

GOMM VALLEY/ASHWELLS LIAISON GROUP MEETING

Meeting Notes

Meeting Title:	Gomm Valley & Ashwells Liaison Group Meeting	
Date:	9 th September 2015, 7pm	
Location	Committee Room 1,WDC	
Chaired By	Cllr David Johncock	
Attendees:	See Membership List as modified by apologies	
Apologies	Mrs Tully – Mr Woodman as deputy. Tony Garner – Mr John O'Brien as deputy. Mr Chadwick – Mrs Debby White as deputy. Ken Cooke	
Points of Agreement/Actions	Notes	Action
<p>1. Introduction</p> <p>Developer's Agents attending: AXA Simon Fitton (Alder King) Peter Corrie (LDA Design) Ben Croot (LDA Design) Francis Gaskin (Templar Strategies)</p> <p>WDC Neil Rowley (Savills)</p>	<p>Welcome and introduction from the Chairman.</p> <p>As Cabinet Member for Planning, the Chairman has decided that:</p> <ul style="list-style-type: none"> - All local Ward Members should be allowed to attend Liaison Group meetings subject to approval of the Liaison Group Members. - Cllr Neil Marshall shall act as Chairman of all Liaison Groups in the absence of the appointed Chairman. 	
<p>2. Group Membership</p>	<p>Mr Winterburn to step down from the Liaison group for personal reasons. Mr King put forward by Mr Winterburn as his replacement. Agreed by Group.</p> <p>Cllr Andrea Baughan (Micklefield Ward) to be invited to join Group as Local Ward Member in the light of revised guidance from Cabinet Member. Agreed.</p> <p>Chairman asked the Group to consider whether it would be appropriate for Cllr R Farmer and Cllr M Clarke to join the group given their interest in the impact of the GVA proposals on the Rye Mead ward. Group agreed that they could be invited to attend and observe Group meetings but not to become part of the Group membership as concerns that that membership will get too large.</p>	

<p>3. Minutes of the last meeting Held On 10th June 2015</p>	<p>Minutes to be amended to reflect e-mail comments made by Tony Gardner. Addendum as follows:- Pimms Action Group would reject the idea that the first 100m of Cock Lane could be expanded to 2 lanes and option of a new roundabout , objections would be:-</p> <ul style="list-style-type: none"> a) The hedgerows are protected also the land on the west side falls away steeply b) The traffic through the lane has to contend with a single lane bridge governed by traffic lights c) Further construction by traffic lights to gain entry to London Rad, often resulting in a tailback to the bridge prompting frustration and causing some motorists to go through the lights on red. d) Redevelopment of Lane Way when finished will contribute an increase of about 150 extra cars using the lane. 	
<p>4. Matters Arising since previous meeting.</p>	<p>All actions completed except:</p> <ul style="list-style-type: none"> - Private & Public Views - Feedback on views provided. Slides presented by Robert Harrison to be forwarded round the Group. - Ben Croot suggested that guidance notes on the Planning Portal web site about “material considerations” would be helpful to the group. 	<p>RH BC/RH</p>
<p>5. Update on Infrastructure Roundtable.</p>	<p>Summary report From Phil Hooper. Last Infrastructure Roundtable meeting was on 7 July focusing on transport update and latest draft report from Jacobs.</p> <p>The next Infrastructure Round Table Meeting is scheduled for Tuesday 13th October – Open Space.</p>	<p>PH</p>
<p>6. Feedback on the Development Brief</p> <ul style="list-style-type: none"> - Parts 1-4 of development Brief. - Draft Site Plan. 	<p>Presentation from Robert Harrison on the latest thoughts on the Development Brief and emerging site layout. Presentation will be sent round the Group.</p> <p>Written response provided to group. Please provide comments by 16th Sept through to Robert Harrison and Lucy Bellinger at WDC (Robert.Harrison@wycombe.gov.uk & Lucy.Bellinger@wycombe.gov.uk)</p> <p>Questions posed by Robert for the Group to focus upon:-</p> <ul style="list-style-type: none"> a) Should any areas be excluded or included? b) Alternative layout options? c) Thoughts on Cock Lane options (spine/link road, widening or other) d) Potential vehicle link between parcels 1 & 2 <p>Carolyn Leonard – pleased to see both plans and open areas undeveloped. The school is a good idea but a single form entry school (one class per year) will not be</p>	<p>RH</p>

