

Minutes of Ixworth & Ixworth Thorpe Neighbourhood Plan Working Group Meeting held on Thursday 23rd July 2020 at 7.30pm (Via Zoom)

### **Documents Previously Distributed to Members**

Previous Minutes  
Draft Plan2b  
Options for Site allocations (Navigus)  
S.C.C. Education Capacity (breakdown for sites)  
MHCLG advice on consultations during Covid-19

**Present** – Ben Birrell (Chairman), Stephen Mann (Vice Chairman), Neil and John Rowe.

**Also present**– Mandy Adlington (Clerk)

The new Chairman Ben welcomed all for attending. The Chairman stated he had had an interesting meeting with Chris Bowden who had helped bring him up to speed at what stage the Neighbourhood Plan is at.

The Chairman wanted again to thank all who had worked on it previously for getting the plan to this stage.

### **1. Apologies for Absence**

Apologies were received from Nick Laughton and Jan Boyd.

### **2. Approve Minutes of Previous Meetings**

It was agreed by all present that the minutes were a true record of the meeting, held virtually, on 3<sup>rd</sup> July 2020. (approved by B Birrell & Stephen Mann)

It was not possible to approve the notes from the meeting held virtually on 18<sup>th</sup> March 2020 as no member present was at the meeting.

### **3. Matters Arising**

None.

### **4. Chairman's Report**

After my meeting with Chris I requested that he supply the group with options for taking the plan forward, especially looking at the yet to be decided section, site allocations.

Chris has supplied the group with 4 possible options for this section for the group to discuss. The options supplied by Chris will be discussed later but the Chairman wanted to stress he hoped to be able to present these options to residents in the future for their continued input into the plan.

### **5. To consider Draft 2b and Site Allocation Options**

Draft 2b of the plan had been distributed to all members prior to the meeting and it was felt by all that sections 1-8 were almost complete and perhaps would only need slight amendments when the plan is ready to be submitted to West Suffolk District Council (WSDC).

The following 4 options for section 9, site allocations, were discussed.

### **Option 1: Only allocate the land at the Cyder House**

It was felt by all that only allocating this site, as it is only a small development, would only have a small impact on the Parish. Any financial benefit from this development would have little impact on the infrastructure of the Parish.

### **Option 2: Allocate both the land at the Cyder House and the land at the Langridge and at Dairy Farm**

Option 2 was discussed for quite some time and it was felt by the group that this could be the best possible option for the Parish. It was agreed that further information was required from the developer. It was agreed that as most of the group were not qualified in discussing possible infrastructure that could be delivered from a larger development with the developer, then either Chris Bowden, or an independent specialist advisor to attend any further talks.

Any further suggestions of infrastructure that could possibly be delivered by the developer still needed to be put to residents in a consultation to ascertain if residents would be willing to accept the increased number of houses in return for more infrastructure.

### **Option 3: Allocate the land at the Cyder House and just the land at the Langridge**

It was agreed that this was not one of the preferred options, but this option would be put before the next public consultation.

### **Option 4: Allocate the land at the Cyder House and hold the land at the Langridge and at Dairy Farm as a reserve site**

It was agreed that this was not one of the preferred options, but this option would be put before the next public consultation.

## **6. To consider the means of Public Consultation**

It was agreed that a public consultation was required before the decision on which site allocations would be included in the final draft.

The following were suggestions on how a consultation could be held with current and continuing Covid-19 restrictions;

- Leaflet drop
- Appointment system for consultation in Village Hall – Surfaces and equipment could then be cleaned between each appointment and social distancing could also be observed
- Comments via email
- Ixworth Magazine – full list of options requesting comments
- Website & Facebook advertising
- Possible boxes within shop, library and surgery for residents to post comments

Further consideration on these options would be discussed at a future meeting when a date for the consultation is agreed.

It was also agreed to speak with WSDC to see if they had any suggestions for consultations during the Covid-19 restrictions.

## **7. To consider a request from SET (Free School) for a copy of the draft plan.**

It was agreed not to give a copy of draft 2b to Ixworth Free School at this point. In the draft the school and possible youth club has been mentioned but nothing had yet been finalised. It was agreed that Stephen would inform them.

Discussions were held on the possibility of a new school if further developments were completed within the Parish. Stephen and John agreed to meet to discuss further. It was also agreed to try to arrange a meeting with Suffolk County council.

## **8. Review of Timetable & Actions**

Suggested new timetable; (altered as necessary)

- Recruit Specialist (Speak with Nick & Chris)
- Developer Meeting – Arrange a meeting
- Report to the Parish council (12<sup>th</sup> August 20)
- Public Consultation (when possible)
- Write next draft – possibly final draft
- Draft to go to PC for approval
- To be given to West Suffolk

## **9. Report to the Parish Council**

A report to the Parish Council would be written after the next meeting.

## **10. Housing Needs Study**

Discuss further at the next meeting

## **11. Any Other Business**

No further business was discussed.

## **12. Confirm Date of the Next Meeting**

The next meeting was confirmed as 5<sup>th</sup> August at 7.30pm, via Zoom.

With no further business the meeting closed at 8.25pm

## **Actions**

Look into a specialist to attend future discussions with Landridge Developers  
Speak with Nick and Chris Bowden

**Ben**

Arrange a meeting with the developers of the Landridge site after the next meeting when the possibility of a specialist attending will be decided.

**Clerk**

Meeting to discuss school options further

**Stephen & John**

Discussion on Housing Needs Survey to take back to PC on their agenda

**Clerk**