

# Executive Report

Delegated Decisions – 27 February 2024

## BRUNEL CENTRE DEVELOPMENT BRIEF

Name of Cabinet Member	<b>Councillor Pete Marland</b> Leader of the Council
Report sponsor	<b>Paul Thomas</b> Director Planning and Placemaking
Report author	<b>David Blandamer</b> Senior Urban Designer <a href="mailto:David.blandamer@milton-keynes.gov.uk">David.blandamer@milton-keynes.gov.uk</a> / 01908 254836

Exempt / confidential / not for publication	<b>No</b>
Council Plan reference	<b>High quality placemaking</b>
Wards affected	<b>Bletchley Park</b>

### Executive summary

Public consultation on a draft development brief for the Brunel Centre Bletchley (**Annex A**) took place between 12 October and 31 December 2023.

The brief includes the Brunel Centre, which has been acquired by Milton Keynes Development Partnership (MKDP) and the former Sainsbury's store, which has been acquired by us.

The Development Brief has been prepared in accordance with the Council's adopted protocol for preparing development briefs for MKDP sites, which includes stakeholder engagement and approval of the brief by us.

This report seeks approval of the Development Brief, as amended in the light of the consultation responses received.

### 1. Proposed Decisions

- 1.1 That the Brunel Centre, Bletchley Development Brief, as amended following consultation and attached at **Annex B** to the report, be approved.
- 1.2 That authority be delegated to the Director of Planning and Placemaking to finalise the arrangements for completion of the Development Brief to include any graphical, typographical, and grammatical corrections.

## 2. Reasons for the Decision

- 2.1 The decision is needed to enable and facilitate redevelopment of this strategically important town centre site. A key purpose of the Development Brief is to provide clear planning and design guidance for the site which will then help MKDP to attract high-quality bids and provide potential developers with clarity when preparing planning applications. As such, the Brief will play an important role in paving the way for an appropriate redevelopment scheme and subsequent site disposal.
- 2.2 As part of the development of their sites, MKDP is required to have development briefs prepared and approved by us.

## 3. Background to the decision

- 3.1 MKDP has purchased the Brunel Centre and we have purchased the former Sainsbury's store in Central Bletchley.
- 3.2 Following a Delegated Decision taken on 26 September 2023, public consultation on the Draft Development Brief was undertaken over a 6-week period extending from 12 October to 23 November. The consultation period was subsequently extended until the 31 December to accommodate further community engagement.
- 3.3 During consultation, the Draft Development Brief was made available on our website and at Bletchley Library.
- 3.4 Details of the consultation were posted to the Groundbreaking Bletchley and Fenny Stratford website and electronic notices placed on the BT display board in Stanier Square. We also distributed letters to properties adjoining the site and flyers to businesses on Queensway.
- 3.5 A presentation on the Draft Development Brief was made to the Town Deal Advisory Group on 9 November, West Bletchley Council's Environment Committee on 23 October, to Bletchley and Fenny Stratford Town Council on 21 November, and to our Planning Committee on 6 November.
- 3.6 A public drop-in event for local residents was held on 18 December at the Duncombe Street Community House.

### **Consultation Responses and Resulting Amendments Proposed**

- 3.7 Comments were received from 35 individual respondents. A schedule of the comments received with officer responses and proposed changes is contained at **Annex C** to the report.
- 3.8 Where, following the receipt of consultation comments, amendments to the Draft Development Brief are considered appropriate these are shown in a 'track-changed' version of the document (attached at **Annex D** to the report).

## 4. Implications of the Decision

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

a) Financial implications

Preparation of the brief and the consultation process is being funded by MKDP.

b) Legal implications

Development Briefs approved by us help 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.

## 5. Alternatives Considered

- 5.1 The ‘do nothing’ option is not to approve the Development Brief, as proposed for amendment following public consultation. This is not considered appropriate since it would fail to provide the necessary design guidance to inform site redevelopment proposals. As a consequence, MKDP’s prospects of attracting high quality bids with a view to subsequent site disposal would be diminished.
- 5.2 The recommended option is to approve the Development Brief, as proposed for amendment following public consultation. An approved Development Brief will provide clear planning and design guidance to inform high-quality redevelopment proposals/submissions which fit with and deliver to our renewal aspirations and placemaking outcomes.

## 6. Timetable for implementation

- 6.1 If the Delegated Decision to approve the Brunel Centre Development Brief is taken, then the Brief will become effective, subject to the expiration of the associated ‘call-in’ period, on 8 March 2024.
- 6.2 Approval of the Development Brief will pave the way for MKDP to commence site marketing.

## List of Annexes

- Annex A Draft Brunel Centre, Bletchley, Development Brief (September 2023) [Brunel Centre Development Brief 310823.pdf \(milton-keynes.gov.uk\)](#)
- Annex B Brunel Centre, Bletchley, Development Brief (Amended Draft to be approved, March 2024)

- Annex C Summary of representations received on the Draft Brunel Centre, Bletchley Development Brief
- Annex D Brunel Centre, Bletchley, Development Brief (Document highlighting tracked changes to the brief)

## List of Background Papers

Plan:MK (adopted 2019): <https://www.milton-keynes.gov.uk/planning-and-building/developingmk/planmk>

Central Bletchley Urban Design Framework Supplementary Planning Document (adopted 2022): <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/central-bletchley-urban-design-framework-spd>