	<p>economically sound.</p> <p>RH clarified that land will remain undeveloped in perpetuity, preferably secured by ownership/held in trust. Aspiration to create more chalk grassland and connection of habitats.</p> <p>John O-Brien - Keen to explore future of Cock Lane and how to prevent rat running, but question as to how cemetery will be impacted upon. If there is no need for the school there would be no need for access point "d". Access point "d" should be deleted and rely on point "c" only.</p> <p>Geoff Stevens – wish to have longer to comment. Questioned how the information can be shared with local residents group in newsletter as it is confidential. DJ will take a steer from officers. Possible option of sharing draft newsletter text with WDC first before releasing.</p> <p>Katrina Wood – clarification sought on access points to Ashwells. Likes idea of making Cock Lane a cycle/pedestrian route only. If widening Cock Lane need to also consider widening of railway bridge.</p> <p>Gerry King – reassuring that settlements will remain separate. Concerns will be raised if extra traffic is planned to go onto Cock Lane. When will numbers of houses be looked at?</p> <p>RH – no housing numbers decided yet, only considering development parcels at this stage.</p> <p>Gill Markham – two separate bus routes currently serving areas. Pedestrianisation of Cock Lane will impact on current people who live in area and divert traffic onto other routes. Need to be mindful of existing residents and potential impact on them.</p> <p>Miles Green – plans appear to be more ambitious than seen previously from AXA. Widening of Cock Lane would surely increase usage. Main concern is to traffic being induced into area/Cock Lane rather than from traffic generated from the new development – predicted traffic growth. If parcel 7 is developed then only just creating a slither of separation between the two areas.</p> <p>Debby White – clarification sought on ecological constraint adjacent to school site and when will decision on need for new school be made.</p> <p>SF – clarified environmental issues near potential school site.</p> <p>PC – careful consideration will need to be given to the "edge" of development to protect areas from public access.</p> <p>DJ – decision will be made on need for school on the site before the development brief is finalised and as part of Infrastructure Group.</p> <p>Ian Forbes – Requested on update on programme for the development brief.</p> <p>RH – shall provide an update outside of meeting.</p> <p>Ian Forbes – do Bucks and Jacobs have a plan to upgrade</p>	<p>DJ</p> <p>RH</p>
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Cock Lane as a consequence to predicted growth anyway?
DJ – subject to further work and modelling.
Ian Morton – echo concerns about widening of Cock Lane especially at single track places. Larger landscaped/treed buffers needed to ancient woodland and designated ecological areas such as SSSI. Local residents in previous public consultation said that they did not want parcel 4 developed.
PC – back to back houses is best design approach and a more secure solution rather than open space or woodland. There is a logic behind which parcels are suggested for development.
RHart – The rationale will be provided as part of the development brief.
Paula Lee – Echo comments already made. Vehicles stacking already onto Gomm Road and pushing traffic onto bottom of site will add to existing problems.
Chris Woodman - Fantasy notion that Cock Lane will become an east High Wycombe by-pass. There will be an increase in demand for traffic down Cock Lane whatever happens. A spine road through the site will become an alternative for Cock Lane. When can we discuss storey heights & building form. How do the developers feel about timetable slippage.
PC – if new link road through site is properly designed to handle predicted traffic then it will work as an option.
RH – Building form will be discussed in due course and shared with Group.
SF – frustrating that timetable has slipped but held up by transport modelling work.
Kati Bushell – top of Tylers Green cannot cope if Cock Lane widened/spine road created as Tylers Green will lose village character & erosion of the green separation between the settlements. Cannot see how access point onto Hammersley Lane will be safe given that road is steep and windy. Increase in development envisaged at Ashwells is phenomenal. Concern over loss of paths and green space.
RH – noted. BCC has raised the same concern.
Phil Hooper – Agree with Kati Bushells comments. Staggered by how much development envisaged, but disappointed that plot 10 was previously shown as highly visible but now being suggested for development. Goes against what previously presented. Welcome more than one access point at Ashwells but need to ensure that does not become a rat run. Seems that greater consideration has been given for how traffic is dispersed elsewhere on site & rather lacking at Ashwells end.
Questionable need for bus route from Tylers Green down to London Road, could the route go down Hammersley Lane instead. Top of Cock Lane dangerous and school safety issue. Speed of traffic heading up the road past the

	<p>school. New vegetation & woodland for screening of outer edge of new housing. Question if buffers proposed to where existing residents are – need to ask new residents what they would like to see.</p> <p>RH – not at stage yet to decide on planting buffer zones.</p> <p>Matt Knight – cul de sac communities have a different feel to through/connected communities. Welcome spine road option to deal with issues with Cock Lane. To specifically design a new road is a good opportunity. Development parcels appear to be weighted towards Cock Lane/Gomm side (left side of valley).</p>	
7. AOB	None	

8. Next Meeting	Date of next meeting to be confirmed following discussion with officers & agents.	RH/DJ
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Date.....

Signed.....

Chairman

Agreed by Liaison Group on 14th October 2015. Awaiting Chairman Sign-off.