



Milton Keynes Site Allocations Plan

Inspector's Preliminary Questions: Milton Keynes Council Response 3 (June 2017)

This response seeks to cover the strategic Issues which were not dealt with within the Council's first response to the Inspector's preliminary questions (*Document PC1A – MKC Response to Inspector's Initial Questions Part 1 (15 May 2017)*) and the Inspector's request (6th June 2017) for further evidence to be submitted on specific sites.

Natural England

None of the sites proposed within the SAP forms part of any locally designated open space within Milton Keynes. All the proposed greenfield sites are sites which are either an existing allocation for non-residential use or a reserve site (the majority of which are undeveloped sites remaining from the Milton Keynes masterplan (1970) as amended, or the Local Plan (2005)).

As the SAP forms an 'in-combination' plan with the adopted Core Strategy (2013), the provision of connected, strategic, green infrastructure across Milton Keynes will already have been considered and accounted for, and the sites allocated within the SAP will have been considered against these policies and deemed to have still been suitable for development.

Policies regarding biodiversity and green infrastructure provision are in the process of being reviewed and updated via the preparation of Plan:MK - it is not the intention of the SAP to do this. The Core Strategy (2013) contains the Council's current policies on open space provision and biodiversity and these will be used to assess any applications on the SAP sites in line with the legislation outlined in Natural England's representation.

With regard to the site specific comments Natural England made in their responses to the Regulation 19 consultation, the Council has the following comments:

SAP19 – is not located within the Central Wildlife corridor. Whilst the site is adjacent to the corridor, it is entirely located outside of it and will therefore not have a significant impact upon it. Furthermore, as outlined in the development brief for the site, it is proposed that a percentage of land, located adjacent to the wildlife corridor, is to be retained as open space.

SAP15 – is not located in a wildlife corridor that surrounds the university, nor is it adjacent to, or connected to it.

Green open space will however be provided for on the site as part of the new development. This will not have any impact upon the number of dwellings to be provided as, on a site of this size, open space provision will have been accounted for in the standard capacity calculation.

SAP5 and SAP16 – for both of these sites, planted screening between the site and adjacent grid roads will be retained. The land containing existing screening is not within the developable area of the site and is under the leasehold of the Parks Trust.

Given the above, it is felt that any open space and biodiversity issues which may be found on the sites allocated within the SAP will not be of a strategic nature and are issues that can be resolved by any future planning applications without impacting upon the deliverability of the site or causing a significant reduction in the number of dwellings which can be provided.

Habitats Regulations Assessment

The Council have received a confirmation from Natural England that they do not deem a Habitats Regulations Assessment is required for the Site Allocations Plan. Natural England's confirmation is attached to this response.

Sustainability Appraisal

Throughout the site assessment process and subsequent consultation, the issue of health capacity was consistently flagged as a significant barrier to development on particular sites.

However, with ongoing changes to how NHS England and Clinical Commissioning Groups operate, the impact of health facilities on a site's sustainability was particularly difficult to assess.

To assist, the Council sourced data from NHS England regarding the capacity of GP surgeries across Milton Keynes. Generally speaking, health is not a major constraint across the Borough. However, with

regards to the SAP, only 7 out of the 13 surgeries with capacity had potential sites near them. From the perspective of the sites; only 15 out of the 61 sites assessed at the Emerging Preferred Options Stage of the SAP had a surgery with capacity as their nearest. Originally the Site Assessment Framework only considered the capacity of the nearest surgery. This resulted in several sites scoring green or amber despite the fact that their nearest surgery was a substantial distance away. Conversely, some sites were assessed as red based on their nearest surgery despite the fact there was another with capacity within reasonable proximity.

Therefore, in the case of health, Stage 2 and Stage 3 of the site assessments were carried out in tandem. In Stage 3, the site was given a score based on its proximity to the nearest surgery. In Stage 2 the site was only given a green or amber rating where this surgery or another with capacity is within 1km. If there are no surgeries within 1km or none with capacity, a red rating was given.

