

Richard White DipTP  
Principle Development Management Officer  
Wycombe District Council  
6.8.15

## Programme updates:

### Liaison Group Meetings:

Thursday 6.8.15

Issue draft brief to LG circa 20.8.15

Thursday 3.9.15

Monday 14.9.15

Issue final draft to LG circa 21.9.15

Planning Committee 23.9.15?

Tuesday 6.10.15

Public Consultation from 5.10.15?

Pre-Cabinet?

Cabinet Nov/Feb?

What about infrastructure?

The transport work is progressing after Jacobs received a lot of comments from officers, Members and the Infrastructure Roundtable on their initial findings. It is currently envisaged that consultation on the draft HW Transport Package will commence in mid October alongside consultation on the wider Reserve Sites Infrastructure Delivery Strategy.

Work on the ABS brief is in parallel to work on infrastructure.  
NOT the job of this group (or this planning officer) to deal with the infrastructure issues

- this is being dealt with by others.

Although we all need to know in due course that these issues are dealt with

- and the Brief will need to include this.

## **Abbey Barn South Issues and Objectives Log**

This document is intended as a working record of current thinking on the main issues affecting development at Abbey Barn South.

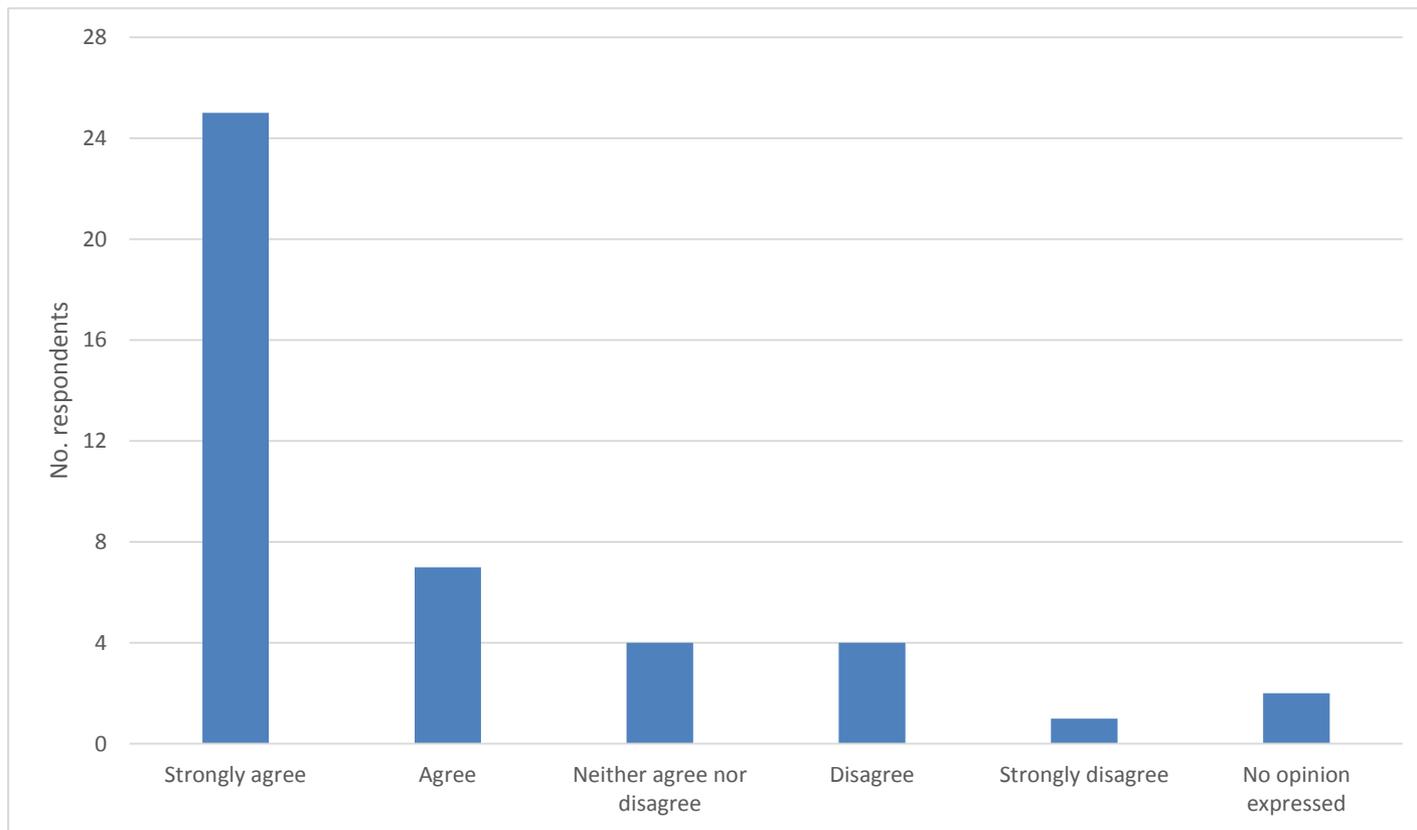
NOT intended to be a comprehensive breakdown of every relevant issue

