

MINUTES

Daws Hill Reference Group

Wednesday 9 May 2012

Gill Gowing (Chairman)	Cllr Lesley Clarke	Ken Tyson SCRAL
Richard White WDC	Cllr David Johncock	Arthur Winning DHRA
Ian Manktelow WDC	Cllr Trevor Snaith	Stuart Armstrong DHRA
Chris Steuart WDC	Cllr Paula Lee	John Moore SFFRA
Richard Smith Jacobs	Cllr Jean Teesdale	Tony Fooks HWS
Charles Brocklehurst WDC	Lizzie Johncock	
Chris Colbourn BCC Place	Barbara Wallis LMPC	

Wimpey Team (TW)

Geoff Armstrong DPP	Sarah Matthews PBA	Bill Luck TW
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Katherine Wooley NHS
Steve Goldensmith BCC/NHS

Apologies: Councillor John Savage, Marcus Rogers BCC, Ian McGowan BCC, Simon Peacock DHRA, Carolyn Leonard.

1. Matters arising from minutes

Workshop 5 referred to in the minutes of the last meeting was Workshop 1 Group 5.

The latest TW master plan referred to in the minutes had not been attached and was circulated

Need to re check discount basis for existing development with respect to education (see section 4 of last meetings minutes)

2. Health planning (Katherine Wooley: Buckinghamshire NHS and Steve Goldensmith, Lead Commissioner Housing, Housing Related Support and Prevention)

Katherine Wolley set out the context for health care and planning in the area. Generally quite a healthy population.

Buckinghamshire context.

Acute services = hospitals (Stoke Mandeville and Wycombe) etc. Serve 535,000 population

Community health services. Serve 60-80,000 population.

57 GP practices – average list size 9,500. Relatively well served

Mental health services from Oxford Health.

General trend for care in community and caring for people within their own homes. A tendency to move resources into doctors surgeries. They are becoming more specialised.

Move towards prevention rather than care.

Generally a Daws Hill size development will have minimal impact on the acute level of services. At GP level it will not attract its own practice but need to look at capacity of practices around it.

Have had s106 funding in the past. Have spoken to WDC about Community Infrastructure Levy in the past.

Map showing doctors surgery. The nearest surgery to Daws Hill is in Cressex Road which has capacity to take additional patients.

Mrs Johncock – Flackwell Heath surgery is a branch surgery with only part time and only has capacity for another 500 patients. The other surgery has closed.

Cllr Snaith – How many patients per doctor? KW – roughly 2000.

Cllr Snaith – the Marsh plus Daws Hill plus Flackwell Heath adds up to at least a doctor or more. What provision is being made for these needs? KW – needs to check this.

Cllr Snaith – what is the waiting time to see a doctor? KW – should see any doctor on the day you phone.

Stewart Armstrong. What about dentists. KW can't answer regarding dentists. NHS has invested in capacity for dental care.

KW to come back on a number of points – performance of current service on appointments and dentist statistics.

NHS would add doctors to existing surgeries to deal with demand not build new surgeries. It is cost effective to plan like this. May need to move surgeries to form larger surgeries to provide wider range of services.

Cllr Johncock – The Flackwell Heath surgery is small and cannot be enlarged easily. How can NHS persuade surgeries to take on additional patients? KW – NHS do have some influence on this. Persuade them by saying bigger facilities have better services.

Cllr Johncock – Loudwater surgery has expanded and is good but can other surgeries expand like that?

KW there is still some capacity at the Cressex practice.

Cllr Snaith – The Cressex practice is a drive to surgery – not on a bus route. Does NHS have any standards for distance a person needs to travel. KW no. In Bucks have rural areas where people have to travel some distance to surgeries.

Cllr Johncock – the first time we have heard from the NHS so would like to say thank you. But there are issues here. Idea to get GPs together to plan services across district would be very useful.

Cllr Clarke. How will CIL be used. Steve Goldensmith. CIL can be used for health care provision. Ian Manktelow – CIL replaces the infrastructure contributions but we have not collected for health. Under our CIL we have worked with partners and looked at priorities. CIL won't pay for everything we want to fund. It is a decision for another day how CIL monies will be collected and spent. In theory CIL can fund health.

