

# **DEVELOPMENT CONTROL COMMITTEE**

**08 MARCH 2016**

## **COUNCILLOR'S ADDITIONAL PAPERS -**

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# SPEAKING LIST

## DEVELOPMENT CONTROL COMMITTEE – 8 MARCH 2016

APPLICATION NO.	TITLE	REQUESTS TO SPEAK IN OBJECTION	TIME ALLOCATED	RIGHT OF REPLY OR SPEAKERS IN FAVOUR	TIME ALLOCATED
16/00025/OUT	The Stables Stockwell Lane Wavendon	Councillor D Hopkins MKC	3 Mins	Mr P Hall (Applicants Agent)	3 Mins
15/02337/FUL	Land to the North and West of; Wavendon Business Park Ortensia Drive Wavendon Gate	Mr D Lock	3 Mins	Mr A Collins	3 Mins
15/02768/OUT	Site South East of; Elmswell Gate Towergate	Mr J Rice Mr D Lock	3 Mins 3 Mins	Mr P Atton (Applicants Agent)	6 Mins



**Application Number: 16/00025/OUT**

**Outline consent for 164 additional grasscrete parking spaces, associated landscaping and future emergency access to the adjoining site. All matters reserved**

**AT The Stables , Stockwell Lane, Wavendon**

**FOR Wavendon Allmusic Plan**

**Target: 8th April 2016**

**Ward: Danesborough And Walton**

**Parish: Wavendon Parish Council**

**Report Author/Case Officer: Sarah Hine**

**Contact Details: 01908 252283 sarah.hine@milton-keynes.gov.uk**

**Team Leader: Sarah Evans Team Leader Strategic Business Unit**

**Contact Details: 01908 253326 Sarah.Evans@milton-keynes.gov.uk**

## **1.0 ADDITIONAL PAPERS**

**1.1 Following the publication of the officers report a further seven objections have been received from third parties. These representations raise the following:**

- **The principle of development within the green buffer as it was established to protect the character of Wavendon Village. This would set a precedent for further erosion on the green buffer.**
- **Car parking within the green buffer will cause noise and pollution issues.**
- **The potential to utilise verges for formal parking provision to avoid the need for development in the green buffer.**
- **Growth of The Stables will result in more traffic through Wavendon Village during certain times of the day and night. Stockwell Lane is not designed for this amount of traffic.**

**1.2 An email representation in support of the application has been sent to members of the Development Control Committee from The Chair of the Arts & Heritage Alliance Milton Keynes. This representation is contained within these additional papers.**

**1.3 Following the publication of the officer's report the applicant has also submitted the following:**

- **a letter from the Wavendon All Music Plan which responds to public representations;**
- **a statement by the applicants agent;**
- **a letter of support from local businesses/stakeholders;**
- **a letter of support from customers;**
- **a letter of support from the Trustees of Wavendon Allmusic Plan and**

- Directors of The Stables; and
- A letter of support from artists and education facilities.

These representations are contained within these additional papers.

1.4 Following the publication of the officers report the following minor amendments are proposed to the conditions set out below:

1. No development shall commence on any phase or part of the development until details of the layout, scale, appearance, emergency access and landscaping for that phase or part (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Outline planning permission only is granted in accordance with the application submitted.

3. The development hereby permitted shall be begun on or before the expiration of two years from the date of the approval of the last of the reserved matters of that phase or part.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Prior to the layout of any part of the additional 164 car parking area hereby approved details of the materials and layout of the car parking area shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to first use of the car park. The car parking area so provided shall be maintained as a permanently as car parking ancillary to The Stables.

Reason: To ensure the site complies with Policy T15 of the Local Plan and is safe and convenient for highways users.

5. Prior to the layout of any part of the additional 164 car parking area hereby approved details of the proposed boundary shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be carried out in accordance with the approved details to be completed prior to the first use of the development.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity and privacy.

6. Prior to commencement of any works on site all existing trees and hedgerows to be retained in the site are to be protected according to the provisions of BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations'.

Reason: To ensure that there is adequate tree protection measures.

7. Any protected species survey report in excess of three years old at the time of the commencement of development shall be updated and submitted to and approved in writing by the Local Planning Authority prior to the commencement of development of that phase or part of the development.

Reason: To safeguard protected species and biodiversity in accordance with saved Policy NE2 of the Milton Keynes Local Plan 2001-2011.

8. Reserved matters applications for the development shall include a lighting scheme for all public and private areas, footpaths and parking areas. The lighting scheme shall include details of what lights are being proposed, a lux plan showing maximum, minimum, average and uniformity levels, details of means of electricity supply to each light and how the lights will be managed and maintained in the future. If any lighting is required within the vicinity of current or built-in bat features, it shall be low level with baffles to direct the light away from the boxes and units, thus preventing severance of bat commuting and foraging routes. The approved scheme shall be implemented prior to the first use of the development.

Reason: In the interests of safety and amenity and in order to comply with saved policy NE2 of the Milton Keynes Local Plan 2001-2011.

9. Prior to the commencement of development a scheme to incorporate additional biodiversity features into appropriate areas of the site shall be submitted to and approved in writing by the Local Planning Authority to ensure that opportunities for biodiversity are maximised on the site. All features and access to them shall be maintained for the lifetime of the development.

Reason: To ensure the development incorporates adequate biodiversity enhancements in accordance with saved Policy NE4 of the Milton Keynes Local Plan 2001-2011.

10. Prior to the commencement of development a car park management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how access to the car parking area will be prevented when not in use. The car park shall be used in accordance with the approved car park management plan.