This means some sites that otherwise score quite highly have been 'let down' by the availability of primary healthcare. Contact was made with the Clinical Commissioning Group (CCG) to establish, on a case by case basis, that the impact on the health service generated by the sites could be mitigated. Through conversation with the CCG it was established that they had no objections to the proposed allocations and were committed to addressing capacity issues although no formal responses, or objections, were provided by them.

As the purpose of the plan was to directly address a deficit in land supply, allocations need to be made which do not fully resolve this health issue.

With regard to the distances that future residents may need to travel to access healthcare, all the sites highlighted as having a red rating for health provision are listed below with the relevant distances to the nearest GP surgery which NHS data suggests currently have capacity.

SAP3 – 2.6km
SAP4 – 1.7km
SAP5 – 2km
SAP6 – 1.8km
SAP9 – 2.3km
SAP10 – 2.3km
SAP11 – 1.5km
SAP15 – 2.3km

SAP18 – 2.8km (albeit this is within the rural area and surgery capacity is unknown) otherwise 3.7km to nearest surgery in urban area.

SAP19 – 1.9km

SAP20 – 3.1km

SAP21 – 1.8km

Further information required

b) Milton Keynes Council Highways Department have provided updated comments on the SAP sites for which access or highways issues have been raised. Their emailed comments are attached to this response and have been referred to in the Council's response to the site specific issues raised in the Inspector's preliminary questions (*Documents PC1B – MKC Response to Inspector's Initial Questions Part 2 (23 May 2017)*). The Highways comments should be read alongside these responses.

As can be seen in the site-specific responses provided, it is not felt that any of the access or highways issues raised will impact upon the deliverability of any of the SAP sites over the plan period.

Additional Site Information

SAP8

Attached PDF provides the confirmation that Walton Community Council received consent from the Secretary of State for the disposal of SAP8 as an allotment site.

SAP9

Attached PDF provides confirmation from Milton Keynes Council Education Department that SAP9 is no longer required for education use and that it has been taken off the Council's Capital Programme.

SAP11

Since submitting Document *PC1B – MKC Response to Inspector's Initial Questions Part 2 (23 May 2017)*, the Council has received further information from the relevant landowners in relation to SAP11 (PDF of emails attached)

The landowners of the eastern section of the site have confirmed, via their agents, that the existing builder's merchants on the site will be

relocating and a planning application for a new site in the area is prepared. However, whilst the existing branch will close, the agents have confirmed that there is a 50/50 likelihood that it will be sold to a residential developer or a commercial occupier. Therefore, whilst the agents confirm that the emerging allocation remains deliverable and therefore sound, this may not happen and a straight residential allocation may not be suitable. The agents have therefore requested that, for the eastern area of the site, flexibility should be built into the allocation to allow either use to come forward.

With regards to the western section of the allocation, the landowners have confirmed, via their agents, that the site is a good trading location for the business and they would therefore not be looking to sell/develop unless a suitable relocation site for the business could be identified.

SAP15

Confirmation has been provided by Milton Keynes Council education department that this site is not needed for further education facilities and that they expect the site to come forward for new housing. Attached email and additional information provide support for this.

The Council is still awaiting a further update from the Open University to confirm that they do not have a requirement for this site. Once this has been received it will be forwarded.

SAP18

Attached PDF provides confirmation from the Parks Trust that they have agreed in principle to access to the site going across their land along Ortensia Drive.

SAP20

Attached PDFs provide evidence from the Environment Agency of their lack of objection to the redevelopment of SAP20. The evidence consists of two consultation responses relating to planning applications 17/00541/FUL and 17/00736/OUT which seek the development of a total of 133 dwellings on the site.

Date: 22 May 2017
Our ref: 213151



Milton Keynes Council

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear James Williamson

Planning Consultation: Milton Keynes Site Allocations Plan - Inspectors HRA query

Thank you for your consultation on the above dated 10 May 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

In our assessment of the Milton Keynes Site Allocations Plan we note that while Milton Keynes is devoid of European sites there are pathways for indirect impacts via the River Great Ouse and its tributaries. Downstream of Milton Keynes are the Ouse Washes Special Area of Conservation / Special Protection Areas and the Portholme Special Area of Conservation.

