Site boundary in red
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*Map produced in MapInfo GIS by: [Name]*

*Scale: [Scale]*

*Date: [Date]*

*Terriers Farm*

*Statement of Purpose: Site Plan for Council Business Use Only*

*Queen Victoria Road*

*High Wycombe Bucks HP11 1BB*

*www.wycombe.gov.uk*

*Spatial Information Management*

*ICT Business Systems*

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EXECUTIVE SUMMARY

On November 17th Wycombe District Council agreed to release five strategic development sites ahead of production of the new local plan to contribute towards meeting local housing needs. Following this decision and in order to allow the community to influence the development process, the Council has embarked on a series of workshops aimed at establishing and prioritising ideas and principles to be taken into account in the delivery of the future neighborhoods.

The session for the site at Terriers Farm took place at the Holy Trinity Church, was attended by 54 people and lasted 5 hours from 10AM to 3PM.

At various stages during the event, many participants confirmed their opposition to any development on the site.

Despite this clear position everybody accepted the challenge and provided useful insights, ideas and comment.

All groups drew different development scenarios. The specific areas designated for housing change for every group, yet it is possible to summarise a set of broadly agreed possible design principles:

- Create a mixed development (not only housing)
- Keep the existing neighborhoods separate
- Integrate the existing hedgerows into the future green and movement infrastructure
- Connect green assets in the valley

In relation to the areas to be developed the possible plans are quite diverse, however some generic trends could be still identified. In particular should development happen, it should preferably:

- Happen on the South (where the main accesses is as well as where community facilities could concentrate)
- Try to maintain the Eastern part greener (low density)
- Leave some green open spaces even in the developed area
- Take into account the need of new schools and community facilities
The lines represent the terrain levels. The site is on a gentle slop with the highest points on the south east and along the Northern boundary.
1.1. Setting the Scene

On November 17th Wycombe District Council (WDC) agreed to release five strategic development sites to contribute towards meeting local housing needs.

The Council’s website provides a clear overview of the process that led to this decision and its rationale. The website also refers to a series of documents that have been produced as a part of the process.

The relevant section on the Council’s website is found at the following address:


“Reserve sites are pieces of land not in the Green Belt at the edges of towns and villages that have previously been identified to help us cater for future growth. They are ‘greenfield sites’ which means they haven’t been built on before. These sites can help us to provide space for some new homes, jobs and amenities for local communities.” (WDC’s website)

The Cabinet also resolved to ensure public involvement in the planning of the reserve sites, and in particular to:

- Establish a Liaison Group for each reserve site. Their aim is to input into the preparation of planning guidance and therefore influence the development process. Each group is made of Ward Members, parish councilors, representatives from local groups, other parties with a particular interest in the site and representatives of local residents around the site;
- Establish a Round Table group of interested parties to consider the collective infrastructure impacts of the five reserve sites;
- Continue to engage with the community in relation to the preparation of planning guidance and in relation to planning applications.

The Council also made it clear that, given the position with the five year land supply and that the developers or landowners could submit applications at any time, this engagement process is not to be misunderstood as a vehicle for frustrating the development of the sites. The purpose of the process is to ensure that issues and potential solutions can be discussed in a structured and transparent manner, with a view to bringing development forward in a timely way.
1.2 The Brief

Following the decision by the Cabinet in November to release the sites for development to help provide a supply of homes for the District, AR Urbanism with Phil Jones Associates were appointed to lead and deliver a series of engagement workshops.

The consultant team is made of urban designers and transport experts with a proven track record of community engagement projects in the UK. Their brief is to:

- Organise and run one-day community workshops for each site;
- Ensure that no issues have been missed in earlier work;
- Ensure that issues are clearly articulated;
- Encourage the public to prioritise their issues;
- Explore possible solutions to the issues raised that can feed into the next stage of work, should that take place, involving the production of planning guidance or development briefs (not part of this project);
- Organise and run a separate public workshop on infrastructure issues, including liaising with transport consultants and council infrastructure planning staff.

The result of this work will consist of presentation and consultation with Liaison Groups and Wycombe District Council before issuing the final report.