Reason: To ensure that the car parking area remains additional to the main facility and that the openness and character of the green buffer as allocated within the Strategic Land Allocation Development Framework is retained when not in use.





1216H25Feb16  
25<sup>th</sup> February 2016

SANSOME  
HALL  
ARCHITECTS

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Dear Sir

PROPOSED ADDITIONAL PARKING : THE STABLES, WAVENDON  
REF: 16/00025/OUT

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With the recommended amendment of our Outline Planning Application to address the additional parking and emergency access issues ONLY, we wish to supplement our previous Parking Statement, dated 15<sup>th</sup> February 2016 as follows:-

This statement was prepared as part of a wider ranging submission covering the proposed Phase IV expansion plans to demonstrate the need for a further significant parking provision on site for a complex capable of accommodating up to 800 people on site on a daily basis.

The advice received to split the Phase IV development Application from the additional car parking does not mean that the requirement for extra space is obviated and the Development Control Committee is asked to consider the following points:-

1. Due to the proposed development to the North of The Stables (15/02768/OUT) the field currently owned by Wavendon Foundation, and previously by Sir John and Lady Cleo Dankworth, will be lost as a site for the annual Music Camps and for overspill parking.
2. Despite the retention of 40 spaces by virtue of not developing Phase IV at this stage, the total parking on site – 252 cars – is frequently inadequate and causes overspill problems which have to be managed by volunteer parking marshalls.
3. When the Summer Camps have to be accommodated within the existing Stables site they will absorb all the current parking areas and additional spaces will be required.

4. If the land allocated for additional parking and emergency access under this Application cannot be reserved for that use, the Stables have no alternative areas/solutions to fall back on and this will mean that:-

A: The Stables will have no potential for future expansion.

B: The Stables programme will have to be curtailed to avoid further congestion

and

C: The Summer Camps will have to be accommodated within the existing site if possible with the consequent reduction in scale.

In the continuing absence of any positive proposals to service the site with effective public transport and the likelihood of any solution being years away, the only positive future for the Stables is to cater for a high level of private car access and this addition to the site is seen as the only viable means available to underwrite the continuing success of The Stables.

Yours faithfully

Peter Hall  
SANSOME HALL ARCHITECTS

REF: APPLICATION 16/00025/OUT

RESPONSE TO OBJECTIONS RECEIVED FROM Ms J DANKWORTH and Mrs L COLLINS

The current proposal for Phase IV in the Outline Application Ref 16/00025/OUT includes an open courtyard to the South of the original Stables building introduced into the scheme in response to Dame Cleo's objection to the previous proposal. This new scheme was described to Dame Cleo during a meeting at The Old Rectory on 18th December 2014 and resulted in a signed letter of support – copy attached. A further meeting was held with Dame Cleo on 13th August 2015 in line with her wishes to be kept informed, at which the scheme was described in more detail and again received her support.

The courtyard is accessible by people on foot and by vehicles for maintenance and emergency use via the passageway between the Phase IV building and the boundary with the Old Rectory – a route that also facilitates access into the gardens of the Old Rectory via an existing gate at the request of Dame Cleo.

We do not expect that the proposed development will interfere with existing rights of way or to the extent that it might do so, revised terms will be agreed with the neighbours who, of course, have their own independent legal rights. We are advised, therefore, that the effect on rights of way is not a matter that the planners could or should take into account when considering this application although we recognise that this is an issue that will have to be addressed.

Any legal requirement to maintain access through the courtyard for the benefit of the house and the cottage can be incorporated into the detailed design ahead of the necessary Full and Listed Building Consent submissions in due course. It is noted, however, that there are two existing vehicular accesses to both the Old Rectory and the cottage off Stockwell Lane and it is suggested that these would be the preferred route for emergency vehicles in most circumstances in terms of directness and speed of access.

It is also noted that when the proposals for the original new Stables were designed, an exercise carried out with the direct and enthusiastic involvement and support of both Sir John Dankworth and Dame Cleo, and which resulted in the Approved scheme which has been partially realised to date, the direct route through to the cottage and the house was deliberately cut off at the request of John and Cleo to increase their privacy and security as the activities of The Stables increased. That Approved scheme proposed the construction of a Restaurant and Kitchen blocking the way through and facing into the courtyard to the West.

The Stables makes every effort to be a good neighbour and adhere to the terms outlined in the original transfer deed. The issues of bottles being emptied was raised by the occupant of the cottage which is leased by Dame Cleo adjoining the Old Rectory. We were notified by the occupant that emptying bottles after 10pm was causing her sleep to be disrupted and we immediately imposed a curfew for service staff of 9.30pm for bottle emptying. Notices are placed in the service corridor to this effect and all bar staff have been briefed to take note of this. Beer kegs are delivered and collected at 11am one day a week and are dropped onto a cushioned mat. None of this activity described occurs after midnight as the bar is always closed by 11pm and service staff released from their duties.

The Stables is extremely careful about control of waste and refute the allegations completely that the venue's food and beverage operation is the root cause of the rodent issues at the Old Rectory. Rubbish is deposited in large wheeled metal bins with lids and collected regularly by contractors mid-morning. The Stables retains Ecolab on a contract to advise on and implement pest control on The Stables site. They have advised us that there is no current evidence of rats nests on The Stables land and all of the traps and baits are working effectively. They have concluded that if the Old Rectory is experiencing a rat problem that nests may be located within its grounds and that the residents should take action to implement control measures.

