crucial in shaping developments on site 4.12a and in helping to manage demand for further development around the parish. We agreed that we need to check the criteria for designating settlements as key service centres in order to ensure that any future developments do not push Wickhambrook into this category – **Richard to follow up and report back.**

4: Landscape appraisal

We discussed the extensive changes that have been made to this document in light of our comments and a range of views were expressed. We noted a need to update the document to the Preferred Options position from May 2022 so that sites currently referred to as 'included' are now clearly noted as having been 'omitted' – **Richard to check documents and follow up.**

We agreed to ask Jamie for a quick meeting with Tracey, Roger and Richard to seek Jamie's views about the revised landscape appraisal paper – **Roger to contact Jamie to arrange a time and venue.** We will then return to discussion of the appraisal at our next meeting.

Meantime everyone to send any further detailed comments on the landscape appraisal to Richard and Richard to send a holding email to Ian.

5: Revised draft of community actions

We agreed changes made to this paper. **Richard to confirm changes and send revised paper to Tracey for circulation to the Parish Council for their next meeting.**

6: Community Land Trust

We discussed the idea of creating a Community Land Trust (CLT) in Wickhambrook. We noted that this would enable the parish to protect any affordable homes built within the CLT for the benefit of parishioners and their families in perpetuity. We also noted that CLTs can provide community facilities as well as commercial amenities managed and sustained by the community.

We discussed the inclusion of a CLT as part of or an adjunct to site 4.12a as opposed to locating a new site elsewhere in the parish. We agreed that we need to further explore the practicalities of setting up and running a CLT and discuss again at future meetings.

Tracey will attend a Zoom meeting on ‘community-led housing’ and share any insights and materials with the group.

Sue will follow up her contacts with people who have experience of CLTs.

Tracey will organise a visit to Lavenham CLT for Emily, Richard, Roger and Sue.

7: Future tasks – timeline

We noted changes to West Suffolk’s Local Plan timeline but agreed that we should maintain momentum with our Neighbourhood Plan, aiming for a launch event in September 2023.

8: Future tasks – flower show 8 July

Tracey will use the posters from our last consultation and put these up for display in the Parish Council gazebo at the flower show. Tracey will also use the Neighbourhood Plan timeline paper we looked at in our previous meeting (**Tracey to ask Ian for a fresh copy**).

Volunteers to help Tracey on the day and take time slots in the gazebo: Di, Penny (and Roger if other commitments permit).

9: Any other business

We began discussion of AECOM’s revised master planning report and raised some queries. We agreed to defer discussion of this recently-arrived paper to our next meeting to give people time to read it in detail.

10: Next meeting

We agreed to meet:

7.00 to 9.00 pm on Tuesday 25 July 2023