

# RESERVE SITES INFRASTRUCTURE ROUNDTABLE

## Meeting Notes

Meeting Title:	Infrastructure Roundtable		
Date:	21 May 2015, 7.00pm		
Location	Committee Room 1, WDC		
Chaired By	Cllr David Johncock		
Present:	<p>See Membership List as modified by apologies                      Paula Campbell-Balcombe, Bucks County Council Education Team (PC)                      Steve Chainani, Bucks County Council Education Team (SC)                      Cllr David Johncock – WDC Cabinet Member for Planning (elect)                      Cllr Audrey Jones – WDC Deputy Cabinet Member for Planning &amp; Sustainability (elect)                      Penelope Tollitt – WDC Head of Planning &amp; Sustainability                      Gerard Coll, WDC Lead Officer.                      Robert Harrison, WDC Acting Deputy.                      Graham Andrew (deputising for Mr Garner)                      David Jarman (deputising for Mr Philips)</p>		
Apologies	<p>Tony Garner (Gomm Valley and Ashwells Liaison Group)                      Nigel Phillips (High Wycombe Society)                      Simon Fowke (Slate Meadow Liaison Group)                      Cllr Val Letheran.                      Cllr David Shakespeare                      Cllr Lesley Clarke                      Cllr Mike Appleyard (Slate Meadow Liaison Group)</p>		
Points of Agreement/Actions	Notes	Action	Completed
<b>1. Introduction</b>	Cllr Johncock opened the meeting and	None	

	<p>explained that he would be chairing the meeting due to forthcoming change in Council Leadership and reshuffle of Cabinet Members. Cllr Johncock is to be confirmed as Cabinet Member for Planning moving forward. Cllr Audrey Jones to be confirmed as deputy.</p>		
<p><b>2. Terms of Reference and Membership</b></p>	<p>It was put to the group that Cllr Marshall continues chairing the Infrastructure Round Table after the current meeting. Agreed. No objections raised.</p> <p>Simon Kerry proposed for membership by Terriers Group in place of Natasha Howard.</p>		
<p><b>3. Minutes of the Last Meeting</b></p>	<p>Simon Fowke emailed Gerard Coll to request a change to the draft minutes to clarify comments made by Jessica Dippie, BCC Strategic Flood Management Team after a question was put to her about building on sites which have both a floodplain and high groundwater. Agreed that minute would be amended to state that JD stated it would need a site specific assessment led by the Environment Agency but in her opinion it would not be sensible or recommended.</p> <p>Brian Swain tabled the comments in Appendix A to request that WDC ensure that Thames Water have full detail of probable development including 'windfall' development and that Thames Water should be asked to provide a schedule of investment to maintain an acceptable level of capacity.</p>		

<p><b>4. Actions from the Last Meeting.</b></p>	<p>Actions completed.</p> <p>Noted that Appendix A from Thames Water was helpful.</p>		
<p><b>5. Presentation by Paula Campbell-Balcombe and Steve Chainani.</b></p> <p><b>Bucks County Council Education Team.</b></p>	<p>Paula Campbell-Balcombe and Steve Chainani (Bucks County Council Education) gave a presentation that set out the current requirements for school expansions, projected deficits of school places, current schemes that have started on the ground, and a list of schemes where feasibility studies have commenced, what the impacts of the Reserve Sites would be and possible mitigation measures.</p> <p>The following questions arose:</p> <p>Q: When did meetings happen to express an interest in school expansion? Great Kingshill does not appear to have been included. Children at Kingswood Grange go to Gt Kingshill. Unclear why Hughenden chosen as a potential school for expansion?</p> <p>A: Expression of interest received from Gt Kingshill. However, it was inappropriately located in relation to developments. Notwithstanding the above Hughenden was chosen due to current 0.5 form entry. Other Schools in the area that expressed an interest in expanding were Cedar Park and Hazlemere CE School.</p>		

