

Princes Risborough Expansion SPD - Schedule of changes post cabinet – 16.03.2021

This document sets out a schedule of minor changes to the PRE SPD and supporting Statement of Consultation post cabinet approved by the Head of Planning and Environment, in consultation with the Cabinet Member for Planning and Enforcement.

Additional text in red

A. PRE SPD

Change number	Section of the SPD	Current text or figure	Change required	Nature of change	Reason for change
1	All sections	Header - February 2021	March 2021	Factual correction	To accurately reflect the date of adoption following delegated sign off
2	All sections	Pages numbers	Numbering of pages to be changed.	Factual correction	To reflect the merging of the executive summary and sections 1 to 4 into a single document
3	All sections	Footnotes	Consistency of font sizes	Formatting	To ensure compliance with guidelines.
4	Section 1	Table of content	Revise table of content	Factual correction	To reflect the merging of the executive summary and sections 1 to 4 into a single document
5	Executive Summary	<i>Figure B</i>	Same as proposed for figure 14	Consequential correction	To reflect the changes made to figure 24 Illustrative Urban Design Framework in section 3
6	Executive Summary	<i>Figure D</i>	Same as proposed for figure 62	Consequential correction	To accurately reflect the information at amended figure 62 in the delivery plan.

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7	Executive Summary	<i>Table A</i>	Same changes as proposed for table 21 (see change numbers 27 and 28)	Consequential correction	To accurately reflect the information at amended Table 21 in the delivery plan.
8	Section 2	<i>Figure 16. Summary of main issues and responses</i>	Move the location of the Black Hedge on the map	Consequential correction	To reflect the correct alignment as shown on <i>Figure 9. Historic hedgerows, field systems and boundaries</i> in section 2
9	Section 2	<i>Figure 16. Summary of main issues and responses</i>	Add “ approximate location of the Black Hedge ” on the key	Correction	To reflect the line shown on the map
10	Section 3	<i>Figure 19 Creating Communities</i>	New footnote to say “ See text at section 3.5.3 in relation to a potential new medical centre, and preferred location shown on the Illustrative Urban Design Framework (figure 24). ”	Consequential addition	To reflect the text amendment at section 3.5.3 (see change number 15) and preferred location indicated on figure 24 (UDF)
11	Section 3	<i>Figure 23. Protection and enhancement of heritage assets</i>	Move the location of the Black Hedge on the map	Consequential correction	To reflect the correct alignment as shown on <i>Figure 9. Historic hedgerows, field systems and boundaries</i> in section 2

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12	Section 3	<i>Figure 24. Illustrative Urban Design Framework</i>	Add the medical centre on the map and key	Addition	To reflect decision following Cabinet to show a potential location for a new medical centre within the expansion area and as set out at change number 15 of this schedule.
13	Section 3	<i>Figure 27. Illustrative Design Guidelines for the Northern School and integration with the Local Centre</i>	Move the location of the Black Hedge on the map	Consequential correction	To reflect the correct alignment as shown on <i>Figure 9. Historic hedgerows, field systems and boundaries</i> in section 2
14	Section 3	<i>Figure 28. Southern School – Illustrative Design Guidelines</i>	Move the copyright under the picture rather than above	Presentational	For consistency
15	Section 3	Section 3.5.3 Medical Centre	Change wording as follows (additional text in red): “Policy PR7 of the WDC Local Plan requires development within the expansion area to provide ‘for the relocation or co-location of health services’. The local plan Concept Plan shows a potential location if a medical centre were to be provided within PREA. In response to the summer 2019	Change following cabinet	To reflect the Council’s position on the medical centre and ongoing discussions with the CCG with regards to primary care provision in the area.

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			<p>consultation on the SPD, the Clinical Commissioning Group advises that, in accordance with its estates strategy, its preferred option is to reconfigure vacant floor space at the Wades Park surgery to co-locate additional health care practitioners with the existing provision; making better use of the existing facility will meet the needs of the town and the expansion area as the Wades Park surgery is well located for the existing town and for much of the expansion area, with excellent walk and cycle links including the proposed new railway underpass and has nearby public car parking.</p> <p>The Council acknowledges the CCG's current preference to expand the existing GP surgery, however it is concerned that expansion of the existing facility may fail to ensure that the longer term local health needs of residents are fully taken into account as part of the expansion of the town. It is committed to working with the</p>		