Updated following the last meeting.

## Summary of Exhibition Feedback

72 people attended (mostly local to the area and retired). 44 people provided feedback via a form that was provided by the council on the day (see appendix 2) and 3 further comments have been received via email (appendix 3). These additional comments generally reflect the overall feedback, with support for the framework plan tempered by concerns over issues such as traffic, sewage, and other infrastructure needs.

# Priority 1: Creating a new public space in the Ride



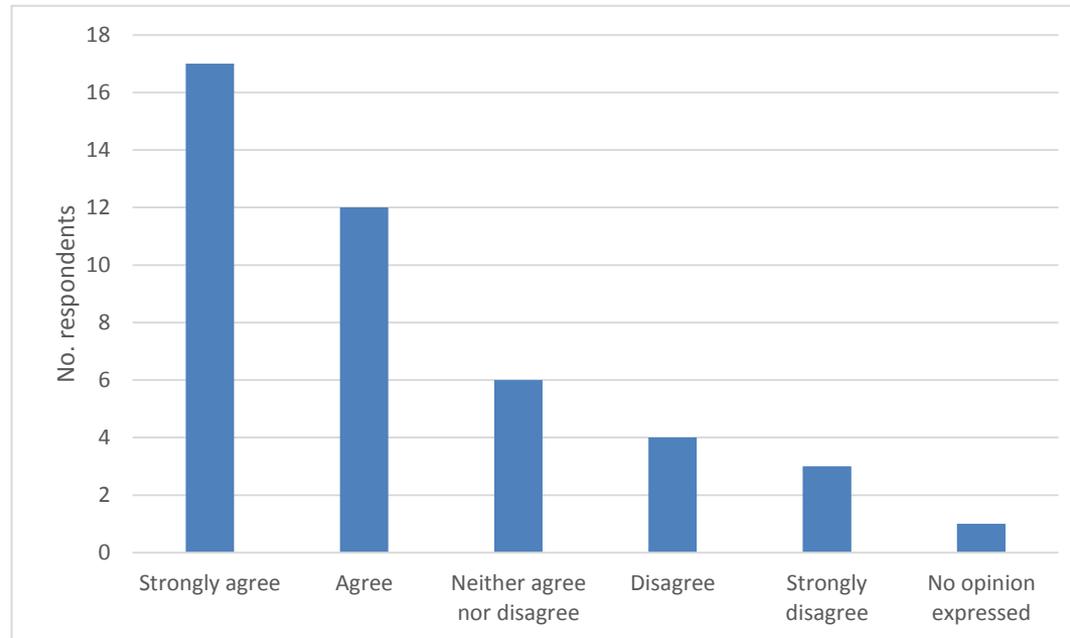
Need to provide lots of visitor parking (2 comments)

