



Head of Transportation Jim Stevens

The Winslow Centre • Park Road • Winslow • Buckinghamshire • MK18 3RB

MEMORANDUM

FROM: Del Tester – Transport Development Control
TO: Madeline Howe – Getting Closer to Communities.
CC: Simon Willison, Keith Rogers, John Rippon

YOUR REF:
MY REF: DT/AS564

TELEPHONE: 2657
DATE: 9th July 2008

Dear Madeline,

**Princess Mary Hospital, RAF Halton, Wendover
Position Statement.**

I have been asked to prepare a Position Statement with regard to the development proposed at this site and also in relation to the S299a Agreement and the financial contribution secured also as part of that Agreement for offsite works.

Development Proposal

You may be aware that outline planning permission (04/02705/AOP) for 400 dwellings, convenience store, multiple sclerosis centre and associated open space, car parking was granted planning permission on 30th November 2005. This planning permission was subject to;

- Junction improvement works to main site access junction, the B4009/Old Tring Road and the Old Tring Road/Hospital Circular Road junctions to provide a double mini roundabout.
- Upgrading of B4009 Tring Road/Babbington Road priority junction to ghost island right turn lane junction.
- A contribution of £10,000 towards the initial operation of a bus service into the development;
- Pedestrian/cycleway facilities from the Hospital Circular Road at the site to the John Colet Schools and Wendover Church of England Schools including an appropriately sited Toucan crossing on the B4009;
- Pedestrian/cycleway facilities from the B4009/Chestnut Avenue junction along the B4009 to Wendover High Street;
- Improvement to the Clock Tower junction.

A reserved matters application showing the details of the dwelling types and the layout of the estate roads was also recently determined by Aylesbury Vale District Council (07/03446/ADP) on 17th June 2008. This forms the detailed scheme that can now be constructed, subject to meeting the requirements of the imposed Planning Conditions and Legal Agreements.

Offsite works (S278 Works)

Technical approval (approved for construction) has been given for the offsite works to;

- B4009 Tring Road/Babbington Road – Upgrading of priority junction to ghost island right turn lane junction.
- B4009 Tring Road/Old Tring Road/Hospital Circular Road – Provision of a double roundabout junction.

Work on site for the construction of these works is programmed to start on 21st July 2008 and last until on or around 22nd September 2008.

S299A Contribution works.

A contribution based on the wider highways and transportation implications of the development proposals was also secured as part of the S299A Agreement. A sum of £170,000 is payable to the County Council on the production of invoices to the MoD for works in connection with;

- Pedestrian/cycleway facilities from the Hospital Circular Road at the site to John Colet Schools and Wendover Church of England Schools including an appropriately sited Toucan crossing on B4009;
- Pedestrian/cycleway facilities from the B4009/Chustnet Avenue junction along the B4009 to Wendover High Street; and
- Improvements to the Clock Tower Junction.

Unfortunately the extent of these works is unclear and the funding available is also very limited as the County Council only has £170,000 available from the developer. A Business Case has been prepared to consider options for expenditure of the funding towards works as identified in principle in the Legal Agreement. However, at this stage no schemes have been finalised and therefore implementation is unlikely in the immediate future. It is intended that initially outline proposals will be developed by the County Council and these will be brought to the Forum for comment at a future meeting. I understand that the planning obligation requires the payment of the contribution to the County Council on presentation of invoices or prior to the occupation of the 50th dwelling. This is likely to be some time away.

S38 Agreement.

An application under S38 of the Highways Act has been received from the developer in connection with the upgrading and adoption of Hospital Circular Road / Wood Lane and Babbington Road. This is currently only an initial submission, but we have been advised that the developers have a contractual requirement to implement some early phases of the development in the near future. This is a matter that we will be progressing shortly.

I hope that this helps.

Yours sincerely



**Del Tester
Consultant
Transport Development Control**