



Strategic Sites Committee Update

Application Number: 22/06910/R9FULE

Proposal: Creation of 750m two lane, single carriageway link road between Picts Lane, near junction with Goodearl Place to its termination point to north of the former Sumitomo Electric Hardmetal site, incorporating existing adopted highway with improvements, new section of road through former Whiteleaf Furniture Site and W.E Blacks development site and a connection point for the future Princes Risborough Expansion Area. Demolition of existing buildings within former Sumitomo Electric Hardmetal site, new signalised junction at Station Approach/Summerleys Road/Station Road, construction of new underpass (bridge) under Princes Risborough to Aylesbury railway line to north of Firs Court with new priority junction to north and other associated engineering, drainage and landscaping works including a 2.0m footway and 3.5m shared footway cycleway, surface water detention basin and swales, foul and surface water drainage and pumping stations, sections of reinforced embankment and retaining wall structures and pedestrian crossings

Site Location: Princes Risborough Southern Link Road, Princes Risborough, Buckinghamshire

Applicant: Buckinghamshire Council

Case Officer: Lucy Bellinger

Ward affected: The Risboroughs

Parish-Town Council: Princes Risborough Town Council

Date Application Valid date: 21st July 2022

Statutory Determination date: 10th November. Extended to 30 December 2022

Recommendation:

That the application is delegated to the Director of Planning and Environment for Approval subject to:

- 1) The completion of a Memorandum of Understanding to secure:
 - a) A scheme to deliver 10% biodiversity net gain;
 - 2) Any further conditions/measures necessary arising from the officer consideration of the comments of the Environment Agency;
 - 3) If the Environment Agency have not commented by whichever is the later of 2nd December 2022 or the date when the Local Planning Authority is otherwise able to issue the planning permission, then the permission shall be issued without waiting for the Environment Agency to comment.
 - 4) If an objection on flood risk grounds, which cannot be resolved after discussions with the Local Planning Authority, is received from the Environment Agency, by whichever is the later of 2nd December 2022 or the date when the Local Planning Authority is otherwise able to issue the planning permission, then the application shall be referred to the Secretary of State for their

determination as to whether the application should be called in (in accordance with The Town and Country Planning (Consultation) (England) Direction 2021).

Subject to planning conditions.

Information Added:

This application has been the subject of a Member site visit.

Amended recommendation:

Part 4 of the recommendation has been reworded to provide greater clarity. To read as follows:-

4) If an objection on flood risk grounds is received from the Environment Agency before a decision is issued, which cannot be resolved by discussions, then the application shall be referred to the Secretary of State for their determination as to whether the application should be called in (in accordance with The Town and Country Planning (Consultation) (England) Direction 2021).