

Ms. Tracy Darke  
Service Director of Growth, Economy and Culture  
Milton Keynes Council  
Civic Offices  
1 Saxon Gate East  
Milton Keynes  
MK9 3EJ

Dear Ms. Darke

**Re: South Caldecote, Milton Keynes**

I write following our meeting on the 7<sup>th</sup> of February and I write to thank you for the opportunity to discuss our proposals with you. It was particularly helpful for the team to clarify some of the details around the framework and what you are seeking as part of the development.

**Plan: MK**

As you will no doubt be aware, the inspector last Tuesday has determined that Plan:MK would be sound subject to the main modifications which have been consulted on. It is therefore capable of being adopted and it is anticipated that the Council will proceed to adopt the new local plan.

We note the inspector's comments in relation to policy SD16 which allocates South Caldecote as an employment site. The inspector has found that *'the proposed employment allocation at this location would be soundly based and the allocation would be effective in meeting forecast economic growth in the early to middle period of Plan:MK'*

In this way, the inspector's comments, and Plan : MK as a result; can now be given significant weight as a material consideration.

It must be noted that the inspector does not suggest that any individual part of the site cannot be developed or should be left free of development. In particular, the inspector notes that the site is relatively unconstrained. I would further quote the inspectors comments that *'any localised environmental impacts relating to local priority habitats and species on the site could be mitigated in accordance with the requirements of policies NE2 and NE3 of the Plan.'*

I trust that your officers' approach, and the revised development framework will follow this matter through in the spirit of the inspector's comments.

Taking into account the relevant issues, given that the site is for all intents and purposes now allocated; a planning application could now be submitted and I trust that the Council will support the scheme given its profound benefits.

**Development Framework**

We are working with your officers in order to agree relevant matters ahead of the submission of a planning application and as part of this process we are engaging with them on a number of matters.

I note that the policy makes reference to a development framework being adopted prior to a decision made. Whilst our view remains that as a guidance document this is not strictly required before a



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decision can be made, we are working with your officers in the spirit of partnership within the Planning Performance Agreement (PPA) in order to develop a framework document that is mutually acceptable and delivers the allocation of the site for a significant amount of employment land.

We still have concerns about references in the previous version of the document to maintaining an area free of development to the west of the site; however we shall reserve judgement on the document until we have reviewed the revised draft and trust that officers will take a pragmatic approach. I appreciate that your officers will need to digest the reports we have provided them with, but I must emphasise the need to provide a development that is viable and deliverable. As we mentioned at the meeting, in order to deliver the scheme it needs to be commercially viable in terms of the density and floorspace delivered in order to offset the significant infrastructure costs which are required to serve the development. If we are forced to reduce the site area and therefore reduce the density for the larger buildings then this will affect deliverability of the allocation significantly. The current scheme is a result of discussions that have been ongoing for approximately 2 years, and I would respectfully suggest that were there any issues preventing the development of any part of the site then they ought to have been raised at the outset.

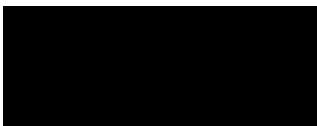
In addition to this, the reference in the policy to a minimum floorspace of development does not mean that a greater amount; which would only make a better contribution to local employment and the economy of Milton Keynes; cannot be provided.

We will endeavour to provide your team with our comments on the Framework as soon as possible. I trust that you appreciate the critical importance of the site in delivering employment growth for Milton Keynes and the contribution this will make to the local economy. I look forward to your commitment that you will do everything you can to ensure the allocation is realised in a timely manner.

I look forward to hearing from you.

Yours sincerely,

**Graham Robison MRTPI**  
Associate Director



Cc I Jackson – Hampton Brook  
N Osborn– DLP  
N Sainsbury - MKC