

Appendix 1 Infrastructure triggers table

	Timings	Housing Numbers																						
	Indicative Years	Housing Numbers Delivery (cumulative)	Primary Education	Play	Strategic Open Spaces including Sports	Bus Services	Footpath and cycling networks	Relief Road within development	Local Centre	Local Open Spaces	Allotments	SuDS	Secondary Education	Culverton Link	Relief Road - A4010/Pict Lane/Summerleys Road	Sportsman roundabout	Relief Road Lower Icknield Way and Grove Lane/A4010	Relief Road Lower Icknield Way and Grove Lane/A4010	Community and Health	Railway underpass to Wades Park and footbridge	Green infrastructure	A4010 improvements	Mill Lane / Askett Area	Town Centre Car Parking and Public Realm
SUMMARY OF PROVISION			2 primary schools to be provided, one in each major phase of development	Provision of LEAPS and NEAPS within neighbourhoods	Provision of two sports hubs SOS1 off Lower Icknield Way and SOS2 off Mill Lane	Provision of new service through PREA + consider taxi-bus	Network of routes established through phased development	Phased alongside housing delivery	Comprise retail units totalling 300-400 m2 and new business units totalling 500 m2	Local Plan policy for local public open space: 1.15 hectares of local space per 1,000 pop	Provision of allotments at SOS1	Locationally specific - details of what is required, when and where depend on strategic drainage study	Pro-rata contribution per dwelling required	New road link between A4010 to Picts Lane	Southern access from A4010 via improvements to network plus Summerleys Road railway bridge improvements and include Sumitomo site.	Key junction improvement Lower Icknield Way/ Longwick Road to assist with provision of network capacity unless via S278 agreement	Northern access from A4010 including new railway bridge and junction with A4010	B4009 improvements	Additional primary care facilities/ capacity	Required to ensure integration with PR Town Centre and existing communities, and encourage sustainable travel	Provision to include enhancements to CrowBrook Corridor for wildlife and people	A4010 traffic management strategy - reducing road speed and encourage use of Relief Road	Traffic calming measures including shuttle-working under railway bridge	Town centre car parking and public realm improvements
FUNDING SOURCE			S106	S106	S106	S106	S106	Development	Development	Development	S106	Development	CIL	S106	Homes England / Developers	S106/S278	S106/S278	S106/S278	CCG	S106	S106	S106/S278	S106	CIL
DELIVERY LEAD			BCC	DEVELOPERS	DEVELOPERS	BCC	DEVELOPERS	DEVELOPERS	DEVELOPERS	DEVELOPERS	DEVELOPERS	DEVELOPERS	BCC	BCC	BCC/ NR	BCC	BCC/NR	BCC	CCG/Surgery	BCC/ NR	DEVELOPERS	BCC	BCC	WDC/ BCC/ PRTC
PHASE 1	2018/2019 to 2026/2027	553	Contributions to primary school places					Do minimum network improvements, delivery of the southern road links including Station Approach junction		Provision as part of development phase		As required to service Phase 1 housing schemes	Contributions made as part of housing delivery		Completion of southern access including through Sumitomo site by Nov. 2022					Footbridge provided towards end of phase 1			Mill Lane / Askett area highways improvements	
PHASE 2	2022/23 - 2027/28	1206	Contributions to primary school places After c.345 homes land for the first school to be transferred First new Primary School Required after c.530 homes By 1115 homes land for the second primary school to be transferred	1 NEAP 2 LEAPS	Sports Hub Mill Lane; 3 G sports pitch, 3G hockey pitch, 3 full size sports pitches, 1 MUGA		Provision as part of development	By 241 homes delivery of road from Sumitomo to land north of Crowbrook corridor west of Longwick road		Provision as part of development phase		As required to service Phase 2 housing schemes	Contributions made as part of housing delivery Potential for increased capacity in the place planning area		Completion required by c. 690 homes				Contributions made as part of housing delivery	Wades Park Underpass after 150 homes in phase 2 and stepped railway bridge	Provision made as part of development phase		Mill Lane / Askett area traffic calming	Provision of town centre improvements not linked to A4010 package
PHASE 3	2027/28 - 2033/34	2479	Contributions to primary school places Second Primary School after c.1505 homes	1 NEAP 3 LEAPS	Sports Hub Lower Icknield Way (SOS1) including rugby pitch + 4 tennis courts at SOS2	Bus service through PREA	Provision as part of development		Local Centre	Provision as part of development phase	Allotments	As required to service Phase 3 housing schemes	Contributions made as part of housing delivery Potential for increased capacity in the place planning area	Road Link required by c. 1395 homes			Grove Lane bridge and junction required by c.1395 homes	by c. 1680 homes delivery of B4009 widening	Contributions made as part of housing delivery	Provision made as part of development phase	By 2140 homes delivery of A4010 package		Provision	

NB: From 1 April 2020, the functions of Wycombe District Council and Buckinghamshire County Council will be brought together in a single Unitary Council: Buckinghamshire Council.