

PLANNING STATEMENT OF COMMON GROUND WITH BUCKINGHAMSHIRE COUNCIL

Proposed development of land South West of Milton Keynes (SWMK) south of the A421, west of Far Bletchley, north of the former Oxford to Bletchley railway line and east of Whaddon Road.

Appeal against the refusal of planning permission reference 16/00619/FUL

Planning Inspectorate Reference APP/Y0435/W/20/3252528

Signed by:	Signed by:
	
Claire Bayley - Major Development Manager Buckinghamshire Council	Mark Hyde – Partner Carter Jonas LLP on behalf of the SWMK Consortium
Date: 15 th May 2021	Date: 15 th May 2021

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1.0 INTRODUCTION

- 1.1 This Planning Statement of Common Ground (SoCG) has been prepared between the Appellant, the South West Milton Keynes (SWMK) Consortium comprising Taylor Wimpey UK Ltd, Hallam Land Management Ltd, Williams Davis Ltd, Bellcross Homes & Connolly Homes; and Buckinghamshire Council (BC) a Rule 6 party to the Inquiry. Bellcross has previously been listed as Consortium member, however, its freehold land interest has now been acquired by Connolly Homes.
- 1.2 Separate SoCG are being prepared with MKC and other Rule 6 parties to address (i) planning matters and (ii) highway and transportation matters. The Appellant proposes to adopt the same approach with Buckinghamshire Council. This SoCG addresses general planning matters.
- 1.3 The aim of this SoCG is to set out the agreed factual information about the appeal proposal with the aim of shortening the proofs of evidence and saving time at the Inquiry. It has been prepared with regard to guidance published by the Planning Inspectorate.

2.0 CONTEXT

- 2.1 SWMK is a proposed housing led sustainable urban extension to Milton Keynes, which is almost wholly situated in the administrative area of the former Aylesbury Vale District Council (AVDC) now a part of the Buckinghamshire Council (BC), a Unitary Authority (UA) formed in 2020.
- 2.2 The SWMK Area refers to the broad area on the south western edge of the urban area of Milton Keynes, between the A421 to the north and the disused former Oxford to Bletchley rail line to the south. The suitability of an urban extension in the SWMK Area has emerged from a series of technical studies over the last 25+ years. We highlight below some of the relevant background, which identified land in the SWMK Area as a suitable and sustainable location for development.

Technical Studies

- 2.3 Three studies were commissioned from Llewellyn Davies (1992, 1996 & 1998) by a consortium of public sector bodies comprising Buckinghamshire, Bedfordshire and Northamptonshire County Councils, Milton Keynes Borough Council, Aylesbury Vale, Mid Bedfordshire and South Northamptonshire District Councils, the then Commission for New Towns and the Government Office for the South East. The studies consistently identified the SWMK Area as a development area without major problems. Llewellyn Davis concluded that no overriding constraints stood in the way of the site and that the juxtaposition of road and rail created opportunities for public transport options, constituting significant advantages in the site's favour.
- 2.4 A discussion paper was commissioned from David Lock Associates (1999) by Milton Keynes Chamber of Commerce that addressed the potential for development in and around the City. The report recommended that the City's future growth should be concentrated on the A421 axis, reinforced by East-West Rail. The report concluded that an east-west axis of growth complemented the existing development form and created opportunities for public transport enhancement.
- 2.5 In July 2001 Roger Tym & Partners were commissioned by the Government and Regional Assemblies and Regional Development Agencies for the South East, East of England and East Midlands to study the growth potential of the Milton Keynes & South Midlands area. The

study report was published in September 2002 and recommended a preferred spatial strategy for Milton Keynes based on growth to the west and south west of the urban area (i.e. the SWMK Area).

- 2.6 Subsequently a further study was commissioned from Roger Tym & Partners. The Milton Keynes Growth Area Assessment, published in 2003, was prepared to inform the Examination in Public of the Draft Milton Keynes & South Midlands Sub-Regional Strategy. The final study report identified the SWMK Area as one of only three locations to meet development requirements to 2016.
- 2.7 In 2006 Colin Buchanan was asked by Buckinghamshire County Council and AVDC to review the expansion proposals put forward by the Milton Keynes Partnership in the draft Milton Keynes 2031 Strategy. Colin Buchanan's Milton Keynes Long Term Growth Strategy Review (2007) suggested alternative strategies for the growth of Milton Keynes, including an allocation for 2,700 dwellings in the SWMK Area.
- 2.8 All of the technical studies which have considered the growth of Milton Keynes conclude that the SWMK Area represents a suitable location for development.

