

Mr. David Buckley  
Senior Planning Officer  
Development Control  
Milton Keynes Council

Job Ref: M. Addison/ NTS2682

13 November 2019

By email only 

Dear Mr. Buckley,

Planning Application Ref: 19/01818/OUT

**Re. Notes from Meeting of 31 October 2019 to discuss comments and responses to Milton Keynes Council Highways Observations dated 20 August 2019**

**Present:**

- **D Buckley** – MKC Planning Case Officer
- **R Edgington** - Planning Officer
- **P Caves** – MKC Highways
- **D Lawson** – Stirling Maynard Transportation
- **C Armstrong** – HB (South Caldecotte) Ltd
- **G Robinson** – DLP Planning
- **M Addison** – BWB Consulting

Please find below a summary of our meeting for your review and comment.

**Item 1: Upgrading Brickhill Street to a Grid Road**

MKC Highways refer to Policy SD16, however this should read Policy SD14.

Policy SD14 C2 requires “access to be taken from Brickhill Street, which will be upgraded to a grid road standard”. The proposed works to form the roundabout access will also upgrade the connecting link to the A5 roundabout to dual carriageway with a single carriageway tie in to the existing Brickhill Street, the total length of improvement works is circa 450m.

The development proposals have been guided by and accord with para 3.5.5 of the South Caldecotte Development Framework SPD – Consultation Draft – March 2019.

*3.5.5 It is the Council's intention to upgrade the whole length of Brickhill Street (south of the railway line) to grid road standard in order to serve growth in the wider area to the south east of Milton Keynes.*

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*The developer will be required to upgrade the length of Brickhill Street from the A5 roundabout to the new junction to grid road standard, and make any further improvements that are necessitated by the Transport Assessment.*

**The developer will be required to make a financial contribution towards improvements to the strategic highway network, which would include a contribution to the upgrade of the remainder of Brickhill Street to grid road standard.**

*The level of contribution to be made is to be agreed with officers as part of s106 negotiations.*

*The application proposes a "grid road reserve" to be created on the side of the proposed development, ie the west side of Brickhill Street between the A5 and the railway line. The reserve will be a minimum of 30m to the west from the centre line of the proposed dual carriageway. This accommodates a 7.3m carriageway, 3m verge, 3m redway and a further buffer of circa 15m to the proposed development plot boundaries to accommodate landscaping / bunds.*

*This principle is extended north alongside the remainder of Brickhill Street, providing a reserve that varies in width between 21m and 37m from the existing western channel line to accommodate the proposed visibility improvements. The reserve extends beyond the Station Road junction up to the boundary with the railway. The land required for the grid road reserve would be agreed and included within the s106 agreement.*

*The existing Anglian Water compound is land owned by Anglian Water and contains underground valves and chambers on the existing 600mm and 800mm dia water mains. The AW land does not form part of the application. Future upgrading of the remainder of Brickhill Street resulting from growth in the wider area to the south east of Milton Keynes could be aligned to the east of the Anglian Water compound.*

### **Item 2: Redway Provision**

A Redway will be provided between the A5 and the development access roundabout, through the proposed development connecting to the existing Redway at the railway, providing the required connectivity. Given most of the demand for the use of the Redway along this stretch will be for the development, this is a reasonable approach. The Grid Road Reserve to be provided north of the access roundabout can accommodate a Redway as part of future upgrading work.

### **Item 3: Public Transport**

The application commits to public transport service enhancements. The level of contribution to be made is to be agreed with officers as part of s106 negotiations.

#### **Item 4: A5/A4146 (Kelly's Kitchen) Roundabout**

Highways England has been involved in considerable pre application discussions, their formal response to the application is awaited. HE's consultant (AECOM) has requested additional details from BWB to allow further validation of the VISSIM modelling used in the Transport Assessment. These details have been provided and a further response from HE is awaited.

#### **Item 5: Mitigation of Highway Impact**

##### Brickhill Street/Station Road

Taking into account the constraints associated with third-party land (residential properties no. 1 and no. 3 Station Road), the proximity of the level crossing, the likely access arrangements to the planned growth in the wider area of Policy SD11 South East Milton Keynes SUE, and in order to achieve the required geometric design and entry deflection for Brickhill Street and forward visibility to the entry line, it is considered that any future improvement to the roundabout is likely to be located to the south-east of the existing junction.

The proposed grid road reserve in the vicinity of the junction as shown on the Parameters Plan is 21.5m wide from the existing western channel line. Sufficient land is therefore allocated as part of the development to accommodate future highway junction improvements.

MKC Highways requested that an indicative plan be submitted to show how a 40m ICD roundabout might be accommodated in the vicinity of the existing junction whilst taking into account the above constraints. BWB currently investigating this and will report back with an indicative junction design in due course.

##### Tilbrook Roundabout

D Buckley advised that all indications are that Red Bull are progressing their development as discharge of condition applications have been made and approved. The approach proposed by MKC Highways would be considered as part of s106 negotiations including the need to agree a sensible trigger point for the mitigation to be implemented in the event Red Bull does not implement their planning permission.

##### Walton Park Roundabout

Financial contributions towards the improvement of the Walton Park roundabout is to be agreed with officers as part of s106 negotiations.

#### **Item 6: Other Matters**

##### Bow Brickhill Level Crossing

No comment.

Brickhill Street proposed dualling and New Roundabout

No comment.

Yours sincerely,

**Matthew Addison**

Associate Director | Transport & Infrastructure Planning | BWB Consulting Limited  
[REDACTED]