

# ABBEY BARN NORTH AND SOUTH

## LIAISON GROUP MEETING

### Meeting Notes

NB These are draft minutes subject to approval at the next meeting

Meeting Title:	Liaison Group Meeting
Date:	2 <sup>nd</sup> November 2017 6.30PM
Location	Committee Room 1, Wycombe District Council Offices
Chaired By	Cllr Hugh McCarthy

Attendees		Present/Apologies
Paul Bowyer (PB)	Wycombe Wildlife Group	
Valerie Brownridge (VB)	Little Marlow Parish Council	
Sue Cavalier (SC)	Abbey and Ryemead NAG	Resigned
Cllr Lesley Clarke OBE (LC)	Abbey Ward	Apologies
Cllr Alan Hill (AH)	Abbey Ward	
Councillor Marten Clarke (MC)	Abbey and Ryemead NAG	Partial Apologies (leave circa 20:00)
Patricia Curtis (PC)	Cobbles Farm	Departed 21:07
Cllr Ray Farmer (RF)	Ryemead Ward	
Jeff Herschel (JH)	Chepping Wycombe Parish Council	
Ann James (AJ)	Resident (Kingsmead Road)	Departed 21:07
Liz Johncock (LJ)	Flackwell Heath Residents Association & Hawthden PPG	
Mike Overall (MO)	Chiltern Society and Revive the Wye	
Barbara Price (BP)	Abbey Barn North & South	Apologies
Trevor Snaith (TS)	Wycombe Marsh Forum	
Andrew Taylor (AT)	High Wycombe Society	
Colin George (CG)	Daws Hill Neighbourhood Forum	Apologies
<b>Officers In attendance</b>		
Robert Harrison (RH)	Lead officer Abbey Barn South	
Chris Kennett (CK)	Deputy Officer ABN (Taking Minutes)	
<b>Representatives of the Developers</b>		
John Lambert (JL)	Berkeley	
Elkie Lees (EL)	Berkeley	
Joseph Harding (JH)	Berkeley	

Joanne John (JJ)	BMD	
Graeme Philip (GP)	JTP	
Karen Charles (KC)	Boyer	

Points of Agreement/Actions	Notes	Action	Completed
<b>1. Apologies and introductions</b>	Introductions and apologies as above.		
<b>2. Group Membership</b>	Colin George to replace Stewart Armstrong as liaison for Daws Hill Neighbourhood Forum.  Resignation, Sue Cavallier	Agreed	
<b>3. Berkeley Presentation of Proposal</b>	Copy of presentation on the website. Includes proposal for 120 unit Extra Care scheme. Proposed Hybrid PA for Phase 1 + outline for remainder of site.		
<b>4. Q&amp;A</b>	<ol style="list-style-type: none"> <li>1. (PB) % of site given to green space? – roughly 50:50</li> <li>2. (PB) school being built? Expansion of Daws Hill school</li> <li>3. (PB) Extra-care (how tall)? 3 storey. Visibility? Not from other side of valley.</li> <li>4. Trees in buffer? Oak and Beech</li> <li>5. (Jeff) Traffic movement – spine road speed control balanced with access? Road hierarchy and traffic control measures (chicane, shared spaces, parking) will be used.</li> <li>6. (Jeff) Construction traffic passing through first phase? Spine road in first, development to either side, construction road and compound separate, further north? Possible site visit to Warfield.</li> <li>7. (Jeff) Medical centre just for Extra Care? No, offered to wider community.</li> <li>8. (Jeff) Employment or residential/medical? Same number of jobs from Extra Care, better relationship to open space (no</li> </ol>		

