

Gomm Valley and Ashwells

Development Brief Feedback

14th October 2015

Robert Harrison



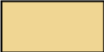








Principal Development Management Officer

WDC Preferred Option

-  Possible Development Parcels
-  Existing Vegetation & Woodland
-  Access To & Through Site
-  Access To & Through Options
-  New Vegetation or Woodland
-  Possible Schools Sites
-  Possible Formal Leisure & Play



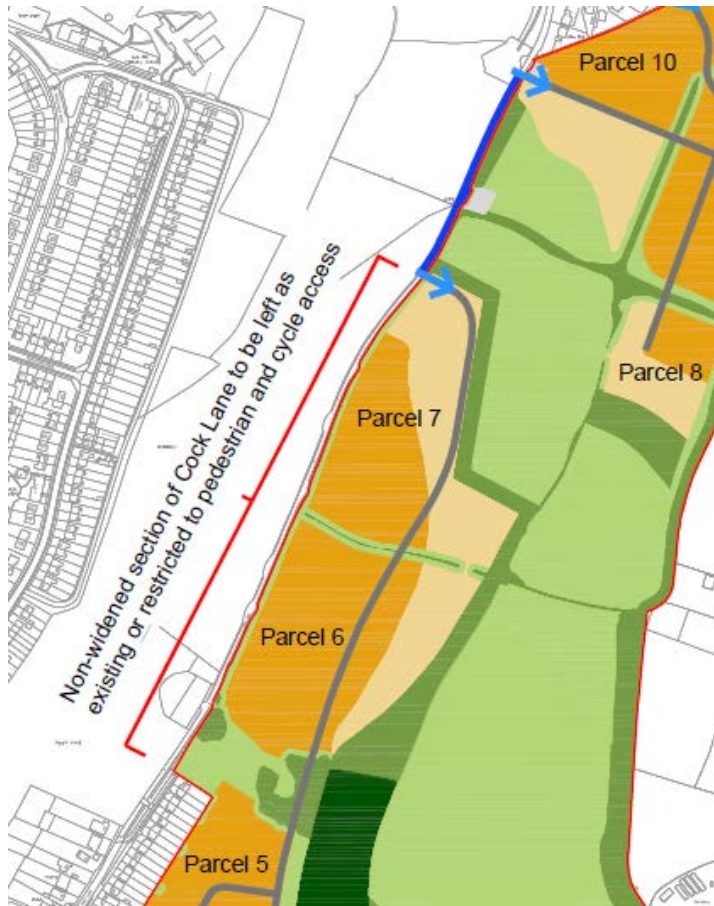
Developers Preferred Option

-  Development Brief boundary
-  Areas of agreement between Local Authority and developer/land owner on inclusion as residential development
-  Areas requiring further work to demonstrate their suitability for inclusion as residential development
-  Areas requiring further work to demonstrate their suitability for inclusion as employment
-  Possible location for one form entry primary school
-  Proposed vehicular access points
-  Proposed link road
-  Section of proposed link road requiring further technical work to establish if suitable for inclusion
-  Proposed widening of Cock Lane
-  Land not identified for development
-  Land not identified for development: Ancient Woodland

