

GOMM VALLEY/ASHWELLS LIAISON GROUP MEETING

Meeting Notes

Meeting Title:	Gomm Valley & Ashwells Liaison Group Meeting	
Date:	14 th October 2015, 7pm	
Location	Committee Room 1,WDC	
Chaired By	Cllr David Johncock	
Attendees:	See Membership List as modified by apologies	
Apologies	Cllr Knight Phil Hooper – Dawn Oatley deputy Geoffrey Stevens – John Hyde deputy	
Points of Agreement/Actions	Notes	Action
<p>1. Introduction</p> <p>Developer's/Agents attending:</p> <p>AXA Katherine Norris (Alder King) Peter Corrie (LDA Design) Francis Gaskin (Templar Strategies)</p> <p>WDC Charles Brocklehurst</p>	<p>Welcome and introduction from the Chairman.</p> <p>Guests:</p> <ul style="list-style-type: none"> • Mr Woodley • Mrs Marika Reed 	
<p>2. Group Membership</p>	<p>Chairman reiterated his email of 16th September in relation to conduct of Liaison Group Members and suggestion to consider amendment to Terms of Reference.</p> <p>Chairman tabled an amendment to Liaison Group Terms of Reference in relation to member conduct:-</p> <p><i>“WDC wants to have free and frank discussion with local community groups and residents about the proposals coming forward for the reserve sites. It has therefore established Liaison Groups (LG) which are intended to be a safe place to explore options and opinions candidly in a round table format. In that regard, it is essential that all LG members can express their views without the fear of being castigated or misquoted in public.</i></p>	

	<p><i>The LG is not a political forum and should not be used as such. Members of a LG must be apolitical, remain objective and constructive and work in a spirit of mutual respect without fear of reprisals or intimidation by others present. By joining the LG you automatically agree this code of conduct.”</i></p> <p>Group voted to agree change: 15 for and 1 against motion. Terms of reference to be amended and re-issued.</p> <p>Group agreed to continue attributing statements to individuals within minutes of the meetings.</p> <p>Ian Morton asked if members of the public can attend meetings. Chairman confirmed that members of the public can come and listen to Liaison Group meetings.</p>	
<p>3. Minutes of the last meeting Held On 9th September 2015</p>	<p>Chairman confirmed that he had received comments about the amendment to the June minutes, but proposed to leave minutes as approved and take subsequent comments into account separately.</p> <p>Mr King put forward the argument there may be scope to create an access onto Cock Lane adjacent to the Southern boundary of Ashwells, which would allow for alternative layouts and facilitate access onto Cock Lane where the levels are less challenging.</p> <p>Cllr Johncock – reassured Mr King that his comments would be taken into account along with all other members of the group.</p> <p>Minutes of 9th September agreed.</p>	
<p>4. Matters Arising since previous meeting.</p>	<p>None – all actions completed</p>	
<p>5. Update on Infrastructure Roundtable.</p>	<p>Summary report from Robert Harrison on the last Infrastructure Roundtable meeting was on 13th October focusing on Open Space. Notes to be posted on the website.</p> <p>Pending Round Table Infrastructure meetings in respect of Transport and Health. The Health meeting is scheduled to take place on Tuesday 10th November at 7pm to be held in Committee Room 1.</p>	
<p>6. Feedback on comments received in respect of the Development Brief and Master Plan.</p>	<p>Presentation provided by Robert Harrison. Copy of presentation to be put onto web site.</p> <p>Miles Green – Concern expressed that a number of new land parcels have been suggested since 2014 Options Consultation. DJ confirmed that parcels remain as</p>	<p>RH</p>

suggested options but we would have to provide very good reasons as to why parcels are not be included given pressure of housing delivery.

Ken Cooke – questioned status of 2014 sites assessment document and tables illustrating developable areas. DJ confirmed no longer relevant because work has moved on.

Tony Garner – The list of development objectives for Gomm Valley which were presented by officers back in March are being ignored, with development now being suggested across the whole of Gomm Valley from north to south.