Cllr Clarke – are contributions likely to pay for health care at Daws Hill. IM – the Daws Hill development will not justify a health care facility on site but in future if the Council chooses to spend CIL on Health Care it has the opportunity to make that choice.

Arthur Winning – do GPs pay for building upkeep. KW – no the NHS is responsible. If doctors extend a building the NHS have to pay for the rent increase.

KW made the point that the NHS considers it better to put funds into healthcare rather than into buildings. Even if the capital is provided for new buildings, these have an impact on revenue budgets and divert money away from services for patients.

Some discussion about care homes.

Cllr Teesdale – In Bucks we don't have the same money as in the North of England for dementia. Is this correct? KW – not specific to dementia. Because we are relatively healthy and wealthy we get less money per head of population. We are in the lowest 5 in terms of funding per head.

Cllr Teesdale – concern about dementia.

Cllr Snaith – When you look at the numbers – High Wycombe is not healthier – we have pockets of deprivation. Do GP numbers factor in these local needs. KW – yes and no. At GP level the numbers are small. Hard to look at local variance at this small scale.

Cllr Snaith the care needs of the Daws Hill development will be greater because 30% of bedspaces are affordable housing and there is to be an elderly person care home. KW – we will need to look at the precise needs of the development. Care homes affect the level of health provision.

Steve Goldensmith: The County council has identified a requirement for extra care housing rather than a care home. Extra care housing – this is provided for older people. It is self contained with own front door with on site care and support. Development s range between 30 to 200 dwellings. Care needs are provided on site. Like an older persons complex. Options to buy or rent. Care package alters with your needs. Private or public or charitable.

Arthur Winning – what is future of Wycombe Hospital. KW – a consultation has been held on this and the results are being assessed.

Arthur Winning – what will happen in terms of the process. KW – general support from public for most proposals in principle but there are still some outstanding issues.

3. Presentations

BCC update (Chris Colbourn BCC Place Service)

Chris Colbourn outlined the actions taken so far and the context for drawing up a transport strategy. Over the next month there will be a Daws Hill focus. He outlined how a strategy will be drawn up.

Richard Smith – Map showing the transport challenges. Understanding these is key. Challenges relate to longer distance commuting which then comes into contact with shorter trips e.g. schools. The Daws Hill area has been subject to a lot of data collection. We know where and when congestion occurs. Developing a good picture before developing solutions.

Daws Hill. Primary cause of congestion on Daws Hill Lane relates to school drop off and also to bus movements. In peak hours 600 – 800 traffic movements in each direction of which 200 relate to the school drop off. 70% from west and return to west.

Did some journey time analysis. Compared school day to non school day. The school traffic causes delay. Extra 6 minutes along Daws Hill Lane.

Stewart Armstrong (SA). If the School traffic represents 200 movements on Daws Hill Lane and this causes the problems that exist, surely removing the school traffic and replacing it with the RAF Daws Hill development traffic (which will exceed 200 vehicles) is only going to create problems. RS – we also need to consider the traffic movements as well as the number of vehicles.

Key elements of transport strategy for Daws Hill:

- provision of a school link and a new western drop off area (goes through catholic schools to sports centre)
- Provision of eastern drop off in RAF site
- Marlow Hill left turn/capacity improvements.
- Dedicated public transport route with improved frequency
- Access junctions, footway provision.

Transport solutions map. Look to improve frequency of buses. Service needs re-routing through Handy Cross hub.

Strategic supporting schemes.

- Travel planning – working from home and promoting public transport.
- East West Rail. Evergreen 3 (High Wycombe to Oxford). These have a small impact on travel growth.

Web site page: <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-news/daws-hill-area.aspx>

Highway Agency. BCC have written to HA supporting a re-arranged Bisham junction on the A404 and a new Junction 3a using the slips. These schemes would provide added benefit.