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			<p>CCG to thoroughly explore the scope for a new health centre while recognising that developers can only reasonably be asked to fund medical centre costs that are directly necessary and fairly and reasonably related to the health needs of the expansion. If a new health centre was to be provided, a location on Longwick Road is preferred (see Figure 24. Illustrative Urban Design Framework).</p> <p>Delete: "As such the SPD no longer shows this on the Urban Design Framework (Figure 24). The PREA developers will provide for this by funding the changes. Allowance has been made in the viability."</p>		
16	Section 3	Table 15, row 3, first bullet point	Delete "from 6.5m to 4.8m"	Factual clarification	Inappropriate specification of widths – this is an issue for detailed design
17	Section 3	Table 15, row 3, second bullet point	Correct "Mille Lane" to "Mill Lane"	Typo	Spelling error

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18	Section 3	<i>Figure 57. walking and cycling</i>	New footnote to say “ See text at section 3.5.3 in relation to a potential new medical centre, and preferred location shown on the Illustrative Urban Design Framework (figure 24). ”	Consequential addition	To reflect the text amendment at section 3.5.3 (see change number 15) and preferred location indicated on figure 24 (UDF)
19	Section 4	4.1 “document”	replace “document” by “ section ”	Presentational	To reflect the merging of the different sections into one document for publication.
20	Section 4	4.1 “The Delivery Plan is in seven subsections”	Replace “seven” by “ eight ”. Add “ 4.8 Monitoring and Review ” to list of bullets	Factual clarification	To correctly describe the contents
21	Section 4	4.2.2 “Specific allowance has been made for improvements to local health care reflecting increased clarity on the Clinical Commissioning Group’s approach which favours co-location of new provision with existing facilities.”	Delete “increased clarity on” and “approach which favours” Amended para to read (new text in red) “Specific allowance has been made for improvements to local health care reflecting the Clinical Commissioning Group’s current preference for co-location of new provision with existing facilities. As noted at section 3.5.3 this matter is the subject of ongoing discussions and these may affect the way in	Consequential change	To reflect the Council’s position on the medical centre – see change

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			which local health needs are met.”		
22	Section 4	<p>4.2.2.6 Other community facilities – Health</p> <p>“Developer funding for improvements to convert existing floorspace to allow co-location of space for GP’s and other health care practitioners, as mentioned in section 3, will largely depend on the timetable that is agreed between the CCG the GP surgery(s) and the Council which will inform any requests by the CCG for CIL.”</p>	<p>After “ other health care practitioners” and before “as mentioned” insert “or towards a new medical centre in the Main Expansion Area”</p> <p>After “Council” delete “which” and insert “.This”</p> <p>Replace “CIL” with “developer funding”.</p>	<p>Consequential addition</p> <p>Plain English.</p> <p>Consequential change</p>	To reflect the text amendment at section 3.5.3 (see change number 15)
23	Section 4	4.5. Figure 62 Indicative Phasing Plan	Figures for Phase 3 need to say 1247 instead of 1251 and total 2453 instead of 2457	Typo	To accurately reflect the final numbers set out for Phase 3.

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24	Section 4	4.5.1 Other Phase 1 Strategic Infrastructure Requirements – third bullet point	After “Mill Lane” add “ and Askett ” before “area”	Factual clarification	To correctly reflect the area to which the position statement applies.
25	Section 4	4.5.1 Other Phase 1 Strategic Infrastructure Requirements – third bullet point	The date of the Mill Lane and Askett position statement amend “March 2019” to “ March 2020 ”	Typo	To correctly set out the date of the adopted position statement
26	Section 4	Section 4.5.3. Health “Additional GP services to be provided co-located with the existing practice at Stratton Road. This could occur earlier, subject to agreement between individual practices and the Clinical Commissioning Group.	After “Stratton road” insert “ or within the Main Expansion Area. ” Additional footnote to new text after “Area” to say “ See text at section 3.5.3 in relation to a potential new medical centre, and preferred location shown on the Illustrative Urban Design Framework (figure 24). If a medical centre is provided within the Main Expansion, this would have a limited impact on housing yields, land parcels, net developable areas and viability. It is considered that this would not make the development unviable given the overall headroom. ”	Consequential change	To reflect the text amendment at section 3.5.3 (see change number 15) To signal the potential consequences to total housing numbers, net developable areas and viability assumptions.