In conclusion it is worth emphasising that this application is for outline planning permission following months of consultation with the Dankworth family to identify the least disruptive location for the extension. At detailed planning stage there will be a further opportunity to demonstrate the commitment that The Stables has to extending the facilities in a sympathetic manner, not just in terms of the visual aspect but also in the execution of any building works to ensure disruption to the neighbours is kept to a minimum as has been the case in all of the previous developments on the site. For these reasons we do not believe the actions of The Stables amount to a nuisance to the neighbours. However, we are advised that if there is an existing nuisance this is a matter for which the neighbours have remedy at law and is not a matter that should be taken into account when considering this planning application unless it is contended by the neighbours that the problem will be exacerbated by the expansion. We do not believe that is the case because steps have been taken to reduce the noise from bottles (as described above) and we do not expect the grant of the planning application will affect these mitigating factors. Nor would the grant of permission affect the local rodent issues even if the problems emanate from The Stables' land (which for the reasons given we doubt).

The Founders established the charity Wavendon Allmusic Plan with its primary objective being "To provide a centre of musical activity for the purposes of the promotion of education in and appreciation of good music of all kinds amongst persons of all ages and social backgrounds" and for the furtherance of that primary charitable objective enabling it "to construct, lay out, maintain and alter any buildings, gardens, grounds and other amenities necessary or convenient for the work of the Trust".

The Trustees understand the concerns of Ms Dankworth, as she holds the Lasting Power of Attorney for Lady Dankworth, and have worked hard to alleviate them, however they believe their duty as Trustees is to honour the legacy of the Founders' original vision in ensuring the ongoing viability of The Stables through the extension of its facilities which will support the organisation's ability to deliver a sustainable programme of concerts and education works that are fit for the current and future generation of audiences and artists.

Yours sincerely

**Jim Rice**  
**Chair of Trustees**  
Wavendon Allmusic Plan

Enc: Dame Cleo letter of support

Stephen Clarke  
Chairman  
Wavendon Allmusic Plan Ltd  
The Stables  
Stockwell Lane  
Wavendon  
Milton Keynes  
MK17 8LU

Dear Stephen,

Cleo and I met with Peter Hall on 18th December 2014 to discuss the options for the next phase of the Stables following the MK Council rejection of the courtyard development.

As you know Cleo's opposition has been solely due to the impact of any development on the close proximity to the Old Rectory and cottage. Therefore she is optimistic that Peter's proposals recognise this and provide the basis for an enhanced upgrade of the Stables facility.

It is understood that alternatives situated on the east, west and northern borders are less attractive to the Stables but that a scheme sited in the current car park and adjacent to the leylandi hedge would probably allow the main objectives of the Stables to be met. This sounds fine to Cleo but I would point out that vehicle access to the garden should be maintained.

Naturally Cleo would expect to be kept fully informed as the design process progresses.

Regards

Syd Nichols

Acknowledged by Lady CD Dankworth

Councillor Andrew Geary: Chair  
Councillor Brian White: Vice-Chair  
Councillor Robert Exon: Vice-Chair  
Councillor Carole Baume  
Councillor John Bint  
Councillor Andrew Buckley  
Councillor Martin Gowans  
Councillor Jeanette Green  
Councillor David Lewis  
Councillor Geeta Morla  
Councillor Chris Williams  
Councillor Paul Williams

Development Control Committee  
Milton Keynes Council

THE STABLES : WAVENDON

REF: 16/00025/OUT

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Dear Councillors

We are taking this step of writing directly to all the Councillors who sit on the Development Control Committee ahead of the special Committee Meeting on 8<sup>th</sup> March because we are very concerned that you should fully appreciate the importance of your decisions on that evening for the future of The Stables.

As we are sure you are aware, The Stables, since its creation in 1970 by John Dankworth and Cleo Laine, has become a nationally important live music and musical education centre presenting over 350 performances and delivering over 200 education sessions each year including the National Youth Music Camps. The Stables regularly broadcasts live events on BBC Radio 2 and BBC Radio 3 and organises the biennial IF: Milton Keynes International Festival which has rapidly become established as one of the UK's landmark cultural events. In recent years the development of all of this activity has been achieved thanks to the dedication of a staff and volunteer team in excess of 350 people and with the support of major artists who have been attracted to perform at The Stables thanks to the investment we have made in them at the very early stages of their careers. As a consequence The Stables is ranked 4<sup>th</sup> in the UK's top 100 music venues by the Performing Right Society.

**Engaging the widest range of people  
with music in all its diversity**  
Presenting and producing concerts,  
educative events and festivals

**the  
stables**

[www.stables.org](http://www.stables.org)

**IF** Milton Keynes  
International  
Festival

[www.ifmiltonkeynes.org](http://www.ifmiltonkeynes.org)

**(12)**

However, in order to sustain this ranking and maintain the venue's national and international profile, The Stables needs to ensure its future access is secured and its ability to deliver digital recordings and broadcasts along with excellent facilities for artists and audiences is not compromised by neighbouring developments.

We remain extremely concerned that all that The Stables has achieved to date is threatened by the fundamental issue of access which remains unresolved by the Outline Planning Applications being considered on 8<sup>th</sup> March and which, in our opinion, needs positive action by the Council in order to secure the future of The Stables.

When the Council approved its own Development Framework for the Strategic Land Allocation (2013), it approved.....

*"Additional access to the land south of A421 and north of Wavendon will be required from A5130 Newport Road. Access to The Stables Music Venue will need to be considered to ensure that the development of the SLA has full regard to the current and future activities at the Stables Music Venue" (Conclusions. p.31)*

and

*"With regard to access to the land to the north of Wavendon, this will need to be considered in detail (bus routes, junction on A5130, access to The Stables etc.) as part of the detailed transport assessment accompanying planning applications" (Highway Access 3.5.7 p.41) etc.*

As the current Outline Applications stand, none of them address this issue.