1.3 The Engagement Team

This engagement program was led by AR Urbanism [www.ar-urbanism.com] with the collaboration of Phil Jones Associates [www.philjonesassociates.co.uk].

The team, who are also the authors of this report, have successfully delivered a number of consultation programs relating to masterplanning, urban design and transportation throughout the UK and abroad. The team members are experienced urbanists and put community engagement at the centre of their work.

This is because the team are committed to developing good place-making, a collective process which must include the local people who will ultimately adopt, use, manage and rely upon the local area and its facilities.

The project has been funded by WDC who also supported the team by providing direct help in the preparation of the workshops and in their delivery, working alongside ARU and PJA as facilitators.
1.4. Outcomes of previous consultation

From February to April 2014 there was a major consultation on the New Local Plan. This re-stated the need for the development of these sites, as they were sites included in the current local plan, for development up to 2026. The summary leaflet stated “We expect to see these sites developed in the next few years”. At the stage the consultation material was being finalised, it was not envisaged that the sites would need to be released immediately.

The Council held a number of meetings across the District as part of this consultation. In addition, WDC officers and members attended two very well attended meetings for Gomm Valley and Ashwells that were arranged by local community groups.

A summary of the feedback from this consultation can be found on the WDC website at:


In addition to a series of questions on the strategic options, some questions were posed about each Reserve Site. For Terriers Farm there was 40% support for development at the site and 24% opposition (13% of the responses were neutral and 23% had no opinion).

The report can be viewed on the WDC website via:


As part of the Local Plan options consultation, a Market Research Study was also commissioned by the Council. This consisted of a questionnaire survey of a representative sample of people across the District.
A meeting with stakeholders was held on 30th September 2014 to discuss how the Liaison Groups might work, which again was reported to the Cabinet when they considered the release of the sites. The Liaison Groups were an integral part of the release of the sites, to ensure local people had proper engagement in the form of development on the sites. The report to Cabinet on the release of the sites can be seen at:


When it became clear, over the early summer, that the sites needed to come forward not in the next few years but immediately, two public meetings were held to explain this change. These were held in August 2014. The presentations made at these meetings can be found at:


A public workshop was held on 29th September 2014 on the issues that would need to be overcome should the Reserve Sites be released for development. These issues were reported to the Cabinet when they considered whether to release the sites.

An issues report from this workshop can be found on the WDC website at:

Minimising Repetition - ensuring the workshops contribute to the next phases

The engagement team has structured the events focusing on the main outcome sought, which is the production of ideas for the site, including possible uses, areas for development, areas for conservation/preservation and design principles to be used to shape the future neighbourhoods.

The whole event was based on the reality that the site has been released for development by Wycombe District Council. However the initial part of the workshop recapped existing issues to ensure everything was covered, to bring all the audience up to speed and to inform the subsequent exercises.

In this sense a certain degree of repetition is inevitable and can be useful to inform new attendees to the process. During the workshop the team summarised the activities carried out previously and highlighted the next stages of the process. With the same aim the team also explained the objectives and outputs of each activity. Finally, the session was closed with a brief explanation of the next steps of the process.
2. THE WORKSHOP
2.1 Venue & participants

The workshop took place at the Holy Trinity Church in Hazlemere, on Saturday, February 7, 2015.

The total number of participants was 54, while 58 people reserved a place. Please refer to the appendices for more details and statistics.
On November 17 Wycombe District Council agreed to release 5 strategic development sites ahead of production of the new local plan to contribute towards meeting their local housing needs.

The Wycombe Reserve Sites Community Engagement is a programme funded by Wycombe District Council and led by an independent team of engagement specialists. Its aims are to gather ideas from local residents, businesses and stakeholders to inform the vision for the future neighbourhoods that will emerge in the reserve sites.

