

David Buckley
Senior Planning Officer
Planning Service
Milton Keynes Council
Civic Centre
1 Saxon Gate
Milton Keynes
MK9 3EJ

Dear Mr. Buckley,

Re: 19/01818/OUT South Caldecotte - Committee Meeting 06/02/20, Transport Issues

We write to you having reviewed your report to the Development Control Committee meeting on 06/02/20, in order to respond to this and set out our position on matters of Transport.

We note from paras 7.45-7.48 of your report that there are no objections that warrant reasons for refusal in respect of transport – other than the lack of a section 106 agreement and the holding recommendation from Highways England.

Transport Matters

We note that the Strategic Transport Team have acknowledged in our discussions that the Council's emerging SE MK Local Transport Study is not relevant to the consideration of this planning application. We further note the updated comments provided by Transport Development Management which are reflected in the committee report in paras 7.13-7.48. The report acknowledges that:

- The width of the grid road reserve has been clarified to an acceptable level and can be addressed through planning condition.
- That necessary improvements to public transport can be secured through section 106 agreement.
- Highways England are reviewing the junction assessment of the A5 Kelly's Kitchen Roundabout.
- The impact on Bow Brickhill level crossing is not significant.
- It is unclear what the status of the Strategic Transport Study has in terms of determining the planning application.
- Required mitigation at the Walton Park Roundabout will be secured under a section 106 agreement.
- The issue of the (Oxford-Cambridge) Expressway and a possible Rapid Mass Transit route do not have sufficient certainty at this stage to have any bearing on the determination of the planning application.
- A safe and suitable layout for the Brickhill Street/Station Road Roundabout can be provided.
- The Redway route on Brickhill Street cannot be provided along the entirety of Brickhill Street due to the location of the Anglian Water compound.

Highways England

As you know, our client's transport consultants BWB are in dialogue with Highways England. We were surprised to receive only last week, 29-01-2020, Highway England's latest response requesting further assessment of an additional junction that has already been assessed, some 4km from the development site. We confirm that the matters about which Highways England required clarification are close to being satisfactorily addressed and that this will enable the holding recommendation to be removed.

Planning Obligations

Necessary infrastructure can be secured through an appropriate legal agreement and conditions, and on this basis the suggested reason for refusal based on these grounds is unnecessary and should be removed.

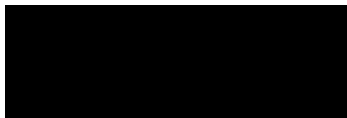
Summary

The development would not give rise to any severe impact on the highway network and we note that neither Highways Development Management nor Strategic Transport suggest that the development proposals should be refused. This reflects the Council's evidence to the EiP in allocating the site and consequently the scheme demonstrably complies with Policy SD14 with regard to transport matters.

Finally, we request that Members of the Development Control Committee defer the item to allow continued dialogue regarding outstanding items to enable them to be resolved. The planning application is currently well within statutory timescales which can be extended to allow for resolution of the matters discussed in this letter. The deferral of the item until the meeting in April would allow for officers to work with us to resolve the items outlined above.

We look forward to hearing from you.

Yours sincerely,



Graham Robinson MRTPI
Associate Director