We understand from the Council's officers that they expect the issue to be addressed under the Full Planning Application process that follows an Outline Approval. However, we believe that no Outline Permissions should be granted until there is a viable solution to the access problem put forward and agreed by all parties thereby eliminating the uncertainty which currently threatens the continuing existence of The Stables. Our key concerns centre around the future viability of Stockwell Lane as it is currently shown, particularly in relation to poor weather maintenance, HGV access for artists and supplies and most importantly easy and quick access for emergency vehicles to attend with alternative options in the event of a major incident or blocked routes.

We are also concerned that preliminary consultations have identified local opposition to our proposal to create essential additional parking for The Stables on land to the west, currently owned by Hewlett Packard and the subject of a concurrent Outline Application for additional housing. Our proposal, as illustrated in the Outline Application 16/00025/OUT, is



to use the “buffer zone” to the west of The Stables as a landscaped green parking area that will cope with future parking requirements as The Stables completes its planned Phase IV extension to deliver additional office space, broadcast and media suites and a flexible education, concert and conference facility that can help with housing the National Youth Music Camp activity which will be compromised due to the development to the North of The Stables.

We understand that Wavendon Parish Council are planning to object on the basis that they want the buffer to be open green space as a continuation of the green areas to the north of the village demanded in the SLA Development Framework. We would suggest that the area to the west of The Stables only acts as a buffer to The Stables as the area to the South of this is the existing business campus of Wavendon Tower built up against the western boundary of the village, and the areas to the west and north will ultimately become new housing. This buffer, therefore, only serves to separate The Stables from new housing. This is essential for The Stables to ensure noise does not become an issue for the new developments and constrain the venue’s ability to operate, but not for the village of Wavendon which lies behind the existing office and car parking complex of Wavendon Tower. In these circumstances we believe the creation of a landscaped “green” parking area, using the same reinforced grass surfaces as the current site, is a good use of this separation zone and will continue the green setting of the existing venue while protecting it from inappropriate development in its immediately vicinity. Furthermore planned landscaping and tree planting will enhance the green space and provide additional sound separation to any proposed development.

The Stables and their consultants have consistently made the case to maintain the separation between SLA development and Wavendon and firmly believe that this current proposal will maintain that separation while ensuring the continued existence of The Stables as a world class music venue capable of attracting and supporting the future development of artists and audiences.

We ask you to support the implementation of the SLA Development Framework in:-

- A: the creation of a new access to The Stables
- B: the continuation of the separation zone to the west of The Stables
- C: the use of this zone as additional landscaped green parking to ensure the future of The Stables  
and
- D: the introduction of a public transport route to serve The Stables and surrounding development

Yours sincerely

**Monica Ferguson**  
**Chief Executive and Artistic Director, The Stables**

**Jim Rice**  
**Chairman of the Trustees, The Stables**

Hazel Coomber  
David Dean  
Robert French  
Steve Hasson  
Dr Ann Limb CBE DL  
Ian Smith  
Dr Phillip Smith MBE  
Clare Teal

**Trustees of Wavendon Allmusic Plan**

Andy Cole  
Fiona Gasper MBE  
Paul Leather  
Kirsti Roberts  
Lady Rima Scott  
Graham Shaw

**Directors of The Stables**

Councillor Andrew Geary: Chair  
Councillor Brian White: Vice-Chair  
Councillor Robert Exon: Vice-Chair  
Councillor Carole Baume  
Councillor Andrew Buckley  
Councillor Jeanette Green  
Councillor Geeta Morla  
Councillor Paul Williams  
Councillor John Bint  
Councillor Martin Gowans  
Councillor David Lewis  
Councillor Chris Williams

Development Control Committee  
Milton Keynes Council

THE STABLES : WAVENDON  
REF: 16/00025/OUT

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Dear Councillors

We understand that you will shortly be deciding on planning applications that may affect the future of The Stables. We strongly encourage you to ensure that adequate access routes for artists, customers and emergency vehicles are maintained and that disruption to The Stables operation is minimised. Furthermore we urge you to support the improvement of public transport to the site and the creation of a green landscaped parking zone to the West of The Stables site in order to create a 'buffer zone' to the proposed housing development in order that noise and disruption can be minimised for future residents.

We are acutely aware that housing developments in close proximity to music venues have threatened the viability of many organisations and The Stables is one of the UK's leading music organisations providing a unique blend of concerts and education work for Milton Keynes and the region. Its proposed plans to develop additional office capacity, digital recording and media suites, and a new flexible space that can house education workshops and safeguard the learning and participation work that will be lost as a consequence of the land development to the North of The Stables are significant steps in securing the venue's future as Milton Keynes pursues its ambitions to become European Capital of Culture.

Additionally the improved facilities will greatly assist in accommodating and supporting business events and conferences that help Milton Keynes companies to grow and develop. The Stables is a significant cultural asset that generates economic and social benefit to the local population and greatly enhances the reputation of Milton Keynes as an exciting place to live, work and visit through its programme of activity at The Stables, national broadcasts and the extraordinary events it produces across the city including IF: Milton Keynes International Festival.