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	<p>sheds, less isolation, more people movement).</p> <p>9. (JH) Air quality (M40) – not suitable for residential/medical solution? AQM Zone and dedicated monitoring evidence better than originally thought.</p> <p>10. (MC) Social/private housing – location and style within site? Affordable housing being provided, tenure blind, fits with development, throughout site (pockets).</p> <p>11. (MC) Parking of White Vans – needed – any constraints on these (displaced parking a problem, e.g. Wye Dene)? Standard restriction in Berkeley development.</p> <p>12. (MC) Small play areas? 4-5 smaller Local Areas of Play throughout the site.</p> <p>13. (MC) Development of Wycombe Summit site? Exchanged contracts. Comprehensive/cohesive solution. May include within this site, not necessarily within this (forthcoming) application. Was available and have bought it.</p> <p>14. (MC) Changes to footpaths? Opportunity to think about these strategically.</p> <p>15. (MC) Copy of slides requested.</p> <p>16. (HM) Invited John to speak about Wycombe Summit, esp. regarding landscape management (Deangarden Wood, reinstated ski slopes). Berkeley has inherited all obligations from permitted scheme.</p> <p>17. (MC left at this point)</p> <p>18. (MO) Abbey Barn Lane – green edge, perception of maintaining a rural road/location.</p> <p>19. (MO) The Ride – keeping formal recreation and cycling out of the ride, and keep formality/heritage of Ride. Explained formality of side-rooms, informality of central space, work-in-progress. ‘Pitches’ more kick-about areas, less formal, located close to school/housing.</p> <p>20. (HM) Management of space – either management company or local authority. Progressing enquiry with Land Trust.</p> <p>21. (MO) Theme of play? Natural play approach, not playgrounds.</p>		

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	<p>22. (MO) Housing numbers – clarified 550+120</p> <p>23. (MO) Location of Extra Care next to motorway – no, poor decision! Though principal within site welcome. Proposed woodland screen in place of allotments and Extra Care. Response – use of buildings to create quieter space.</p> <p>24. (LJ) Quite likes the scheme, had reservations to start with.</p> <p>25. (LJ) Keep name “The Ride”, everyone knows it as that.</p> <p>26. (MO/LJ) Park/ride – for all comers? What about cars? Visitor parking within spine road and development. Parking to be provided on street.</p> <p>27. (LJ) Extra Care – shares some of Mikes views, OK with idea of Extra Care, not OK with (old) idea of sports fields there.</p> <p>28. (LJ) Where is air quality data?</p> <p>29. (LJ) Play in the Ride – ideal for trim park? Yes, and looking to use wood from tree management for play use.</p> <p>30. (LJ) Cladding – poorly kept, avoid? Poorly specified/located in past. Zero-maintenance simulated ‘planks’ may be used, no weathering problems.</p> <p>31. (LJ) Wycombe Summit – good access location, also compound/construction access? Site visit to show how construction is approached with residents on site. Explained elements of construction approach to avoid impact of new residents.</p> <p>32. (LJ) Anti-social behaviour on Ride. Extra Care might help relive this.</p> <p>33. (VB) Impressed with scheme moving on from previous version.</p> <p>34. (VB) All houses or flats too? Blocks of 9-12 apartment at key junctions (~20% of accommodation).</p> <p>35. (VB) Affordable Housing? With Extra Care aiming for 40% (scheme more viable) – 216 of 670 units.</p> <p>36. (VB) Open space – who does/pays for management? Doesn’t want it to go to Wycombe or Parishes? Management company, trust or local authority.</p>		