**Calendar**

- **One.** Saturday 31 January: 10am - 4pm  
  Gomm Valley and Ashwells,  
  Highcrest Academy  
  Hatters Lane HP13 7NQ

- **Two.** Saturday 7 February: 10am - 4pm  
  Terriers Farm  
  Holy Trinity Church  
  Hazlemere HP15 7PZ

- **Three.** Saturday 28 February: 10am - 4pm  
  Abbey Barn North and South  
  John Hampden School  
  HP11 1SZ

- **Four.** Saturday 7 March: 10am - 4pm  
  Infrastructure Issues for Wycombe  
  Bucks New University  
  HP11 2JZ

- **Five.** Saturday 14 March: 10am - 4pm  
  Slate Meadow  
  Bourne End Community Centre  
  SL8 5SX

You can find out more and follow the discussion on the internet @ www.wycombe-reserve-sites.org

**Contact**

Booking is required!  
Contact us for more information, special requirements and to get involved in the Reserve Sites community engagement programme!

email: team@wycombe-reserve-sites.org  
AR Urbanism, 63 Rivington Street,  
London EC2A 3QJ  
T. 020 3250 8979  
www.wycombe.gov.uk/

A dedicated website (www.wycombe-reserve-sites.org) has been developed and it was brought online 2 weeks before the first event (Gomm Valley and Ashwells).

The website aims are to:

- Enable people to contribute their views, suggestions and concerns,
- Find out about on-going project progress,
- Provide opportunities for feedback for those who could not take part in the workshops, or if participants are keen to add further views once the workshops are over,
- Function as a repository for the material collected.

The workshop was advertised as follows:

- In the weekly Planning Bulletin issued every Wednesday by WDC,
- Through local community groups on their websites and word of mouth,
- Advertisement in the Bucks Free Press,
- The dissemination of leaflets in the neighborhoods surrounding the site.
2.2 Methodology
<table>
<thead>
<tr>
<th>Session</th>
<th>Form</th>
<th>Objectives</th>
</tr>
</thead>
</table>
| **1 - Introduction** | Presentation | • Clarifying objectives of the workshop  
• Clearing up any concerns or misunderstandings |
| **Wider Area** | | |
| **2 - Mental-mapping** | • Participants were provided with a blank sheet and invited to draw a map of the local area around the site, which reflects their own experience | • Gaining an understanding of the perception of the wider local area by the participants  
• Ice-breaking |
| **3 - Stickers** | • Participants attached colored stickers to a map of the area surrounding the site to identify good and bad aspects of the area | • Gaining a specific indication of elements that make up the character of the area, in both positive and negative ways  
• Preparing the audience for the following exercise |
| **4 - Local area’s strengths & weaknesses** | • The groups were asked to agree the area’s strengths and weaknesses | • Identifying local assets and issues that proposals for the development site could enhance, use or address |
| **5 - What’s important** | • Every group was asked to walk to the other groups’ flip-charts and identify the 3 most important assets/issues to be addressed in the area | • Prioritising the elements to be taken into account in formulating proposals and to achieve wide agreement on the issues |
| **Local Area** | | |
| **6 - Recap** | • Presentation: introducing existing discussed site-based issues | • Agreeing a common understanding on the site specific assets and issues |
| **7 – Double Checking** | • General session with audience commenting on the list presented in the previous session | • Checking if the list is missing anything and clarify the issues |
| **8 - You are the masterplanners** | • The participants continued to work in groups and developed a site plan and a set of possible design principles that the future development should take into account  
• The plans were drawn and annotated with colored pens on tracing paper | • Exploring possible master planning solutions for the issues raised |
| **9 - Present & comment** | • Each group presented their ideas to the public  
• Participants commented on each other’s proposals | • Sharing the ideas that emerged in each group  
• Testing the ideas with a wider audience and measuring the level of agreement among the consultees |
| **10 - Wrap-up** | Presentation | • Summarising the results of the workshop  
• Explaining the next steps  
• Explaining about the use of the website |
2.3 Outcomes of the workshop

2.3.1 Session 1. Introduction

The central message set out by the consultation team during the introduction was that the session was based on the assumption that the site has been released for development. It was clearly stated that the purpose of the workshop was to stimulate discussion about how the site should be developed in the future and not about questioning the decision to release the site by WDC.

