

Hollands farm liaison group meeting 4 03.11.2020

Chair: Dominic Barnes

Present: Sue Wagner, Dawn Adams, Tim Bingham, Julia Adey, Julia Langley, Gary Thomas, Anna Parsons, Mike Appleyard, Jodie Cavaye, Mike Seaton

Officers: Ian Manktelow, Chris Schmidt-Reid, Chris Steuart, Chris Kennett, Jo Thornton (part)

Issue	
Highways Matters	
Millboard Road The site is only viable if there is a third access point from Millboard Road CIL should be used to secure the road and the highways authority should adopt it It should be escalated to higher levels in the Council to get commitment Have the developers discussed with the landowner?	TB
Evidence discounted use in local plan modelling Ownership is an issue CPO is not a function of highways Developer not proposing this link This was always seen as secondary link, it is only shown indicatively and not referred to in the policy. School relocated is better on a secondary route and away from the northern end of the link road There have been no discussions between Catesby and the landowner of Millboard Road	Council DA
Traffic impacts Will roads around the village be assessed in terms of congestion, safety etc? WW also commented on Millboard Road.	MA, JA, TB

Issue	
How will this be assessed in the 6 weeks allowed to determine an application?	
<p>Traffic in the town centre and junctions in vicinity for the site will be tested in the transport appraisal supporting the application</p> <p>Impacts will be considered including personal safety to make sure things are not made worse but mitigate and ensure the developer provides the mitigation</p> <p>Public Right of Way along Millboard Road for informal use seeks to increase walkability and cycling Application would have 13-15 deadline and the TA would be part of the application, but the Council will only determine when ready and often have agreed extensions with applicants as complex/large schemes take a long time.</p>	Council
<p>Is parking considered as there is a lot of on street parking currently?</p> <p>Have there been any meetings with the highways and developers, is there joined working in the Council, can traffic impacts be a reason for refusal?</p>	MS JL
<p>This is part of the consideration of the application, so impacts on parking need to be shown in an alternative location, however, the highway is not there to provide parking so some informal parking can be lost.</p> <p>No meetings so far</p> <p>As a new council planning and highways more aligned</p> <p>Traffic impacts can be a reason for refusal but Highways are a consultee not decision maker</p> <p>Any documentation reviewed is publicly available</p>	Council
<p>Why has the traffic data not been made available?</p> <p>There is no indication of how the northern part of the link road will be widened.</p>	
The traffic data is not yet available as it will be submitted along with the planning application	
<p>Photo's do not reflect the reality as they all show little traffic</p> <p>Some photos were sent that show the road conditions</p> <p>More could be provided.</p> <p>Concern that good design should prevent bad behaviour in terms of parking, it is important to make a success</p>	MA TB
The photos are not meant to deliberately not show traffic but show character of the area	

Issue	
It will be possible to add some ore photos with traffic in into the development principles section The county parking standards will ned to be applied and the detail of the parking provision and design will be considered at the application stage	
Development Framework	
Why is density highest in the north?	JA
The plan aims to show areas of low density not high density	
Have the liaison group seen the parish council comments on the draft brief?	MS
It was agreed that the comments would be sent to the rest of the group.	Council
Conservation and Heritage	
The issues log is not up to date The location of Cores End roundabout and the Conservation Area mean there is a risk of a sub-optimal solution that tries to deliver road safety and not impact the Conservation Area.	
There is no reference: <ul style="list-style-type: none"> to the site being on the edge of Hedsor Parish visibility into the site from a footpath in the parish St Nicholas Church or the grade 2 listed park 	JC
This is part of the weighing and balancing that the caser officer needs to do when assessing the application	Council
Services and Amenities	
Where might the medical centre go? Have there been any discussions? Existing facilities are poor and cannot attract new staff. The current site is being assessed, what it would be replaced with is unclear, a GP practice or a Health Centre A new health centre is required to attract GP's to the area Who should the Parish approach at the CCG? Can there be a dialogue?	MS MA SW

Issue	
No proposals to date, provision cannot be a requirement due to the size of the development, but acceptable in principle if an approach is made by the CCG and the developers.	Council
When will ownership of sports facilities and maintenance be discussed? It would be good to have a greater understanding of what is involved, the PC have resources and may be open to taking this on, TB happy to be a point of contact	MA TB
This is usually dealt with by legal agreement at the application stage This is being discussed internally as the new Council needs to establish its role, but this is possible	Council
Footpath and Garibaldi pub – the decision to continue with this proposal is not acceptable as the freeholders do not agree. DB asked if we could have something in writing, notes are correct. JC will send a letter setting out the position – ie prefer that customers use existing roads and paths and opposition to including in the brief a footpath leading to the rear of the pub Important not to mislead community about something that is not possible.	JC
Sustainability Appraisal and HRA	
Was the HRA also sent out? What are the pink amenity areas? The Little Marlow Country Park is not a reasonable walking distance from the site – does this result in a conflict? Are there toilet facilities at the country park? How will cycling be managed, how are the cycle ways planned?	JA
Yes These are areas to be aware when the site is developed The inclusion of a green infrastructure network is to also provide recreational space on-site	Council
Next Steps	
The Council will update the website setting out what has happened to date and the next steps	Council
Will the brief be updated before the consultation?	MS

Issue	
Is the brief in its current form private or has it been made publically available?	
Yes the brief will be updated in light of comments received. It is still a private document that will be made public as part of the consultation which we are setting up Consultation will be delayed	Council
The Chairman thanked David Johncock for setting up the group and everyone for their contributions. Please send response by Monday 9th November	