However, given the distance to these downstream sites (approx. 75-90+ km) it is unlikely that the residential development proposed by the Site Allocation Plan will have significant impacts on these Nature 2000 sites. We conclude that the Site Allocation Plan does not require a Habitat Regulation Assessment.

For clarification of any points in this letter, please contact [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

Sustainable Development
Thames Team

Williamson, James

Subject: FW: Site Allocations Plan

From: [REDACTED]
Sent: 22 May 2017 11:03
To: Williamson, James
Cc: [REDACTED]
Subject: RE: Site Allocations Plan

James,

Please see responses below.

SAP 2

This site lacks adequate connections for pedestrians and is through a third party car park. Planning permission has been granted for an office on this site (15/01524/FUL) and given the difficulties of pedestrian access this would appear to be a more suitable use.

However we note that a planning application (17/01228/OUT) has been submitted for residential development on this site (currently classified as invalid on receipt).

SAP 4

With regard to the Inspector's point (b), the development of this site displaces car and coach parking. The development of the multi-storey car park is not a prerequisite of the development of SAP 4. However, the development of the SAP 4 site will need to replace any loss of parking on a like for like basis as referenced in the CMK Alliance Plan 2026 (Policy CMKAP T4(f)).

With regard the Inspector's point (d), access constraints only involve service deliveries. There is an expectation that the cycling link should be respected and therefore retained.

SAP 11

The long term desire of Network Rail is for the level crossing to be closed. However, no firm proposals have been brought forward to date.

It is clear that the development of this site cannot be allowed to prejudice any future development of the East-West rail line or impact on the crossing in its current form.

SAP 13

It is unlikely that the redevelopment of this site would generate any significant increase in trips on the highway network as the site is currently in use as non-food retail. Redevelopment as a residential site may even benefit the highway as it would slightly reduce the peak use caused by retail and commercial uses.

SAP 18

The Highway Guide (DRAFT) states that a site with a capacity of 147 dwellings should have two full points of access.

I trust the above satisfactorily responds to the points raised by the Inspector. We are happy to discuss any of the above should you wish.

Regards,

[REDACTED]

[REDACTED]
Senior Engineer – (Transport Development Management)

[REDACTED]
Web <http://www.milton-keynes.gov.uk>

Milton Keynes Council | Public Realm Services Group | Synergy Park | Chesney Wold | Milton Keynes MK9 3EJ



Department for
Communities and
Local Government

[REDACTED]
Project Support Officer
Walton Community Council
PO Box 7558
Milton Keynes

Please ask for: [REDACTED]
Tel: 0303 44 445374
Email: [REDACTED]

Your ref:

Our ref: NPCU/ALLOT/Y0345/75219

By email:
projects@waltoncommunitycouncil.gov.uk

Date: 13 July 2015

Dear [REDACTED]

Allotments Act 1925 Section 8
Disposal of land by Walton Community Council
Location: Bergamot Gardens, Walton, nr Milton Keynes

1. I am directed by the Secretary of State for Communities and Local Government to refer to your letter of 9 March and to subsequent correspondence regarding the community council's proposal for disposal of the above allotment site (0.47ha)
2. As you are aware the Government is committed to ensuring adequate protection is afforded to allotments. The Secretary of State's consent for disposal will only be given if he is content that Section 8 (the statutory criteria) of the Allotments Act 1925 is satisfied:

"consent may be given unconditionally or subject to such conditions as the Minister thinks fit, but shall not be given unless the Minister is satisfied that adequate provision will be made for allotment holders displaced by the action of the local authority or that such provision is unnecessary or not reasonably practicable".
3. The Secretary of State's guidance, published 30 January 2014 sets out the assessment criteria against which applications for consent to dispose of statutory allotments are to be determined. These criteria are intended to provide a safeguard against the erosion of allotment sites through pressure on local authorities to provide land for other purposes.
4. The Secretary of State's consent will normally only be given if he is satisfied the following policy criteria have been met:

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk

- i). The allotment in question is not necessary and is surplus to requirements;
- ii). The number of people on the waiting list has been effectively taken into account;
- iii). The council has actively promoted and publicised the availability of sites and has consulted the National Allotment Society (NAS);
- iv). The implications of disposal for other relevant policies, in particular local plan policies, have been taken into account.