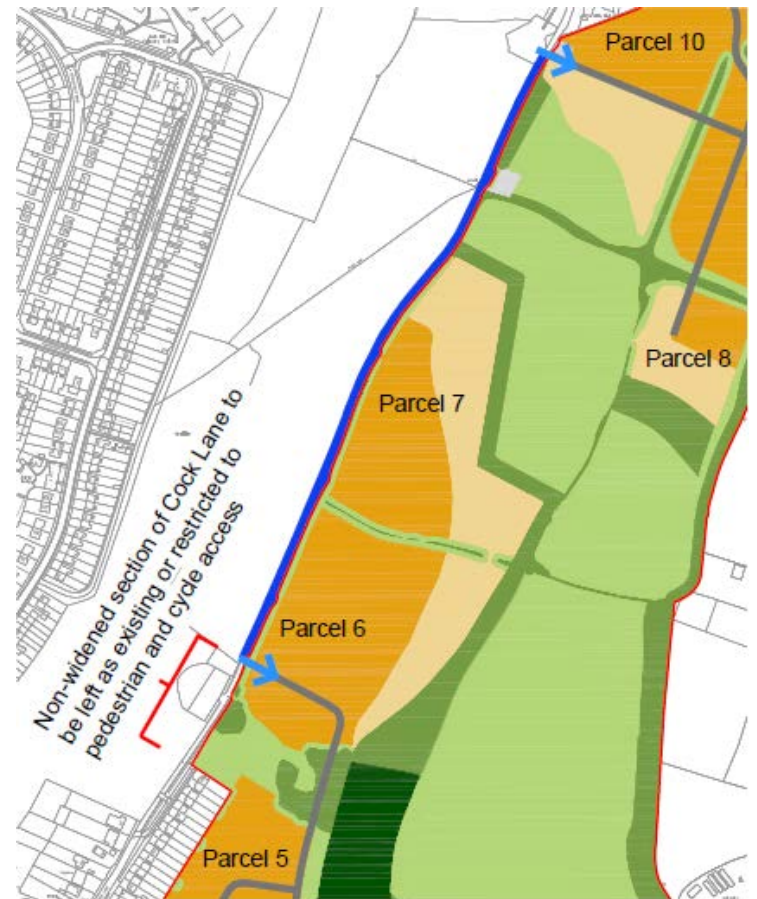


Cock Lane Access Options (1)

Option 1

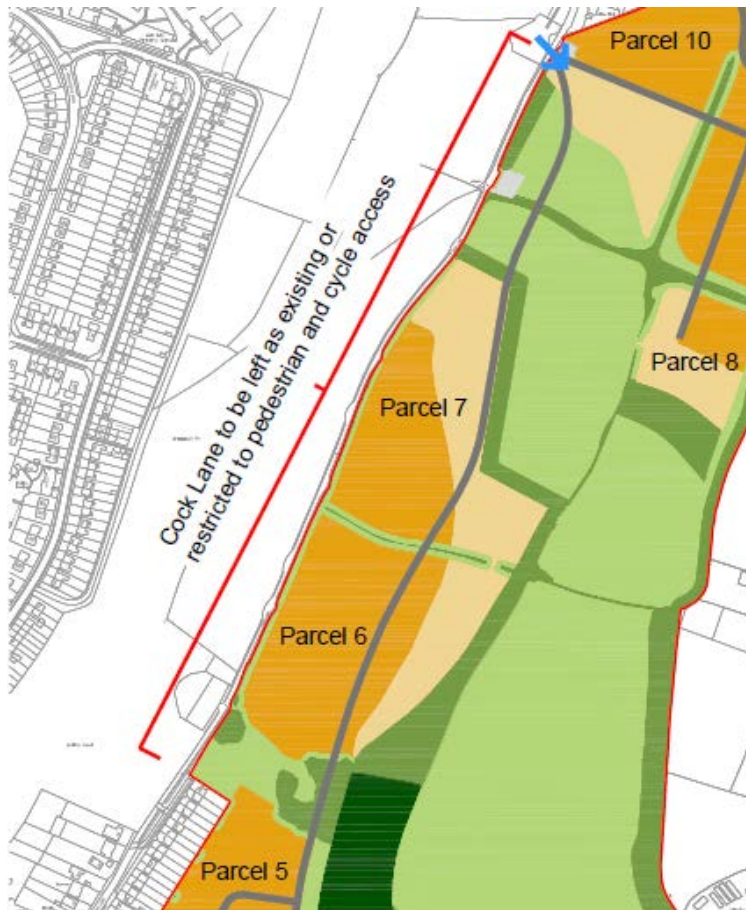


Option 2

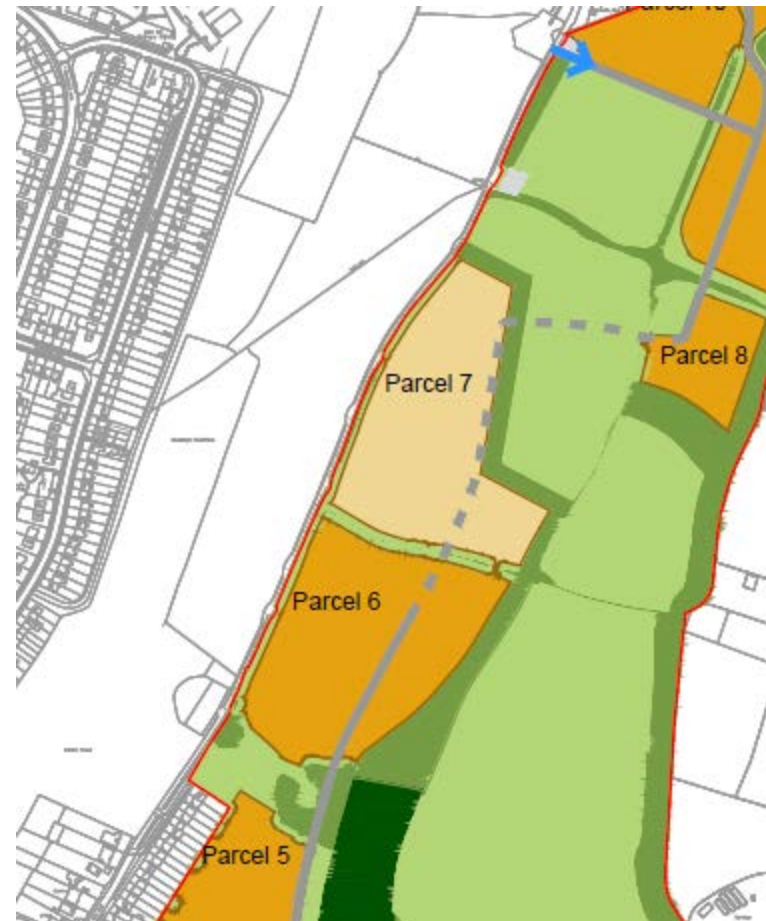


Cock Lane Access Option (2)

