

WEST WICKHAM, CAMBRIDGESHIRE ("the Village")
NEIGHBOURHOOD PLAN ("NP")

Minutes of meeting of Neighbourhood Plan Working Group (WG)
7.30pm Tuesday 24th July 2018 at 49 Burton End

PRESENT:

Andrew Morris (AMo)
Arthur Mawby (AMa)
David Sargeant (DS - Minute Taker)
Georgina Magin (GM)
Janet Morris (JM)
Trevor Hall (TH - Chair)
Simon Blackwell (SB)

APOLOGIES:

Brian Upton

1. CHARACTER ASSESSMENT

1.1 TH has instructed Red Studio to layout a draft Character Assessment (CA) at a cost of £300 ex vat. AMo had been working on a draft - neither were aware of each other's activities. DS requested on behalf of WWPC that better communication happened in future and that any spending proposals were circulated to the working group members and WWPC chairman.

1.2 The Red Studio quotation includes 2 revisions. Three spiral bound copies would cost £70. TH is going to find out what file format we can have the CA and eventual NP in, so we can arrange larger volume print runs.

1.3 AMo & JM noted that the wrong draft text had been used in the Red Studio draft. TH said this would be corrected.

ACTION JM: Circulate the revised 2nd draft with a deadline for comments.

1.4 Part of the confusion over who was doing what was down to lack of visibility on progress.

ACTION DS: will create a draft project plan for review at the next meeting.

1.4 Character Assessment Maps:

1.4.1 SCDC will produce maps based on AMo and JM's design. They are expected around mid September.

1.4.2 The maps will show Protected Village Amenity Areas (PVAAs) and Protected Frontages (PVs). It was agreed that the PVAAs need revising. In particular, the village recreation ground, green in front of Maypole Croft and the common by White Gables would ideally be listed. Revisions cannot be submitted until the next local plan consultation in 2019(?). DS noted that the areas could still be protected in plan policies without PVAA status.

1.4.3 It was agreed in the next CA revision, the maps should be bigger so the detail is clearer – especially the multiple congruent area boundaries.

1.5 Character Assessment Photos:

1.5.1 SB noted the care needed to be taken regarding copyright and suitable acknowledgements for any images used.

ACTION TH: is going to check with the aerial photographer who owns the rights to those images and what attribution needs stating.

ACTION JM: is going to add acknowledgements to the CA draft.

1.5.2 The front page photo will be the one of the Village Sign on blue sky as it was deemed to be more inclusive than an image of the church.

1.5.3 Some of the photos used are not the best selections or are in the wrong order.

ACTION JM: create a new folder in Character Assessment dropbox folder named 'Final Images' or similar with files names that correspond to a text file entry with (a) intended location in CA (b) caption (c) size/placement guidance if needed.

1.5.4 The Church End/High Street West and Burton End aerial photographs are good. The High Street East aerial image doesn't really capture that section of the village. The Streetly End aerial image shows the comparatively less attractive former local authority houses instead of the conservation area. This was due to difficulty in gaining consent to fly the drone over suitable lawful locations.

ACTION GM: is going to talk to Nick Salter to see if it is possible to get a better shot of Streetly End from the Roman Road with the potential to getting the professional drone pilot back if it is deemed worth the cost.

2. PLANNING

2.1 DS confirmed that outline permission for 5 dwellings, including 4 affordable, has been granted on land west of 13 Burton End. This meets the requirements for 4 out of the 9 households identified in the ACRE housing needs survey.

2.2 DS confirmed that approval of the South Cambs local plan was imminent and now the 5 year housing supply had been accepted, the S/11 policy applicable to West Wickham is in effect. This restricts the village to infill development of not more than 2 dwellings or exceptionally 8 on a brown field site. Theoretically no regular development outside of the development framework will be permitted.

2.3 DS outlined 3 visions for development policies:

(a) Minimal development in accordance with the local plan. This will not generate S106 money for amenities.

(b) Support an exception site for up to 5 additional affordable dwellings to meet our identified housing need, possibly supported by a small number of market houses. This option would also not generate any large funds for amenities.

(c) A market development to generate a significant amount of S106 money for community amenities. DS stated he didn't believe that the survey data from our 2016 survey or the housing needs survey supports this. Additionally a policy enabling this might be contested as contrary to the local plan on sustainability grounds.

2.4 DS proposed that our policies should support development of exception site(s) to meet identified affordable housing need and infill development only, accepting that this will not deliver large funds for amenities. There weren't any objections to this position.

3 TRAFFIC

3.1 The Speed Indication Device (SPID) shows there is a problem with excess speed throughout the parish, it is especially severe in Streetly End where a large proportion of the traffic is travelling at over 30mph. SB confirmed this is entirely consistent with the Speedwatch team's observations.

3.2 DS stated the difficulties around writing transport policies that don't related to land use or development in the parish. For example, the neighbourhood plan can't facilitate the enforcement of traffic management plans for businesses outside the parish.

3.3 It was agreed that a safe walking/cycleway between West Wickham and Horseheath would have considerable value.

3.4 SB suggested that for the area around the Church, traffic calming might be appropriate. DS suggested that increased noise and pollution might make these controversial.

3.5 We will study other plans to get ideas of what can be achieved in a neighbourhood plan.

3.6 It was proposed that the parish council should make LHI applications to extend the 30mph zones or add 40mph buffer zones.

3.7 It was suggested that an 'except for access' weight limit might be useful to control HGV traffic.

4. AMMENTIES

4.1 There wasn't much time to cover this but it was agreed to study other NPs to see how aspirations for facilities in the village can be supported.

ACTION TH: Circulate links to relevant neighbourhood plans for study.

5. AOB

5.1 Grant application: TH and AMa will start preparing an application for a grant from Locality now the next tranche of funding is available.

ACTION TH: Talk to Mark Deas at ACRE to arrange for a quote for consultancy and supporting our plan development.

5.2 Other roles in the WG were confirmed as GM-Environment, SB-Traffic and DS-Planning.

5.3 On behalf of WWPC, DS asked for an estimate of how much of the allocated spending would be required before the locality grant was available. TH guessed around a further £600. DS requested that all spending proposals be circulated to the working group for comment and to the parish council for approval before a commitment was made.

6. NEXT MEETING

6.1 Next meeting will be on at 1930 on 11th September 2018 at 49 Burton End

Meeting closed 9.45pm