Need to balance parking for local facilities with those for visitors

Needs to be sensitively managed to retain existing appeal

Needs to be accessible to those with mobility problems and those with prams

## Priority 2: Connecting the site to the Daws Hill development and to local bus, pedestrian and cycle routes

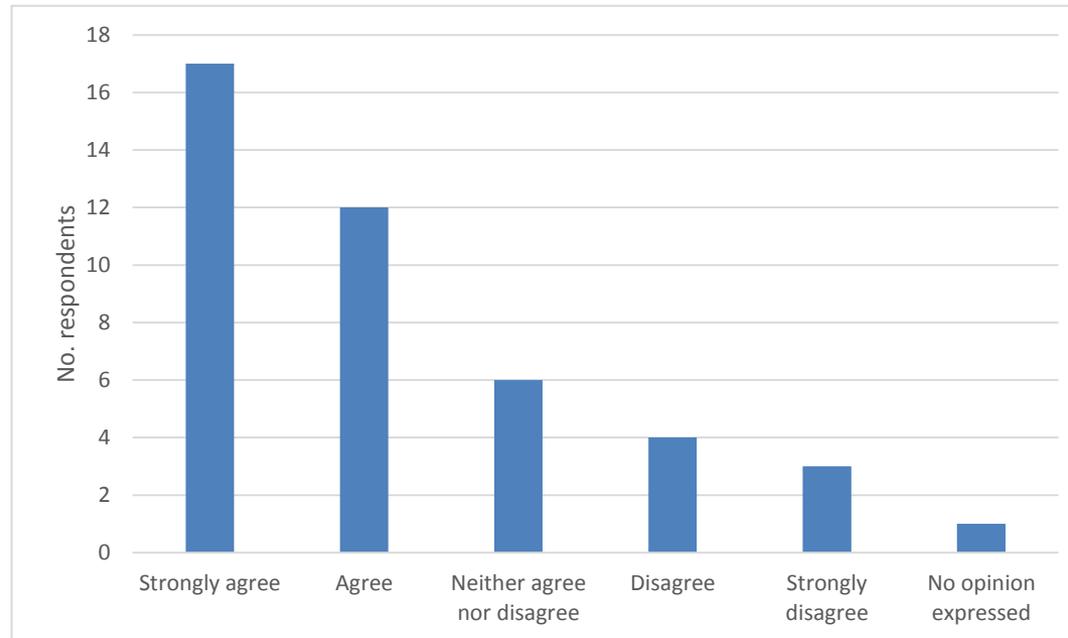


Please avoid Daws Hill Lane residents being denied existing bus service via re-routing

This is likely to increase demand for J3A which is very unwelcome  
Concern will become a rat run – need traffic calming measures (4 comments)

Bus route needs to be carefully considered – currently works well for the locals

## Priority 3: Providing a range of housing types and tenures to meet the needs of the community



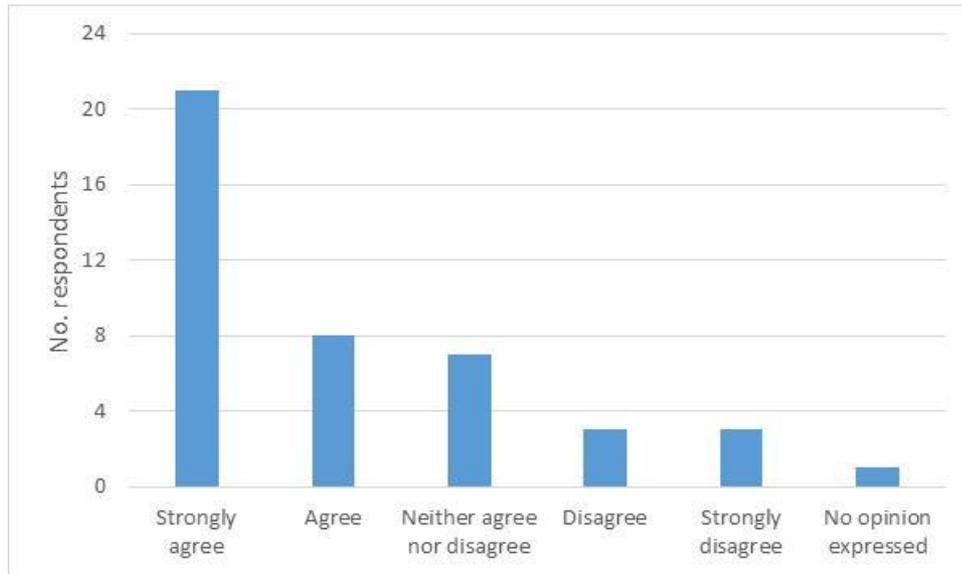
Perhaps build more flats – build up rather than out

Need for more social housing (3 comments)

Build houses/flats for younger generation needed rather than 4 bed executive detached abodes