Option 3



Option 4



Recurring Themes

- Not intended to be definitive of all issues raised.
- Not intended to rank issues by importance.

Quantum of Development

Issue:

- Too much development.
- More development than indicated on 2014 consultation document.

Response:

- Assessed from 'first basics'.
- Landscape led - more land open than developed.
- Make best use of reserve sites.
- Comprehensive development:
 - Respect key characteristics,
 - deliver much needed housing/associated infrastructure.
 - Do not intend to revisit Gomm Valley/Ashwells.

Overarching Layout Strategy

Issue

- Some support for the approach of focusing development on the north, west and south of the valley and keeping the east side of the valley and shoulders relatively clear of development.
- Disagreement over extent of development in some locations. Particularly relating to issues of coalescence and ecology.

Response

- More detailed work required to inform extent of development.
 - Landscape and Visual Impact Assessment work.
 - Wycombe Transport Strategy.
 - Bus
 - Car
 - Ecological Assessments – both preserving and enhancing green infrastructure.

Coalescence of High Wycombe and Tylers Green

Issue:

- Parcels 7, 8 and 10 are attracting particular concern.
- Impact of spine road.

Response:

- Council/Developer support for gap.
- Gap informed by:
 - Landscape
 - Ecology/green infrastructure
 - Urban Design
- Development likely to reduce gap. Issue is how much.
- Detailed design of urban edge will inform impact.
- Impact of spine road to be informed by detailed design.

Access and Movement

Issue:

- Congestion.
- Highway safety/convenience.
- General Support for additional access to Ashwells.
- No support for widening all of Cock Lane.
- Mixed support for spine road option either partial or full.
- Mixed support for Cul-de-sac development fed off existing road network.
- Limited support for access between parcels 1 and 2.
- Mixed views on the need for bus access to the site.

Response:

- Need for a robust road network.
- Public transport critical to sustainable development.
- Infrastructure improvements likely to be required.
- Awaiting Wycombe Transport study.
- Suitability of spine road for through traffic is a matter of detailed design. Maybe some benefit in relieving Cock Lane.

Ecological Impact

Issue:

- Proximity to:
 - Site of Special Scientific Interest (SSSI).
 - Nature Reserve.
 - Local Wildlife Site (LWS).
 - Ancient Woodland.
 - Severance of ecological corridors.
 - Particular objection to parcel 2.
 - Appropriate buffer.
 - SUDs – ecological potential

Response:

- Clarify buffer to SSSI, Ancient Woodland and LWS.
- Seeking to preserve:
 - SSSI,
 - Nature Reserve; and,
 - Ancient Woodland.
 - Plus other important ecological features.
- Detailed work required on green infrastructure network improvements.

Undeveloped Land

Issue:

- Use of land.
- Public Access.
- Ecological benefit.
- Parking if required.

Response:

- Management strategy required.
- Noted that there is objection to visitor parking.

Infrastructure

Issue

- Too much formal open space.
- School needs capacity to expand to two forms in the future.
- School needs to be combined.
- General support for the location of the school.
 - 2 objections to location.

Response

- Formal Open Space, education etc. a matter for Infrastructure Round Table.
 - Combined school.
- Not envisaged that tennis courts/bowling green would be illuminated. Not uncommon.

Detailed Matters

Issue

- Road Layout at Ashwells.
- Impact of plot 10 on Ashwells:
 - Privacy/overbearing issues.
- Conflict with pumping station, power cables and telecoms masts.

Response

- Internal road layout - illustrative.
- Public pedestrian access to be retained.
- Impact of plot 10 on Ashwells to be taken into account in detailed design.
- Green infrastructure strategy to follow:
 - Complement strategy for whole undeveloped area.
- Detailed site design work required to take account of services.

Archaeology

Issue

- Conflict with development parcels 7 & 8.

Response

- Survey work being undertaken to inform way forward.

What Next?

- Awaiting results of Transport work (Nov/Dec).
- Working on bus strategy.
- Strategy for undeveloped area.
- Landscape and visual impact work to advance position on extent of development parcels.

Questions/Thoughts

- Constructive comments welcome.
- If possible please identify opportunities as well as problems.

Thank you for listening.