

Cabinet Report



13 January 2020

ADOPTION OF MILTON KEYNES EAST DEVELOPMENT FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT 2020

Name of Cabinet Member	Councillor Martin Gowans Cabinet member for Planning and Transport
Report sponsor	Tracy Darke Director, Growth Economy and Culture
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Exempt / confidential / not for publication	No
Council Plan reference	Commitment 2.1
Wards affected	Specifically relates to the Olney Ward, but Newport Pagnell South, Newport Pagnell North & Hanslope, and Broughton also affected.

Executive summary

Plan:MK allocates Milton Keynes East as a Strategic Urban Extension for around 5,000 homes, employment and associated uses. The grant of planning permissions for housing and other uses within the allocation is contingent on the preparation and adoption of a comprehensive development framework supplementary planning document. This is required to guide the design and development of the allocation in line with Plan:MK policies. Following an iterative process of engaging with local and technical stakeholders, a draft Milton Keynes East Development Framework Supplementary Planning Document (SPD) was consulted upon during August and October 2019. This report sets out the key changes made to the SPD in response to the consultation and recommends adoption of a final Milton Keynes East Development Framework Supplementary Planning Document (Annex A).

1. Decision/s to be made

That the Milton Keynes East Development Framework Supplementary Planning Document (SPD) be adopted.

2. Why is the decision needed?

Implementing Plan:MK

The Milton Keynes East Development Framework SPD has been prepared to support the implementation of 'Policy SD12 Milton Keynes East Strategic Urban Extension' within Plan:MK. Once adopted, SPDs will be a material consideration in the determination of planning applications submitted to the Council in relation to the development of Milton Keynes East.

Milton Keynes East is a strategic allocation within the Council's recently adopted local plan, Plan:MK. The allocation requires:

- (a) around 5,000 new homes;
- (b) 105 hectares of employment land;
- (c) social infrastructure including education and health facilities;
- (d) at least one district centre and/or local centre with amenities such as retail and local services;
- (e) comprehensive network of transport infrastructure, with a corridor of land safeguarded for a fast mass-transit system;
- (f) network of segregated and where appropriate grade separated footpaths, cycleways and bridleways; and
- (g) creation of a linear park and network of green infrastructure.

Policy SD12 allows development of the site to occur before 2031 if the necessary strategic infrastructure is funded and being delivered. Policy SD12 and 'Policy SD10 Delivery of Strategic Urban Extensions' of Plan:MK require a comprehensive development framework for strategic allocations to be prepared and adopted by the Council prior to any planning permissions for development being granted.

The Milton Keynes East Development Framework SPD also takes into account other relevant policies within Plan:MK, notably 'Policy SD1 Place-Making Principles For Development', 'Policy SD9 General Principles for Strategic Urban Extension' and 'Policy INF1 Delivering Infrastructure'. The SPD seeks to establish how the requirements of the policies outlined above will be met and what the spatial distribution of the main land uses should be. This has been focused around areas of strategic infrastructure and development sites (typically areas of green infrastructure, housing, employment, education and local centres) in combination with the high-level highway and movement strategy for the

allocation. The document also, where appropriate, sets out the broad phasing of development and infrastructure delivery.

Preparing the Draft SPD

The Council undertook significant local and technical stakeholder engagement to inform the preparation of a draft Milton Keynes East Development Framework SPD that was consulted upon between August-October 2019. This engagement has also helped to inform the development of the Council's Housing Infrastructure Fund (HIF) bid associated within Milton Keynes East.

A Local Stakeholder Group was established in 2018 to serve as the main forum for communicating with local community representatives on the Development Framework as well as the Council's emerging Housing Infrastructure Fund (HIF) bid. The Local Stakeholder Group comprised of 20 parish/town councils, members from a neighbouring Central Bedfordshire Council ward and 12 Milton Keynes Council ward members. The group is chaired by Councillor Peter Geary and monthly meetings were held between July 2018 and March 2019. These covered issues relating to scheme planning and design, as well as the HIF bid process.

Three workshops were held with the Local Stakeholder Group during October and December 2018 to discuss in greater detail their own vision, objectives and spatial layout, and framework for this site. The discussions and outputs of the workshops influenced the preparation of the draft SPD alongside other evidence, objectives and interests

Informal engagement with a range of internal and external technical stakeholders has also taken place. This commenced when preparing Plan:MK and continued to inform either the preparation of the draft Development Framework or as part of work to prepare the Council's HIF bid.

A draft SPD was taken to a Delegated Decision on 18 June 2019 in order to agree consultation on the draft document. The decision to consult on the draft SPD was called-in and subsequently went to the Strategic Placemaking Scrutiny Sub-Committee for review on 11 July 2019. The Sub-Committee recommended:

- (a) That the consultation period be extended to 16 October 2019.
- (b) That suggestion for amendments to the Draft Milton Keynes East Development Framework Supplementary Planning Document be forwarded in order that consideration be given to including as many as possible in the draft Document.

In relation to recommendation '(b)', seven written comments were received following the Sub-Committee meeting to seek additional comments on the draft SPD. These comments were considered by officers with a number of changes being made to the draft SPD. A second Delegated Decision was then taken on 6 August 2019 to approve the revised draft SPD for consultation.

A statutory consultation was then carried out between 7 August and 16 October 2019. In addition to the statutory provisions made for the consultation, officers held three public exhibitions/drop-in events during the course of the consultation in Willen, Moulsoe and Newport Pagnell. Officers also attended and presented at a MK Forum arranged event dedicated to discussing Milton Keynes East.