Aylesbury Vale District Local Plan (2004)

- 2.9 The Aylesbury Vale District Local Plan was adopted in January 2004 and sought to deliver the broad strategic framework of the former Buckinghamshire County Structure Plan (adopted in 1996). In September 2007 the Secretary of State issued a Direction saving a number of policies in the Local Plan 2004. The Structure Plan pre-dated most of the technical studies that considered the future growth of Milton Keynes. The Application Site is not allocated for development in the Local Plan 2004 and it is not covered by any other site specific designations. Saved policies RA34 and RA35 relate to the redevelopment of the Newton Longville Brickworks site and of particular relevance to SWMK, these policies safeguard a road corridor to the A4146 and protect a future road link to the A421 from development.

Milton Keynes Local Plan (2005)

- 2.11 The Milton Keynes Local Plan was adopted in December 2005. While MKC is a Unitary Authority it produced a Local Plan because the Buckinghamshire County Structure Plan was to remain part of the development plan for Milton Keynes. At that time, the future growth of Milton Keynes beyond its boundaries was not reflected in adopted planning policy. Policy KS1 of the Local Plan 2005 required that the development at Newton Leys safeguarded a route for a link road between the A4146 Fenny Stratford bypass and the A421 Buckingham Road / H8 Standing Way. The logical route of the link road is through SWMK and land is reserved within the Proposed Development for a grid road to accommodate that link.

Regional/Sub-Regional Development Plans

- 2.11 The Milton Keynes and South Midlands Sub-Regional Strategy published in 2005 identified land to the south west of Milton Keynes, between the A421 and the railway line to Oxford as a growth location.
- 2.12 The Draft South East Plan (Regional Spatial Strategy for the South East of England) was submitted to Government in March 2006 and an Examination in Public was held between

November 2006 and March 2007. The South East Plan was adopted in May 2009. Diagram MKAV1 specifically identified a Strategic Development Area at SWMK – the SWMK SDA Area. Policy MKAV1 included a requirement for an urban extension to the south-west of Milton Keynes.

Draft Aylesbury Vale Core Strategy & Draft Salden Chase Masterplan & Delivery SPD

- 2.13 In June 2009 AVDC published a Vale of Aylesbury Proposed Submission Core Strategy and in January 2010 it published the Consultation Draft Salden Chase Masterplan & Delivery SPD. These documents contained draft policies that specifically allocated land at the SWMK SDA Area and which sought to deliver strategic growth to the south west of Milton Keynes. Draft Policy CS4 (North East Aylesbury Vale SDA) supported the allocation of 5,390 dwellings plus infrastructure to the south of the A421 and north of the railway line to the west of Far Blechley and to the north of Newton Longville.
- 2.14 In July 2010 the Secretary of State announced that Regional Strategies were revoked with immediate effect. AVDC, resolved at its meeting on the 8th September 2010 to formally request that the Core Strategy be withdrawn from examination. On 5th October 2010, the Core Strategy was withdrawn from examination. The draft Salden Chase Masterplan & Delivery (North East Aylesbury Vale SDA) SPD was withdrawn at the same time as the Core Strategy.

Salden Chase Planning Application

- 2.15 In April 2010, in reflection of draft Policy CS4, an outline planning application, reference 10/00891/AOP was submitted for development to the south west of Milton Keynes, for a mixed-use sustainable urban extension for up to 5,311 dwellings, employment, community facilities, schools, transport infrastructure, and green infrastructure. The application was accompanied by a full range of technical documents to determine the potential impact of the Proposed Development and to identify mitigation measures where those impacts would be significant.
- 2.16 The planning application was withdrawn by the SWMK Consortium following AVDC's decision to withdraw its Core Strategy from the examination process and uncertainty at the time over the new Coalition Government's amendments to national planning policy.