	<p>Q: Claytons school is on the opposite side of Bourne End than the Slate Meadow development and would therefore be a long way to walk for children.</p> <p>A: St Pauls currently takes people from outside catchment area. Development would push children back to Claytons who live near Claytons. Also, Claytons currently has a 0.5 form entry and therefore expansion represents to a 1 form entry school is preferable.</p> <p><u>Action:</u> BCC to supply the St. Paul's catchment map.</p> <p>Q: Gomm Valley and Ashwells is not well catered for in terms of which schools have expressed an interest in expansion. Tylers Green Middle School is near capacity.</p> <p>A: Tylers Green school is popular for children outside their catchment. Schools close to Gomm Valley present challenges with Ash Hill having difficult access to the site and Beechview School requiring improvements which precludes it from expansion at the current time.</p> <p>Q: St Michael's School results in significant vehicle movements. The proposed expansion will make it worse. Residents of Fair Ridge do not know about the new vehicular link. No enforcement of controlled parking; parents do not recognise others</p>	PC/SC	
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	<p>rights. Difficult to get out of Fair Ridge. Situation will only get worse with level of developed proposed in the area. SQTS did not solve issues in Daws Hill Area.</p> <p>A: Planning officer confirmed appropriate consultation undertaken and public meetings have taken place. Additional parking near sports facilities. Additional works undertaken to improve parking and traffic flow. Transport Assessment undertaken by independent consultant. Detailed matters to be dealt with outside of the meeting.</p> <p><u>Action:</u> Copy of consultation materials for Fair Ridge to be provided outside meeting.</p> <p>Q: No mention of Carrington and Juniper schools in schools that have requested an interest in expanding. Daws Hill school will not open for some years after the houses are built?</p> <p>A: Both infant and junior schools would need to expand to make it viable and only one of the Carrington schools expressed an interest. Schools grow from the bottom end up. It is a gradual process to protect viability of neighbouring schools. Therefore, in the early stages of new development a school cannot be provided. A whole form entry is required. The children generated from the early stages of a development is quite low and can generally be provided for in local schools.</p>	PC/SC	
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	<p>Q: Is it true that schools are not allowed an entrance and exit on the site?</p> <p>A: Not a rule. Sir William Ramsay is an example. The problem is with car parks, which introduces a child safety issue. Site dependent – different schools, different issues, different solution.</p> <p>Q: Ash Hill has room for expansion.</p> <p>A: School did not express interest.</p> <p>Q: Another Highcrest required in the east of High Wycombe. Local residents cannot get their children into Highcrest.</p> <p>A: Another secondary school is required in High Wycombe. A new school would be ideal. Alternatively, expansion is required.</p> <p>Q: What number of outside of county children Bucks children are at the High Wycombe Grammer schools?</p> <p>Action: BCC to provide details outside meeting.</p> <p>Q: Children from Terriers would be going to Gt Kingshill thereby increasing proportion of out of catchment children and children being driven to school.</p> <p>A: The % coming in would not necessarily increase. Children from the area would still</p>	PC/SC	
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	<p>go to the school. Children coming in from Terriers would simply displace children coming from elsewhere out of catchment. Currently no proposal to increase the size of Gt Kingshill.</p> <p>Q: Can we end parental choice which leads to the transport and congestion issues in and around schools?</p> <p>A: No. It is a central government rule. In principle you could send your child to school in Birmingham if that school has capacity after accommodating all in catchment children that wish to go there. It is impossible to get perfect balance between school places and provision as it is a constantly evolving situation. Parental choice introduces flexibility to the system.</p> <p>Q: A request was made for the latest primary school projections</p> <p>A: To be provided outside meeting. September 2013 will be the base date.</p> <p>Q: Have you had dialogue with schools in Gomm Valley/Ashwells area?</p> <p>A: We went to all schools, but only work with those that expressed interest.</p> <p>Q: What is the formula for calculating education contribution?</p>	PC/SC	
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	<p>A: Factor of circa 0.3 children per house. More detailed pupil projection formulae will be provided outside of meeting.</p> <p>Q: What is the sanction if you do not meet school provision?</p> <p>A: Public reputation where people are angry and upset with their local children being not able to attend their local schools. Example of Beaconsfield where a large number of children dropped out of private education – a bulge year was provided.</p> <p>Q: Was BE academy part of the consultation?</p> <p>A: The school is currently trying to improve and therefore their priorities are not expansion at the current time.</p> <p>Q: How much new housing on a site would be required to generate new schools?</p> <p>A: Primary 700. Secondary 5000</p> <p>Q: Schools should be written to again as they are now aware of the situation regarding development?</p> <p>A: Limited capacity to do feasibility studies. Results will be known from initial feasibility studies into Cedar Park and Hazlemere school in the coming months. Therefore contacting other schools may be necessary</p>	PC/SC	
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	<p>moving forward. In particular, the schools at southern end of Gomm Valley are of interest, but currently trying to improve. So the preference may be a new school on Gomm Valley if feasible.</p> <p>Q: Would it assist to know which schools have OFSTED issues so the infrastructure group can focus. Also a map showing the location of all schools.</p> <p>A: Maps to be provided outside meeting.</p> <p>Q: Once precise housing numbers are known could the schools issues be revisited?</p> <p>A: Yes.</p> <p>Q: Do BCC determine all planning applications?</p> <p>A: Not all. Depends on the status of school and preferred approach (academy etc). There is no set rule. Predominantly through BCC. There is an issue that the County cannot appeal against itself if a planning application is refused.</p> <p>Q: Do you have set parking standards?</p> <p>A: The parking standards are set by the District. Parking standards only apply to new development.</p>	PC/SC	
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	<p>Q: Problems with 6<sup>th</sup> Form Children driving to school?</p> <p>A: Children should not drive by virtue of travel plan. However, there are examples of parking being provided contrary to Development Plan.</p> <p>Q: Why are travel plans promoted, but not supported?</p> <p>A: Financial constraint. Travel plan compliance comes out of education budget.</p>		
<b>6. Any Other Business and date of next meeting</b>	Next meeting – Transport – TBA.		