It was also explained that the Development Plan has to comply with the National Planning Policy Framework and needs to identify areas where new housing can be accommodated in High Wycombe. The absence of a plan allocating enough space for housing could put the local authority in weak position in terms of control and influence over future development. This could put developers and land owners in a much stronger positions in terms of developing their sites, enabling them to set the development agenda and challenge planning decisions.

It was reiterated that the intended outcome of the workshop was to produce material to help the Council to distill a series of principles that can influence planning guidance on how the site in question should be developed.

Finally it was explained that the emerging guidance would be used when a planning application is put forward and would become a “material consideration”. That is, a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Typically, the issues guidance could include:

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Layout and density of buildings
- Design, appearance and materials
- Open space and public realm
- Nature conservation
- Traffic and Parking
- Highway safety
- Noise

This led to an explanation of why the event differed from the previous ones held by WDC in the Autumn of last year:

- The event was about constraints as much as opportunities to respond to local needs brought by the development;
- The event was about both the site and the wider area.

Despite confirming the opposition to the development, the audience accepted the challenge and produced positive input, while also continuing to express a clear scepticism about the real potential impact of this work in terms of influencing the planning and development process.
2.3.2 – Session 2. Mental-mapping

The brief was to:
(a) Draw a map of the participants experience the areas around the site on a blank sheet of paper - what is important to then and what is problematic;
(b) Also indicate where the participants live.

Areas covered by the mental maps in relation to the site and the author of the sketch
A number of people drew all the neighbourhood around the entire site showing a good understanding of its complexity. Many focused instead on their local area, especially the south of the site. This is not necessarily reflecting their direct interest in any future development.

It is possible to identify some recurrent items (the number in brackets is the number of times the item was identified on the sketch):

- Terriers Farm (10),
- Wycombe (8),
- Hazlemere (8),
- Primary school (8),
- Church (5),
- A404 (4)
- Shops (4).

Other items, even if less recurrent are housing (3), congestion (3), traffic (3), Green Road (3) and footpath (2).

More than two thirds of the maps covered a small area, mainly related to the author’s home. The other maps showed a wider area, often corresponding to the whole Terriers Farm Reserve Site.

- The maps are not directly used to answer a specific problem, but sometimes they represent some issues, both strengths and weaknesses (such as traffic related problems, school parking and good trees).

- The maps don’t recognise the different neighborhoods, but most often the Western area is represented.

The topics were further dissected in the following exercises.
This map focuses on the street network and the relationship with the rest of the town in terms of traffic and vehicular movement.

This map represents the South-Western part of the site with a focus on Terriers Farm buildings and the adjacent land.

This map is interesting because it shows that the site is understood as a place with a structure and where there are a number of subspaces.

Examples of mental maps
Examples of maps with stickers on indicating positives and negatives for the areas surrounding Terriers Farm.
2.3.3 Session 3 – Stickers

The brief was to:
(a) Use the stickers to write things you like and dislike in the local area;
(b) Attach the stickers to the map on the table to help us to locate them;
(c) Try to be specific.

The following diagram summarises the broad areas of comment. Clearly “Mobility and Transport” and “Open Space” were the most discussed themes. “Mobility and Transport” in a negative way and “Open Space” in a positive. The topic, “Services and Facilities”, was sometimes considered an issue and sometime an asset.
2.3.3 Session 3 – Stickers

Group 1

1. No positives of future development of Terriers farm
2. I like living close to a major road link to London
3. Congestion at school at start and end of school day
4. AONB
5. I don’t like the bland architecture of Kingshill
6. Keep the tall trees
7. Good green corridor
8. Lack of community buildings
9. Traffic through the wider area and lack of pedestrian crossing to the village hall
10. Lack of community facilities
11. Shortage of school places
12. Nice cosy corner with independent shops
13. View and quietness

Group 2

14. Nice open space
15. Oversubscribed schools
16. Green wildlife corridor
17. Need to preserve recreational field
18. Crowded area
19. Green road used as a short cut to avoid town after traveling through Downey
20. Badly designed estate, lack of parking. It was a school and now we want another one
21. Pleasant trees
22. Land nearby is AONB and green belt
23. All future development have to respect the surrounding AONB and green belt
24. East: very dense housing where once terriers school stood (loss of a school)