Milton Keynes Core Strategy

- 2.17 In July 2013 the Milton Keynes Core Strategy was adopted. Policy CS6 'Place-shaping Principles for Extensions to the City in Adjacent Local Authority Areas' identified the principles for development located on the edge of Milton Keynes within the administrative boundary of a neighbouring authority e.g. AVDC. The supporting text to Policy CS6 noted that the revoked South East Plan proposed Strategic Development Areas both to the south west and south east of the city in areas outside of the administrative boundaries of Milton Keynes.

Submitted Vale of Aylesbury Plan Strategy 2011 to 2031 (Submitted VAP Strategy)

- 2.18 Between late-2010 and mid-2013 AVDC prepared a new development plan document – the Submitted VAP Strategy. In August 2013, the Submitted VAP Strategy was submitted for examination to the Secretary of State. In December 2013 two hearing sessions were held to consider the key matters associated with the legal compliance and soundness of Submitted

VAP Strategy; the duty to co-operate and the overall provision for housing and jobs. In January 2014, the Inspector appointed to examine the Submitted VAP Strategy wrote to AVDC setting out his conclusions on these matters. He concluded that AVDC had not engaged constructively, actively and on an ongoing basis which undermined the effectiveness of planning for key strategic issues, which led to a finding that the that duty to co-operate had not been complied with. Secondly, he concluded that the proposed approach to the overall provision for housing and jobs was not sound. Therefore, as recommended by the Inspector, AVDC withdraw the Submitted VAP Strategy at a Full Council Meeting on 5th February 2014.

- 2.19 AVDC subsequently commenced work in preparing the Vale of Aylesbury Local Plan (VALP). An Issues & Options version of VALP was published in 2015 and a Draft VALP was published in 2016. A Submission Draft VALP was published for consultation in November 2017. On 28th February 2020 the Submission VALP was submitted for examination to the Secretary of State and was subject to an Examination in Public in the Summer of 2018. The VALP is considered in more detail in Section 4 below.

Plan: MK

- 2.20 MKC submitted a replacement Local Plan to the Secretary of State in Spring 2018. Following Examination in Public it was statutorily adopted in March 2019. Plan:MK continues to provide a policy framework for the consideration of strategic scale development adjacent to the City in adjoining LPA areas. Policy CS6 of the Core Strategy has been superseded by Policy SD15 of the adopted Local Plan.

3.0 THE APPLICATION SUBMISSIONS

- 3.1 In reflection of Government guidance upon the matter of cross boundary development proposals, the Consortium prepared duplicate outline planning applications for the SWMK development (with all matters reserved except for access) which were submitted to AVDC and MKC on the 31st January 2015. They were given the references 15/00314/AOP and 15/00619/FUL respectively (notwithstanding in the latter instance that the application is acknowledged by MKC to be an outline planning application).

- 3.2 The description of development given to the application by AVDC was:-

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; an employment area (B1); a neighbourhood centre including retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses; a primary and a secondary school; a grid road reserve; multi-functional green space; a sustainable drainage system; and associated access, drainage and public transport infrastructure.

- 3.3 The duplicate outline planning applications submitted in January 2015 comprised the following documentation:-

- Application Form & Certificate B
- Planning Statement & Appendices
- Design & Access Statement
- Sustainability Strategy
- Flood Risk Assessment (Appendix 8.1 of the Environmental Statement)
- Retail Assessment
- Employment Assessment
- Statement of Community Involvement

- Transport Assessment & Appendices (Appendix 10.1 of the Environmental Statement) & Framework Travel Plan
- Arboricultural Assessment
- Energy Strategy
- S106 draft Heads of Terms
- Construction Environmental Management Plan
- Environmental Statement & Appendices
- Environmental Statement Non-Technical Summary

Drawings

Drawing Description	Reference	Revision	Date
Development Framework (LUB)	SWMK03-073	H	09/14
Parameter Plan	SWMK03-074	G	09/14
Open Space Plan	SWMK03-076	E	09/14
Illustrative MP in Context	SWMK03-077	C	09/14
Application Site Boundary	SWMK03-079	C	09/14
Residential Density	SWMK03-082	C	09/14
Constraints Plan	SWMK03-087	D	11/14
Phasing	SWMK03-131	B	09/14
Ground Remodelling	SWMK03-148	A	09/14
Building Heights	SWMK03-149	C	09/14
Illustrative Landscape Plan	3126-L-01	C	09/14

3.4 The Consortium entered into a Planning Performance Agreement with AVDC in June 2015. There then followed a period of technical engagement with stakeholders including Milton Keynes Council and Buckinghamshire County Council. The PPA with AVDC also provided funding, in consultation with and the agreement of MKC, to enable MKC to secure independent highways advice. Through this mechanism the applicant and both Councils positively engaged to consider the proposed scheme and to address matters that had been identified through the process of statutory consultation.