<b>Agreed Membership List</b>	
Cllr Katrina Wood	Bucks County Council
Cllr Julia Wassell	Bucks County Council
Cllr Val Letheren	Bucks County Council
Cllr Lesley Clarke	Bucks County Council
Cllr Mike Appleyard	Bucks County Council
Cllr David Shakespeare	Bucks County Council
Nigel Phillips	High Wycombe Society
Mike Chadwick	Chiltern Society
Phil Hooper	Gomm Valley & Ashwells Liaison Group
Tony Garner	Gomm Valley & Ashwells Liaison Group

Liz Johncock	Abbey Barn Liaison Group
Stuart Armstrong	Abbey Barn Liaison Group
Brian Swain	Terriers Farm Liaison Group
Simon Kearey	Terriers Farm Liaison Group
Simon Fowke	Slate Meadow Liaison Group
Sue Wagner	Slate Meadow Liaison Group

### Appendix A - Matters arising Draft Minutes of Infrastructure Roundtable (Thames Water) 14th April 2015

As the Hughenden Parish Council member of the Reserve Site Liaison Group and member of the Infrastructure Roundtable I would request that Wycombe District Council (Planning) consider the rather vague answers given by Thames Water to the question of existing capacity to cope with the development of the Reserve sites.

In any further discussion, Thames Water should be provided with a forward forecast of probable development over the life of the existing WDC Plan taking into account the Governments renewed objective of increasing development of housing nationally and the local expectancy of increased “Windfall development”

In reviewing these anticipated increases in total development Thames Water should be asked to provide a schedule of investment to maintain and retain an acceptable level of capacity beyond that of the development expected over the period of WDC Plan.

Hughenden Parish Council would wish to see a determined effort to ensure that events as experienced in Hughenden Valley, Hambledon and Princes Risborough do not arise again rather than to have plans in place to offer what has proved to be inadequate emergency mitigation in order to avoid expensive investment to ensure more than sufficient capacity.

## **Appendix B - Additional questions raised at Reserve Sites Infrastructure Roundtable with BCC Education on 21 May 2015**

1. Question/Query - Map required of the St. Pauls Catchment area.

*Answer - See attached area plans and location plan, the map on the Bourne End planning area report shows that the majority of the Slate Meadow site falls within the St Paul's catchment area. As the school admits between 30-50% of its intake from outside its catchment – this development would effectively reduce some of that movement and result in the school admitting more children from within catchment.*

*Similarly well over 50% of Great Kingshill's intake is from outside catchment.*

2. Question/Query - Map of location of all schools and catchments

*Answer - see attached reports*

3. Question/Query - Clarification if Ofsted have any guidelines on school drop offs and whether there are restrictions on entry and exit points in schools.

*Answer - We have checked with a School Improvement Colleague who has confirmed that Ofsted don't look at this but do, sometimes, look at risk assessments health and safety issues ie access and secure frontage*

4. Question/Query - Which primary and secondary schools are currently not rated as good or outstanding by Ofsted?

*Answer - See attached*

5. Question/Query - How many out of county children attend High Wycombe Grammar Schools?

*Answer - See below:*

School	Sept 2014 Census Rolls			% Out County
	Bucks resident	Out County	Total	
Wycombe High School (Girls)	1244	69	1313	5%
Royal Grammar School (Boys)	1327	50	1377	4%
John Hampden Grammar School (Boys)	879	148	1027	14%

6. Question/Query - Updated school place projections with Sept 2013 as base date

*Answer – see attached*

7. Question/Query - Pupil generation rates/ 100 dwellings

Answer -

- *primary - 30.6 primary aged children (4-10) per 100 homes*
- *Upper schools - 16.1 secondary aged children (11-18) per 100 homes*

8. Question/Query - Copy of letters or consultation material that you or the BCC Planning Dept. sent out to residents during the St. Michael's consultation? Specifically about the second/third access point to St Michael's school (from the Depot side and from The Spinney)

*Answer - Copy of letter attached, this was sent out inviting residents to view the plans during which we showed all those who attended the access points. Copy of the formal planning letter also attached. For data protection reasons we cannot supply the names and addresses but I can confirm that it was sent to all neighbours directly adjacent to the site.*

9. Question/Query - Can you explain what was meant when you said the Daws Hill spur road is to be widened to facilitate two way traffic? Stewart Armstrong states that there already two way traffic on that road.

*Answer - We are widening the road that leads down to the school so that cars can park on one side but still allow two way traffic. Currently once cars park to pick up it leaves only enough room for one car and then the road snarls and backlogs onto the main road.*

10. Question/Query – what is the site requirements for a new secondary school

*Answer - I believe that there was also a request for site size for a secondary school to be provided. The site area we would require for a new secondary school would ideally be around 4-5 hectares – to accommodate the footprint of any new building/parking facilities (approx. 0.5-1 hectare) as well as playing fields/outdoor play areas.*