Signed,

Lester Shaller MK8 8PD	Simon Walker MK17 9BW	Colin Smith MK17 9JP
Hilary Egginton MK10 9PS	Belinda Moore MK14 5BS	Mary Hodgson MK16 8RN
Heike Newman MK17 9PL	Bryan Jones MK17 9PL	Don & Jill Alison MK16 8HJ
Steve Peace MK7 7HR	David Lane MK14 5DR	Mr & Mrs L Sanders MK16 0JE
Karen Wilshere MK18 2DZ	Andy Harrison MK3 7EQ	Louise Lidsey
Neil & Sally Everitt MK15 9EH	Dee & Graham Slight MK13 7UG	David Hellyn MK46 5QB
Christopher Heald MK17 8GB	Adrian O'Reilly MK14 5DY	Steve Heath MK17 0TA
Sue Heath MK17 0TA	Ray Selwood MK18 3JU	Prof Bob & Mrs Gill Watt MK7 7HR
Alan Carter MK6 5Ey	Simon Douglas MK17 8KX	Hazel Dean MK16 9HL
Paul Berryman MK13 0EP	Howard Watkins MK46 5PL	Linda, Keith & Josh Butten MK17 8BW
Jane & Andrew Floyd MK14 5JD	Sue & Barrie Brettell MK1 1BQ	Duncan McGarthland MK13 0BA
Jane Rushton MK17 8LH	John & Margarete Petrie MK5 6LJ	David & Christine Moultrie MK19 6AZ
Paul Barret MK19 7HA	Christina & Peter Tingle-Sheldrick MK17 0PY	

Councillor Andrew Geary: Chair  
Councillor Brian White: Vice-Chair  
Councillor Robert Exon: Vice-Chair  
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Signed,

Antony Spira, Director, MK Gallery  
Pete Winkelman, Chairman, MK Dons  
Marian Livingston, Chair, Milton Keynes City Orchestra  
John Cove, Chairman, MK Dons Sports and Education Trust  
Paul Hunt, Managing Director, John Lewis Milton Keynes  
John Best, Chair of Trustees, MK Arts Gateway  
Julie Mills, Principal, Milton Keynes College  
Jean Gowin, Managing Director, Jeanius Consulting  
Maria Fischer, Marketing Manager, Jardine Motors  
Dr Phillip Smith MBE, Chairman, MK Business Leaders  
Jan Flawn CBE, Chair, PJ Care  
Julie Upton, Chief Executive, MK Community Foundation  
Moira North, Director, Illuminis Intelligent Business Limited  
Emma-Jayne Taylor, Director, Milton Keynes Arts Centre  
Jessica Rost, Managing Director, Festive Road  
Ursula White, Director, Independent Cinema MK  
Peter Thomas, Managing Director, The Professional Monitor Company  
Arif Ahmed, Logistics Director, River Island  
Dr Ann Limb CBE DL, Chair of Trustees, Destination Milton Keynes  
Terry McCann, McCann Homes  
Ellie Ellery, Marshall Amplification

Councillor Andrew Geary: Chair  
Councillor Brian White: Vice-Chair  
Councillor Robert Exon: Vice-Chair  
Councillor Carole Baume  
Councillor Andrew Buckley  
Councillor Jeanette Green  
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We understand that you will shortly be deciding on planning applications that may affect the future of The Stables. We strongly encourage you to ensure that adequate access routes for artists, customers and emergency vehicles are maintained and that disruption to The Stables operation is minimised. Furthermore we urge you to support the improvement of public transport to the site and the creation of a green landscaped parking zone to the West of The Stables site in order to create a 'buffer zone' to the proposed housing development in order that noise and disruption can be minimised for future residents.

We are acutely aware that housing developments in close proximity to music venues have threatened the viability of many organisations and The Stables is one of the UK's leading music organisations providing a unique blend of concerts and education work for Milton Keynes and the region. Its proposed plans to develop additional office capacity, digital recording and media suites, and a new flexible space that can house education workshops and safeguard the learning and participation work that will be lost as a consequence of the land development to the North of The Stables are significant steps in securing the venue's future as Milton Keynes pursues its ambitions to become European Capital of Culture.

Additionally the improved facilities will greatly assist in accommodating and supporting business events and conferences that help Milton Keynes companies to grow and develop. The Stables is a significant cultural asset that generates economic and social benefit to the local population and greatly enhances the reputation of Milton Keynes as an exciting place to live, work and visit through its programme of activity at The Stables, national broadcasts and the extraordinary events it produces across the city including IF: Milton Keynes International Festival.

Signed,

Dame Evelyn Glennie  
Joan Armatrading MBE  
Rod Argent  
Barbara Dickson OBE  
Beverly Craven  
Sam Brown  
Pete Brown  
Darius Brubeck

Tony O'Brien, Playpen Management, Agent for Jon Spiers, Sam Sweeney of Bellowhead  
Lee Noble, RLN Music, Agent for Elkie Brooks, Beverly Craven, Leo Sayer  
Dave Kelly, The Blues Band  
Gilly Tarrant, GTA, Agent for The Blues Band, Albert Hammond, Albert Lee  
Cathy Brubeck, Artist Manager

Jo Kilmek, Holne Chase School  
Samantha Clancy, Fulbrook Middle School

**Zammit, John**

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**Subject:** FW: Next week's DCC: The Stables 16/00025/OUT

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**From:** Euan  
**Sent:** 03 March 2016 21:25  
**To:** [chris.williams1@milton-keynes.gov.uk](mailto:chris.williams1@milton-keynes.gov.uk)  
**Subject:** Next week's DCC: The Stables 16/00025/OUT

Dear Chris,

The members of the Arts & Heritage Alliance Milton Keynes (AHA-MK) are always pleased to see successful development of important cultural organisations within the Borough, with all that means for MK's social and economic well-being. We welcome, for example, the major developments already achieved at Bletchley Park, as well as those currently in progress at MK Museum and MK Gallery. These are some of the key planks in MK's current and future vision, including our aspiration for Milton Keynes to be chosen as European Capital of Culture for 2023.

