

**Princes Risborough Steering Group meeting**

<b>Date of Meeting:</b>	Wednesday 14 October 2015, 6 p.m. at the Princes Centre	
<b>Present: CHECK</b>	<p>Andy Ball Richard Clayton John Coombs David Knights Alan Turner (chair) Matt Walsh Rosie Brake Ian Manktelow (IMa) Bill Bendyshe-Brown Richard Stevenson Louise Thomas Alison Bird Stephen Moody Ulrika Diallo John Rippon Ian Parkinson</p> <p>Sarah Oborn Ian Moore (IMo) Rolf Van Apeldoorn Tim Chapman</p>	<p>PRTC PRTC PRTC and WDC WDC PRTC and WDC Risborough business group Planning Policy Officer, WDC Policy team leader, WDC Buckinghamshire County Council Risborough Area Partnership Urban Designer, WDC Technical Officer, WDC Transport Engineers, Jacobs Transport, BCC Transport, BCC Risborough Area Residents' Association Urban Designer, WDC Princes Risborough School Longwick Parish Council ATLAS, HCA</p>
<b>Apologies: TBC</b>	<p>Dan Brown David Johncock</p> <p>Stewart Baxter</p> <p>Ian Churchill Gary Hall Jim Stevens</p> <p>Dave Maycock</p>	<p>Risborough Rugby Club Cabinet Member for Planning and Sustainability, WDC Risborough Area Residents Association PRTC PRTC and WDC PRTC roll B agent for HS2 select committee Askett Society</p>

<b>Minutes</b>	<b>Actions</b>
<b>(1) Agreement of previous minutes</b>	
Fionnuala Lennon was present at the previous meeting	<b>RB</b>

Minutes	Actions
<b>(2) Review of previous actions</b>	
<p>HEDNA covered at workshop on 30<sup>th</sup> September. Another session is planned to discuss it on 20<sup>th</sup> in Council chamber. HEDNA be published end of October.</p> <p>Send reminder to SG once HEDNA is out</p> <p>Options testing – to be covered tonight.</p> <p>WDC staff put in touch with Town Council on open space</p> <p>Project plan under development</p> <p>Landscape methodology to be rolled forward</p> <p>Circulate housing slides from 30<sup>th</sup> September meeting.</p>	<b>RB</b>
<b>(3) Review of Vision and Objectives, and formal agreement</b>	
<p>Replace numbers with bullets, of last draft;</p> <p>Replace colon in last line of vision with 'within' – AGREED</p> <p>4<sup>th</sup> line replace 'be' with 'go'</p> <p>5<sup>th</sup> line replace 'same place' with 'local area'</p> <p>RB to circulate and put on website</p>	<b>RB</b>
<b>(4) Update from the Project Team</b>	
<ul style="list-style-type: none"> <li>• RB updated – five major land interests: Gladmans have 2 applications and 1 appeal in Princes Risborough, Ashill; Consortium of landowners represented by Savills; Persimmon; Phillip Jeans, who has just put in an application for 500 homes (Park Mill farm). There has been no scope for pre-application discussion on this last application and it is not clear how other land owners will react.</li> <li>• IMA – WDC may need to run AAP and speed up policy delivery. Jeans may be looking at appeal following non-determination. AAP could help influence such a scenario. Potentially looking at finalising the AAP by June, submitting in August and inquiry in the autumn.</li> </ul>	

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<ul style="list-style-type: none"> <li>• BBB – how does the Philip Jeans application affect railway crossing? IMA haven't looked at the application in detail yet. RB – it includes a new road. Network Rail consultation shows an underpass. IMA –housing numbers have moved upwards so that solves a problem for him. Real significance is potential loss of infrastructure funding, without a local plan in place.</li> <li>• MW – what happens if they get permission at appeal? Would overall number for PR go down? IMA – housing numbers would adjust, the issue is loss of infrastructure funding.</li> <li>• DK – so are we proposing to go back to an AAP which will be taken forward in advance of the Local Plan. IMA yes.</li> <li>• AT – Molins sports ground coming in with a new application for 140 houses. Presume WDC will not support as green belt and AONB.</li> <li>• BBB – what are densities? IMA – don't know? BBB – individual applications will not be coordinated or relate.</li> <li>• AT – overall could be a loss of 1000 unit infrastructure contribution.</li> <li>• RB – done quite a lot of work preparing for workshops, such as the 5<sup>th</sup> November; done work on transport, also WDC's response to East West rail including rail crossing negotiation; discussions with secondary school, which is looking at a £8 to £10 m funding gap to facilitate relocation to the site. Sewage treatment works is upgradable for the 2500 units. But possible issue over water quality for stream. Possible expansion of Haddenham in Aylesbury Vale could have implications for sewage works, but not clear what at this point.</li> <li>• Ian S asked about lorry movements from sewage works. IMA – more study work to do on the sewage works.</li> <li>• IMA – Aylesbury Vale DC looking at providing 10000 units more than they need to meet their own need, to address housing needs in other Districts under Duty to Cooperate.</li> <li>• BBB – WDC need more support from Government. TC – there are a number of funding streams which the HCA holds which could assist including capacity funding. Things should be clearer after the spending review announcements in November.</li> </ul>	<p><b>RB</b></p>

