Overview

Milton Keynes Council is currently consulting on the draft Development Framework for the Strategic Land Allocation. It is intended that following consultation, this document will be adopted by the Council as a draft Supplementary Planning Document (SPD).

What is this additional consultation about?

As part of the current consultation on the draft Development Framework for the proposed Strategic Land Allocation (SLA) Milton Keynes Council is showing a site for a new secondary school within the SLA.

The need for and location of a secondary school serving the SLA has been the subject of discussion at the Core Strategy examination hearings held in July 2012. Milton Keynes Council requires a new 5 forms of entry secondary school plus sixth form to accommodate the new pupils that would be expected to live in the 2,500 new homes planned for the SLA. The level of demand generated by the development has been disputed by one of the SLA landowner interests, Gallagher Estates.

The Inspector overseeing the Core Strategy examination has encouraged the Council and the SLA landowners and developers to continue to discuss the secondary school issue and to try to reach agreement as to the most appropriate way forward.

Out of these discussions, Gallagher Estates has suggested the land to the west of Newport Road immediately adjacent to the proposed SLA as a possible alternative site for a school.

This consultation has been arranged to tell you about the possible alternative site and to give you the opportunity to tell us what you think about this.
Is a secondary school needed?

Milton Keynes Council’s position is that the number of homes proposed for the SLA as a whole (in the region of 2,500 homes) will create a need for a 5 form of entry secondary school plus sixth form. As the need for the school is directly related to the new development, the Council considers that it is appropriate for the school to be located on the SLA, within the community it is serving. Gallagher Estates dispute the level of pupil yield presented by the Council and have submitted that the SLA will require approximately 2.5 new forms of entry at secondary school level (i.e. approximately half the level proposed by the Council).

Gallagher Estates do not object to the principle of new secondary school provision being made as part of the SLA (within the proposed allocation), or the alternative location promoted to the west of Newport Road. However, should it be accepted that a new secondary school is not fully justified by the SLA development, the cost of acquiring land for a secondary school site within the SLA would be high and be borne by the Council.

Location of the Secondary School in the draft Development Framework

On the basis that a 5 forms of entry secondary school plus sixth form is directly required by the development, the Council consider it is appropriate for the school to be located within the community generating that need. As a result, as part of the consultation on the draft Development Framework the Council is showing a site for a secondary school within the part of the Strategic Land Allocation just south of the A421.
ALTERNATIVE A – school and associated facilities on land to the west of Newport Road

Gallagher Estates are promoting land within their control to the west of Newport Road for the provision of a new secondary school to serve this area of Milton Keynes. Gallagher Estates consider the land west of Newport Road to be an appropriate location for new secondary school development, as this facility would serve the needs of the new (SLA) community and of existing surrounding settlements.

The land could be made available at an early stage thereby allowing the delivery of a new secondary school in the short term.

Officers at Milton Keynes Council have considered the feasibility of siting a secondary school on this site and are of the opinion that notwithstanding the shape and slope of the site, it would be possible to develop a 5 form entry secondary school with sixth form here.

Gallagher Estates consider that the site is large enough to provide enough design flexibility to address the site conditions and to develop a detailed proposal that would be ‘fit for purpose’. The site is of sufficient size to accommodate a 5FE school plus sixth form.

- **Access**: The site to the west of Newport Road could be served by an independent access with Newport Road and/or Stockwell Lane, subject to further technical assessment.

- **Open land/ landscape buffer**: The provision of school playing fields on land west of Newport Road would maintain open land to the north of Wavendon village. Other than school buildings to the northern end of this site, no built development is proposed. It is agreed that this proposal would help achieve the objective for maintaining the character and integrity of existing settlements and secure the openness of this land in the future.
Alternative Locations for a Secondary School

What happens next?
Milton Keynes Council’s current position is that the secondary school should be provided within the SLA as shown in the draft Development Framework. However, we want your views as part of the draft Development Framework consultation regarding the alternative options presented above.

Comments on the site for the school will be considered as part of the current Development Framework consultation and will be used by the Council when considering any changes to the Core Strategy that the Inspector might suggest later this year.

How can I make comments?
A comments form is available for you to use, but you can also write to us or email us. Our contact details are:

Milton Keynes Council
Development Plans Team
Civic Offices
1 Saxon Gate East
Central Milton Keynes
MK9 3 EJ

Email: development.plans@milton-keynes.gov.uk

Contacts for more information:

Bruce Stewart - Tel. 01908 254635
Email: bruce.stewart@milton-keynes.gov.uk, or

Diane Webber - Tel. 01908 252668
Email: diane.webber@milton-keynes.gov.uk

Further details can be viewed at: www.milton-keynes.gov.uk/SLA

PUBLIC CONSULTATION

What is the deadline for comments?
Comments should be made in writing or by email by 5pm on Friday 5 October 2012.

ALTERNATIVE B – playing fields on land to the west of Newport Road; school building on the SLA

A second alternative could be to move the location of the secondary school buildings to the western end of the SLA site and provide the playing fields for the school, plus a landscape buffer, on the land to the west of Newport Road.