Considerations

5. In relation to Section 8 of the Allotments Act 1925, the Secretary of State considers that the statutory criteria have been satisfied. Alternative provision is deemed unnecessary; there are no former plot holders displaced as the site is not in use, and a number of alternative sites within the Community Council's jurisdiction within $\frac{3}{4}$ mile have excess provision.

6. In relation to the policy criteria, the Secretary of State considers that criterion i), has been met. The land is vacant and hasn't been used for allotments in over 20 years. The National Allotment society has been consulted and is in agreement.

7. In relation to criterion ii), the Secretary of State considers that this criterion has been met. There is no current allotment waiting list within the area under Walton Community Council's jurisdiction.

8. In relation to criterion iii), the Secretary of State considers that this criterion has been met. Although there are no tenants to consult, the Community Council are active in publicising allotments, including the availability of plots. The National Allotment society has been consulted who did not raise any concern with the publicity undertaken.

9. In relation to criterion iv), the Secretary of State considers that this criterion has been met. Although there is no specific development plan policy relating to the site, other relevant local and national policies have been taken into account.

10. The Secretary of State makes decisions with consideration of the relevant policy, unless there are exceptional reasons to justify departure from that policy. In this instance, the statutory criteria have been met as have the policy criterion.

11. Therefore in pursuance of his powers under section 8 of the Allotments Act 1925, the Secretary of State gives consent for disposal of the above allotment site.

Yours sincerely





Senior Planning Casework Manager

Williamson, James

Subject: FW: Site Allocations plan Sites
Attachments: Kents Hill Park Primary School Education Specification_revised 29.09.16.pdf

From: [REDACTED]
Sent: 08 June 2017 11:58
To: Williamson, James
Subject: RE: Site Allocations plan Sites

Hi James

We issued the below statement to Finance as it had to be taken off the capital programme at the time:

The site at Daubeney Gate was considered as a potential opportunity to address the projected pressure for junior school places with a proposal that the site could accommodate a junior school for 90 children per year group (360 places). Information was shared with the local Parish Council who raised concerns. As a result a further review of pupil data was completed, which identified that:

1. Increasingly, there are vacancies in the infant schools (due to changes in popularity) thus reducing the immediate pressure for junior school places.
2. Overall there has been a percentage increase in Good or better schools across Milton Keynes with 89% of schools in Milton Keynes now judged Good or better by Ofsted, a 3.5% annual increase. Of particular significance are Jubilee Wood Primary School and Emerson Valley Junior School which have improved significantly, and recently judged by Ofsted to be 'Good'.
3. The available site at Daubeney Gate is at quite some distance from where some of the children on roll in existing infant schools now live.

In the context of the issues identified, the Daubeney Gate scheme is no longer considered to be the most appropriate scheme to address the demand for junior school places.

The Kents Hill Park sites we had allocated for new housing (see attached the spec for the new Primary School there). We have no plans for further education facilities beyond the new Primary and Secondary and SEN schools being built there at present.

Thanks

[REDACTED]

[REDACTED]

Strategic Lead, Education Sufficiency and Access
People Directorate, Milton Keynes Council
Saxon Court, 502 Avebury Boulevard, Milton Keynes, MK9 3HS, Telephone 01908 254489

Williamson, James

Subject: FW: Site Allocations SAP 11 Travis Perkins Site - Update

From: [REDACTED]
Sent: 24 May 2017 18:40
To: Williamson, James
Cc: [REDACTED]
Subject: [EXT] Fwd: Site Allocations SAP 11 Travis Perkins Site - Update

Dear Mr Williamson,

I refer to your email below and the discussion with my colleague [REDACTED]

I can confirm the Travis Perkins will be relocating from the existing site; we working up an application on a site in Bletchley. However, whilst the existing branch will close, there is a 50/50 likelihood that it will be sold to a resi developer or a commercial occupier. We understand from Agency advice that the values are comparable so if could go either way. With this in mind I think the emerging allocation remains deliverable (and therefore sound), but with market forces at work, this may not happen in practice. My concern therefore is that a straight resi allocation may fetter my clients disposal of the site should it be sold to a company wishing to redevelop for employment uses. We would therefore recommend this flexibility is built into the draft allocation to allow either use that to come forward. This is perfect reasonable given it is an existing employment site.