Group 3

25. For a fit person the town and railway station are within a walking distance
26. Essential green corridor
27. High traffic density
28. Lack of schools
29. Wellesbourne is a big negative housing
30. Totally inadequate playgrounds for children
31. Traffic density already exceeds capacity of local road network
32. No public transport
33. No park and ride (primary school instead)
34. Nice public open space
35. Likes: woods/green, villages, sporting facilities, schools, surgeries, village halls, public transport
36. Dislikes: pedestrian safety, speed and traffic
Group 4

37. Like: adjacent to urban High Wycombe, so good transport potential
38. High traffic density
39. Parking problems
40. Narrow roads, poor recreation ground
41. No footpath, no buses
42. Lovely views to AONB
43. Do not want additional traffic to Wycombe, go round Wycombe
44. Do not join Hazlemere with Wycombe
45. Terriers house and lodge like listed buildings
46. Like Kings wood and grassed area
47. Keep green area
48. Like AONB countryside
49. It is too expensive - exclusive
50. Like: green links to future fields
51. Good: has architectural qualities and trees
52. Well used recreational facilities
53. Good quality hedges and habitat within site
54. Marshy wet ground not for walking
55. Good shops and pubs
56. Proposed entrance into Kingshill road from Terriers Farm will add impossible stress to an already jammed area with traffic at peak times
57. Parking inadequate

Group 5

58. Likes: countryside, open spaces, walks, peaceful
59. Dislikes: traffic problems
60. Dislike: traffic congestion, overloaded infrastructure, bad road conditions
61. Good points: green space, amenities,
62. Bad: not integrated roads and rails
63. Like: countryside, walks, living in a village, fields, woods
64. Like: the birds, the deer, the local school, the quietness and the farm
65. Like: the separation from High Wycombe, shops and cozy corner, neighbors
66. Good shopping area
67. Good link to London and the North (M40)
68. Good local facilities (petrol station, food outlets)
69. Sports facilities (football, golf, tennis)
70. Negative: limited access and movement because of hills
71. Traffic congestion
72. Few local shops
73. Negative: high density, architecture that isn’t related with the surroundings
74. Negative: access for emergency vehicles
75. Like: feeling of being “in the country” when traveling from Wycombe to Hazlemere
76. Like the wild life in the area, horses, cattle…

Group 6

77. Traffic mainly at school times
78. Need more community buildings
79. Excess traffic in local roads (Green road)
80. Traffic at rush hours very bad
81. Good schools
82. Insufficient affordable housing for rent
83. Good open space
84. More recreational opportunities
85. Drainage may require updating
86. Community feel
87. Local wildlife
88. East used by dog walkers and families
89. Natural reserve needs open space to survive
90. Amersham Road is dangerous
2.3.4 Sessions 4 & 5
Strengths and Weaknesses
What’s important in the area

The brief for session 4 was to:
(a) Work in groups identify the key local strengths & weaknesses
(b) be specific, not generic: it does not help to just know that traffic is bad, it’s important to know where, when and possibly even why!

The central message set out by the engagement team during the introduction was that the session is based on the assumption that the site has been released for development and that the purpose of the workshop was to stimulate discussion about how the site should be developed in the future - not about questioning the decision to release the site by Wycombe District Council.

Session 4 was used to cross-check the comments collected in session 3.