Schemes not part of strategy

- M40 junction 3 upgrade not deliverable.
- Slink. This is not effective.

Next steps.

- No one solution. A combination of small measures.
- More modelling needed. A sound evidence base.
- Late May – inform Development Brief for Daws Hill.
- June – consultation on Development Brief.
- June 20th Planning Committee presentation.
- July – southern quadrant strategy.

Charles Brocklehurst WDC Property: Handy Cross Hub Development

Council committed to relocation of sports centre by March 2015.

2010 planning permission granted. In next few weeks a new suite of planning applications to be submitted.

Consented scheme had a coachway/park and ride that required government funding. Consent included about 900 car parking spaces on site. Hotel and business space. Site is 17 acres.

Revised application. Coachway park and ride now an at grade car park. Car parking spaces reduced from 556 to 400 spaces. New leisure centre, hotel, business space, medi care centre and a food store. Athletics track and all weather pitch will be relocated to other sites.

Sports centre junction increases in size.

Foodstore will help provide life style for employees.

Medi care idea will hopefully find backers. Could be dentistry, doctors, physio.

Need to speak to health providers.

Will redesign the left filter lane into the sports centre road from Marlow Hill.

John Moore – what are the plans for this junction. CB – doesn't have the answer here it will need a transport engineer to say what can be done. Will meet with Mr Moore's association. .

Taylor Wimpey Update

250 people attending exhibition 56 questionnaires 20+ comments received.

Comments included:

- Density of development
- drainage
- impact on Flackwell heath
- tree impact
- care home comments
- retirement village idea

Web site page: <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-news/daws-hill-area.aspx>

- employment use not liked
- noise levels from M40.

Questionnaires

- About half respondents would like neighbourhood centre near centre of site. This could be difficult to achieve. If on the edge of the development it is more accessible to all residents in the area.
- Support to upgrade the right of way, signalised crossing.
- Least important was upgrading of pedestrian and cycle link within the site.
- School bus hub supported.
- Concern about linking buses into Abbey Barn South.
- Left turn out of Daws Hill Lane into Marlow Hill the most important highway upgrade.

TW want to organise a bus trip to sites in the local area. To consider design: good and bad.

Plan to have a third exhibition before summer holidays and a fourth just before the application is submitted.

Heritage report sent to local authority and can be put on the web site.

Statement of Community Involvement being prepared and will be provided to the local authority to feed into the brief.

Discussion

GG – link between the Southern Quadrant Strategy and the sports centre redevelopment.

CB/RS – don't see a conflict. The sports centre redevelopment should be capable of being consistent with a strategy.

John Moore – concern that traffic will use the sports centre access road and will cause congestion here. RS – the sports centre road junction will need some more analysis.

Cllr Johncock – There will be a Task and Finish Group on the subject of transport. The Strategy needs to be shared with Council members. RW – looking at joint event at 20 June Planning Committee. We have a number of developers who are pressing on with their proposals. We need to move our plans forward.

Cllr Johncock – Councillors will need a say. Needs factoring into the timescale. RW – we are involving councillors along with the public. IM – the Reference Group includes members and is an opportunity for local members to provide their views.

Cllr Johncock – not all of members are present. Councillors want to discuss with BCC what the proposals are.

Web site page: <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-news/daws-hill-area.aspx>

GG – the group gets an early sight of the thinking and ideas as they are developed. The officers will take away what has been said.

Tony Fooks – need to work with the local residents on the southern quadrant strategy. The local transport plan is not valid and needs to be used with care. When all the development that is taking place is put together you get 10,000 traffic movements on Daws Hill Lane. You must listen. We have had to beg for every piece of information. Even Taylor Wimpey are suffering from lack of feedback from the local authorities. Data is critical. Need to know how modelling was put together.

GG – we did get a presentation on modelling from Richard Smith at a previous meeting of the Reference Group.

RW – explained that the Reference Group see information as it is produced. The County and District officers are sharing information with the group and no withholding it.

Cllr Johncock – was predicted traffic taken into account?