I would be happy to discuss further.

Regards

[REDACTED]
[REDACTED]
[REDACTED] - Director
[REDACTED]
[REDACTED]

Williamson, James

Subject: FW: Buildbase, Bletchley Road, MK1 1BB

Sent: 19 June 2017 08:58

To: Williamson, James

Subject: [EXT] Buildbase, Bletchley Road, MK1 1BB

Hi James,

Apologies for not coming back to you sooner regarding the above property. As discussed we are aware that the property has been allocated as a potential residential site however as this is a good trading location for our business we would not be looking to sell/ redevelop unless a suitable relocation site could be identified.

Kind Regards,

[REDACTED]
Planning & Development Surveyor

[REDACTED]



[REDACTED]

Specification for a new primary school at Kents Hill Park for September 2017

This document is for applicants to the free school
presumption competition



September 2016

Contact sufficiencyandaccess@milton-keynes.gov.uk

Department for Education information <https://www.gov.uk/government/publications/new-school-proposals>

New school opportunity



Michael Bracey,
Corporate Director People

Milton Keynes Council has the statutory duty to ensure that there are sufficient school places for all children and young people living in Milton Keynes. In line with the requirements of section 6A of the Education Act 2011, the council actively promotes a diverse supply of strong schools, including encouraging good schools to expand and, where there is a need for a new school, seeking proposals for a free school.

A planning development brief for the new area called Kents Hill Park provided the council with sites to build new schools. It is likely that there will be up to 228 new homes built in the future in the vicinity of Kents Hill Park.

Importantly, there is a more immediate need for 30 additional school places to meet the needs of the population served by Heronshaw Infant School in Walnut Tree. This follows the expansion of Heronshaw from 60 places to 90 places per year group, meaning that 30 more children leave the school after Year 2 to move to a Year 3 place elsewhere. It has been decided to use the new primary school at Kents Hill Park to open initially just for these children entering Year 3. The school will then increase its number of places in other year groups from nursery to Year 6 to keep pace with families moving into any new housing.

I am now seeking proposals from Academy Trusts, already familiar with or new to the area, who are able to deliver high quality education and establish the primary school ready for opening in September 2017. The school will initially need to open places in year 3 only to deal with current demand and then grow in line with demand from new housing in the vicinity and in coordination with Milton Keynes Council school place planning.

This paper provides a specification of the type of provision the council would like to secure, as well as some background to the Kents Hill Park area, information about the site and a timeline for the free school presumption competition process.

The council contact for this opportunity is:

Marie Denny

Head of Delivery, Education Sufficiency and Access
Email: sufficiencyandaccess@milton-keynes.gov.uk
Telephone: 01908 253338 followed by option 7

I look forward to receiving your applications.

A handwritten signature in black ink, appearing to read 'M Bracey', written in a cursive style.