Do not want more people in Wycombe – alongside new employment and social facilities, feels development will turn Wycombe into a ‘metropolis’ – concerns over whether is existing or new community (3 comments)

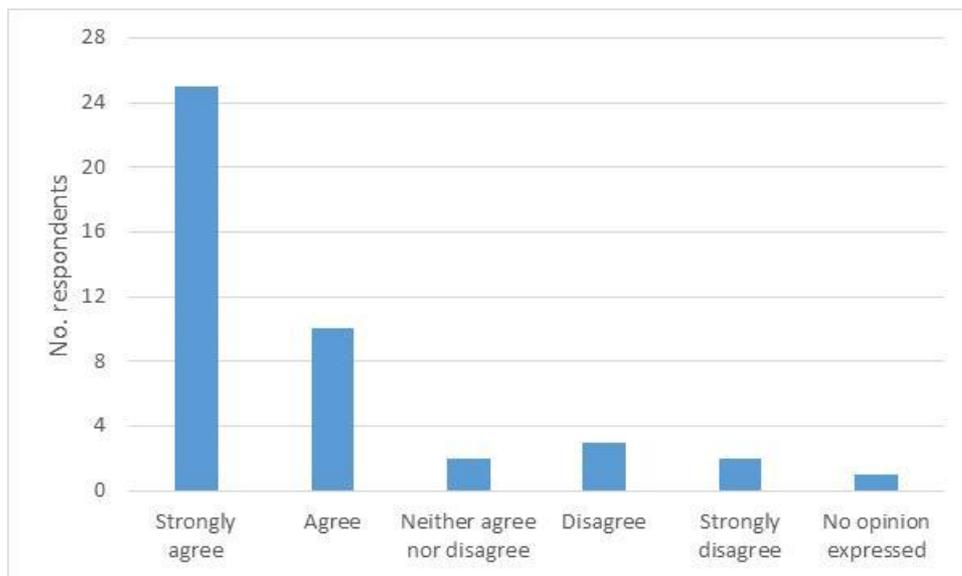
# Priority 4: Creating a place that makes the most of its surroundings



General feeling that this was important but should go without saying  
Do not include street lights unnecessarily



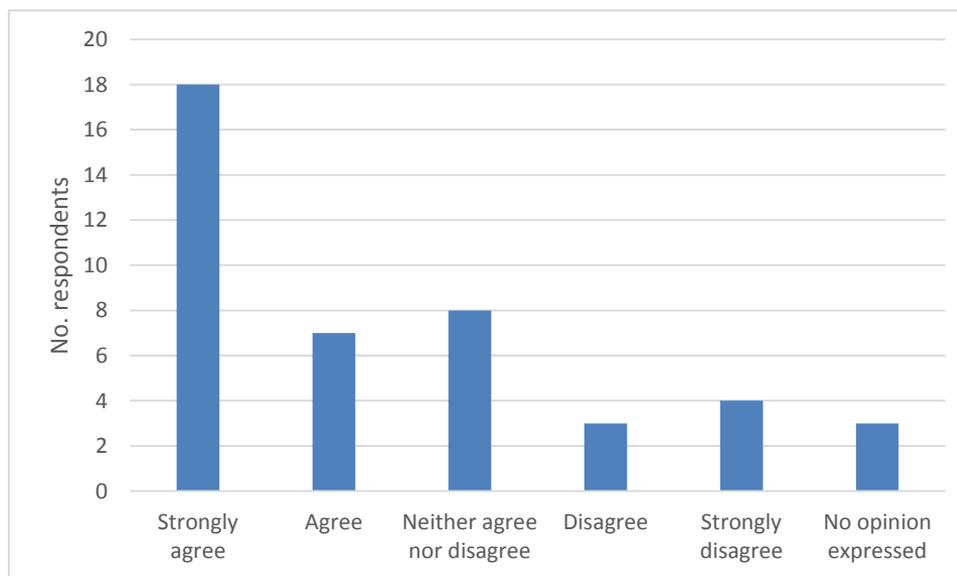
# Priority 5: Integrating landscape, nature and drainage



General feeling that this was important but should go without saying



## Priority 6: Providing employment and appropriate social facilities



Employment should be segregated from residential and one respondent felt there was no credible case that had been made for not doing this – ‘just local politics’