Change number	Section of the SPD	Current text or figure	Change required	Nature of change	Reason for change
27	Section 4	<p>Table 21 Summary of Housing and Strategic Infrastructure Delivery Key highways improvements</p> <p>Under year 2024/2025 “Delivery of the Southern Road Links including Station Approach Junction Mill Lane area highway improvements * Mill Lane area highway improvements”</p> <p>Under year 2028/2029 “Mill Lane/ area traffic calming”</p>	<p>Delete the first “Mill Lane area highways improvements” as this is a repetition.</p> <p>Add “and Askett” after “Mill Lane” and before “area highways improvements”</p> <p>Move “Mill Lane and Askett area highway improvements” under year 2022/2023</p> <p>Delete “/” and add “and Askett” before “area</p>	<p>Typo</p> <p>Factual clarification</p> <p>Change following cabinet</p> <p>Factual clarification</p>	<p>To avoid unnecessary repetition</p> <p>To accurately reflect the position statement</p> <p>To reflect the Council’s position following cabinet.</p> <p>To accurately reflect the position statement</p>
28	Section 4	Table 21 Summary of Housing and Strategic	After “Other key infrastructure” add “* *” and under the table add “* * Local health provision timing to be agreed. See	Change following cabinet	To reflect cabinet position and ongoing discussions with the CCG

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		Infrastructure Delivery Other key infrastructure	sections 3.5.3, 4.2.2.6 and 4.5.3"		with potential for earlier provision
29	Section 4	4.7.1	Insert “)” after “for details”	Typo	Missing bracket
30	Section 4	4.7.1 “Whilst feasible, it is not the Council’s preferred approach.”	Amend to read: “Whilst this may be feasible, it is not the Council’s preferred approach.”	Clarification	To reflect that this will depend on a range of factors and is not guaranteed
31	Appendix 1	Community and Health	Footnote added “ *Additional funding sources to be considered if required. ”	Change following cabinet	To reflect cabinet position and ongoing discussions with the CCG with potential for earlier provision
32	Appendix 3	Row 41 Mill Lane Improvements	Add “and Askett area” before “Improvements” Move sum from year 2024 / 2025 to year 2022 / 2023	Consequential change	To reflect change to timing following cabinet, as per changes made to Table 21.
33	All sections	All documents	Any subsequent formatting changes (font size, pagination etc.) related to preparing the document for website publication as a single document, and final accessibility checks to be delegated to officers.	Formatting / accessibility checks	To make best use of resources and ensure timely publication

B. Statement of Consultation

Change number	Section of the statement of consultation	Current text or figure	Change required	Nature of change	Reason for change
1	Cover and header	February 2021	March 2021	Factual correction	To accurately reflect the date of adoption following delegated sign off
2	3.5	<p>“The approach to local health service provision and need for a new medical centre has been reviewed. In the light of comments from the Clinical Commissioning Group (CCG), it is proposed that developers make a proportionate contribution towards additional capacity at the Stratton Road surgery where there is floorspace available (rather than a new medical centre being built on Longwick Rd)”</p>	<p>Amended paragraph to read: “The approach to local health service provision and need for a new medical centre has been reviewed. In the light of comments from the Clinical Commissioning Group (CCG), the viability appraisal was amended to take account of the need for developers to make a contribution towards additional capacity at the Stratton Road surgery where there is floorspace available. However, the Council is concerned that expansion of the existing facility may fail to ensure that the longer term local health needs of residents are fully taken into account as part of the expansion of the town. It is committed to working with the CCG to thoroughly explore the scope for a new health centre (If a new health centre was to be provided a preferred location is shown on the Illustrative Urban Design Framework, Figure 24.) while recognising</p>	Consequential correction	To reflect changes in the SPD set out in this schedule

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			<p>that developers can only reasonably be asked to contribute to medical centre costs that are directly necessary, fairly and reasonably related to the health needs of the expansion.”</p> <p>Delete : “(rather than a new medical centre being built on Longwick Rd)””</p>		
3	A6. Health provision First row – Council response	<p>The Council has engaged with the Clinical Commissioning Group (CCG) as part of the Local Plan and SPD and will continue to do so.</p> <p>The CCG has indicated that they are planning to meet the demand arising from the PREA expansion by making better use of existing facilities.</p>	<p>After the second para add “The Council acknowledges the CCG’s current preference to expand the existing GP surgery, however it is concerned that expansion of the existing facility may fail to ensure that the longer term local health needs of residents are fully taken into account as part of the expansion of the town. It is committed to working with the CCG to thoroughly explore the scope for a new health centre while recognising that developers can only reasonably be asked to fund medical centre costs that are directly necessary and fairly and reasonably related to the health needs of the expansion. If a new health centre was to be provided a location on Longwick Road is preferred (see Figure 24. Illustrative Urban Design Framework).”</p>	Consequential change	To reflect changes in the SPD set out in this schedule