The Stables is another jewel in the MK crown but its physical location within a major development area has the potential for either huge benefit or considerable damage, depending upon how effectively the development is controlled. We believe that the conclusions you and your colleagues reach in next week's DCC meeting could very significantly influence The Stables' future.

One key concern is that The Stables' Music Camps, which have provided first-class music education to children from all over the country for over 45 years, will lose their current home when the field to the north is developed. The Stables is committed to continue to deliver Music Camps by accommodating them on their own land, but this means losing some existing car-parking space. Sufficient and convenient parking is of critical importance to the success of a venue like The Stables. We urge you, therefore, to support the creation of a green landscaped parking zone to the west of The Stables' site.

Ease of access is also critical, and we therefore hope you can ensure that, in granting permission for the various applications for housing development, conditions are imposed that will ensure that adequate access routes are provided for concert-goers and other customers, as well as for emergency vehicles, so that disruption to The Stables operation is minimised. At the same time, the opportunity should be taken to improve public transport to the site.

The Stables is currently sufficiently distant from other development that there is little risk of its activities creating noise or other disruption for others (or for others' activities creating noise or other disruption affecting The Stables). We believe it is important to maintain this situation by creating a 'buffer zone' between The Stables and the housing development.

It is very unusual for members of AHA-MK to spend time discussing an individual planning application (as opposed to discussing more strategic planning matters), but we did spend time at one of our 'Forum' meetings yesterday exploring the complex of issues that are on the agenda for next week's DCC meeting. We very much hope that your discussions next week

will ensure that The Stables can continue to deliver – and develop – their concert programme, music education and other activities, including the International Festival.

Yours sincerely,

Euan  
Chair, Arts & Heritage Alliance Milton Keynes

Visit the Milton Keynes Council web site at <http://www.milton-keynes.gov.uk>

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**Application Number: 15/02337/OUT**

**Outline application for up to 134 residential units, 75-100 sqm of A1 (retail use) for the provision of a local convenience store with access from Ortensia Drive and the land north of the site, with associated landscaping, infrastructure and ancillary works**

**AT Land North And West of Wavendon Business Park, Ortensia Drive, Wavendon Gate**

**FOR Hewlett Packard Enterprise Services UK Limited**

**Target: 22nd December 2015**

**Ward: Danesborough And Walton**

**Parish: Wavendon Parish Council**

**Report Author/Case Officer: Sarah Hine**

**Contact Details: 01908 252283 sarah.hine@milton-keynes.gov.uk**

**Team Leader: Sarah Evans Team Leader Strategic Business Unit**

**Contact Details: 01908 253326 Sarah.Evans@milton-keynes.gov.uk**

## **1.0 ADDITIONAL MATTERS**

**1.1 Following the publication of the officers report a further seven objections have been received from third parties. These representations raise the following:**

- This proposal will set a precedent for further encroachment on the green buffer. The green buffer was established to protect Wavendon village development on this would be to the detriment of the village.
- Wildlife in this area should be preserved the disruption and damage to their natural habitat will undoubtedly have a negative impact on their future.
- The proposals will result in increased traffic on Ortensia Drive, especially if a convenience store is located in this site.
- Representations were also received in respect of traffic impact on Walton Road.  
*Please note that this application seeks an access onto Ortensia Drive.*
- The site is designated for employment land and would encroach on the green buffer.

**1.2 Following the meeting of the Development Control Committee meeting on Thursday 3<sup>rd</sup> March the Council's Development Plans Officer has provided the following update in respect of the supply of employment land and the cumulative impact of the release of employment land for alternative uses.**

*Milton Keynes Council monitors development trends within the Borough*

*including the change of use of employment land to other land uses and vice versa. A key conclusion of the Council's Employment Land Review and Economic Growth Study produced in November 2015 was that there is a sufficient supply of employment land in Milton Keynes to meet demand up to 2031, particularly for office and for industrial purposes. However, once available sites have been developed the study forecasts a shortage of land for warehousing and distribution purposes, which the Council will need to consider replacing.*

*For planning application involving the loss of employment land to other uses, officers do consider in their recommendation to the Development Control committee the cumulative effects of the loss of employment land. This may be one of a number of material planning considerations to consider including the need to maintain a 5 year supply of housing land and provide a sufficient number of school places within the Borough to accommodate growing pupil numbers.*

*If there is a need to top up the Council's employment land supply that matter will be considered as part of Plan:MK, the new Local Plan for the Borough.*

- 1.3 Following the publication of the officer's report a further representation has been made in respect of this Applications, on the basis that the Applicants have not been required to equalise with other SLA Landowners;

A further letter has been received in relation this application and application 15/02768/OUT, on behalf of Solicitors for a landowner in the SLA , that the SLA infrastructure costs/ land requirements should be properly equalised around the SLA as they say is required by MKC policies and they say supported by the practice adopted in the expansion areas.

In relation to this application, they say the intention is not clear in the report re equalisation; if the intention is that the applicant should equalise, because the proposals benefit from the infrastructure and land provided by the SLA landowners "rather than because the site is subject to SLA equalisation policies" then they say that should be clearly stated.

The applicant has submitted the following statement in respect of equalisation:

*'Hewlett Packard Enterprise ("HPE") will enter into an equalisation arrangement with the other landowners within the SLA subject to contract and the relevant terms and conditions. This obligation I understand will form part of the Section 106 agreement.'*

Further to paragraph A2.1 and A2.2 of the published officers the following is confirmed in respect of equalisation.

