

HIGH WYCOMBE RESERVE SITES INFRASTRUCTURE ROUND TABLE

23 March 2016, 7pm

Committee Room 1, WDC Council Offices, Queen Victoria Road, High Wycombe

DRAFT MEETING MINUTES

	Item
Attendance	<p>See membership list as modified by apologies.</p> <p>Apologies from: Cllr Letheren Cllr Shakespeare Mike Chadwick Phil Hooper</p> <p>Also in attendance –Penelope Tollitt, WDC; Gerard Coll, WDC; Charles Power, WDC; Cllr David Johncock; Cllr Martin Clarke (observer); Allan McGovern (Observer)</p>
Introduction and minutes from last meeting	<p>Minutes and actions arising from the last meeting</p> <p>Request to change one item from Nigel Philips – question rephrased, already on the minutes – no further actions</p> <p>Minutes agreed</p>
Summary of consultation responses to Draft Infrastructure Delivery Plan	<p>Presentation by G Coll</p> <p>Copy of presentation to be circulated to attendees and members of the group.</p> <p>This is a summary of the comments received it does not cover all individual comments, it goes through the broad topics. The first sets of comments are those from interested parties, the final sets are from the developers.</p> <p>Most comments focused on individual sites.</p> <p>General comments</p> <ul style="list-style-type: none"> • The report should comment on existing infrastructure and the requirement to take into account other development taking place. • Some of the figures used in the report are out of date (eg 2001 census). <p>Transport – general</p> <ul style="list-style-type: none"> • should be forward funding particularly London Road, • scepticism over bus routes and levels of cycling • comments about school traffic not being addressed.

Abbey Barns

- concerns over number of accesses, also traffic getting onto London Road
- Should leave pinch points in on Abbey Barn Lane
- Conflicting comments over Winchbottom Lane, widen it or keep it as it is

Gomm Valley

- Several comments re Cock Lane and spine road more support for the spine road than for widening Cock Lane.
- Concerns over where the spine road will meet Cock Lane
- Concerns over access from Hammersley Lane to plot 1
- Widespread approval re pedestrian and cycle access to the valley
- People don't want bus route 31 entering into Ashwells but support for 27 into lower part of the valley
- Concern over possible introduction of street lighting to Ashwells

Terriers

- Support for two accesses but concern over where the second access goes.
- School drop off not required, also concern over park and ride.
- Concern over traffic calming on Kingshill Road
- Uncomfortable with upgrading Lady's Mile for a cycle route – don't want it urbanised

Slate Meadow

- Questions over veracity of TRICS information,
- Concern over access to the site
- School drop off; some support, some concerns over congestion
- Support for improvements to the former railway line
- Concern over the impact upon parking in Wooburn and Bourne End
- Signalisation of Stratford Drive crossing on B4019 pluses and minuses

Education

- Secondary schools info is light some updates
- Primary schools – questioning pupal yields and figures in general
- Concerns over the Gomm Valley school and whether it is supposed to meet demand from Terriers, clarification to be given
- Concerns over Terriers areas having no community and maybe a school would improve community
- Concerns over catchment areas for St Pauls at Slate Meadow and whether the LEA can alter the catchment as it's a religious

school.

Utilities

- Marlow sewage works concerns over when the upgrade is due
- Concerns over waste water flooding
- Concern over traffic congestion due to utilities upgrade that may be required to bring forward development on the sites

Green Infrastructure

Abbey Barns

- Large buffer to Dean Garden Wood required
- Location of Sports facilities in GB not supported

GV&A

- General support for improving sports facilities and improved access,
- Green gap between two areas,
- Chalk grassland is sensitive to intensive use by dog walkers, cyclists
- Small play areas just for the development not NEAP, don't want to draw people into the site leading to parking issues

Terries

- Sport facilities generally supported,
- concerns over floodlights,
- allotments are needed on this side of town

Slate Meadow

- Village Green should stay where it is
- green space to middle of site and play area to sides

Community Facilities

- Concerns that this section was light – no firm proposals
- Schools should be opened later to act as a facility (Cllr Wassell – it costs too much to pay the caretakers to keep them open)
- Terriers concern over lack of community facilities on site,
- Not much that can be done to upgrade facilities at Wooburn & Bourne End

Health

- Concern over NHS saying they can deal with things but there are issues (the NHS have not spoken to the local practices, although they claim they have)
- Lack of facilities in east Wycombe – (NHS England have not objected to the closure of Lynton House)

There is a review of doctor's surgeries across Buckinghamshire that is taking place over the next year which might help resolve

these issues.

Developers comments

Abbey Barn

- Agree that pinch points should be retained.
- A full upgrade of the walking and cycling route to Flackwell Heath should not be necessary. A sub-standard 'narrow' footway/cycleway would be acceptable given cost, land constraints and its limited use.
- Could leave baseball pitches where they are but that would mean no employment use.
- Would rather pay contributions for sports pitches rather than provide.

Terriers Farm

- Prefer one access point
- No school drop off
- The Development would have little impact upon Widmer End and therefore should not contribute to traffic calming measures there.
- Support contributions to off-site school
- Want more evidence re sports facilities and have concern over the impact of floodlights on the AONB

GV&A

- No third part land to be included as they don't want to be 'ransomed'
- No extension of bus route 31 into the site

SM

- LEAP not NEAP

There followed some general questions:-

Q – Will we align the comments and responses to them.

A – Yes, the Council will be producing a consultation report setting out a summary of the responses received and responses to them. A revised final document will also be produced. We need to draw a line in the sand and have the document completed to enable discussions with developers over the sites as we move towards development briefs and planning applications.

The Council is also producing a wider infrastructure report for the new Local Plan which will include a broad plan for Infrastructure across the District.

Some discussion over the need to concentrate on specific improvements that can be made to ensure that these sites don't have

	<p>a detrimental impact upon the area and the fact that we cannot expect the developers to fund solutions to existing problems.</p> <p>Concerns expressed over the relationship between utility company providers and the developers.</p> <p>Traffic - why does the Jacobs report not use the same figures as the census for the Wycombe urban area. GC to check how Jacobs have defined the Wycombe urban area.</p>
Next Steps	<p>Need to:-</p> <ul style="list-style-type: none"> • work with the County regarding the wider transport issues • have more discussions with NHS England • have discussions with Thames Water re the sewage treatment works • Gomm Valley – discussions over how the undeveloped areas are managed and controlled, we are working with groups to see how we do this.
AOB	None.

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