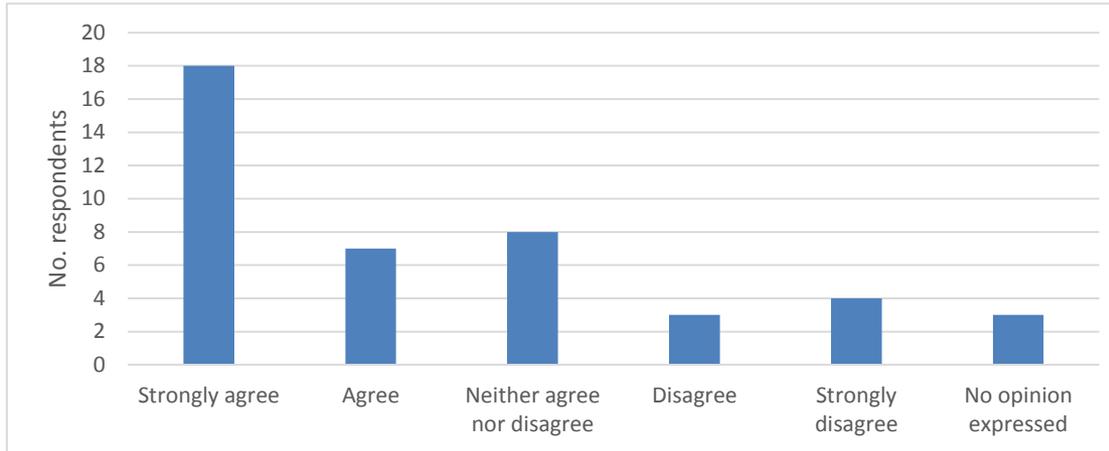
Need medical facilities

Need to support local village and small businesses

Employment more important than social provision – but should only create employment if it makes sense in a wider strategic concept for the town and district

Should be providing homes rather than these uses

## Priority 7: Necessary improvements to local roads and junctions



Large concern over traffic levels in general – do not want any worsening in traffic levels as sense that congestion levels already unacceptable – imperative that the plan actually improves the current situation – no support for a development that would worsen traffic

General negative feedback and disbelief that improvements would be achieved without a major overhaul of road set up

Question over Abbey Barn and Heath End road safety

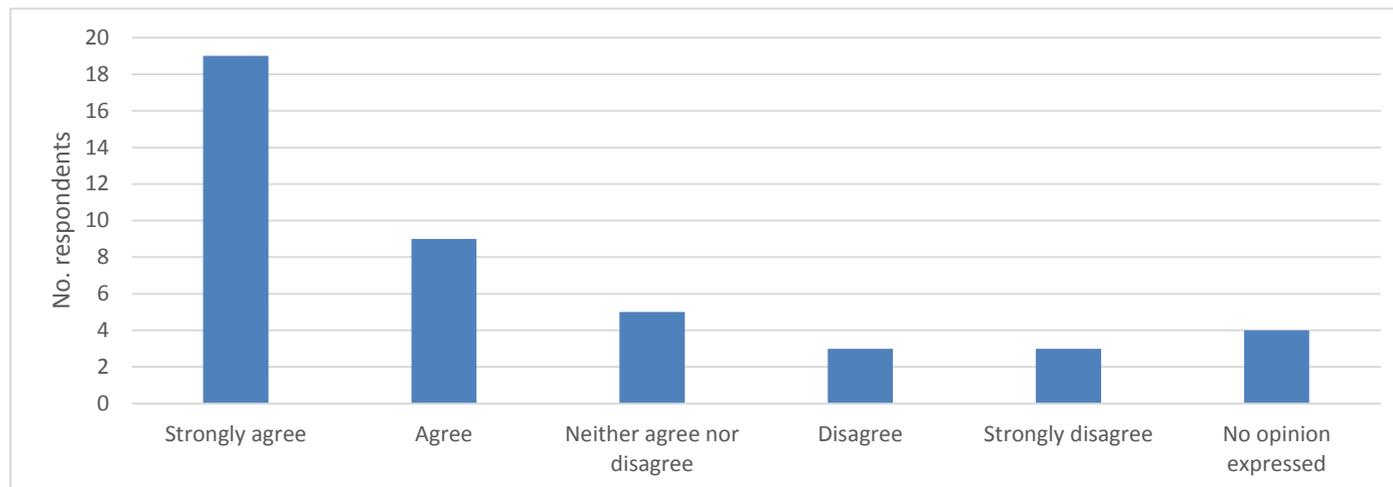
Concerns at peak times for traffic and parking (schools etc.)

