



WOORBURN & BOURNE END PARISH COUNCIL

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Enquiries to: Clerk to the Council

Dear Sir/ Madam

We refer to your "consultation process" for Jacksons field.

We take issue with a statement in your flyer advising of your consultation where you state:

*"The owners have assisted and worked with the Council on the Development Brief for this site. This included significant engagement with a range of community stakeholders including the **Parish Council** and local Councillors."*

That statement is, in the Parish Council's view, designed to mislead the public into believing there has been "*significant engagement*", implying a relationship and co-operation, between the Parish Council and Capreon.

The Parish Council has had no engagement with Capreon. There is no relationship or co-operation, nor has there been at any time.

We therefore request that you immediately publish a prominent retraction of this claim in your Jackson Field website and in a second flyer distributed as widely as your original.

To make clear the Parish Council's position on Capreon's actions re Jacksons Field, we provide the following response.

Your webpage www.jacksonfields.co.uk provides little tangible information because the proposals are high level and do not address critical infrastructure issues such as the Link Road and access to the site. Nor is there any way to judge how Jacksons Field will be integrated into the complete Hollands Farm development.

In addition, we are concerned that your proposal and the Catesby proposal indicate a total number of houses for the site of 475 (75 for Capreon, 400 from Catesby). This figure is higher than the indicative total set out in the Local Plan. A review of the housing density that is proposed for the site is significantly higher than the levels in other parts of Bourne End and is unacceptable.

Taking each of your headings in order our comments are as follows:

1. **Site Context** – you state that "*Detailed technical reports will be submitted with the planning application to assess any potential impacts of the development and to identify any necessary mitigation measures required*". This rather makes

nonsense of the concept of consultation as we have no information to review in this important matter.

- 2. Our Proposals** – these are too high-level for any meaningful comments. We are unable to visualize the impact of 75 houses on this part of site. We are unable to judge building scale or density from your proposal and so have no sense of how the finished development would look, or whether it meets objectives such as being landscape-led and in character with the surrounding area.

There is no mention of buffer zones for separation. The indicated layout in your Masterplan does not include green space for separation. As mentioned above, the combined Capreon/Catesby housing proposals are higher than that indicated in the Local plan and unacceptable.

- 3. Highways and Transport:**

There is no mention of the Link Road or access to the site from Princes Road and how the access issues from the existing roundabout will be addressed.

- 4. Design Concept and Principles:**

Highways and Transport - you say that proposals will support a Link Road and that major road improvements are not required just for Jacksons field. This is why the consultation should cover the whole site so that it can properly reflect the aims and principles of the Buckinghamshire Council's Hollands Farm Development Brief.

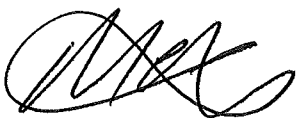
Landscaping – a principle of long gardens to create separation is not in accordance with what has been proposed in the Development Brief consultation and is unacceptable.

Ecology and Design – nice words but meaningless without seeing actual plans.

- 5. Draft Masterplan** – it is not possible to visualize the scale or impact from the layout. The master plan does not reflect the draft Development Brief, with a road and some gardens in place of the Buffer areas envisaged to create separation with Hawks Hill.

Finally, we consider that your consultation is premature given the Development Brief has not been finalised by Buckinghamshire Council and that any consultation should cover the whole site, not just the part that you are representing.

Yours faithfully



Mark Ellis
Deputy Clerk



M.P. Miriam Blazey
Chairman Planning, Highways & Lighting