Barbara Wallis – unique forum for discussion. Does not agree with Tony Fooks. Consider people on the group have been given a good opportunity to comment. We are trying to do our best and we are getting advanced notice which we rarely get on a site. This is a unique and valuable process.

Cllr Clarke – problem is we have strategy that no one has discussed. Not agreed with members. No analysis of M40 problems. Disappointed that members have not been involved.

Barbara Wallis – would the 36 bus route go to the station after the sports centre? What is east west rail? RS – it will go to the railway station if it becomes the park and ride bus. Need to look at where the bus stops in Daws Hill Lane.

Councillor Johncock asked again if we have looked at traffic growth that is forecast for the future. RS - Yes it is vital that we do that. But haven't done that yet. Cllr Johncock – all the transport measures that have been outlined are only considering present rather than future. RS – look at present and then look to future after. Starting point is present. IM – there has been very extensive traffic modelling from 2009 onwards. BCC are working with this background information in mind. RS – a new model is being used to project forward. The update work is taking place this month.

Councillor Johncock – will it affect the solutions? RS – we will have regard to it.

Cllr Clarke – new primary school effects, are these included. RS – yes but not done yet. There is still work to do.

Ken Tyson – Having trouble with the analysis. The additional traffic is double the school traffic. If the school traffic causes the problem and it is half the traffic how can the transport solution work? It could be 600 – 700 extra vehicles. There will be additional back up. RS – there are also the conflict of traffic movements that need to be taken into account. KT - The fundamental problem is not the schools but the volume of traffic on the road. Tony Fooks - all development puts traffic onto the road. IM - the movements of vehicles are complex and add to delay.

CB – considered that we should be positive about the fact that the County Highway Authority have provided an analysis of the traffic issues in the area and have come up with ideas to address the issues. Stated that altering the traffic light phasing on Marlow Hill could also help relieve congestion on Daws Hill Lane.

Tony Fooks – an awful lot of data work is being done. Will all of the work be done on time?

Barbara Wallis – Detailed point about TW exhibition. Some points in TW's exhibition were unclear.

Arthur Winning – timetable for the brief is self imposed. We need to resolve problems and this may mean that the brief will need to take more time. Should not short circuit analysis.

GG – Authority is getting themselves in a position to deal with the application.

4. Workshops: Workshop 2 site specific issues and Daws Hill Development Brief (WDC)

RW outlined the workshop report. Clear consensus on issues but many different ideas in terms of solutions. A number of issues reported. Ken Tyson's idea about re - routing Daws Hill Lane will be investigated. Tree surveys – there is a new British standard. This means that the tree survey has to be revisited to ensure it complies with the new standard. No one knew that a new British Standard was going to be issued. Policy G10 (Landscaping) in the local plan gives a good commentary on trees. Updated tree survey coming to WDC in a few weeks.

Next steps. A joint public consultation on the Development Brief and the County Council strategy. This will take place in June. Publicise in press, site notice. We are not doing a mass letter drop. Could we provide leaflets summarising document for the residents association to distribute. Ken Tyson – put them on web site rather than print them. Stuart Armstrong – thinks a leaflet is needed. Will discuss at next DHRA meeting. RW to write to Angus Laidlaw regarding the Development Brief distribution/leaflets. Barbara Wallis – the Little Marlow Parish Council will deliver in their parish.

5. Neighbourhood Forum update (Daws Hill residents)

Web site page: <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-news/daws-hill-area.aspx>

Arthur Winning reported that the application to set up Neighbourhood forum will be progressed. The process will start. Standing item for agenda. DHRA to discuss on next

Barbara Wallis – to have a parish meeting to decide whether to have a neighbourhood plan.

6. Any other business

Next Meeting: This was scheduled for Monday 11 June but has been cancelled so that the Reference Group can instead attend a member briefing on **Wednesday 13th June** to receive a presentation regarding the development brief and transport strategy. This will take place in the WDC Council Chamber at 6.30pm (tea, coffee and view information) with a 7.00pm start.

A further Reference Group meeting will be scheduled for late June/early July. Dates will be circulated in due course.