DJ – comments noted but objectives still apply.

Tony Garner shall be providing an alternative plan for development of Gomm Valley – to be sent through to Robert. Is too much emphasis being placed on buffer?

Question whether other local villages/areas have buffers?

DJ – The question to be asking is what size the buffer should be to prevent coalescence of communities.

Haidrun Breith clarified that there are no standard buffers for designated wildlife sites apart from 15 m to ancient woodland. Distance depends upon the wildlife designation and advice from Natural England.

Need to clarify whether there is link via Carter Walk/Wheeler Avenue

Miles Green – How useful are comments from the Group?

DJ confirmed that comments will be noted but the reality is that we will not be able to meet everyone's aspirations. DJ will be presenting the final Development Brief to Cabinet by February 2016. The next stages will be firming up the Brief and landscape impact assessment work.

Tony Garner – Very concerned that Taylor Wimpey land is suggested for employment use. The land would be better used for a school and/or houses.

RH/DJ confirmed that Taylor Wimpey are looking at whether access can be gained to the land. There are a number of constraints on this land parcel; steep levels, buffer to ancient woodland, shoulder of valley important landscape component, noise and vibration from railway line & access. Need to ensure that job opportunities are provided near to where people live and explore all opportunities for new employment sites.

John Hyde – Parcel 4 is just as visible as parcels 1 and 11.

Peter Corrie- It is a balancing act between saving sufficient character & appearance of the valley and development but there will have to be sacrifices. Restriction of development but to what degree.

Carolyn Leonard – Will the Jacobs work look at public transport strategy?

DJ – Yes, strategy will look at improving attractiveness of public transport and giving people a choice as to how they travel.

Gill Markham – Will concern about local transport be fed

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back to Jacobs?

DJ – Yes. Decision on road options will rest with WDC and Infrastructure Group will consider spine road as it is a strategic option.

Gerry King – Would welcome a bus route along new spine road linking to A40.

Ian Morton – How can County be influenced on location of school? Could school be located further into the site, parcel 5?

DJ – Location of school is linked to catchment area and need for a school to serve Gomm Valley and east of High Wycombe. Parcel 5 is unlikely to be large enough. Public consultation upon development brief will take place in January. Noted comment that location for any exhibition will need to be held near the site.

Mike Chadwick – What is the road rationale? Relief road or to serve the development?

RH – Jacobs are reviewing all options for serving the site.

CN – re-confirmed intention to hand over undeveloped parts of the site but awaiting firm confirmation upon extent of land before having discussions about future strategy for management and maintenance.

Mike Chadwick – has contact with local wildlife groups and is keen to embark on discussions.

Ken Cooke – clarification sought on what has driven consideration of parcels 8 and 10. Has the target/range of numbers been increased?

RH – gone back to first basics that whole of reserve site should be built upon unless good reasons not to. Need to maximise site and efficient use of land whilst keeping key landscape qualities. No change to numbers target.

PC – Housing numbers on the site will be influenced by density, topography, road design of spine road. The new road will need to be funded by a quantum of development.

Katie Bushell – Why are we suggesting another rat run road?

DJ – That is a question for Jacobs.

Kati Bushell – Is an east High Wycombe railway station an option?

DJ/RH – has already been explored but rail operations wish to increase line speeds which means less train stops.

Ken Cooke – requested a 2 week period for comment as 1 week is not sufficient.

RH – noted and shall liaise with developer team about consultation timeframe. Catherine Norris agreed in principle, but would need to discuss specifics as Brief progressed.

Roger Wilding – Expressed need for a road link between parcel 1 and 2 for access to school. Successful bus services are those that are frequent, including evening and weekend services.

RH

7. AOB	None	
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8. Next Meeting	Date of next meeting to be confirmed following discussion with officers & agents.	RH/DJ
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Date.....

Signed.....

Chairman

Approved at 26th January 2015 Liaison Group meeting