

Wards Affected:

Danesborough and Walton

ITEM 7**DELEGATED DECISION****20 FEBRUARY 2018****DRAFT CALDECOTTE SITE C DEVELOPMENT BRIEF**

Decision Taker: Councillor Gifford, Cabinet member for Place

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Executive Summary:

This report seeks authority to undertake formal consultation on the Draft Caldecotte Site C Development Brief for a 6 week period during March/April 2018.

1. Recommendation

That the draft Development Brief be approved for a 6 week formal consultation period.

2. Issues

Background

- 2.1 Caldecotte Site C is one of the sites that transferred from the Homes and Communities Agency (HCA) to the Milton Keynes Development Partnership (MKDP). MKDP is required to initiate the preparation of a Development Brief prior to marketing or disposing of any of its larger sites.
- 2.2 The Council has adopted a protocol for the preparation of development briefs (delegated decision 13 April 2013), which sets out a process for stakeholder engagement.
- 2.3 Development Briefs are the key documents which will influence what a site is eventually used for and therefore engagement with key stakeholders and citizens of Milton Keynes to establish their issues, views and aspirations is essential to the process of preparing and adopting Development Briefs.
- 2.4 The primary purpose of the draft Development Brief is to provide prospective developers with planning and design guidance to enable them to submit informed and high quality proposals for the development of this site. The draft Development Brief will reflect best practice guidance as well as local stakeholder aspirations for the site. A key aim of the draft Development Brief is therefore to streamline and speed up the process of submitting and determining planning applications.
- 2.5 The draft Brief has been informed by a desk top analysis of the site and a resulting understanding of the strengths, weaknesses, opportunities and threats as well as an understanding of the existing policy position.

- 2.6 The site is allocated in the made Walton Neighbourhood Plan for residential, leisure or commercial uses.
- 2.7 The draft Brief proposes a mix of uses including residential, offices, retail, and a hotel.

Consultation

- 2.8 Formal consultation will be undertaken in accordance with the Council's current Statement of Community Involvement as well as the adopted protocol for preparing Development Briefs. The consultation will take place for a 6 week period during March - April 2018. Consultation will involve:
- Copies of Development Brief displayed in Central Library and Civic Offices
 - Document published on Council's website, in the Members Weekly News, and Council's Consultation Finder
 - Copies/web links of Draft Development Brief sent to Danesborough and Walton Ward Councillors and Walton Community Council
 - Presentations to Parish Council and ward members (if requested).

3. Options

- (a) The "do nothing option" is to not undertake formal consultation on the draft Development Brief. This is not an option if the draft Development Brief is to be adopted by Cabinet as it would not comply with the Council's Statement of Community Involvement and the adopted protocol for preparing Development Briefs.
- (b) The preferred option is to gain authorisation to undertake a period of formal consultation so that the draft Development Brief can be made available publicly for stakeholders and the local community to comment on, with a view to preparing a final Development Brief that reflects, where appropriate, stakeholder and community comments.

4. Implications

4.1 Policy

The Development Brief 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

Development Briefs prepared and adopted by the local planning authority are a legitimate tool to inform developers and other interested parties of the opportunities and restrictions of a site in planning terms. While it is possible to adopt a development brief as a supplementary planning document (“SPD”), it is not proposed that the Development Brief is adopted as an SPD in this instance. As such, it is not necessary to examine whether or not the document meets the legal requirements for SPDs.

Once approved the Development Brief, while not part of the Council’s Local Plan, is capable of being a material consideration in determining any forthcoming planning applications related to the site.

In the light of this advice, there is no real identifiable risk to the Council should it take the recommended action.

4.5 Other Implications

E-Government: The Development Brief will be made available on the Council website.

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

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: Draft Caldecotte Site C Development Brief