

DRAFT: To be approved at next Liaison Group Meeting

TERRIERS FARM LIAISON GROUP MEETING

7.00pm 8 September 2015
Committee Room 1, WDC Offices

Attending:

Cllr Matt Knight Chairman (MK)
Cllr Hugh McCarthy
Cllr Tony Green
Deborah White
Cllr Catherine Oliver
Richard Atkinson
Anthony Wright
Andy Baldwin
Ian Guy
Brian Swain
Mike Chadwick
David Wainman
Andy Cole
Paula Day
Sarah Perry
Paul Anderson
John Bland

Also attending for WDC:

Charles Power (CDP)
Sarah Oborn, Urban Design Officer
Chris Kennett, Natural Environment Officer (Landscape)

Apologies: Cllr Hussain,

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Minutes

	Item	Notes	Action
1	Introductions including Membership	<p>MK stated that the idea behind the Liaison Groups was that they were to be open and transparent and that the Group determines its own membership. Cllr Johncock, Portfolio holder for Planning & Sustainability, has suggested that all ward members should be invited to join the relevant Reserve Site Liaison Group. In the case of Terriers Farm this would include Members for Hughenden, Hazlemere and Terriers (as there are already councillors in the liaison group representing Terriers and Hazlemere, this would mean an additional 5 members). Anyone with an interest in the site can also attend the meetings as a visitor with the Liaison Group then deciding if they can join as member. There were some concerns raised that if the group becomes too big it will become unwieldy and that difficulties may arise if new members are accepted when the process has already started. However, it was agreed that:</p> <ul style="list-style-type: none"> • The additional ward members could become members of the Liaison Group if they so wish and attend when available • Sara Perry (who has been talking to BCC re the footpaths on the site) should be invited to join the group 	Action
2	Minutes of last meeting (5 March 2015)	<p>Minutes of meetings are put on the Council's website and hard copies are not circulated.</p> <p>Item 5 of the previous minutes raised and that it did not refer to the site's location between two conservation areas. MK noted that this item referred to the AR Urbanism workshop and the findings of Group 6, which were verbally presented as they were not unanimous. CDP to check that AR Urbanism's final report included the feedback from Group 6. Minutes of the previous meeting to be adjusted to reflect above but otherwise agreed.</p>	CDP
3	Update on Site	<p>CDP presented information relating to the proposed process and schedule by which the site will be developed (CDP to upload presentation to website).</p> <ul style="list-style-type: none"> • The Planning Performance Agreement (PPA) is now signed between WDC, Persimmon Homes and Redrow Homes. The PPA covers the preparation of the 	CDP

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		<p>site Development Brief which WDC intends to adopt, pre-application stage and the subsequent planning application.</p> <ul style="list-style-type: none"> • The generic objectives set out within the PPA and other key issues will be considered through the development brief process to achieve a robust and site specific masterplan for the site. The draft Abbey Barns South development brief and the Daws Hill Development Brief can be viewed on the website to see the range of issues taken into account and level of detail provided. • The developer has commissioned specialist surveys which will be scrutinised by WDC and used to inform the Development Brief. The first tranche of draft reports were received by WDC today and include: Historic Land Use, Agricultural Land Quality, Archaeology and Heritage, Transport Assessment Scoping Report, Geo-technology and Ground Conditions. The reports will be put on the website for consideration together with other reports as they become available, they are Draft Reports so comments are welcome. • <u>Engagement</u>: the Liaison Group has a major part in commenting on the development brief as part of the wider public consultation process. The brief would be put to Cabinet for adoption. It was questioned whether members of the public could make representations to Cabinet, MK to check. The Cabinet will ultimately decide whether to adopt the Brief, • CDP stated that members of the liaison group would be able to attend any presentation to Planning Committee by the Developers. • <u>Milestones</u> – key dates are written into the PPA, including: <ul style="list-style-type: none"> ○ W/C 12 Oct - Consultation draft of the development brief ○ W/C 16 Nov – Public exhibition of consultation draft ○ W/C 4 Jan – Amended draft development brief issued ○ W/C 8 Feb – Development brief issued ○ WDC adopts Brief at Cabinet Meeting (March?) 	<p style="text-align: center;">All</p> <p style="text-align: center;">CDP</p> <p style="text-align: center;">MK</p>
4	Questions and Key Issues	It was explained that the role of the development brief is to look at strategic issues/wider context and then address them through the specific assessment of the site so that the masterplan optimises opportunities and avoids or mitigates constraints. The preparation	

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		<p>of the development brief can progress in advance of wider infrastructure requirements as it is site specific, it is an iterative process and the strategic implications can be taken into account as they are known</p> <ol style="list-style-type: none"> 1 <u>Infrastructure</u> – the development has to ‘wipe its face’ with regards to infrastructure i.e. the developer is not obliged to take into account existing deficits or problems but any impact arising specifically from their proposals must be acceptable or mitigated. For instance, in isolation the site would not generate the requirement for a new secondary school but would contribute financially towards one through the Community Infrastructure Levy. 2 <u>Housing Mix</u> – the development should be policy compliant and procure a mix of housing types and tenures. Although some elderly accommodation might be provided, WDC are not looking for the site to develop a retirement village as this would not conform to policy. 3 <u>Sewerage Capacity</u> – Thames Water have to take into account WDC’s development plan and prepare strategy to ensure that they can serve development proposed for the area. TW presented the current position to the Infrastructure Round Table. It had been the case in the past that development could not take place because the pumping station at Princes Risborough needed to be upgraded. 4 <u>Primary Education</u> - The school need arising from the Wellsbourne development cannot be considered in association with the Terriers Farm site as the schooling needs for that development have already been taken into account. BCC –WDC now looking at the reserve sites to deliver a Wycombe-wide strategy. The Abbey Barns/Daws Hill sites will deliver a new primary school with the need for a second to be provided by the Gomm Valley/Terriers Farm sites. 	
5	Feedback from representatives on the Infrastructure Round Table	Some frustration was expressed at both the way information was coming forward and the lack of information shared with the Round Table. Concern were also raised that necessary infrastructure may be not be place prior to development proceeding, although planning conditions can mitigate this issue. WDC aims to prepare a document outlining all strategic infrastructure and the implications for each site and would look to have this	

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		document in place prior to the adoption of the various development briefs. The next Round Table is on 13 October to discuss Public Open Space and Sports Pitches. The NHS have not presented to the roundtable as yet. The next Liaison Group meeting will include an item on agenda to discuss infrastructure in more detail.	CDP
6	Terriers House Applications	Three applications submitted relating to a) a 23 dwelling residential development b) an 8 dwelling residential development (retaining existing office buildings). In addition, there is an extant consent for the existing 60's office buildings to be converted to 18 two bedroom flats, gained until prior notification procedure. Officers are concerned that the proposals do not generally relate well enough to the site and do not take advantage of the opportunities it presents.	
7	Date of Next Meetings	<ul style="list-style-type: none"> • 6.00pm Thursday 8th October at WDC offices • 6.00pm Tuesday 3 November at WDC offices The agenda will be put on the website in advance and items will depend on what information is available at that time. (NB: The developers did not attend today's meeting so as not to impinge on the discussion but will attend future meetings as appropriate).	
8	AOB	Rosie Taylor, BCC's Public Rights of Way officer is considering the permissive status of footpaths and the bridle paths between Grange Farm and Terriers Farm and will be making recommendations to WDC shortly. There is strong local opinion that the three fields next to the eastern boundary should be retained for recreational use and to prevent coalescence between Wycombe and Hazlemere. It was also suggested that the green corridor should continue down to Cockshot Wood.	