3.5 Both applications were formally revised in August 2016. The proposed revisions to the scheme comprised the following:

- Revisions to the proposed site access arrangements as follows:
 - Improvements to the Bottledump Roundabout, including an equestrian crossing and links to Redway routes to the north of the A421 and within the site;
 - Revision of the proposed junction with the A421 from a 'left in and left out' arrangement to a 'left in' only arrangement and consequent amendments to the disposition of land uses immediately adjacent to the junction;
 - Revision of the proposed traffic light controlled junction with Buckingham Road to a roundabout junction;
- The incorporation of green space (ecological corridor and land affected by archaeological constraints) situated between the proposed secondary school and housing at Far Bletchley within the boundary of the school site;
- Changes to the Whaddon Road corridor to provide for a widening of the landscape corridor along the western boundary of the scheme, removal of the proposed

bunding, a general increase in the extent of planting and accommodation of the Milton Keynes Boundary Walk to the internal edge of the landscape corridor;

- Changes to the corridor adjacent to the southern boundary with the relocation of the woodland planting to the northern edge of the proposed SUDs features and changes to the overall design concept for the development parcels in the south east quadrant of the site which incorporates new east-west 'ribbons' of green infrastructure;
- An increase in the number of LEAP (now 9No), the sizes of LEAP and NEAP increased to meet RoSPA guidance and their disposition across the site to maximise coverage in reflection of Fields in Trust guidance;
- Identification of a parcel of land (0.2 Ha) to the rear of the proposed neighbourhood centre to be used either for employment purposes (B1) or to accommodate a 6GP practice (D1) developed over two floors with associated car parking

3.6 The package of revisions comprised the following documentation:-

- Covering Letter
- Addendum Design & Access Statement
- Addendum to ES & NTS
- Erratum to Addendum ES
- Revised LVIA (appendix to ES/NTS)
- Revised TA & FTP (appendix to ES/NTS)
- Ecological Assessment

Drawings

Drawing Description	Reference	Revision	Date
Development Framework Plan	SWMK03-073	L	08/16
Parameter Plan	SWMK03-074	O	08/16
Open Space Plan	SWMK03-076	J	08/16
Illustrative MP in Context	SWMK08-001	N/A	08/16
Application Site Boundary	SWMK03-079	F	06/16
Residential Density	SWMK03-082	F	07/16
Ground Remodelling	SWMK03-148	C	08/16
Building Heights	SWMK03-149	E	08/16
Public Transport	SWMK03-83	F	08/16
Indicative Landscape Plan	3126-L-01	J	07/16

3.7 The former AVDC Strategic Development Management Committee (SDMC) formally considered the planning application (15/00314/AOP) at its meeting of the 7th June 2017 (a copy of the report is appended to the Appellant's Appeal Statement of Case). Officers concluded that:-

- a) The application had been evaluated against the extant development plan and the core planning principles of the NPPF (para 2.1).
- b) The development was deliverable and would make a significant contribution to the housing land supply; the proposal was policy compliant in the provision of affordable housing; and that there would be economic benefits from construction and the

provision of new B1 employment premises; all of which attracted significant weight in the planning balance (para 2.2).

- c) It was likely that the development would result in a net enhancement in biodiversity and it would deliver extensive new informal open space which should be afforded limited weight in the planning balance (para 2.3).
- d) Compliance with core principles of the NPPF (healthy communities, design, flood risk, archaeology, residential amenity) have demonstrated an absence of harm (para 2.4).
- e) The development would achieve safe and suitable access and would not result in a severe individual or cumulative network and is acceptable (para 2.4).
- f) Localised harm would arise in landscape terms and for the users of the local PRoW network, these impacts should be afforded moderate negative weight in the planning balance (para 2.5).
- g) Weighing all the relevant factors in the planning balance, having regard to the NPPF as a whole, all relevant policies of the adopted development plan, SPD and other guidance, the adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal (para 2.6).