Equalisation is not a planning matter.

The Strategic Land Allocation Development Framework SPD cannot constitute a lawful policy requirement for the Council to require equalisation and clearly emphasises the need for landowners to work together to agree mutually

acceptable development solutions. Although the Council has an 'expectation' that relevant developers will equalise, it cannot lawfully intervene to impose solutions, and cannot be drawn into commercial disputes.

The application site is not bound by the Tariff Framework agreement. If a landowner agrees to offer to include equalisation provisions in their s.106 agreement then it would not be unlawful to do so. This happened on other sites in the SLA, namely the Golf Course and Glebe Farm, and the Gables.

**1.4 Revised recommendation:**

It is recommended that planning permission be granted subject to the completion of a S106 Legal Agreement including the provision of 30% affordable housing consisting of a tenure mix of 25% Affordable Rent (including 5% at broadly equivalent to Social Rent) and 5% Shared Ownership and provision of sustainable construction in accordance with saved Local Plan Policy D4, nil value land for any incidental open space areas, provision for long term management of the open space and Sustainable Urban Drainage System and commuted sums towards maintenance and the allocation of funding towards infrastructure, community facilities to mitigate the impact of the development on adjacent settlements, the submission and approval of a design code and the inclusion in the s106 Obligation of a clause to secure the principle of equalisation as offered by the applicant. Subject to the conditions set out in Section 6 of this report.

- 1.5 The applicant's agent has submitted a further comment in respect of the inclusion of a clause within the section 106 agreement requiring a mutual access and service corridor between the application site and the site to the north which is subject to a separate outline planning application (15/02768/OUT). On the basis that both sites benefit from an independent access to the highway it is not considered at this time that this matter is required for inclusion within the section 106 agreement. Whilst the Council may not have any future objection to a link between these two sites this not a requirement of Strategic Land Allocation Development Framework or indeed any other planning policy.



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Ms. S. Hine,  
Milton Keynes Council,  
Planning Policy,  
Civic Offices,  
1 Saxon Gate East,  
CENTRAL MILTON KEYNES. MK9 3EJ

19535/A3/MK/dw

**BY EMAIL & POST: Sarah.Hine@Milton-keynes.gov.uk**

7<sup>th</sup> March, 2016

Dear Sarah,

**PLANNING APPLICATIONS 15/02768/OUT (SOUTH EAST OF ELMSWELL GATE, TOWERGATE)  
AND 15/02337/OUT (LAND NORTH OF WAVENDON BUSINESS PARK, WAVENDON GATE) -  
REPRESENTATIONS SUBMITTED ON BEHALF OF GALLAGHER ESTATES**

We are instructed by Gallagher Estates to write in response to the outline planning applications submitted for land located within Strategic Land Allocation (SLA) which forms part of the Council's adopted Core Strategy (July 2013). As you know, Gallagher Estates control a large proportion of the land within the SLA and has already secured outline planning permissions for Eagle Farm North, Eagle Farm South and Glebe Farm.

Further to our previously submitted objection (dated 7<sup>th</sup> December, 2015) our client remains concerned that the matter of equalisation has not been fully resolved and agreed with the applicants. Our previous objection highlighted the policy background relevant to equalisation between landowners within the Strategic Land Allocation (SLA) and the approach taken in previous planning applications towards securing the fair and equitable compensation towards infrastructure costs associated with the comprehensive development of the SLA. We do not believe the officer's report to committee reflects this policy requirement.

Our client has serious concerns that a different approach appears to be taken in the officer's report when compared with the wording adopted for previous applications where the principle of equalisation was necessary. We understand that the applicant for the Farfields application is unwilling to agree to equalisation, although the applicant for the Hewlett Packard scheme does accept the principle of equalisation.

It is imperative that officers provide accurate reporting to the Development Control Committee Members on 8<sup>th</sup> March on the requirement for equalisation and to secure agreement from the applicants of both applications to the principle of equalisation with our client.



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(24)

7<sup>th</sup> March, 2016

Please contact the writer on 0118 943 0000 should you wish to discuss the above in more detail or require further information.

Yours sincerely,

**MICHAEL KNOTT**  
Director

cc. S. Claye, Esq. - Gallagher Estates

**Application Number: 15/02768/OUT**

**Outline application for the construction of up to 240 dwellings with garaging; parking; public open space; landscaping; new vehicular and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works**

**AT Site South East of, Elmswell Gate, Towergate**

**FOR The Fairfield Partnership**

**Target: 9th February 2016**

**Ward: Danesborough And Walton**

**Parish: Wavendon Parish Council**

**Report Author/Case Officer: Sarah Hine**

**Contact Details: 01908 252283 sarah.hine@milton-keynes.gov.uk**

**Team Leader: Sarah Evans Team Leader Strategic Business Unit**

**Contact Details: 01908 253326 Sarah.Evans@milton-keynes.gov.uk**

## **1.0 ADDITIONAL MATTERS**

- 1.1 Following the publication of the officer's report a further letter has been received in relation this application and application 15/02337/OUT, on behalf of Solicitors for a landowner in the SLA, that the SLA infrastructure costs/ land requirements should be properly equalised around the SLA as they say is required by MKC policies and they say supported by the practice adopted in the expansion areas.

In relation to this application the letter sets out that, the report refers to an agreement based on the Tariff Framework agreement (which includes equalisation provisions ;) They suggest the language of the recommendation was used was used for all other SLA planning Applications when securing equalisation including the Golf course. If the same language is not to be used for this recommendation they will make a further objection.

Further to paragraph A2.1 and A2.2 of the published officers the following is confirmed in respect of equalisation.