Parking in the town due to increased population – parking provision, particularly for visitors

Need to improve Wycombe Marsh and London Road

Need improvements across all local roads

## Priority 8: Attractive and high quality architecture



General feeling that this was important but should go without saying

Should be varied and site appropriate/suitable to the local area

One respondent requested ecologically-friendly and energy efficient designs

Complimentary to Pine Tree development

Issues of key importance (recurring issues)

Traffic, transport and parking, particularly at Abbey Barn Lane and Daws Hill Lane

Need for social housing

Importance of design as being at the forefront of developers minds

**Qu 2. Are there any priorities other that we need to consider?**

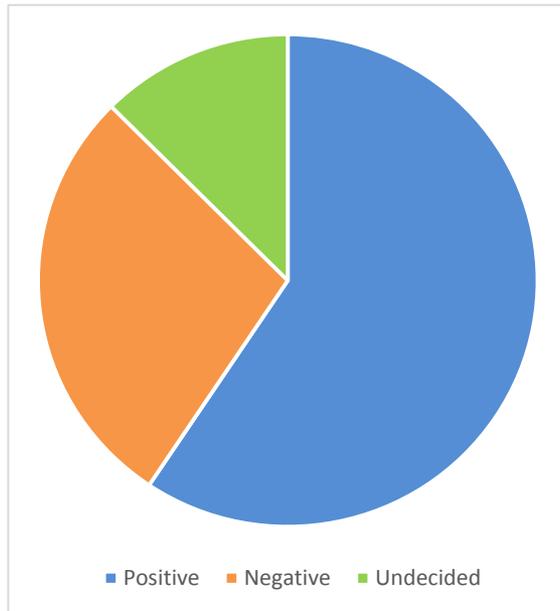
**Ecological**

**Community**

**Design and infrastructure**

**Aesthetics**

### Qu 3. What are your first impressions of the Framework Plan?



#### Positive

'looks like a sound plan'

The vision is considered well thought out and 'good' by the public

Good opening up of communal and green space

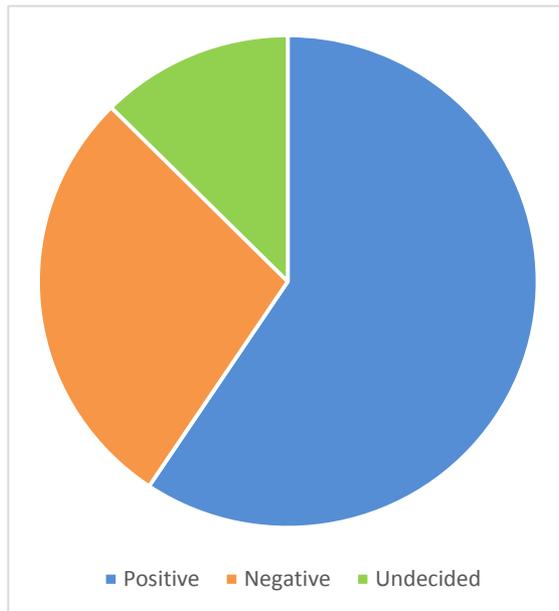
'I like the way it incorporates footpaths, bike tracks and integrates existing features of the landscape.'

Clear that the liaison group were listened to

Pleased that The Ride is being maintained –

respect for the Ride – generally impressed with plans for this

### Qu 3. What are your first impressions of the Framework Plan?



#### Negative

Criticism that have not fulfilled 'village character' aim

'profit before people'

Other comments

Public want more information in general, particularly on traffic, transport and the impact of these as well as on planned changes to the bottom of Abbey Barn Lane, as well as the design and density of housing.

Recognition that needs to be done but the amount of housing seems a little scary

Qu 4. The Ride offers an existing opportunity to create a new public space.  
What aspects are important for these proposals?

