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Claire Bayley
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The Gatehouse
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BY EMAIL

19th June 2020

Dear Ms Bayley,

SOUTH WEST MILTON KEYNES (15/00314/AOP)

I write further to our meeting on the 12th June 2020 at which we discussed a revision to the extant planning application for the proposed SWMK development.

The revision has been prepared to address a number of minor amendments that have been made to the proposed development and to address changes in regulation, policy and guidance since the original application was submitted. The amendments to the proposed development have arisen for the following reasons:

- The alignment of the oil pipeline crossing the application site was not identified correctly in the original application drawings and as a result needs to be amended to show the correct alignment. It should be noted that the oil pipeline continues to be located within an area identified as a green infrastructure corridor in the proposed development;
- The standards required for climate change mitigation have been enhanced since the planning application was submitted. As a result, larger surface water attenuation ponds need to be included, which has required minor changes in the size and disposition of the proposed development parcels;
- The housing needs of older people is identified as a specific issue in the emerging Vale of Aylesbury Local Plan and this type of housing is supported by policy (Policy H6b as modified) on those sites identified as suitable in the Housing and Economic Land Availability Assessment. The application site is identified as a suitable housing site and is a draft housing allocation. As a result, the applicant has decided that an element of elderly persons' accommodation (within use class C3) should be included in the proposed development within the total quantum of housing.

These changes are not substantial. The oil pipeline remains in an area identified for a green infrastructure corridor within the proposed development. The surface water attenuation ponds have increased in size but are located within similar areas of the proposed development. The proposed extra care housing will be within use class C3 and is located within an area previously identified as a residential development parcel. However, in light of these minor amendments, certain revisions need to be made to the extant planning application, including the consequential amendment of the description of development and the submitted plans and drawings.

The following amendment to the description of development is proposed:-

Outline planning application with all matters reserved except for access for a mixed-use sustainable urban extension on land to the south west of Milton Keynes to provide up to 1,855 mixed tenure dwellings, including 60 extra care units (C3); an employment area (B1) including provision for a 6GP surgery (D1); a neighbourhood centre including retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses; a primary school; a secondary school; a grid road reserve; multi-functional green space; a sustainable drainage system; and associated access, drainage and public transport infrastructure.

The only change to the description of development is the reference to the 60 extra care units.

There have also been a number of changes in regulation, policy and guidance that have a bearing on the proposed amendments and which will need to be considered in determining the planning application. These updated requirements include the Town and Country Planning (Environmental Impact Assessment) Regulations which were revised in 2017. There have also been changes to relevant adopted and emerging development plan documents and policies since the planning application was submitted; Plan:MK was adopted in 2019 and the emerging Vale of Aylesbury Local Plan (VALP) was prepared and submitted for examination in 2017. The Government published a revised version of the National Planning Policy Framework in 2019, which updated national guidance from 2012 that was originally referred to in the planning application.

The updated documentation and drawings (listed on the accompanying enclosure) include an Environmental Statement reflecting the requirements of the 2017 Regulations and address the up-to-date policy and regulatory framework. It should be noted at the outset that the likely significant impacts of the proposed development, as identified and assessed in the updated Environmental Statement, are not materially different from the previous findings in the 2015 Environmental Statement and its 2016 update.

I should be grateful for early confirmation that the Council is willing to accept the updated documentation and to determine the extant planning application as proposed to be amended. In the meantime, should you have any queries, then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Hyde'.

Mark Hyde MRTPI, PIEMA
Partner

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Encs: Schedule of Replacement Documents & Drawings

Cc: SWMK Consortium