During session 5 the engagement team asked each group to review the strengths and opportunities identified by the other tables and to mark their preferred ones on a flip-chart. The topics that attracted most approval among the participants are highlighted in the table opposite.
## Local Area’s Strengths

| Nature and Open Space | • Views from & to the valley  
|• Good walking area  
|• AONB (Area of Outstanding Natural Beauty)  
|• Good access to the countryside  
|• Geographical position on the edge of the green belt  
|• Easy access to recreational area  
|• Pleasant ecological mix  
|• Good public footpaths  
|• Wildlife on the site  
|• Historical three fields rotation system (on the Eastern side)  
|• Mature trees  
|• Off-road walks  
|• Good hedgerows for the animals  
|• Bounded by two conservation area |

| Services and Facilities | • Good shops and cosy corner (with free parking!)  
|• Good schools but lack of capacity  
|• Good hospital  
|• Good sport facilities  
|• Good social facilities such as theatre and cinemas |

| Housing and Character | • Current congenial mix of accommodation and uses  
|• Density of the development |

| Mobility | • Proximity to the station - Good links to London |

| Community | • Good mix of social classes - Lots of community spirit |
Local Area’s Weaknesses

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Community</th>
<th>Housing and character</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Narrow roads</td>
<td>• Lack of local employment (commuting)</td>
<td>• Proximity to high density houses</td>
</tr>
<tr>
<td>• Bad rush hour traffic</td>
<td>• Fragmented communities</td>
<td>• Poor drainage on the site</td>
</tr>
<tr>
<td>• Kingshill Road is dangerous</td>
<td>• Lack of community facilities</td>
<td></td>
</tr>
<tr>
<td>• Shortage of off-road parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Traffic congestion converging from all roads - Lack of vehicle access (Kingshill Road)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Lack of pedestrian footpath</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Traffic speed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Traffic noise</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Traffic pollution</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Lack of parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Lack of public transport away from the main road</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2.3.5 Session 6 – Recap

While the first part of the workshop deliberately focused on the wider area, the next session shifted the attention to the actual site.

The first step was to go through the issues identified in previous engagement to check with the audience if anything was missing, before moving on:

The presentation by the engagement team summarised the following items from the previous events as the main areas of concerns:

1. Risk of over development in the area around the Terriers Farm site, following the development at the former Wellesbourne Campus - especially in relation to:
   - Lack of parking
   - Traffic impacts
   - Densities
   - Access to the site
2. Impact on the character of the area;
3. Coalescence (Hazlemere identity vs merging with Wycombe);
4. Impact on local schools, but also doctors surgeries and other services/amenities. Infrastructure is inadequate and how development would exacerbate this;
5. Landscape impact (adjacent to AONB/Green Belt);
6. Impact on the wildlife on the site and potential loss of an important green lung for the area;
7. Usefulness, viability and effectiveness of a possible Park and Ride facility.

2.3.6 Session 7 – Double Checking

The next step was to check with the audience to see if anything had been missed, before moving on:

Additional comments emphasised by the audience were:

1. Doubts related to the availability of adequate utilities (gas, electric, water and sewerage);
2. Possible impacts on the existing footpath network (that should be enhanced)
2.3.6 Sessions 8 & 9 - “You are the masterplanners” - designing, presenting & commenting

The brief for this session was to:

(a) Assume the site is to be developed and the participants are the masterplanner
(b) Draw on the tracing paper (and add notes) to explain how the site could be developed
(c) Work in groups

A series of question-based prompts was also provided to assist the groups.
Prompts:

- Where should the HOUSING go?
- How would you organise the STREETS and other walking routes?
- Where are the PUBLIC SPACES and the play areas? How big?
- How would PARKING be arranged?

The brief for presenting and commenting was to:
(a) Elect 1 or 2 speaker(s) per table
(b) Present ideas to the audience, and
(c) The audience has 5 further minutes to ask questions or make comments

The plans that were drawn were photographed. They are shown on the following pages, along with the main design principles that informed the plan. Those principles were drawn both from the plan itself, and from the presentation made by each table, and the following discussion.
The design principles used to inform this plan were:

- Multiple accesses to spread traffic impact
- Cycle path through the middle
- A mix of heights and tenures
- A new primary school plus other community facilities and shops
- Incorporation of the existing hedgerows
- Lower densities than adjacent development
- OAP care village in the northern part of site
- Retain Terriers Farm buildings
- Woodland planting
Group 2

The design principles used to inform this plan were:

- Identification of five areas with green open spaces with the development
- Locate homes for the elderly to the South
- Two entry points: the existing one and a new one close to the shops
- East and central area - lower densities
- Consideration of dwellings design - size, style, integrated parking
- Cycling routes throughout
- Low rise buildings - max 2.5 story
- Internal perimeter road distributing traffic
The design principles used to inform this plan were:

- Concentration of senior housing to South-West with two accesses - South and East
- Retain and reuse the existing Terriers Farm buildings: community center with services
- Possible access point on southern boundary
- Gas pipe line: green space then mixed housing with a new access from the south
- East: green space with allotments and recreational uses
- No schools: expand existing ones
- Look after existing footpaths
Group 4

The design principles used to inform this plan were:

- School in the south plus community facilities
- Allocation of new parking lots around the school (as useful also for the community center - surgery)
- Creation of a mixed development (including shops, services...)
- New access through Terriers house site
- Leave green space in the middle and in the East
- Creation of a bus route going through the Southern area
- Concentration of high density housing to the west
- Centre: retirement housing and community building
- Sport facilities with community building in the center / East part of the site
The design principles used to inform this plan were:

- Creation of new accesses from the South
- Central spine route
- Green buffer around the whole development
- Maximise the amount of green open space
- School in a central location, near potential new access, consolidated with community facilities
- Retirement homes near existing shops and new community infrastructure
Group six did not produce an overall plan as there was disagreement among the members. However a number of points were raised including the following:

- Two access points (one on the A404 is essential as Kingshill Road is not a main road)
- Ensure there is a mix tenure, range of housing and for 50 years old plus
- There should be a buffer to the North, along Ladies Mile
- Existing trees to the West should retained
- Lower density should be to the East of the gas pipe
- Views to the South-East across the development should be preserved
- Provide a lot of convenience paths. Make the site accessible to all

Finally a key question was posed:

- If we want a small development area, are we prepared to accept a more dense development?
All groups agree to leave some green open spaces areas even in the developed areas

All groups decided that new and potentially multiple accesses should be provided

3 out of 6 groups proposed to build a new primary school plus other community facilities and shops and to concentrate them in the South

4 out of 6 groups decided to reuse the Terriers Farm buildings - i.e. for local community services/center

1 group proposed to create a new bus route in the South

3 groups incorporated the existing hedgerows into the infrastructure

Almost all the groups agree to develop a green space along the existing gas pipe (5 groups)

3 out of 6 groups agreed in the creation of accommodations for OAPs in the Southern area, and 1 group in the Northern area

4 groups identified a mix used development - with community facilities, shops, schools etc.
2.3.6 Sessions 8 & 9
“"You are the Masterplanners""
Possible principles

All groups drew different development scenarios. The specific areas designated for housing change for every group, yet it is possible to summarise a set of broadly agreed possible design principles:

- Create a mixed development (not only)
- Keep the existing neighborhoods separate
- Integrate the existing hedgerows into the future green and movement infrastructure
- Connect green assets in the valley

In relation to the areas to be developed the possible plans are quite diverse, however some generic trends could be still identified. In particular should development happen, it should preferably:

- Happen on the South (where the main accesses is as well as where community facilities could concentrate)
- Try to maintain the Eastern part greener (low density)
- Leave some green open spaces even in the developed area
- Take into account the need of new schools and community facilities

2.3.7 Session 10 - Wrap-up

The final session illustrated the next steps following the workshop. In particular it was explained how the results of the work would be shared with the Liaison group to this report being finalised.

The engagement team also reiterated that:

- The guidance will cover topics such as land use, densities, form, movement and access, constraints, social and physical infrastructure, environmental requirements and so on

- Given the importance of development guidance in determining the success of a place and the impact they have on existing neighborhoods, it is important that local communities participate in these engagement workshops to ensure their voice is heard and to clearly articulate their expectations for the future developments

- Next steps: a development brief will be prepared for the site that will establish the broad rules for any future planning applications. The Liaison groups will be closely involved in this. When the brief has been drafted there will be a public workshop exhibition inviting further public comments. Planning applications should be submitted once this is completed
AR Urbanism
with Phil Jones Associates
for Wycombe District Council