

Campbell Park Northside Development Brief: Delegated Decision to Approve Development Brief - 26 February 2019

Update Paper

Introduction

The decision to adopt the Campbell Park Northside Development Brief held on the 29 January was deferred for the following reasons:

1. To further consider education provision on site raised by Cllr Bint
2. To consider comments raised by CMKTC regarding the prematurity of adoption of the Brief before the inspectors report on Plan:MK had been received (in relation to Main Modification 14 and the land use allocation of Block F1.2 – F1.4
3. To consider comments raised by CMKTC relating to classic infrastructure with particular concern that the brief falls to appreciate the importance of Silbury Boulevard and Skeldon Gate to public transport serving CMK.
4. To consider comments raised by CMKTC requesting that the Brief emphasise the importance of an overbridge at Skeldon Gate
5. To consider revisions to para 5.9.5 regarding play provision on site as requested by Cllr Ferrans
6. To update section 5.10 on Broadband provision to reflect policy in Plan:MK
7. To clarify in para 5.7.5 that lower and southern halves of Skeldon Gate and Overgate mean the same thing.

Proposed Amendments

This update paper represents the responses (and proposed amendments to the Brief - underlined) to reflect these above comments made (they are listed in the same order as above):

1. Add in a new para 2.2.2 as follows “Main Modification 6 (MM6) to Policy DS2 sets out clearly that Campbell Park Northside is expected to deliver 1500 dwellings.”

In addition new wording is included in para 4.1.7 as follows, “While the nature of the future demographics indicates that on-site education provision will not be required (based on a development proposal of c1600 dwellings), contributions to off site provision will be sought.

Although not to be included within the Brief itself the following should be acknowledged, "It is noted that the projected pupil yield, at primary school ages, may exceed the future availability of places within nearby schools. Therefore by the time the development is complete, the Council must determine whether sufficient places can be found or whether additional school capacity needs to be built somewhere nearby."

2. The Inspectors Report on Plan:MK has been received with his indication that the inclusion of the Proposed Main Modifications (including Main Modification 14) would make the Plan sound.
3. Amend para as follows, “Campbell Park Northside is well served by public transport with buses using Overgate, Skeldon Gate and Silbury Boulevard with two sets of bus stops being located on the latter.”
Add new wording to the end of the 2nd bullet para 5.7.5 2nd bullet as follows, “Silbury Boulevard, Overgate and Skeldon Gate are public transport routes so any alternative treatment should not compromise that function.”
4. No proposed change – the Brief states that the inclusion of a grade separated crossing across the northern end of Skeldon Gate should be explored. This is felt to give sufficient clarity as to its importance.
5. Para 5.9.5 proposed to be amended as follows, “Play provision will be required to be provided as per current policy requirements. This could be located as part of the landscape corridor along Common Lane.”
6. Section 5.11 redrafted as follows, “Superfast / Ultrafast Broadband (as identified in Policy CT9 of Plan:MK):
The council wishes to see all premises on all new developments served by digital communication services that provide at least superfast broadband speeds, but will give preference to future proofed services providing Ultrafast speeds for all residents and businesses, for example using full fibre “fibre to the premises” (FTTP) technology.
Developers must make sure that broadband services that meet the ambitions of the Digital Communications Infrastructure Strategy and the Digital Agenda for Europe are available, wherever practicable, to all residents of the development at market prices and are not restricted to one particular service provider.
Developers are required to work with a recognised network carrier to design appropriate duct infrastructures, wherever practicable, for the development.
Other forms of infrastructure, such as facilities supporting mobile phones, broadband and WiFi, should be included, wherever viable and possible”.
7. Para 5.7.5 has been redrafted to only make mention of the southern halves of Skeldon Gate and Overgate (removing reference to lower halves)

8. The Inspector in his report also made the following observation regarding classic infrastructure:

The CMKAP places significant emphasis on the contribution of “classic CMK infrastructure” to the character and heritage of CMK (including Campbell Park) and seeks to only contemplate the alteration of this infrastructure in exceptional circumstances. Given Plan:MK is setting a new strategic framework for CMK to 2031 in the context of higher growth requirements, there will inevitably need to be some flexibility to make efficient use of sustainably located urban land (as per the recent Intu:MK decision [MK/RET/004]). Accordingly, I am not persuaded that Plan:MK should strategically identify “classic CMK infrastructure” and an appropriate balance needs to be struck particularly if moribund areas within the city centre are to be developed and rejuvenated. I find Plan:MK sets the right strategic tone in terms of seeking improvements to the quality of the environment and public realm in CMK (Policies DS4 and SD2) and accommodating significant new levels of growth and change (Policy SD3).