Minutes	Actions
<p><b>(5) Transport study – early modelling results (Stephen Moody of Jacobs)</b></p>	
<p>SM introduced the different road modelling options.</p> <p>Tescos roundabout mentioned as a pinch point and virtually at capacity.</p> <p>Scenarios A – no development in PR but with growth elsewhere (a do minimum);</p> <p>Scenario B – 2500 units, employment and relocated secondary school (worst case),</p> <p>Scenario C -</p> <p>AT – what about crossing points? What about CPOs?</p> <p>AT – query about the percentage of through traffic – 25% seems very low.</p> <p>IMa – may be a higher percentage outside the peak. Peak includes local school traffic.</p> <p>There was a discussion about relationship between the need for more road capacity created by the development and how the developers might fund it.</p> <p>Louise Thomas – looking at town centre options for road smoothing, which will be explored in the workshop on mid Nov.</p> <p>SM – 11B (40mph road through the development) comes closest to meeting the scheme objectives: it relieves the most town centre traffic, goes through the development so it is straightforward for the developer to pay for.</p> <p>AT expressed concern about how a through-development road, potentially heavily-trafficked, could be compatible with residential development.</p> <p>Would keeping the secondary school where it is affect modelling? SM – yes, modelling would need to be adjusted to take account.</p> <p>Pupils for Princes Risborough going to the school are driven, because the alternatives (walking and cycling) weren't felt to be safe because of the traffic on the A4010.</p> <p>Next steps will be to take the three best options through the business case process, including developing scheme costs. .</p> <p>The transport team will also be developing a strategy for the town which includes walking, cycling and public transport.. Further information will be available for the workshop on 14 November.</p> <p>WDC are aiming to consult on a preferred scenario by end Feb 2016,</p>	<p><b>SM to check model in relation to through traffic at peak hours</b></p> <p><b>RB to keep copy of modelling results at WDC for future public reference.</b></p>

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<p>RB – EW rail reps include maximising access across the railway line. Access to the railway station from development will be crucial.</p> <p>BBB need to be clear on work programme – time is of the essence</p>	
<b>(6) AOB</b>	<b>RB</b>
<p>BBB- need to follow up on capacity with HCA</p> <p>Rosie to provide revised timeline over the next 2 to 3 weeks.</p> <p>AB - What's the process of assessing the 3 road options? RB – explained cost-benefit analysis assessment.</p> <p>AT – have we done a baseline air quality study in the town centre? RB – the project will need to have an environmental statement which would cover existing and cumulative likely impacts on air quality.</p> <p>Would a bypass be paid for by the developer? IMA it would be more difficult to justify than a through-site road. A bid was made to the LEP for new road infrastructure and the results of the Local Growth Fund awards is awaited. WDC have put in a bid to improve the Wades park underpass, match funded with Network Rail.</p> <p>AT – can WDC's response to EW Rail be circulated? RB – yes this would be done.</p> <p>BBB – asked what would happen with the Summerleys Road under bridge, which is a pinch point on the route. RB explained that the transport work is also looking to redesign this bridge to accommodate large vehicles (and similarly the pinch point at the Grove Lane under bridge)..</p>	<p><b>RB</b></p> <p><b>RB</b></p> <p><b>RB</b></p>
<p><b>(7) Next formal meeting of the Steering Group Meeting 18<sup>th</sup> November</b></p> <p><b>(8) Please note there are also relevant events forthcoming including infrastructure day on 5<sup>th</sup> November and a workshop on the town centre and transport strategy on 14<sup>th</sup> November.</b></p>	<b>ALL</b>