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4	A6. Health provision First row – Amendments to SPD	“Changes have been made in relation to the revised CCG position on primary care. The medical centre has been removed from the plans.”	After “primary care” add “and the Council’s ambition for longer term local health needs to be met in full.” See sections 3.5.3, 4.2.2.6, 4.5.3.” Delete “The medical centre has been removed from the plans.”	Consequential change	To reflect changes in the SPD set out in this schedule
5	A6. Health provision second row – Council response	The Council recognises the Buckinghamshire Clinical Commissioning Group’s preferred option, and made an allowance for the refurbishment of the Wellington house surgery at Stratton Road in the supporting viability work. There does not seem to be scope to extend on site car parking for either surgery. Going forward, any parking need will be considered as part of the overall town centre parking needs.	After “parking needs.” Add “The Council acknowledges the CCG’s current preference to expand the existing GP surgery, however it is concerned that expansion of the existing facility may fail to ensure that the longer term local health needs of residents are fully taken into account as part of the expansion of the town. It is committed to working with the CCG to thoroughly explore the scope for a new health centre while recognising that developers can only reasonably be asked to fund medical centre costs that are directly necessary and fairly and reasonably related to the health needs of the expansion. If a new health centre was to be provided a location on Longwick Road is preferred (see Figure 24. Illustrative Urban Design Framework).”	Consequential change	To reflect changes in the SPD set out in this schedule
6	A6. Health provision	“Reference added to recognise the	After “option” add “and the Council’s ambition for longer term local health needs	Consequential change	To reflect changes in

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	second row – Amendments to SPD	Buckinghamshire Clinical Commissioning Group’s preferred option The CCG position’s has been reflected in section 3.5.3 on the medical centre, and section 4.2.2, 4.2.2.6, 4.5.3, and 4.6.2. [...]”	to be met through provision of a new facility. “ After “CCG” add “and Council’s” Replace “position’s” with “positions” and “has” with “have”		the SPD set out in this schedule
7	A.15.4 First row – council response	“Mill lane”	Replace “lane” with “Lane”	typo	Proper denomination
8	A.15.4 Second row – council response	“this area”	Replace “this area” with “the Mill Lane and Askett area”	Clarification	To reflect changes in the SPD set out in this schedule
9	A.15.4 Second row – amendments to SPD	SPD amended to refer to Position Statement in section 3.9.4, 4.5.1 and 4.5.2.	After the paragraph add “Changes made to show the need for the first tranche of measures to be brought forward around 2022/23 - see Table 21 and Appendix 3.”	Consequential change	To reflect changes in the SPD set out in this schedule
10	A.15.4 Sixth row – Council response	[...] Contributions will be sought towards an initial phase of works to address highway constraints in the Mill Lane area including at	Replace “Mill Lane area” with “Mill Lane and Askett area”	Consequential change	To reflect changes in the SPD set out in this schedule

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		the railway bridge (to protect against the risk of bridge strikes by vehicles, improve safety and to improve conditions for pedestrians and cyclists). These are set out in the Mill lane Position statement agreed by the Head of Planning and Sustainability in consultation with the Cabinet Member for Planning and Sustainability in March 2019.	Replace "Mill lane position statement" with " Mill Lane and Askett Area Position Statement " Replace "2019" with " 2020 "	Typo	To reflect correct adoption date
11	A.15.4 Eighth row – Council response	Mill Lane area Mill Lane position statement	Insert " and Askett " between "Mill Lane" and "area"	Consequential change	To reflect changes in the SPD set out in this schedule
12	A.15.4 Eighth row – Amendments to SPD	Mill Lane area Mill Lane position statement	Insert " and Askett " between "Mill Lane" and "area" Insert " and Askett Area " before "Position Statement"	Consequential change	To reflect changes in the SPD set out in this schedule

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13	A16.1 Seventh row Council response	Mill Lane area Mill Lane position statement	Insert “ and Askett ” between “Mill Lane” and “area” Insert “ and Askett Area ” before “Position Statement”	Consequential change	To reflect changes in the SPD set out in this schedule
14	Whole document	All documents	Any subsequent formatting changes (font size, pagination etc.) related to preparing the document for website publication as a single document, and final accessibility checks to be delegated to officers.	Formatting / accessibility checks	To make best use of resources and ensure timely publication