

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

9 September 2025

Report of the meeting held at **10.00am via Microsoft Teams**
The meeting was open to members of the public and press

Present: Cllr H Darch
Cllr A Barron
Cllr K Griffiths
Cllr N Thomas

Also Present: Ms E Taylor, DevComms South East Ltd
Mr E Leyden, DevComms South East Ltd

Cllr A Barron was chairman of the meeting.

1. Apologies for Absence

Apologies were received from Cllr R Wilks, Cllr C Dodds, Cllr D Johncock, Cllr L Johncock and Cllr L Townsend

2. Declarations of Interest and Code of Conduct

There were no declarations.

3. Applications for consideration

Ref	Property Address	Proposal	Comment
PL/25/2308/FA	25 Ashley Drive Tylers Green Buckinghamshire HP10 8BQ	Part two storey, part single storey side/rear extension and single storey front extension	No comment
PL/25/2353/FA	Gomm Valley, Ashwells Reserve Site & Pimms Grove Cock Lane High Wycombe Buckinghamshire	Hybrid application consisting of a phased delivery of: full planning application for construction of 79 dwellings (Class C3) including associated vehicular access, areas of open space, ecological enhancements, hard and soft landscaping, and associated infrastructure. Outline application for 4 custom-build units within Parcel 1 and up to 461 dwellings (Class C3), a 1FE primary school and early years provision, up to 1.4 hectares of employment land to provide flexible floorspace of Class E(g), B2 and B8 uses and up to 201m ² of community floorspace (Class F2) within Parcels 2-8 together with ecological enhancements, green open spaces, hard and soft landscaping and associated highways and drainage infrastructure (with matters reserved as shown in the Application Boundary Plan 21020 S202).	CWPC objects to this application. The Council reaffirms the objection made on previous applications for the Gomm Valley proposal and notes that the revised application does not address the Planning Inspector's reason for refusing the last submission. We oppose the use of a hybrid application for this site. The Development Brief requires a comprehensive strategy for the whole site. Approving Phase 1 alone risks embedding poor-quality design and infrastructure that would prejudice the rest of the development. The primary concern for CWPC is the volume of traffic this development will generate, along with its management. Particular worries are Hammersley Lane and the A40 London Road. The one-day traffic study conducted on traffic already using the A40 is an inadequate measure of traffic flows along this road. Therefore, it cannot be used as a basis to assess the impact of the proposed Gomm Valley development on traffic. Significant congestion already exists along the A40, especially at the junctions with Hammersley Lane and Gomm Road.

			The previous Inspector was clear that the A40 corridor is highly sensitive, with limited reserve capacity and unpredictable driver behaviour when junctions are saturated. Those concerns have not been removed simply by substituting one modelling package for another. A single weekday snapshot cannot adequately reflect the day-to-day in traffic flows, seasonal differences, or the potential for network stress. During peak periods, these locations pose considerable hazards to both motorists and pedestrians. Without a comprehensive, long-term traffic management strategy from Buckinghamshire Council, these issues are likely to worsen. Additionally, the safety of pedestrians on Hammersley Lane—particularly near the proposed access point—remains a major concern. Hammersley Lane currently lacks continuous footpaths and safe crossing points. The proposed new access would worsen this situation and put pedestrians at risk. We are also concerned about knock-on congestion affecting nearby residential roads, including Robinson Road, which are already under pressure from local traffic. Another critical issue is the increased risk of flooding along the A40. It is well known that rainwater often flows down Hammersley Lane, and with the proposed development removing areas of permeable land that currently absorb excess water, this risk is expected to rise. The Gomm Valley is an important green space for both environmental and community reasons. The Development Brief makes clear the vital importance of preserving the valley shoulders and limiting encroachment up the valley sides. We are deeply concerned that the current applications propose increased development along these sensitive areas, which must be preserved in order to maintain the natural landscape, prevent coalescence, and protect key views. If the proposal is considered for approval, CWPC requests that full management plans be established for the associated open spaces, community buildings, and other facilities. We will wish to call this application into the Planning Committee for decision.
--	--	--	---

Retrospective comments submitted prior to meeting, considered by the applicable ward councillors

Ref	Property Address	Proposal	Comment
<u>25/06579</u>	Land Adjacent 57 Norwood Road Loudwater Buckinghamshire HP10 9UU	Householder application for installation of 5 x rooflights in connection with loft conversion to habitable living space with alterations to external materials	No comment
<u>25/2590</u>	1 Ingledell Cottages The Common Flackwell Heath Buckinghamshire HP10 9NS	Reduce height by 4 meters (below telephone wires) to 15 x Hornbeam trees	As the trees are in a conservation area we request that the work is undertaken by an approved arboriculturist to ensure both the needs of the householder and trees are respected. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.

The chairman thanked those present and closed the meeting at 10.20am

Date & time of next meeting: Tuesday 23 September 2025 @ 10am, on Teams