

**Plan:MK
Examination**

Statement of Common Ground

between

**Milton Keynes Council and
Hampton Brook**

June 2018

Introduction

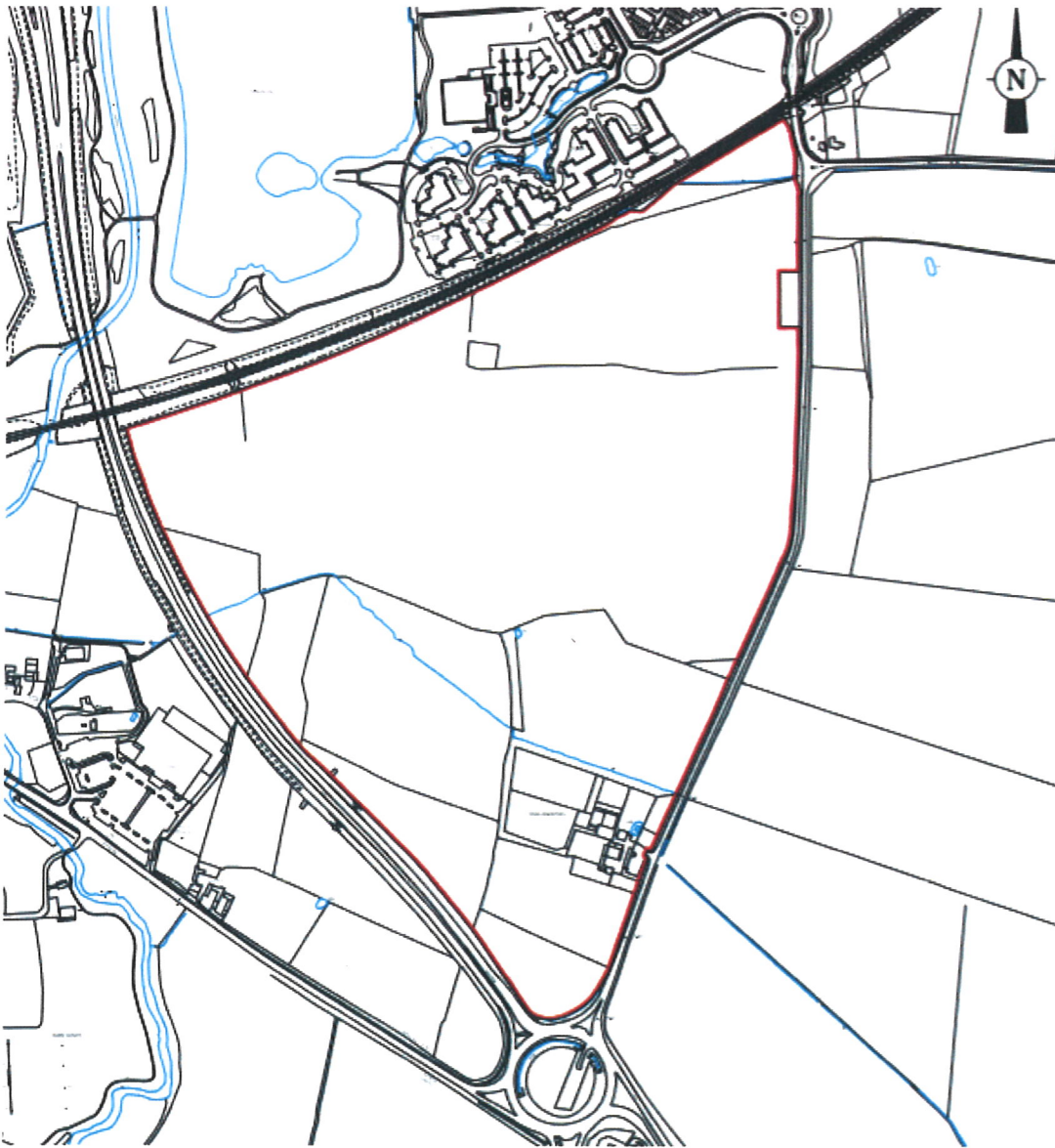
1. This Statement of Common Ground has been prepared jointly between Milton Keynes Council (the Council) and Hampton Brook (HB).
2. HB is the promoter of Land South of Milton Keynes, South Caldecotte allocated for strategic employment use under Policy SD16.
3. This Statement sets out the confirmed points of agreement between the Council and HB with regard to Plan:MK and the supporting evidence base, in order to assist the Inspector during the Examination of the Local Plan.

Background

4. HB is an experienced developer with a track record for the delivery of strategic employment schemes principally in Northamptonshire and in Milton Keynes.
5. HB seeks to develop the site at South Caldecotte in accordance with the criteria set out in Policy SD16. Milton Keynes
6. The Council and HB have engaged constructively to ensure that the development is deliverable and meets the vision and economic strategy for Milton Keynes.

Site Description

7. The land controlled by HB extends to a total of around 57 hectares and forms the whole of the South Caldecotte site allocated as Policy SD16.



Current Status

8. The Council has published for consultation a South Caldecotte Development Framework Supplementary Planning Document (SPD). This is intended, once adopted, to provide planning and design guidance for the development of the site and to assist in the development process by establishing the parameters for delivery that respond to the Council, landowner and other local stakeholder expectations. HB has participated in the consultation process and considers that in principle the Development Framework SPD is capable of providing suitable guidance towards the delivery of a satisfactory form of development. The Council as Local Planning Authority for the area will assess any planning applications at South Caldecotte against the criteria of policy SD16 and other relevant policies and the South Caldecotte Development Framework SPD when it is adopted by the Council.