Equalisation is not a planning matter.

The Strategic Land Allocation Development Framework SPD cannot constitute a lawful policy requirement for the Council to require equalisation and clearly emphasises the need for landowners to work together to agree mutually acceptable development solutions. Although the Council has an 'expectation' that relevant developers will equalise, it cannot lawfully intervene to impose

solutions, and cannot be drawn into commercial disputes.

The application site is not bound by the Tariff Framework agreement. If a landowner agrees to offer to include equalisation provisions in their s.106 agreement then it would not be unlawful to do so. This happened on other sites in the SLA, namely the Golf Course and Glebe Farm, and the Gables.

The applicant's agent has confirmed that they are willing to discuss the principle of equalisation once they have an extant planning permission.

## **1.2 Revised recommendation:**

It is recommended that planning permission be granted subject to the completion of a S106 Legal Agreement based on the Tariff Framework Agreement including the provision of 30% affordable housing consisting of a tenure mix of 25% Affordable Rent (including 5% at broadly equivalent to Social Rent) and 5% Shared Ownership and provision of sustainable construction in accordance with saved Local Plan Policy D4, the submission and approval of a design code, nil value land for a neighbourhood play area and incidental open space areas, provision for long term management of the open space and Sustainable Urban Drainage System and commuted sums towards maintenance and the allocation of Tariff funding towards infrastructure and community facilities including to mitigate the impact of the development on Wavendon village and the inclusion in the s106 Obligation of a clause to secure the principle of equalisation as offered by the applicant. Subject to the conditions set out in Section 6 of this report.



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Ms. S. Hine,  
Milton Keynes Council,  
Planning Policy,  
Civic Offices,  
1 Saxon Gate East,  
CENTRAL MILTON KEYNES. MK9 3EJ

19535/A3/MK/dw

**BY EMAIL & POST: Sarah.Hine@Milton-keynes.gov.uk**

7<sup>th</sup> March, 2016

Dear Sarah,

**PLANNING APPLICATIONS 15/02768/OUT (SOUTH EAST OF ELMSWELL GATE, TOWERGATE)  
AND 15/02337/OUT (LAND NORTH OF WAVENDON BUSINESS PARK, WAVENDON GATE) -  
REPRESENTATIONS SUBMITTED ON BEHALF OF GALLAGHER ESTATES**

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Please contact the writer on 0118 943 0000 should you wish to discuss the above in more detail or require further information.

Yours sincerely,

**MICHAEL KNOTT**  
Director

cc. S. Claye, Esq. - Gallagher Estates

22 December 2015

Dear Sir / Madam

**OUTLINE PLANNING APPLICATION NO. 15/02768/OUT**

---

We wish to register our considered and total opposition to this Application and demand that it be Refused until it addresses fundamental issues spelt out in the Strategic Land Allocation (SLA) Development Framework, produced by Milton Keynes Council, and not implemented in these proposals.

The Council's Development Framework states:-

*"Access to The Stables will need to be considered to ensure that the development of the SLA has full regard to the current and future activities at the venue."*

As quoted in the Applicant's "Design & Access Statement", Section BII: Development Plan Context : SLA Development Framework.

The only access this proposal includes is a "cycle/pedestrian connection to the Stables....." (C2 Constraints & Opportunities) thereby implying that the vehicular access will remain via Stockwell Lane. However, at various points in their statement it is stated that Stockwell Lane will be closed (D1 and E2). The issue needs to be clarified as the uncertainty is unacceptable in planning terms especially given the very serious implications for The Stables.

The current Applications leave provision of a properly designed vehicular access to The Stables as a matter to be resolved by others – a situation which is totally unacceptable and threatens the very existence of this nationally renowned venue - one of the jewels in the cultural crown of Milton Keynes.

Throughout the early design period, during the frequent stakeholder meetings organised by the Council, repeated requests were made for a solution to the access problem as the various development proposals came forward. The Stables' own Consultants produced a number of masterplan sketches in an attempt to assist the process in the absence of any other overarching directions, but these have all been ignored, as has the fundamental issue of access.

In these circumstances we see no alternative but to insist that no further Outline Approvals are awarded until a comprehensive overall plan is produced which incorporates a **fully designed access solution to The Stables** funded by the

developments that are effectively creating a situation that will result in the removal of the existing access and the possible closure of The Stables.

The Stables is ranked in 4<sup>th</sup> in the UK's top music venues, employs a significant number of staff, provides training and support for volunteers and is a registered charity dedicated to engaging the widest range of people with music in all its diversity and supporting music education and young emerging artists. It is one of only two organisations in Arts Council England's National Portfolio in Milton Keynes and produces and delivers the biennial IF: Milton Keynes International Festival. Over the past 45 years, our educational camps and courses including the National Youth Music Camps have shaped some of the world's finest musicians and broadcasters and they are now under threat.

We have worked tirelessly to raise these issues with developers and with Milton Keynes Council and now ask that Milton Keynes Council ensure that the plans do ensure that The Stables site can continue to contribute to the local economy by providing suitable, sustainable access for emergency vehicles, cars, school buses, artist tour trucks and national outside broadcast lorries. We also are keen to ensure that public transport to the site is considered to ensure we can offer employment to all and offer alternative access routes for our customers.

Across the UK and overseas we are seeing music venues close due to encroaching development. If Milton Keynes truly aspires to be European Capital of Culture it cannot allow one of its most significant cultural assets to be dismantled and its musical heritage lost for the lack of a well thought through and joined up approach to neighbouring development.

Yours sincerely

Monica R. Ferguson  
**Chief Executive & Artistic Director**

