

## Graham Robinson

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**Subject:** FW: South Caldecotte - Planning matters

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**From:** Ian Jackson

**Sent:** 15 January 2020 16:58

**To:** 'Darke, Tracy' <[REDACTED]>

**Cc:** Palmer, Jonathan <[REDACTED]>; Buckley, David <[REDACTED]>; Marks, Andrea <[REDACTED]>

**Subject:** RE: South Caldecotte - Planning matters

Dear Tracy

Thank you for clarifying the list of outstanding matters.

Regarding archaeology you have had the application six months and we have only received MKC's response 6 days ago. The assessment of archaeology was agreed with your officer prior to the application and has now been presented as an Environmental Statement following your Council's Intervention. We have very clearly set out our position which is based on the evidence. I also find it interesting that Historic England should make an equally late objection which supports the Council's opinion and ironically that the Council's archaeological response was only issued 2 days before Historic England and both responses made available at the same time to us. It is unclear whether the Council's archaeologist and Historic England were co-ordinating a response and perhaps you could clarify?

As to ecology, your officer conveniently fails to acknowledge that the site is allocated in the Local Plan and treats it as a speculative application in open countryside. We have been through a local plan process and the council's publication of two drafts of the design framework without significant objection from the ecology officer and it is unclear why there is such significant concern only now

We do not, for the reasons we have consistently set out, believe that either the archaeology or ecology objections are reasonable, justified or sustainable on the basis of the evidence we have submitted and which has been considered by the Council pursuant to the Local Plan process and the Design Framework.

There are no issues pertaining to highways which are not matters of detail and following our discussions we are confident the Highways England holding objection will be lifted. I can't help but feel that had they not been consulted almost three months after submission the matters would have already been addressed.

You now expect us to make fundamental decisions about this application by return with a clear implication that significant changes to the scheme are needed or you will summarily refuse it.

We cannot do that without due consideration even if we were minded to. Our scheme has been carefully prepared to comply with policy and the design framework which, although published by the Council for consultation on two occasions, the Council have decided to delay the adoption. Even though the submitted scheme is consistent with the draft Design Framework, your previous email indicated that even if changes were made there is no certainty that you would recommend approval ! This is bizarre and would appear completely at odds with the site's allocation in the Plan:MK.

Moreover, significant changes to the scheme would significantly prejudice the substantial funding which we have secured to deliver it. This is a £300million scheme which is allocated to meet the identified need for employment land in the short term.

Whilst we would always hope to work with Councils to bring forward such a strategically important development, after 3 years, we are entirely unclear whether the Council is actually supportive of this development. We really struggle to see the nature of the resistance given it is an allocated site which was supported throughout the Local Plan process by the Council and on which there have been two rounds of consultation on the Design Framework. Unfortunately, given that you are continuing to resist for reasons which do not appear to be reasonable or justified, we see little benefit in agreeing a further extension. Whilst we would like to continue to seek to narrow the issues between us, as it stands, we are anticipating that an appeal will be necessary and so cannot see any reason in delaying what appears to be an inevitable necessity.

We have arranged a meeting with our project consultant team for early next week to consider the recent objections received. Following that review we will set out a detailed response in order that MKC can make a fully reasoned planning decision based upon the evidence presented.

Kind Regards

**Ian W Jackson** BSc MRICS  
Director  
Hampton Brook (UK) Limited

T [REDACTED]  
M [REDACTED]

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**From:** Darke, Tracy [REDACTED]  
**Sent:** 14 January 2020 20:36  
**To:** Ian Jackson [REDACTED]  
**Cc:** Palmer, Jonathan [REDACTED]; Buckley, David <[REDACTED]>  
[REDACTED]; Marks, Andrea [REDACTED]  
**Subject:** RE: South Caldecotte - meeting with Strategic Transport - dates for follow up meeting

Hi Ian

Unfortunately we have a committee deadline to meet for February and that is now.

David will need to write the report up over the next couple of days.

The main issues outstanding are:

- Biodiversity
- Archaeology, including an objection by Historic England
- Highways England holding objection
- Transport modelling not yet completed

So unfortunately it is crunch time with the current scheme. As we have said numerous times, we do not want to be taking a scheme forward with a refusal, but in light of the above, we are unable to support it as it currently stands.

If you want to discuss this tomorrow, give me a ring.

Kind regards

**Tracy Darke**

**Director – Growth, Economy and Culture**

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 [REDACTED]  
MP [REDACTED]



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**From:** Ian Jackson [redacted]  
**Sent:** 13 January 2020 14:43  
**To:** Darke, Tracy [redacted]  
**Cc:** Palmer, Jonathan [redacted]; Buckley, David [redacted]  
[redacted]; Marks, Andrea [redacted]  
**Subject:** [EXT] RE: South Caldecotte - meeting with Strategic Transport - dates for follow up meeting

Dear Tracy,

Thank you for your email received on Friday evening. Unfortunately, I am in legal meetings all day today so I have just stepped out on a break. It would be helpful if you could clarify what you mean by "some significant matters outstanding that have not yet been resolved." You will appreciate that I need to take the advice of my consultants to enable me to respond as soon as possible.

I look forward to hearing from you,  
Kind Regards

**Ian W Jackson** BSc MRICS  
Director  
Hampton Brook (UK) Limited

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M

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**From:** Darke, Tracy [redacted]  
**Sent:** 10 January 2020 17:27  
**To:** Ian Jackson [redacted]  
**Cc:** Palmer, Jonathan [redacted]; Buckley, David [redacted]  
[redacted]; Marks, Andrea [redacted]  
**Subject:** RE: South Caldecotte - meeting with Strategic Transport - dates for follow up meeting

Hi Ian

Happy New Year

Andrea has forwarded me your email to suggest further meeting dates at the end of the month. Unfortunately, we have a committee deadline for preparing the report at the end of next week to meet the February committee, otherwise the application will go out of time.

So, there are a few possibilities:

1. The application is determined at the next committee. As you know, there are some significant concerns with the application in its present form, and we have now had further advice from outstanding statutory consultees raising objections.
2. The application is withdrawn so that all matters are resolved before it is resubmitted.
3. Yourself, as applicant grant an extension of time until the end of March so that it can go to the March committee. We are not suggesting this will bring forward a favourable recommendation, but would give us all more time to take stock on some of the recent responses and understand whether the issues raised can be overcome.

As you know, we remain committed to supporting the principle of employment on this strategic allocation, but there are some significant matters outstanding that have not yet been resolved.

Unfortunately, due to our committee deadline for February, I will need to know which option above you wish to proceed with by COP Monday.

Kind regards


**Tracy Darke**

**Director – Growth, Economy and Culture**

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