

## SUMMARY OF RECOMMENDATIONS

Applications Number: 13/00266/OUT and 13/00267/FUL

Majors

1) 13/00267/OUT Demolition of the existing National Badminton Centre, health club and residential accommodation block and outline planning consent for a C3 residential development consisting of up to 104 units including the retention of the existing farmhouse building at National Badminton Centre, 96 Bradwell Road, Loughton Lodge

and

2)13/00267/FUL Construction of a new National Badminton Centre including an arena of 17 x badminton courts and 6 x indoor tennis courts; 6 outdoor courts; associated fitness and conference facilities; administrative and overnight accommodation together with ancillary uses; associated car parking and landscaping works on Land Adjacent To MK Bowl , Watling Street H7 To H8, Elfield Park

**FOR Badminton England**

**Target:** 13th May 2013

**Ward:** Loughton Park

**Parish:** Loughton Parish Council

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### 1.0 INTRODUCTION

*(A brief explanation of what the applications are about)*

- 1.1 This report covers two concurrent applications which are closely linked as the first represents enabling development to support and fund the delivery of the second scheme. The first application is made in outline form and proposes a residential redevelopment of the existing National Badminton Centre site along with adjacent open space. The second proposes a sports related development the main element of which is an expanded replacement National Badminton Centre adjacent to The National Bowl. The Facility would be the headquarters of Badminton England.
- 1.2 One of the Council's Core objectives is to develop Milton Keynes as an International Sporting City. This objective is re-enforced in the emerging Core Strategy and includes "the development of sites to support major sporting, tourist and cultural events."
- 1.3 These two applications need to be considered together. In the subsequent pages of the report, the material planning considerations for each

development site are set out for the consideration of the Development Control Committee. However, the Committee will need to vote separately on each application.

## **2.0 Conclusion**

- 2.1 The proposed new and enlarged National Badminton Centre with associated tennis, leisure and conference facilities would clearly meet the Council's aspiration to establish Milton Keynes an International Sporting City and meet current deficiencies in the Council's Leisure Strategy. The proposed facility would be a suitable development on the existing Bowl and would enhance the existing leisure use on the site. However, to comply with two of the objectives of policy L12 (vi) and (vii) replacement cycling facilities would need to be provided and this can be secured through a section 106 agreement. The new sporting development would deliver economic and community benefits to Milton Keynes as a whole and the wider area.
- 2.2 To deliver the new sporting facility development, funding from an associated housing development is required. The proposed housing development is on part brown field and part existing open space. The housing element of the report indicates that there are clear and acceptable local and national planning policies for permitting the housing development, even on the existing open space subject to the receipt of acceptable protected species reports relating to bats and reptiles prior to the determination of the application. There have been concerns with regards to the density and layout of the proposed housing. The proposed density of the indicative scheme would be below the density set out in local plan policy for the area and with the exception of the accesses, all other matters relating to design, appearance, layout and landscaping are reserved for a future application. These issues can be resolved through the imposition of planning conditions and through design solutions when the detailed application (reserved matters) is submitted in accordance with normal practice for outline consents. The housing development would not generate an unacceptable level of traffic on the local highway network particularly when comparing the traffic generated by the existing use.
- 2.3 It is clear that the proposed housing development will not provide any affordable housing and a there will be a reduced level of planning obligations (S106 funding) to mitigate the demands created by the development on existing infrastructure and community facilities. If the application was a stand alone housing development it would be contrary to policies H4, P01, P02 and P04 of the Milton Keynes Local Plan 2001 – 2011 and would likely be recommended for refusal. However, the funds generated from the sale of the housing land would be wholly reinvested in the replacement national badminton centre, secured through a section 106 agreement. The Committee therefore need to balance whether the benefits of retaining and providing a new and enlarged national badminton facility and associated benefit to the local economy and to Milton Keynes as an International Sporting City outweigh the harm caused by not providing affordable housing and a reduced level S106 funding. The following reports provide a detailed assessment of the merits of both applications and recommends on balance support for the

housing development on the existing national badminton centre site providing that the receipts of the land sale are invested in the proposed new facility at the 'Bowl site' development.

### 3.0 RECOMMENDATIONS

*(The decision that officers recommend to the Committee)*

3.1 a. That subject to the completion of a section 106 agreement as detailed below application 13/00267/FUL be PERMITTED **subject to the objection by the Environment Agency** being withdrawn, and the conditions in section 5 of the report for this application

b. That subject to the completion of a section 106 agreement as detailed below application 13/00266/OUT be PERMITTED, **subject to acceptable protected species reports being received** relating to bats and reptiles, and the conditions in section 5 of the report for this application

**That a S106 legal agreement, as detailed below, be agreed in respect of applications 13/00267/FUL and 13/00266/OUT to include the following clauses;**

i. That applications 13/00266/OUT and 13/00267/FUL be linked in terms of the S106 agreement to ensure that the housing development does not commence until the building contract for the construction of the new national badminton centre is completed;

ii. That the new sports building is not to be occupied until a contract for a suitable alternative cycling track is let; to mitigate for the section lost by this development, on the 'Bowl site' or elsewhere.

iii Financial contributions towards the following be agreed:

Education contribution	£500,000
Local Play capital	£90,493
Local Play maintenance	£64,350
Toucan crossing for cyclists and pedestrians	£30,000
Access Rd platforms x 2 estimate	£50,000
Pedestrian crossing estimate	£25,000
Redway extension at £50 per metre estimate	£7,000
Footway as required by MKC	£13,500
	<b>£780,343</b>

iv. An overage arrangement is agreed, to ensure that if more than 15% profit is achieved by the housing developer then 50% is returned to the Council and used towards mitigating the impact of the development on existing infrastructure and community facilities.