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For and on behalf of  
**Hampton Brook**

**Plan:MK Examination in Public  
Response to Inspectors Questions – Matter 5**

**Strategic Site Allocations and Urban Extensions**

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June 2018



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## **Contents**

## **Page**

<b>0.0</b>	<b>Executive summary</b>	<b>4</b>
<b>1.0</b>	<b>Question 5.3</b>	<b>5</b>
<b>2.0</b>	<b>Question 5.21</b>	<b>6</b>
	<b>Appendix A - Suggested wording for policy SD12</b>	<b>7</b>

## **0.0 EXECUTIVE SUMMARY**

0.1 DLP Planning Limited have been instructed by Hampton Brook to respond to the inspector's questions in respect of Matter 5 and specifically in relation to their land interest in the following location;

South Caldecotte (Land Allocated within policy SD16)

0.2 Hampton Brook is a well-established local land promoter and developer; as such they have been fully engaged in both the Joint Core Strategy and Regulation 18 and 19 consultations. This response will refer to these earlier representations.

**MATTER 5 - Strategic Site Allocations and Urban Extensions**

**Issue 1 – general approach and principles (Policies SD1, SD11, SD12 & SD17)**

**1.0 QUESTION 5.3**

**ARE THE GENERIC POLICY REQUIREMENTS FOR STRATEGIC SITES IN POLICIES SD1, SD11, SD12 & SD17 JUSTIFIED AND EFFECTIVE? ARE THE VARIOUS PROPOSED MODIFICATIONS TO POLICIES SD1, SD11, SD12 AND SD17 NECESSARY FOR PLAN SOUNDNESS (SEE PMS 23, 24, 34, 35 & 50 IN MK/SUB/004)**

Policy SD12

- 1.1 The Regulation 19 submission made on behalf of Hampton Brook set out why policy SD12 is not justified and this written response seeks to expand upon this.
- 1.2 Paragraph 182 of the NPPF states that policies must be justified, effective and consistent with national policy in order to be sound.
- 1.3 Among other requirements policy SD12 states that design frameworks should include design codes, a document a setting rules for the design of a new development.
- 1.4 The inclusion of design codes within development frameworks is unjustified and would not accord with the NPPF in that such codes are not needed at such an early stage of the process. For an outline scheme for example, such codes could reasonably be secured by a planning condition. Such a requirement has not been justified.
- 1.5 It is more appropriate in the case of an outline strategic planning application for design codes to be secured under master planning conditions, and it is suggested that the wording is amended to refer to design parameters.
- 1.6 Furthermore, the list of parties needed to be included in any design framework is aspirational, and it is not effective for all those listed to be involved on every design framework, as they might not have relevant input.

- 1.7 It is therefore suggested that the wording is amended to state that these could, rather than will be involved.
- 1.8 We have suggested an amendment to the wording of policy SD12 within appendix A to this effect.
- 1.9 Policy SD11 sets out general principles for urban extensions. It must be noted that there is a conflict with policy SD16 which has been discussed in matter 4.

### **Issue 3 – South-East Milton Keynes (SEMK) (Policy SD13)**

#### **2.0 QUESTION 5.21**

**ARE THERE OTHER INFRASTRUCTURE INTERDEPENDENCIES, HOW DO THEY RELATE TO THE PHASING OF DEVELOPMENT, ARE THEY MADE CLEAR IN THE PLAN AND HAVE THEY BEEN ADEQUATELY TAKEN INTO ACCOUNT?**

- 2.1 The Regulation 19 submission made on behalf of Hampton Brook set out why policy SD13 is not effective.
- 2.2 Policy SD13 is not adequately detailed in terms of the highways works that will need to be secured in relation to the development. As a result it would fail to be effective and fail the soundness test of paragraph 182 of the NPPF.
- 2.3 Paragraph 5.24 of Plan: MK sets out that the vehicular access will be from an extended H10 grid road, assumed to be via the grid road reserve from the permitted Church Farm development.
- 2.4 In order to make the policy effective and compliant with paragraph 182 of the NPPF it is suggested that policy SD13 be amended so that it refers to the need for assessment and implementation of works to upgrade the V10 grid road. This would bring the policy into line with policy SD12 in terms of its requirements, as well as policy SD16 in terms of content.

## APPENDIX A

### POLICY SD12 DELIVERY OF STRATEGIC URBAN EXTENSIONS

1. To ensure that Strategic Urban Extensions are brought forward in a strategic and comprehensive manner, planning permission will only be granted for land within Strategic Urban Extensions, following the approval by the Council of a comprehensive development framework, incorporating any ~~necessary design codes~~ relevant design parameters, or phasing of development and infrastructure delivery, for the Strategic Urban Extension as a whole.
2. Development frameworks will be produced by the Council in conjunction with and with the support of the developer(s). Development frameworks will also be prepared in partnership with stakeholders that may include landowners, adjoining local planning authorities, parish or town councils, infrastructure providers, regional and local agencies and services, statutory consultees, the Parks Trust and other stakeholders. Development frameworks will be prepared in consultation with the local community. The Council will adopt development frameworks as supplementary planning documents to guide future planning applications.

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