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	<p>37. (VB) Infrastructure? Fibre broadband from day 1, RH has sent requirements to Berkeley, meetings with Thames Water, Bucks Transport. Waiting on highways modelling to determine junction.</p> <p>38. (AT) Keep Ride from encumbrance / formal play. When will proposal for green space be provided. Masterplan and commitments with planning application, reserve matters for detail. WDC to determine timing of delivery.</p> <p>39. (AT) Land by motorway – likely use of land if Extra Care does not come forward? B1/C, B8, D1 all possibilities. Surplus of B1/B8 in Bucks, better/bigger sites for employment, WDC owns other land for delivering employment, employment (quality) by Extra Care.</p> <p>40. (AT/LJ) Concerned about B8 storage/distribution. Berkeley doesn't support this, WDC states need. No obvious solution.</p> <p>41. (TS) School – timing of build to avoid children commuting? Uncertain, single form entry likely soon, two form entry uncertain.</p> <p>42. (TS) Extra Care – excuse not to build real affordable homes, numbers game! No response from Berkeley.</p> <p>43. (TS) Allotments – WDC or private, would like to see more in council control? Not considered detail.</p> <p>44. (TS) air quality / noise changes, wants evidence. (no response)</p> <p>45. (TS) White Vans – will they be excluded? Needs to be avoided.</p> <p>46. (TS) Café on Ride? Not enough critical mass (customers) for permanent, but space for coffee cart will be accommodated. Potential inclusion within Extra Care.</p> <p>47. (TS) Direction of traffic leaving Abbey Barn Lane, concerns about volume of traffic through Wycombe Marsh? Subject to Jacobs modelling.</p> <p>48. (PC) Traffic on Abbey Barn Lane (heavy trucks)? Construction traffic will have to come through Daws Hill.</p>		

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	<p>49. (PC) Extra Care. Fumes and noise from motorway significant (own experience), not appropriate for elderly.</p> <p>50. (AJ) Provision for local shops? Taylor Wimpey facility plus walk to Waitrose! No provision within ABS.</p> <p>51. (RF) Parking chaotic at Wye Dene. ABS needs more parking spaces, reconsider 'white van' parking. Commercial parking area?</p> <p>52. (RF) Extra Care, not best position (pollution, noise), also don't include as part of affordable.</p> <p>53. (RF) Not suitable for employment site.</p> <p>54. (RF) Junction of Abbey Barn Lane at Heath End Road has frequent accidents.</p> <p>55. (RF) Bus service is good. Response – providing route, not service (depends on time routing through site and critical mass of customers).</p> <p>56. (EL) asked questions on building styles – essentially traditional not contemporary, sought opinions. Discussion focused only on cladding.</p> <p>57. (HM) Parking will be a big issue for planning committee.</p> <p>58. (HM) Visit to Warfield welcome, will be put on agenda.</p>		
<p><b>5. Feedback on Liaison Group Processes to-date.</b></p>	<ol style="list-style-type: none"> <li>1. Make suggestions, but not sure if they are taken on board.</li> <li>2. TS – Round table infrastructure not discussed in round table way.</li> <li>3. VB – Infrastructure cannot be divided from development.</li> <li>4. LJ – no feedback on air quality.</li> <li>5. RF – pollution a fact with transport corridors in valley, not really in a position to take it but will have to.</li> <li>6. VB – email more frequent updates in between Liaison Group meetings.</li> <li>7. TS – joint meeting needed with Infrastructure groups with Liaison Groups for all the Reserve Sites.</li> <li>8. VB – liaison group broadly works, need more communication/meetings.</li> </ol>		

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	9. LJ - School – losing playing fields? No, plan was to expand into kickabout area, which is replaced at ABS. 10. MO - Baseball pitch? Being kept out of ride.		
<b>6. AOB</b>	1. JH - Location of care home – needs to be addressed carefully. Top of ski slope? 2. MO - Need a spatial strategy for employment land. No strategy for white vans.		
<b>7. Date of Next Meeting</b>	TBA – Circa Date of application submission.		

<b>Agreed Membership List</b>	
Cllr Hugh McCarthy	WDC (Chairman)
Cllr Valerie Brownridge	Little Marlow Parish Council
Barbara Price	Resident (Kingsmead Road)
Cllr Marten Clarke	Abbey and Ryemead NAG
Patricia Curtis	Cobbles Farm
Andrew Taylor	High Wycombe Society
Paul Bowyer	Wycombe Wildlife Group
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