3.8 In light of this advice and in accordance with their officers' recommendation the SDMC resolved:

That application 15/00314/AOP be Supported and Deferred and Delegated to officers subject to the completion of a legal agreement (with Bucks County Council, Aylesbury Vale District Council and if appropriate Milton Keynes Council) as outlined in the officer's report and subject to conditions as considered appropriate by officers. If this cannot be achieved then the application will be refused for reasons as considered appropriate by officers.

3.9 A period of negotiation in relation to the S106, including with officers from MKC, then ensued. Subsequently, in light of the publication of the revised NPPF (2019) and to secure formal approval of obligations sought by MKC, the matter was taken back to the former AVDC's SDMC on 24th April 2019 with an updated officers' report (a copy of the report is appended to the Appellant's Appeal Statement of Case). The conclusions to the report stated, *inter alia* that:-

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up to date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.

In then considering paragraph 11 d) ii this wording is consistent with the tilted balance previously set out in paragraph 14 of the 2012 NPPF in the previous report considered by the Strategic Development Management Committee. Therefore, the changes between the respective versions of the NPPF to the presumption in favour of sustainable development as discussed within this report do not otherwise change the previous assessment and concluding planning balance.

3.10 In light of this advice and in accordance with their officers' recommendation the SDMC resolved:

That the delegation to officers made on 7 June 2017 in respect of application 15/00314/AOP is extended to include the requirement to secure a financial contribution towards secondary health care facilities at Milton Keynes University Hospital (MKUH) within the S106 legal agreement referred to in that delegation.

3.11 In June 2020 a further package of revisions were submitted to BC. The revisions have been prepared to address a number of 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 has been amended to show the correct alignment.
- The standards required for climate change mitigation have been enhanced since the planning application was submitted. As a result, larger surface water attenuation ponds have been included, which has resulted in 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.

3.13 In light of these amendments, certain revisions are proposed to the extant planning application and the submitted plans and drawings.

3.14 There have also been a number of changes in regulation, policy and guidance that may have a bearing on the proposed amendments. 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.

3.15 The revision package comprised the following documentation:-

- Updated Planning Statement
- Updated D&AS
- Updated Flood Risk Assessment
- Updated Retail Assessment
- Updated Employment Assessment

- Updated TA & FTP
- Updated AIA
- Updated Energy Strategy
- Updated CEMP
- Updated ES & Appendices
- Updated ES NTS

Drawings

Drawing Description	Reference	Revision	Date
Development Framework Plan	CSA/4857/100	K	02/20
Open Space Plan	CSA/4857/113	C	03/20
Illustrative Masterplan	CSA/4857/112	E	03/20
Application Site Boundary	CSA/4857/111	A	03/20
Residential Density	CSA/4857/119	C	03/20
Public Transport	CSA/4857/117	C	03/20
Phasing	CSA/4857/129	A	02/20
Building Heights	CSA/4857/114	C	03/20
Illustrative Landscape Plan	CSA/4857/105	E	03/20
Key Structural Elements	CSA/4857/120	F	03/20
Landscape Character Areas	CSA/4857/121	E	03/20

3.16 BC accepted the proposed revision package as an amendment of the extant planning application. Subsequently, in October 2020, a further proposed revision package was submitted to BC. Work with BC in considering the proposed crossing arrangement of the Old Buckingham Road drew attention to a drafting error in the suite of drawings that accompanied the update of the planning application submitted in June 2020 and which incorrectly illustrated the alignment of the 'left in' access from the A421 Standing Way. This was corrected in a suite of revised drawings with consequential minor amendments to the disposition of an attenuation feature, housing development parcel and the alignment of the primary route corridor immediately adjacent to the access.

