

RESERVE SITES INFRASTRUCTURE ROUNDTABLE

Meeting Notes

Meeting Title:	Infrastructure Roundtable		
Date:	13 October 2015, 7.00pm		
Location	Committee Room 1, WDC		
Chaired By	Cllr Neil Marshall		
Present:	<p>See Membership List as modified by apologies</p> <p>Cllr David Johncock</p> <p>John Callaghan, WDC Acting Deputy</p> <p>Robert Harrison, WDC Acting Deputy</p> <p>Charles Power, WDC Acting Deputy</p> <p>Gerard Coll, WDC lead officer,</p> <p>Sarah Randall, WDC Community Services</p> <p>Andy Sherwood, WDC Community Services</p>		
Apologies	<p>Simon Fowke (Slate Meadow Liaison Group)</p> <p>Simon Kearey (Terriers Farm Liaison Group)</p> <p>Phil Hooper (Gomm Valley & Ashwells Liaison Group)</p> <p>Cllr Lesley Clarke (Bucks County Council)</p> <p>Cllr Mike Appleyard (Bucks County Council)</p>		
Points of Agreement/Actions	Notes	Action	Completed
1. Introduction	<ul style="list-style-type: none"> There has been a request for the developers or their agents to attend the meeting. This request was emailed to all members last Friday and none have objected, therefore they can attend and listen to the presentation and debate as per the terms of reference of the Group. If there are any matters for discussion 	All to note	

	<p>that members do not want the developers in the room for can these be saved for AOB and please make it clear that it is something you want to discuss without developers in the room.</p> <ul style="list-style-type: none"> • No developer representatives attended the meeting in the end. • Terms of reference, need for an understanding for respect of the members of the groups, proposed update to the terms of reference to reflect this. 	<p>Suggested change to be circulated for the group to consider before the next meeting</p>	
<p>2. Minutes of the Last Meeting</p>	<ul style="list-style-type: none"> • BS concerns that this was a wider infrastructure group and that it should be looking at all infrastructure matters over the whole of the district. It was explained that the purpose of the group was to consider the wider infrastructure impacts of developing the reserve sites and that information given to the group regarding wider infrastructure matters was by way of background context for discussions. • Concern over some of the assumptions made by Jacobs in their transport model for example, no increase in LGV's over the modelling period. • The group would like to have an indication of what the infrastructure requirements generated by the reserve sites should be. 	<p>Please pass on any concerns about the modelling to Gerard so he can feed back.</p> <p>WDC are due to produce a Reserve Sites Infrastructure Delivery Strategy for consultation in December.</p>	

	<ul style="list-style-type: none"> • Cllr JW suggested that residents can pursue matters of concern through their Cllrs • Will the transport modelling be fed into LTP4 – Yes it will be fed into that. <p>The Minutes were agreed</p>		
3. Actions from the Last Meeting.	<ul style="list-style-type: none"> • Richard Smith from Jacobs attended the last Slate Meadow Liaison Group meeting which gave the members of the group the opportunity to raise any matters they wanted to be considered by the Jacobs team when looking at the wider transport matters, this was in part to overcome concerns that the Infrastructure workshop had concentrated on mainly on High Wycombe. 		
4. Update on timetables on transport study and consultations	<ul style="list-style-type: none"> • See presentation – update on consultations • John Lisle to talk at the next meeting about NHS and GP surgeries. • Transport work has been delayed due to additional modelling following comments on the initial work done. • Once the transport report is ready it will go out to consultation with the infrastructure report. LTP4 maybe out to consultation at the same time. • Concerns were expressed that there is more traffic on the road than stated in the baseline. It was acknowledged that Jacobs have been collecting additional 	Presentation to be added to the website	

	<p>baseline information as this concern had already been put to them. Any continuing concerns can be put to Jacobs in December when they return to the group.</p>		
<p>5. Presentation by WDC on open spaces and green infrastructure</p>	<ul style="list-style-type: none"> GC outlined likely open space, sports and green infrastructure requirements for each of the sites. Presentation will be placed on the website. <p>The following questions and comments arose:</p> <p>Gomm Valley and Ashwells</p> <p>Q - Were the tennis courts needed, as there are already courts in 'the village' (but out of the district) have these been taken into consideration? A – More work will be done on distribution of tennis courts</p> <p>Q - Tylers Green does not have street lights so flood lights on tennis courts could be detrimental. A - Not all tennis courts are floodlit, the location of the courts would probably determine whether they are floodlit or not.</p> <p>Cllr DJ stated tennis could go to Derehams Lane recreation ground (if they were to be moved off site).</p> <p>Re Chalk grasslands MC, there are green infrastructure policies and there are opportunities to increase the area of chalk grassland and provide links for green</p>		

	<p>infrastructure through the site as well as areas for public access (walking cycling and informal recreation) but these cannot be together on the same area. Some areas will need to be specifically managed to improve the chalk grasslands and these areas would not be compatible with recreation.</p> <p>A - The green infrastructure is being considered by officers and they are looking to ensure that all the matters raised are taken into consideration within the respective development briefs.</p> <p>Q - Once this is all done will the land then be undevelopable. Given that nothing is forever. A - WDC are looking at ways of securing the future of undeveloped areas.</p> <p>General questions Q – How utilised are the current sports facilities in Wycombe. A-the strategy is based on Sport England overall requirements for sports provision per 1000 population and the majority of pitches are used to capacity</p> <p>Abbey Barn South Q – Are the baseball diamonds to be retained? A – Yes but not sure if provision will be on or off site</p> <p>It has been raised in the Draft ABS Development Brief the possibility of locating the formal pitches in the piece of land over Abbey Barn Lane adjacent to the M40.</p>		
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	<p>LJ stated that this suggestion has not had support from the Abbey Barn Liaison Group because it would encroach on green belt land separating Abbey Barn from Flackwell Heath and concerns over road safety.</p> <p>Q- Will the footpath/bridleway between Pine Trees and ABS be retained and how will this be possible if a road to the proposed industrial area is crossing it? A – That would be a matter for the liaison group to bring up when considering the development brief but WDC would not wish to lose the bridleway.</p>		
<p>6. Delivering the infrastructure – Conditions, S106, CIL etc</p>	<p>Continuation of slide presentation</p> <p>Q - Tree planting and landscaping how do we make sure that this is controlled A - This is controlled through the planning system, developers have to make applications to do work.</p> <p>In the parishes areas 15% of CIL goes to the parish Q - is there any form of monitoring – Yes the district and the parish have to produce reports showing what has been used and for what</p>		
<p>7. Any Other Business and date of next meeting</p>	<p>Next meeting: Health - 23 November 2015.</p> <p>AOB – JW affordable housing should be considered at a more local level A - This has been considered by the Council and rejected.</p>		

Agreed Membership List	
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