Michael Bracey
Corporate Director, People

About the primary school at Kents Hill Park

Opening	1 September 2017 (subject to the building project)
Phase	Primary Gender: Mixed Age Range: 2-11 *
Number of places	Total capacity: 330 Children per year group: 30 places in Years R to 2 and 60 places in Years 3 to 6 plus 26 nursery places for ages 2-4 Note: The school will initially need to open with 30 places in year 3 only
Wraparound care	As the school grows it would be in the interest of the parents for the school to offer wrap around provision.
SEN	The school will be expected to be fully inclusive and to educate children with special educational needs when mainstream education is considered appropriate.
School organisation	The council is seeking a Multi Academy Trust, already familiar with or new to the area, which is able to deliver high quality education and establish the school ready for opening in September 2017 . There is a secondary school also being commissioned for opening in September 2018 . The council is open to proposals to operate one site, both sites as one all-through school or both sites individually.
Admissions	All proposers must adhere to The School Admissions Code and The Appeals Code, including determining arrangements, providing relevant information to the local authority and participating in the local Fair Access Protocol. The council will collate expressions of interest for a place at the school until such time as admissions arrangements are determined by the school's Own Admissions Authority. The council is willing (if requested) to process initial admissions to the school. The council currently offers a free in-year admissions service to all local admissions authorities who wish to use it. To help with a swift opening, for at least the first two years of operation, the admission arrangements for the school should be in line with the <u>admissions arrangements for maintained schools in Milton Keynes</u> , The oversubscription criteria are:- 1. A looked after child or previously looked after child 2. A sibling at the school who is expected to be on roll at the school at the time of admission and the place of residence is within catchment of the school 3. The child's place of residence is within catchment area of the school and there is no sibling on roll at the school 4. There is already a sibling at the school who is expected to be on roll at the school at the time of admission and the place of residence is outside of the catchment area

	<p>5. Distance from the school to the place or residence</p> <p>Where oversubscription results in the PAN being reached within one of the five priorities, then sub-prioritisation within priority will take place using distance between the child’s home address and the school’s main entrance, measured in a straight line with those living closest to the school receiving the higher priority. In the event of joint oversubscription, having exhausted distance, random allocation will be used as the ultimate tiebreaker. For applicants living in flats, the distance will be measured from the school’s main entrance to the front door of the ground floor flat underneath the applicant’s main residence. Where two or more pupils live at the same distance the tiebreaker will be random allocation.</p>														
<p>Published Admission Number</p>	<p>The immediate demand for school places is for year 3 so the new school will need to open with places in this year group only. It is anticipated that places in year groups R to 2 will be released in line with the new housing in the vicinity of Kents Hill Park. This model will enable the school to grow in line with the demand from its intended community and reduce impact on other local schools, ensuring the new school has the capacity to serve new residents as and when they move to the development. The new proposer is expected to agree to open the pupil places gradually in consultation with Milton Keynes Council. The initial PAN for the school will be:</p> <table border="1" data-bbox="368 987 1326 1099"> <thead> <tr> <th>Year R</th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> <td>30</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Year R	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	0	0	0	30	0	0	0
Year R	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6									
0	0	0	30	0	0	0									
<p>Catchment area</p>	<p>In the opening year, the school will only have a formal point of entry at year 3 to address a shortage of junior places in the local area. It is anticipated that the school will eventually serve residents in the vicinity of Kents Hill Park. It is therefore recommended that the catchment area for years 3 to 6 should cover the areas of Browns Wood, Caldecotte, Walnut Tree, Walton, Walton Park, Kents Hill as well as Kents Hill Park.</p> <p>The catchment area for years R to 2 will be Kents Hill Park only.</p>														
<p>Partnership working with the council and the community</p>	<p>The council has a strong working relationship with all schools in the borough. It is expected that any provider will cooperate with the council and other schools, by engaging with and providing relevant information as determined by law and information reasonably requested by the council. The development is located close to existing infant and junior provision in the area. It is planned that this school will work closely with schools within the local area and have close links with Heronshaw School, an infant school from which a number of children will transition.</p> <p>The council offers a number of services that can be purchased. Details can be found at http://www.mkbusinessexcel.com/ Additionally, service can be purchased from the council’s Social Emotional and Mental Health Specialist Teaching Team.</p>														