A total of 93 respondents commented during the consultation on the draft SPD. The Consultation Statement at Annex C to this report summarises the comments made and the Council's response to them. The following key issues were raised:

- The majority of respondents objected to the principle of developing Milton Keynes East for housing and employment.
- A large number of respondents commented on highways and transport matters. In particular, concerns were raised over the impact of additional traffic on existing roads and communities and the ability of the new road infrastructure outlined in the SPD (informed by technical studies) to mitigate those impacts satisfactorily, especially in the areas around Willen and Moulsoe.
- A number of respondents commented on the perceived impact of the proposed new M1 bridge crossing and associated road improvements on communities in Willen and Broughton.
- A number of respondents commented on the proposed network of routes and connections for pedestrians and cyclists throughout the site and into areas beyond it, in terms of their location and ensuring delivery.
- A number of respondents commented on how the SPD sets out the amount and location of community facilities, including meeting spaces.
- A number of respondents commented that the overall layout of routes and development did not abide by the grid road and grid square principles of Milton Keynes. However, a number of respondents also commented that the site should be distinctive from Milton Keynes.
- A number of respondents supported the inclusion of grid roads and the proposal for bridge/underpass crossings of grid roads for pedestrians and cyclists.
- A number of respondents commented on the location of playing fields and opportunities to support existing clubs in the Newport Pagnell area as well new residents.
- A number of respondents commented on the capacity of wastewater infrastructure to accommodate new growth and not impact upon existing and new residents in terms of odour.

Preparing the final SPD

Responses were reviewed as they were received during the consultation and in the immediate period after the consultation closed. During this time, planning officers undertook further discussion and engagement with respondents and internal Council teams. This sought, where necessary, to explore and clarify the key points that had been raised. As a result of the consultation and the further engagement undertaken, a number of changes are proposed to the Milton Keynes East Development SPD in response to issues and points raised. Since the changes address points raised in the consultation and are not significant departures from the proposals contained in the draft SPD, further consultation on the SPD is not considered to be necessary. A tracked change version of the document is also provided in Annex B so that it is clear where and how the document has been changed from the draft version consulted upon during 2019. Whilst a lot of minor points of clarification and further explanation have been made to the text and figures contained in the document, the list below provides a summary of the more substantial changes made to the SPD:

- Inclusion of an additional local centre in south-east residential area.
- Inclusion of a new pedestrian/cycle crossing south of J14.
- Clarification of the number and location of pedestrian/cycle crossings of A422/A509 (a bridge west of London Road connecting the public right of way either side of the A422; an underpass of the A422 at the point at which it crosses the river; a bridge/underpass east of London Road connecting the public right of way either side of the A422) and an additional pedestrian/cycling crossing of the M1 south of Junction 14.
- Clarification of changes proposed to London Road A422 (downgrading/closing) and relationship with new grid road.
- Playing fields locations moved to make provision in the residential area west of the river and in response to topographical constraints in the south eastern residential area. Also to outline the potential for an off-site solution adjacent to Newport Town Football Club for one set of playing fields.
- Revised illustrative layout for the District Centre to better illustrate the segregation of active and public transport modes of travel from other vehicular traffic.
- Additional text encouraging dual use of school sports and community facilities in line with Plan:MK policy.
- New text to reflect the Council's declaration of climate emergency and the Council Plan's vision of being the greenest city in the world.

- Expanded text explaining the requirement for community centres and facilities and where these would be best located.
- New text outlining the need to retain land for a household waste recycling centre (exact location to be determined through subsequent planning application stages).
- Expanded text on landscaping buffers around employment areas.
- Updated indicative phasing.

3. Implications of the decision

Financial	Y	Human rights, equalities, diversity	N
Legal	Y	Policies or Council Plan	Y
Communication	Y	Procurement	N
Energy Efficiency	N	Workforce	N

a) Financial implications

Having appropriate guidance for applicants and decision takers, when considering related planning applications, will help ensure timely delivery of the Milton Keynes East allocation in line with Plan:MK policy (provided Plan:MK policy criteria around strategic infrastructure delivery are met). Adoption of the SPD also supports the ability of the Council to secure the necessary financial and 'in-kind' planning obligations from development of the site to make provision for on and off-site infrastructure to support growth and mitigate its impacts.

b) Legal implications

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the statutory requirements for the adoption of Supplementary Planning Documents. If adopted, in line with statutory requirements, the SPD will be a material consideration for the determination of planning applications. In line with the regulations, if adopted, the Council is required to make the SPD and an adoption statement available for a period of at least three months in electronic and hard copy form.

c) Communication

As noted above, once adopted, the SPD and an adoption statement need to be made available on the Council's website and at the Council premises and other places deemed appropriate in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

d) Council Plan

Adoption of the SPD will help to fulfil commitment 2.1 of the Council Plan with regard to supporting the implementation of Plan:MK.

4. Alternatives

A 'Do Nothing' option is to not adopt the Milton Keynes East Development Framework SPD. This is not considered appropriate as, in the event that the Council's HIF bid is successful, the planning policy position would not be finalised ready for planning applications to be determined in a timely manner or guide proposals so that development delivers on place-making principles, good design and the delivery of other infrastructure. This in turn would not allow any HIF funded infrastructure to be delivered in the timescales required. For these reasons, the 'Recommended Option' is to adopt the SPD.

5. Timetable for implementation

If adopted, the adopted SPD and accompanying adoption statement will be made available electronically and in hard copy form as soon as is reasonably practicable.

List of Annexes

Annex A – Milton Keynes East Development Framework Supplementary Planning Document 2020

Annex B – Milton Keynes East Development Framework Supplementary Planning Document 2020 (Tracked Change Version)

Annex C - Consultation Statement – Consultation on the draft Milton Keynes East Development Framework SPD 2019.

List of background papers

None