

Graham Robinson

Subject: FW: DLP response to ATurner MKC 4 June Framework SPD

From: Graham Robinson <[REDACTED]>
Sent: 04 June 2019 13:02
To: Turner, Andrew [REDACTED]
Cc: Colin Armstrong [REDACTED]; Blandamer, David [REDACTED];
[REDACTED]; Buckley, David <[REDACTED]>; Palmer, Jonathan
[REDACTED]; Ian Jackson <[REDACTED]>; Neil Osborn
[REDACTED]
Subject: RE: DLP response to ATurner MKC 4 June Framework SPD

Dear Andrew,

I am in receipt of your e-mail and note your intention to delay the adoption of the South Caldecotte Development Framework. Whilst the adoption of the Framework may be a matter for the Council, the continued delay is disappointing; given that we have been informed that adoption of the SPD has already been delayed for political rather than planning reasons. My client now intends to submit a planning application at the earliest opportunity as, so far as we are concerned, South Caldecotte is an allocated site within an adopted development plan.

You may recall the inspector's comments on Plan: MK which I have attached for your benefit. You will see that nothing in this response suggests that the inspector had any concerns that the Expressway would have significant implications for the development of South Caldecotte. Conversely, the inspector set out that *'the wider impact of the Expressway could potentially remove traffic from local roads to mitigate the moderate localised impact of South Caldecotte on queue lengths around the level crossing'*. The inspector goes on to advise that *'In terms of wider impacts on the local highway network, the MKMMM modelling shows only a modest impact above and beyond the effects arising from background traffic growth to 2031 including committed growth.'*

As a matter of fact the route of the Expressway has no direct bearing on the delivery of South Caldecotte. It will not directly affect the site not least because its alignment will be determined by the proximity of the Scheduled Monument and the development at Eaton Leys, not to mention the allocation of the land. This matter, as demonstrated above, was exercised by the Inspector and considered accordingly.

Whilst my client has consistently sought to work with the Council and to reflect its policy making timetable, there is no fixed date for the Highways England consultation on the Expressway and in the light of the development plan allocation an unspecified delay in delivering the site would be wholly unwarranted. My client has at all times been content to pursue a constructive dialogue concerning all aspects of the delivery of the site but is not willing to countenance an unsubstantiated and potentially unlimited delay in progressing the delivery of the site. Simply put, the proposals are needed to deliver Plan: MK. In this spirit, if there is relevant correspondence from statutory or non-statutory stakeholders we would be obliged if you would share it with us so that any relevant points can be accounted for in our proposals.

I trust that the council will re-consider the course of action to delay the adoption of the Framework, and will work collaboratively with us and support our planning application given that we are delivering substantial employment growth for Milton Keynes.

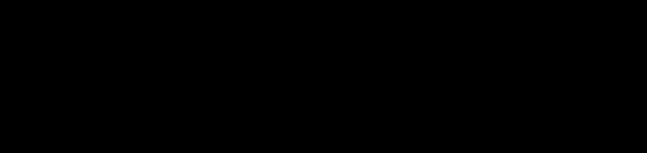
May I also take this opportunity to remind you that DLP Planning is retained to act as agent for Hampton Brook and that it would be more appropriate that correspondence is addressed to us in the first instance rather than directly to our client.

I look forward to hearing from you.

Yours sincerely,

Graham Robinson MRTPI
Associate Director
DLP Planning Limited

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MK44 3WH



From: Turner, Andrew <[redacted]>
Sent: 30 May 2019 15:36
To: [redacted]
Cc: Graham Robinson <[redacted]>; Colin Armstrong <[redacted]>; Palmer, Jonathan <[redacted]>; Blandamer, David <[redacted]>; Buckley, David <[redacted]>
Subject: South Caldecotte Development Framework SPD

Dear Ian,

Following consideration of the wider context influencing how master planning of the South Caldecotte allocation should be taken forward, the Council has decided to delay taking the South Caldecotte Development Framework forward for adoption until after Highways England's consultation on the Expressway route options. The Council understands that Highways England will be consulting in autumn 2019. This approach has been agreed by our portfolio holder in consultation with senior management.

The decision principally stems from the risk to the Council of adopting a document which might immediately become moribund or require significant amendments, causing unnecessary confusion amongst local communities and wider stakeholders. Having said that, the very earliest we would have been able to adopt the SPD would have been September (depending upon the outcomes of the current consultation) due to the decision to withhold consulting on the Development Framework until after the local elections.

The current consultation closes on 3 July. At this time we will be able to share with you the key issues and points that have arisen and that need further consideration or amendments to be made to the Development Framework.

Kind regards,

Andrew Turner


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