School building	The building has already been designed and is being built and scheduled to be ready in August 2017 . The site is offered on a leasehold basis, with a 125 year lease.
Revenue Funding	<p>Milton Keynes Council will meet all pre- and post-opening costs associated with establishing the new school, in line with the growth criteria agreed by our Schools Forum.</p> <p>Growth Funding To ensure financial feasibility of the school whilst it opens gradually, payment will be made in 2 phases:</p> <p>Phase 1 – based on creating a Junior School with 30 pupils in each year group starting in Sept 2017. Total number of pupils in phase 1 = 120.</p> <ul style="list-style-type: none"> • New school allocation of £145,400 paid to the school for upfront costs and salaries. This will be paid in the two terms prior to opening - £46,850 in spring term 2017 and £98,550 in the summer term 2017. • Set up allocation for resources of £30,000, payable £7,500 pa over 4 years starting Sept 2017 <p>Phase 2 – based on creating a Primary school with 30 pupils in each year group starting in Sept 2018. Total number of pupils in phase 2 = 210.</p> <ul style="list-style-type: none"> • New school allocation = £0 (already received) • Set up allocation for resources of £52,500, payable £10,500 pa over 5 years starting Sept 2018 <p>School Budget Share In a full year the funding formula would provide approx. £224,000 for 30 pupils in year 3. This is based on 2016/17 unit rates which may change for 2017/18. This will be pro-rated from the 2017/2018 financial year to reflect that the school will only be open from September 2017.</p> <p>The council will agree each year the number of places they wish to commission through the funding formula.</p>
Capital Funding	<p>The capital scheme has already been developed. Approximately £7,700,000 is budgeted to spend on the scheme. The source of this funding is a combination of Basic Need, Section 106, and council borrowing.</p> <p>A budget allocation of £208,000 will be given to the primary school for furniture and equipment based on £500 per pupil (£178,000), and an ICT set up allocation of £30,000.</p>

About the Kents Hill Park Development

Kents Hill Park is in the eastern part of Milton Keynes on the edge of Kents Hill, adjacent to Brickhill Street (V10), Standing Way (H8) and Groveway (H9). The development brief, approved in October

2015, secured a number of sites to be used for the purposes of housing and education.

The new housing development plans for up to 228 new homes in the vicinity, which we expect to eventually generate a pupil yield of around 13 pupils per year group.

In addition to the new primary school at Kents Hill Park for September 2017 a new secondary school is being built for September 2018 at a nearby site within Kents Hill Park. The secondary school is also now open as a free school presumption competition.

The council is also building a special needs school at the same time on the same site as the new secondary school. **The SEN school is not part of the free school presumption competition.**



About the school site and building

The capital scheme for the primary school has been developed at the same time as the secondary school and special needs school and for cost effectiveness has the same architects, education consultants and contractors building all three schools. The primary school is anticipated to be built by August 2017. The site offered is on a leasehold basis, with a 125 year lease.

The primary school site is an area of 2.2ha and will eventually comprise of a:

- 330 place school
- 26 place nursery
- external playing field and hard play areas
- car parking for staff and visitors

The layout of the site has made the most of the topography of the land and existing trees and hedgerows. The building has been designed to provide a focal point and new identity to the community. The form has been carefully considered to emphasise the main functions of the building, whilst addressing the new street frontage.

Externally, the building will comprise of an interesting palette of materials; blue brick, render and coloured louvres. The building will have a distinct identity that is represented through the use of brick as separation of areas, classrooms, support spaces and hall.

The position of the building on the site has been carefully considered to provide a prominent entrance off the new highway and maximise the amount of secure landscaped area to the classroom elevations.



