

TERRIERS FARM LIAISON GROUP MEETING

03.11.15 Minutes

Present:

Matt Knight (Chairman)

Tony Green (WDC)

Ian Guy (Widmer End Residents Association)

Sara Perry (Hazlemere Rights of Way)

Andrew Cole (High Wycombe Society)

Deborah White (Chiltern Society)

John Bland

Paula Day (Kingshill Grange)

Catherine Oliver (WDC)

Hugh McCarthy (WDC)

A Hussain (WDC)

David Wainman (Hazlemere)

Richard Atkinson (Brands Hill Residents Association)

Alan McGovern

Richard Newman (WDC)

Chris Wood (East of Amersham Hill Residents Association)

Craige Burden (Persimmon Homes)

Officers

Charles Power (WDC)

Sarah Oborn (WDC)

Stephanie Penney (WDC)

Apologies:

Anthony Wright (East of Amersham Hill Residents Association)

| | Item | Notes | Action |
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| 1 | Introductions | | |
| 2 | Minutes of the last meeting | <p>The minutes were agreed.</p> <p>Members of the TFLG voted in favour of Alan McGovern joining the group. NB need email address.</p> <p>Craige Burden, Persimmon, also attended the meeting but members advised that they would ask him to leave the room should they wish to discuss anything in confidence.</p> | |
| 3 | Feedback from representatives on the Infrastructure Round Table | <p>CP reported that at the last Infrastructure Round Table meeting open space and green infrastructure was discussed. The presentation is on the website. It was reported from Community Services that the sports facilities are highly used in Wycombe. The next meeting is on 23rd November and will be discussing Health.</p> <p>CP clarified that there is a pay off between schools and open space with Gomm Valley. The primary school is likely to be located in Gomm Valley, thus delivering the need from Terriers. Therefore Terriers will provide for additional open space. Widmer Football Club highlighted the need for extra provision and the proposed pitches would be welcomed by them. Hughenden Parish Council also highlighted the desire for an all-weather MUGGA as</p> | |

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| | | <p>there is no facility in the locality.</p> <p>Concerns were raised from members of the group re the transport modelling and when the count took place. Clarification is needed on when this was done and to include whether it was carried out during term time of private school. It was also reported that the car count on North Road was 8150 – members were concerned that Jacobs use the appropriate baseline.</p> <p>Jacobs Transport Study due out end of November. All potential access points to the Terriers site need to be considered as an option.</p> | |
| 4 | Update on the Development Brief | <p>CP gave a presentation on the current version of the Development Brief, sections 1 – 5 (Introduction; Purpose and Structure of the Brief; Key Planning Principles and policies; Analysis of the Site and its Context and Development Objectives.</p> <p>CP clarified that the draft is not yet available publically as it is still a ‘draft’ and being worked on. The Brief is currently 5 weeks behind the scheduled PPA time (as a result of the Developer not WDC).</p> <p>The following matters were raised by the group:</p> <ul style="list-style-type: none"> • Can it be checked if there was Biological Notification Site on the site between Lady’s Mile and the A404, this needs clarifying as to whether still in place. CP confirmed that this would have been researched as part of the Desk Study in the background documents. • The area to the south is sensitive with mature trees, scrubland and hedgerow. Perhaps the hedgerow here is more substantial than the hedgerow at Lady’s mile. CP clarified that development is not being forced to the south of the site and wording would seek to clarify this. • Development should acknowledge and seek to complement the adjacent AONB and have regard to the Design Guide SPG. CP | |

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| | | <p>agreed</p> <ul style="list-style-type: none"> • The site must respond to services i.e. gas main. A development of 400 dwellings would add 180 cubic metres of sewage per day. This can only go to either Kingshill or A404, these are not capable. The surface water drainage is at capacity. Kingshill Grange has problems with drainage. CP highlighted that the Utility Company has the responsibility to move sewerage. Developer is trying to have discussions with Thames Water, but not very successfully. CP confirmed that Thames Water have attended an Infrastructure Group meeting and advised they can accommodate the extra development. The pumping station at potters Cross can accommodate extra sewerage, it's getting it there. Members requested that Gerrard look into this issue further. • It was clarified that 'overlooking' public footpaths meant natural surveillance and crime prevention. • Terriers Farm was classed as a 'non-designated heritage asset' Martin Andrew to assess further. • An update was provided on the Terrier Lodge applications, in that they are still being processed. Awaiting further information from the Agent. However, both developments will have to consider each other. • The land should be assessed beyond the Three Fields agricultural System. It is believed it was Saxon strip farming. CP responded that would be a matter for the Archaeological Investigation and BCC. • It was clarified that the pond(s) were adjacent to the southern footpath and not on the site. However, they will be taken into consideration. • A discussion took place on the separation of Hazelmere and Wycombe, the group wanted the development to avoid coalescence. It was clarified that development didn't necessarily mean houses. However, there will be connections. Concern was raised regarding the wording of the slide in relation to 'context'. Some members felt that it was promoting ribbon development. | |

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| | | <ul style="list-style-type: none"> • The additional pitches adjacent to the existing pitches was discussed as a favourable option for Hazelmere. A 'sports hub' was considered a good idea. • Four Ashes Conservation Area needs to be included when considering heritage. • The transition of urban to rural was discussed and what this meant in terms of the Kinghill Road • Discussion took place on potential highways improvements to Kingshill Road. CP stated that any development would need to provide for such improvements but we need to await the outcome of Jacobs report to take into account wider implications. • Lady's mile should be a connection rather than a buffer. • There was no mention of public transport. CP confirmed that this will be looked at. | |
| 6 | Any other business | It was raised at the end of the meeting that there was a lack of feedback coming to the group following the Infrastructure Group meeting. Need to ensure this happens, it was agreed that if the reps could not get to the meeting then they should organise for a deputy to report back | |
| 7 | Date of next meeting | <p>Hazelemere PC has requested that the meeting is not on the 1st Tuesday of every month as HPC meetings are pre-set and they wish to have a voice.</p> <p>CP clarified that further discussion is needed with the Developer re timescales as it is likely the next meeting would be to present the draft consultation brief.</p> | |
| 8 | Close | | |