9. HB has submitted a request for screening and scoping in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of any potential significant environmental effects of a development of the site.
10. The Council has, at the time of this Statement, not yet issued its screening opinion.
11. The Council and HB have entered into a Planning Performance Agreement (PPA) in respect of the preparation of a planning application so as to ensure that adequate resources are available to support the timely preparation, submission and processing of a planning application.
12. Subject to the issue of a screening opinion HB will engage with the Council to prepare a comprehensive planning application for the site which shall ensure that the development is deliverable and meets the employment needs of Milton Keynes and the surrounding area, as well as contributing significantly to the local and regional economy.

Agreed Matters

Justification

13. The Employment Land studies in 2015 and 2017 provided significant evidence of employment demand within Milton Keynes and that there is a need for appropriately located employment land that cannot be met by redeveloping or regenerating existing sites. Arising from this evidence base it is agreed that a significant amount of employment floorspace is needed and that this requires the allocation of a strategic employment growth site within Plan:MK in a sustainable location and which is deliverable.
14. The allocation of the South Caldecotte site with policy SD16 would enable a significant amount of Milton Keynes' employment allocation to be met. Furthermore the development could be delivered given the relatively small amount of infrastructure needed and that the site is largely undeveloped.
15. It is agreed that there is known market demand for the employment generating uses in this location. HB are in discussion with three potential occupiers regarding the site.
16. A Sustainability Appraisal was carried out in February 2017 which assessed proposed employment sites against whether they meet the objectives of sustainable development. The Sustainability Appraisal indicates that there is not considered to be any significant planning constraints preventing development of the South Caldecotte site and that, in this way, the allocation will contribute towards the objective of sustainable development.

17. The designation of South Caldecotte for employment uses within Policy SD16 is compliant with paragraph 182 of the National Planning Policy Framework, in that:
- It has been positively prepared to meet an identified need for employment land.
 - The proposals are deliverable and require little additional infrastructure.
 - The proposals accord with the overarching aims of sustainable development.
18. Whilst there is not currently a definitive route for the western stretch of the Oxford to Cambridge Expressway. The site is included within the three express way corridors maps produced by Highways England. However, the expressway is considered unlikely to impact this site as if it did go through it; the expressway could potentially impact on the scheduled monument and the Eaton Leys residential development to the south-west.

Effectiveness

19. It is agreed that the South Caldecotte site will be delivered within the Plan period in accordance with Policy SD16.
20. It is agreed that the parties will work together to ensure successful and timely delivery of the site through the PPA mechanism that has been agreed.
21. It is agreed that the South Caldecotte Development Framework SPD provides a suitable basis to guide the preparation of a planning application.
22. It is agreed between the parties that any planning application will be supported by a number of detailed assessments in relation to:
- Landscape and visual impact,
 - Ecology,
 - transport,
 - flood risk,
 - archaeology
 - any other such matters as may be agreed.

A. Landscape and Visual Impact

The planning application will be accompanied by a Landscape and Visual Impact Assessment (LVIA) which will assess the impact on the landscape including the impact from

the Greensand Ridge. This will take into account the Milton Keynes Landscape Character Assessment. The LVIA will inform the final design and heights of the development.

Existing vegetation to site boundaries will be maintained and enhanced where a LVIA deems this necessary. New planting will be of native species to mitigate the loss of hedgerows needed to facilitate development.

The design of the development will be sensitively designed to take into account the relationship of the site to Bow Brickhill. Policy SD16 criterion 7 “The design and appearance of buildings should be sensitive to neighbouring uses, with development fronting Brickhill Street being sensitive to views into the site from the wider landscape. Buildings should be designed to provide an attractive entrance to Milton Keynes from the south”

B. Ecology

The planning application will be accompanied by ecological surveys to identify the biodiversity value of the site and ensure that the presence of protected species on the site is accounted for. Surveys will also be undertaken to evaluate the lowland meadow priority habitat on the site. At this time the surveys are in progress. Mitigation will be proposed and provided as necessary where the development impacts on existing ecology at the site.

C. Transport/highway issues

The planning application will be accompanied by a Transport Assessment which assesses the impact on the highway network and junctions and propose mitigation for any highways impacts relating to the proposals.

The planning application will set out proposals to improve footpath connections across the site and to Bow Brickhill railway station and provide a scheme to accommodate buses to encourage sustainable transport movements. New redways will be provided within the development with connections to Brickhill Street and Bow Brickhill railway, improved access and linkage to Caldecotte Lake to the north by way of a green open space link will be provided to improve access and connectivity.

A Routing Plan can be secured by condition if required in order to ensure that heavy goods vehicle traffic generated by the development is controlled and directed to arrive and leave the site via the A5 (Kelly’s Kitchen) roundabout.

D. Archaeology

Archaeological assessment will be undertaken to understand more fully the nature of any remains, which shall include a field investigation if necessary. Mitigation will be proposed and provided as necessary where the development impacts on existing archaeology of the site.


23. It is agreed that:

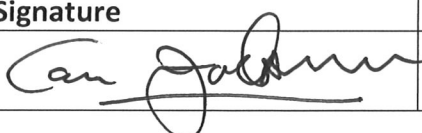
- there are no ground or geo-environmental issues which would prevent the development of the site as proposed and which cannot be resolved or addressed by planning condition

- there are no noise or noise attenuation issues which would prevent the development of the site which cannot be resolved or be addressed by planning condition.
- there are no flood risk or site drainage issues which would prevent the development of the site and which cannot be resolved or addressed by planning condition.

24. It is agreed that where any mitigation measures are identified as needed to address any matters arising from the impact of development, these will be incorporated within the development proposals.

Agreement

Signed on behalf of Milton Keynes Council		
Name & position	Signature	Date
Brett Leahy, Chief Planner		6.7.2018

Signed on behalf of Hampton Brook		
Name & position	Signature	Date
IAN JACKSON DIRECTOR		6-7-18