

**Wickhambrook Neighbourhood Plan**  
**Working group meeting**  
**7.00 to 9.00 pm Monday 6 March 2023**  
**NOTES**

**1: Attendance:**

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

**2: Minutes of previous meetings**

- We agreed these as a fair record and there were no matters arising
- **Richard to send notes from 31 January to Hilary for website**

**3: Report and update from the Parish Council**

Tracey reported no major developments relevant to us since last meeting.

**4: Planning for Phase One consultation with village**

Tracey introduced AECOM's revised outline proposals for site 4.12a:

- Option 1 – with a 'landmark' house in upper north-eastern corner
- Option 1a – with green space in upper north-eastern corner – Options 1 and 1a both have access to the Class E mixed use space via the same road as the housing
- Option 2 – with access to parking for the Class E mixed use space via the Claydon drills access road

We noted that these are all outline proposals and NOT firm plans or designs.

We discussed numbers of houses on the site and noted that building fewer houses might mean larger (and more expensive) houses in order to maintain profitability.

We discussed the affordable homes and whether these should go in a block or be distributed throughout the site.

We suggested that the village should have opportunities to express views about the uses that spaces in the Class E area could be put to and speculated about the Health Centre becoming interested in relocating to the Class E spaces on site 4.12a.

We noted that consultation on AECOM's revised options must now happen fast – preferably by the end of March.

We agreed:

- to remove Option 1 from the consultation – no-one thought the 'landmark' house was a good idea or an attractive option
- to proceed to consultation on the two remaining options – Option 1a relabelled as Option 1 and Option 2
- to make a number of revisions to the draft consultation tool as marked on hard copy
- to include a QR code if possible to link directly to online materials.

Once finalised, we hoped to paste the content of the leaflet into village Facebook discussions.

We need to plan and staff a series of 'pop-up' events around the village to coincide with leaflet distribution – probably in late March and/or early April.

**Ian to prepare leaflet for printing and to create display sheets (using exactly the same text etc as the leaflet but without the response section) for us to use at 'pop-up' events round the village – Richard to ask Ian to have these ready for same time as leaflet distribution.**

**We will need to print enough leaflets to have spares for people to fill in at 'pop-up' events and in phone box – Richard to brief Ian.**

**We will put banners back up around the village before leaflet distribution – Richard and Roger to organise.**

## **5: Landscape appraisal**

We discussed the first draft of this report. Members of the group were unhappy with the tone and general thrust of the report and noted a number of more detailed inaccuracies.

We noted that the landscape appraisal may not be a very significant document in planning terms but agreed that it would be good to have it modified if we can in order to safeguard for the future. We noted that we may ultimately decide not to refer to the landscape appraisal in the final Neighbourhood Plan.

We agreed to ask the report author via Ian to:

- revise or even to remove the 'mitigation' column
- revise the 'impact' assessments
- develop and expand upon West Suffolk's reasons for omitting all the SHELAA sites with the exception of 4.12a.

**Richard to relay these requests to the report author via Ian.**

**Members of group to send detailed comments on inaccuracies to Roger who will collate these and send them to Ian.**

## **6: Planning for Phase Two consultation with village**

Deferred to future meeting

## **7: Updates on actions from previous meetings**

Deferred to future meeting

## **8: Date and time of next meeting**

To be arranged via email – probably in week beginning 20 March.