Timeline for the provider competition

Action	Date
<p>Start of the free school competition - Notice will be issued to all local schools via Milton Keynes Council's Educ@te newsletter and by email to academy trusts which already have schools in Milton Keynes. It will be on our website http://www.milton-keynes.gov.uk/schools-and-lifelong-learning. The competition is national and will be publicised on the Dept for Education website https://www.gov.uk/government/publications/new-school-proposals.</p> <p>The competition will last for 6 weeks.</p>	w/c 12 September 2016
<p>Early notice – We would welcome early notice from providers intending to submit an application. It will be strictly confidential and will help us with preparations for the remainder of this timeline if we know how many applications we may receive. Please send a brief email to sufficiencyandaccess@milton-keynes.gov.uk. If you later choose not to apply please let us know before the closing date.</p>	Approx 19 to 30 September 2016
<p>Application deadline - Applicants must use the council's Application Form which is based on the Dept for Education criteria "<u>Model criteria for local authorities and proposers</u>". Please send your form to sufficiencyandaccess@milton-keynes.gov.uk by noon on Friday 21 October 2016 or earlier.</p> <p>The list of proposers who submit applications will be strictly confidential but must be sent to the Dept for Education.</p> <p>By applying you are confirming that your Multi Academy Trust:</p> <ol style="list-style-type: none"> 1. Will open the primary school from 1 September 2017 and/or the secondary school from 1 September 2018 2. Agrees to open the pupil places gradually, in consultation with Milton Keynes Council 3. Is an approved sponsor registered with the Department for Education. If not applicants must go through the DfE approval process before submitting an application. 	Noon on Friday 21 October 2016
<p>Applications assessment panel- We do not anticipate inviting proposers to attend the assessment panel.</p>	December 2016 / January 2017
<p>Recommendation - Milton Keynes Council Cabinet Member for Children and Families will be asked by the assessment panel chair to approve the panel's recommended proposer. We will then notify the Regional Schools Commissioner. All applicants' scores from the assessment panel must be sent to the Dept for Education to aid their approval process. The ultimate decision rests with the Secretary of State and does not have to agree with the council recommendation.</p>	January 2017
<p>Notification of selected provider - The Regional Schools Commissioner will notify the selected provider, Milton Keynes Council and the local Member of Parliament.</p> <p>Milton Keynes Council will notify unsuccessful organisations.</p>	February 2017
<p>Project resource from the chosen provider – Due to the timescale for the primary school's anticipated opening for September 2017, we will expect the provider to join two project teams with the council and its contractors; the capital build project team and the 'opening a new school' project team.</p>	February 2017
<p>Consultation - the successful Multi Academy Trust must carry out their consultation for six weeks as prescribed in Section 10 of the Academies Act 2010 and it must complete before the Dept for Education funding agreement can be signed.</p>	February / March 2017
<p>Primary School opens (only with 30 pupils in year 3)</p>	September 2017



sufficiencyandaccess@milton-keynes.gov.uk

Williamson, James

Subject: MKC Site Allocations Plan: Land at Towergate, Groveway, Wavendon Gate

From: [REDACTED]
Sent: 08 June 2017 16:47
To: Williamson, James
Subject: [EXT] RE: MKC Site Allocations Plan: Land at Towergate, Groveway, Wavendon Gate

James,

I can confirm that the Parks Trust has agreed in principle to the access to that site going across our land along Ortensia Drive subject to agreement of terms, negotiations for which are now at an advanced stage and are nearing agreement.

Regards,

[REDACTED]
Head of Environment, Education & Volunteering
[REDACTED] [REDACTED]



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parks, woodlands and lakes forever

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Registered office: Campbell Park Pavilion, 1300 Silbury Boulevard, Campbell Park, Milton Keynes MK9 4AD

Williamson, James

Subject: FW: 17/00736/OUT

From: [REDACTED]
Sent: 10 April 2017 08:45
Subject: 17/00736/OUT

Dear Sirs

We have no objection to this application.

Please note that the site is located on a historic landfill.

Contamination

The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination.

Kind regards

[REDACTED]
Principal Planning Advisor
Sustainable Places
East Anglia Area (West)

✉ Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE

[REDACTED]
[REDACTED]
[REDACTED]



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Williamson, James

Subject: FW: 17/00541/FUL

From: [REDACTED]
Sent: 15 May 2017 13:07
Subject: [EXT] 17/00541/FUL

Dear Sirs

We have no objection to this application.

Flood Risk / Surface Water Drainage

Please consult the Lead Local Flood Authority (LLFA) Internal Drainage Board (IDB)

Contamination

This site is a historic landfill and is located above a Secondary Aquifer. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>. Please consult your EHO.

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination.

Kind regards

[REDACTED]
Principal Planning Advisor
Sustainable Places
East Anglia Area (West)

✉ Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE

[REDACTED]
[REDACTED]
[REDACTED]



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