

Wards Affected:

Danesborough and Walton

ITEM 2**DELEGATED DECISIONS****12 MARCH 2019****DRAFT SOUTH CALDECOTTE DEVELOPMENT FRAMEWORK**

Decision Taker: Councillor Legg, Cabinet Member for Customer Services

Report Sponsor: Tracy Darke, Director - Growth, Economy and Culture
Tel: (01908) 252394

Author: David Blandamer, Senior Urban Designer, Tel: (01908) 254836

Executive Summary:

This report seeks authority to undertake formal consultation on the Revised Draft South Caldecotte Development Framework for a 6 week period during March-May 2019.

1. Recommendation

1.1 That the draft Development Framework Supplementary Planning Document be approved for a 6 week formal consultation period.

2. Issues

2.1 Plan:MK allocates land on the south-eastern edge of Milton Keynes for a strategic employment site, providing a minimum of 195,000 sq m of B2/B8 employment space. The Draft South Caldecotte Development Framework has been prepared to ensure that the land allocation is brought forward in a strategic and comprehensive manner.

2.2 The preparation of the South Caldecotte Development Framework is a requirement of Plan:MK policy SD12. It will have Supplementary Planning Document (SPD) status, and will be a material consideration in the determination of planning applications.

Consultation Undertaken

2.3 The Draft Development Framework was published and circulated to key stakeholders for an 8 week public consultation from the 5 March to 27 April 2018.

2.4 Comments were received from 34 respondents. A schedule of the comments received with officer response and proposed changes is contained at Annex A. The most significant representations concerned the following subjects:

(a) Principle of Development

Bow Brickhill Parish Council, Woburn Sands Town Council, Woburn Sands and District Society, Milton Keynes Forum and 14 residents objected to the principle of development. One of the principal reasons cited is traffic generation.

Response

The site is allocated for employment development in Plan:MK. The Plan Inquiry Inspector has confirmed the acceptability of the allocation in his Report.

(b) Prematurity

Bow Brickhill Parish Council, Woburn Sands Town Council, Woburn Sands and District Society and 10 residents have argued that it would be premature to develop the site in advance of the decision on the route of the proposed Expressway and/or East West Rail.

Response

It is not reasonable to delay development of a site which is allocated in the Development Plan. Para 49 of NPPF states that “arguments that an application is premature are unlikely to justify a refusal of planning permission other than in limited circumstances.” It is considered that the likelihood of the expressway passing through the site is low as this would affect the consented Eaton Leys residential scheme and scheduled monument of Magiovinium.

(c) Priority Habitat

Natural England, Parks Trust and Milton Keynes Forum have stated that the Framework provides insufficient protection for the Priority Habitat area within the site.

Response

Amend Framework to state that through a planning application consideration of the Priority Habitat area should follow the mitigation hierarchy set out in Plan:MK policies NE2 and NE3.

(d) Archaeology

The Council’s Senior Archaeological Officer and one resident have commented on the archaeological interest within the site.

Response

Since the Draft Framework was published a geophysical survey and trial trenching has been undertaken which identifies an area of buried archaeological remains in the southern part of the site. The text has been amended to state that the significance of the remains and their impact on development should be considered through the planning application process.

(e) Bow Brickhill Crossing

Woburn Sands Town Council, Bow Brickhill Parish Council, Woburn and District Society, Milton Keynes Forum, Milton Keynes Green Party and 6 residents have referred to traffic queues at Bow Brickhill level crossing when the gates are down.

Response

Feasibility work has been undertaken which suggests that a bridge could be constructed on the existing line of Brickhill Street, without encroaching on the development site.

2.5 The main changes proposed to the draft Brief are:

- (a) amend plans to show indicative area of buried archaeological remains and amend text to state that their impact on development should be considered through the planning application process.
- (b) inclusion of text stating that the Priority Habitat should be considered through the planning application process, following the mitigation hierarchy set out in Plan:MK (policies NE2 and NE3);
- (c) inclusion of text and plans relating to the Oxford-Cambridge Arc, Oxford to Cambridge Expressway and East West Rail;
- (d) inclusion of reference to the potential to safeguard land along the line of Brickhill Street for a future bridge crossing; and
- (e) updating of the policy context to reflect the current position and status of Plan:MK.

Further Consultation

2.6 It is proposed to undertake further consultation on a revised draft Development Framework (attached at **Annex B**). The consultation will take place for a 6 week period during March – May 2019.

3. **Options**

3.1 The “do nothing” option is to not undertake consultation on the Draft Development Framework. This is not an option if the Development Framework is to be adopted as a Supplementary Planning Document.

3.2 To undertake a further consultation on the revised draft Development Framework. This is the preferred option.

4. **Implications**

4.1 Policy

The Development Framework is in accordance with Policy SD16 of Plan:MK (as amended by Proposed Changes, published December 2018). It is not a Key Council Document, nor is it a Development Plan Document.

4.2 Resources and Risk

It is anticipated that the consultation process will be undertaken from within existing resources.

There are no known risks associated with the proposed consultation.

N	Capital	N	Revenue	N	Accommodation
N	IT	N	Medium Term Plan	N	Asset Management

4.3 Carbon and Energy Management

There are no known carbon and energy management implications associated with the proposed consultation.

4.4 Legal

The Town and Country Planning (Local Planning) (England) Regulations 2012 (2012 Regulations) set out the statutory requirements for the consultation and adoption of Supplementary Planning Documents (SPDs). Consultation will be carried out in accordance with the 2012 Regulations.

Once adopted in line with statutory requirements, the SPD will be a material consideration for the determination of planning applications.

The measures for community involvement relating to the SPD conform to statutory requirements and the MKC Statement of Community Involvement.

4.5 Other Implications

(a) Sustainability

A Strategic Environmental Assessment Screening Report has been produced to assess the need for Strategic Environmental Assessment under the Environmental Assessment of Plans and Programmes Regulations 2004 and the SEA Directive. This was sent to the three statutory bodies (English Heritage, Environment Agency and Natural England). The Screening Report concluded that there was no need for a full SEA. A final Screening Statement incorporating the comments of the statutory bodies will be made available alongside the draft SPD.

(b) E-Government

The Development Framework will be made available on the Council website.

(c) Stakeholders

Consultation with a wide range of stakeholders will be undertaken in accordance with statutory requirements and the MKC Statement of Community Involvement.

(d) Equalities

This decision is not relevant in regard to equality issues.

N	Equalities/Diversity	Y	Sustainability	N	Human Rights
Y	E-Government	Y	Stakeholders	N	Crime and Disorder

Background Papers: None

Annex A Comments Table and Officer Response

A copy of the comments and officer response is available at the following link:

[Comments and Officer Responses](#)

A copy is also available in each Group Room for inspection.

Annex B Revised Draft South Caldecotte Development Framework

A copy of the Development Framework is available at the following link:

[Revised Draft South Caldecotte Development Framework Supplementary Planning Document](#)

A copy is also available in each Group Room for inspection.