

SEMK Local Stakeholder Group Meeting

13:00- 14:30, Monday 22nd June 2020

MS Teams meeting

MINUTES (approved 16/11/2020)

Attendees

Lesley Sung	Walton CC
Mario Toto	Walton CC
Jaime Tamagnini-Barbosa	Walton CC
David Hopkins	MKC Danesborough and Walton Ward
Michael Geddes	Woburn Sands TC
Becky O'Rourke	Bow Brickhill PC
Tony O'Rourke	Bow Brickhill PC
John Baker	CBC Ward Member
Sue Malleson	Advisor to Bow Brickhill PC
Stewart Bailey	Aspley Guise PC
Jennifer Wilson-Marklew	MKC Portfolio Holder for Planning
Andrew Turner	Planning and Transport Policy Manager MKC
Neil Sainsbury	Head of Placemaking, MKC
Matt Clarke	Senior Urban Designer, MKC
Josan Race	Community Action Group

Item 1 – Minutes of previous meeting

Minutes were agreed.

Item 2 - Terms of Reference

The group queried whether other smaller landowners within the SEMK allocation should be included as members of the group, off the back of recent correspondence about landownership and approaches by third parties to smaller owners. Officers advised that the group was intended as a forum for the local communities, and any landowners who are potentially seeking to develop their land as part of the allocation should be engaged outside of this group. However, if landowners who do not intend to develop ether land wish to attend group meetings then there is nothing to prevent them from doing so, provided they make contact with the Council to register their interest.

Officers agreed to investigate the landownership correspondence and issues that had been cited in the meeting and attempt to identify any land owners not represented by developers.

Item 3 – Expressway

The group asked officers and the Council to clarify its position on the Expressway and this relates to Plan:MK policy for SEMK since the Council decided to pause work on SEMK in July 2019 due to the Expressway. Cllr Wilson-Marklew advised that due to the pause on the Expressway and potential delay to SEMK as a result, the Council would be progressing the SEMK allocation to ensure it could be delivered as intended in Plan:MK and to ensure the Council's five year housing land supply remained robust. Cllr Wilson-Marklew agreed to consider how best this change in Council position could be communicated more widely. It was requested that the Council's position also reflects and comments on the programme and implications of the East West Rail services to Cambridge.

Item 4 – Draft Concept Plan

The group discussed the draft concept plan that had evolved ~~to be~~ following discussions with the LSG, developers and MKC services so far. The following is a summary of the issues raised:

- The group queried why the Gypsy and Traveller Site had been located next to Woburn Sands as this risks safeguarding the identity of Woburn Sands and takes up the provision of amenity/open space that would have been of benefit to Woburn Sands residents. This location was seen to be wholly inappropriate. Officers advised that the proposed location stems from a consideration of national guidance on siting and design of Gypsy and Traveller sites their proximity to o local centres as well as feedback from MKC services who engage with the Gypsy and Traveller community in MK.
- Concerns were raised about the indicated H10 grid road onward eastward link to Newport Road and beyond. The deliverability of this was questioned in terms of landownership and constraints. View that Newport Road should be a barrier to further growth east as anything in CBC (Aspley Guise) can connect onto A421. Conversely, it was noted that consideration needs to be made about the possibility of future growth in CBC and provision of a Park and Ride site at Junction 13 which would benefit from a connection onto the H10 to alleviate through-traffic through Woburn Sands and Aspley Guise.
- There was a brief discussion about traffic surveys and closure of crossings of the railway arising in the future from increased services between Bletchley and Cambridge. Concern was raised that EWR Co only care about the speed of their services and not impacts on local road network. Officers explained that conversations were being had with EWR Co in this regard as part of the ongoing Transport Study (officers explained that the Council was now working with EWR Co who were already carrying out very similar work to what the Council intended to do in regards to scoping potential crossings of the railway).
- Some people commented that the spine road through the site was a repeat of Fen Street, with housing around a grid road which would result in further monies needing to be spent by the Council to remedy subsequent problems. More thought was needed on highway infrastructure and public transport. Officers stated that the spine

road was not intended to be a grid road but a Residential Spine Street, with through and higher speed traffic using Bowbrickhill Road on the south of the site.

- There was a view that as many pedestrian and cyclist crossings of the railway as possible need to be incorporated in the concept plan to meet the requirements of Plan:MK, particularly crossings into Tilbrook industrial estate.
- Comment why we are building more roads with the climate change emergency we are facing

Offer was made for participants to submit further comments in writing by 10 July.

The group cautioned that any further meeting to discuss the concept would not be valuable until outputs of work with EWR Co on the transport study are available and until there is more clarity about the smaller landownership question.

AOB

The group was asked if it would welcome a meeting with the developer group to discuss the concept plan. General consensus was that this would be premature, and it should come after the LSG has seen and discussed the outputs of the transport work first.

Actions

- **Group members to provide comments on the concept plan by 10 July**
- **Officers to investigate smaller landownership issues and claims.**