3.17 At the same time the, the opportunity was taken to update Chapter 7 Ecology of the submitted ES in light of survey work completed over the summer and a Technical Note on surface water drainage matters to respond to matters raised by the LLFA. The package comprised:-

- Ecology Response Note
- ES Addendum Chapter 7 Ecology & Appendices
- Surface Water Drainage Update

Drawings

Reference	Drawing Description	Reference	Revision	Date
CD15/F/A	Development Framework Plan	CSA/4857/100	L	09/20
CD15/F/B	Open Space Plan	CSA/4857/113	D	09/20
CD15/F/C	Illustrative Masterplan	CSA/4857/112	G	09/20
CD15/F/D	Residential Density	CSA/4857/119	D	09/20
CD15/F/E	Public Transport	CSA/4857/117	D	09/20
CD15/F/F	Building Heights	CSA/4857/114	D	09/20

CD15/F/G	Key Structural Elements	CSA/4857/120	G	09/20
CD15/F/H	Landscape Character Areas	CSA/4857/121	F	09/20

3.18 The application package has subsequently been updated in February 2021 with the submission of Transport Response Notes, 1, 2 & 3 and associated Road Safety Audits & Designers' Response; and an ES Addendum updating Chapters 10-12 inclusive (Traffic & Transport, Noise and Air Quality) of the Environmental Statement (June 2020).

3.19 At the time of writing, it is understood that the application is anticipated to be considered at the Strategic Sites Committee meeting of the 10th June 2021. Notwithstanding, it is agreed in principle that the MKC appeal can proceed if necessary, without a completed BC S106, subject to a suitable worded negative condition preventing the implementation of the MKC decision until a BC permission is issued.

4.0 VALE OF AYLESBURY LOCAL PLAN (VALP)

4.1 The emerging VALP proposes the allocation of the planning application site as a residential-led mixed use development – Ref. D-NLV001. The policy and supporting text to Policy NVL001, as modified, is provided in Appendix A. The Proposals Map showing the site allocation is provided in Appendix B.

4.2 A Memorandum of Agreement (MoA) was entered into between AVDC & MKC in February 2018. Paragraphs 4 and 5 of the MoA state the following in relation to the proposed allocation:-

The Proposed Submission Vale of Aylesbury Local Plan allocates one site, at Salden Chase (Policy D-NLV001) for a total of 1,855 dwellings that will be closely related to West Bletchley in Milton Keynes.

In principle, both Councils concur as to the sites' suitability, subject to details regarding infrastructure and masterplanning matters. The site is included on the basis that detailed consideration is given to the impacts on infrastructure in Milton Keynes, as included in Proposed Submission VALP.

4.3 Policy D-NLV001 was the subject of a site-specific hearing session at the VALP examination – Matter 15o. The Inspector published interim findings on 29th August 2018, to identify those issues that may require modifications to address soundness concerns. The Inspector has raised no concerns in respect of the principle of the allocation

4.4 AVDC has prepared a list of suggested main modifications, which were subject to consultation during November and December 2019. The only suggested main modifications that relate to the site allocation at South West Milton Keynes (Policy D-NLV001) do not affect the principle of the allocation or development at the site.

4.5 Subsequently, Further Main Modifications were published and made subject to consultation in December 2020. Again those relating to the allocation are minor and do not affect the principle of the allocation or development at the site.

4.6 The Inspector has now indicated that we wishes to hold a series of further EIP Hearing Sessions in light of representations made upon the proposed Main Modifications. These are

to take place in April 2021. A Hearing Session has been arranged to discuss the matter of 'Land adjacent to Milton Keynes'.

5.0 HOUSING DELIVERY

- 5.1 The VALP as proposed to be modified provides sets out a spatial strategy for growth and development. Table 1 provides an assessment of housing provision at March 2020.
- Housing Requirement 2013-2033 is 30,134
 - Completions + Commitments at March 2020 = 23,012
 - Allocations in the LP = 6,632
- 5.2 SWMK is included as a 'commitment' at March 2020 and sits within the North East Aylesbury Vale (NEAV) 'strategic location' which is anticipated to provide for 3,356 dwellings 2013-2033. After Aylesbury itself (16,207 dwellings) it is the largest strategic location for growth in the VALP.
- 5.3 NEAV has seen 275 completions 2013-20 and benefits from 1,931 commitments, of which 1,855 are SWMK. NEAV is the most important 'strategic location' beyond Aylesbury itself and SWMK is the most important key component of NEAV and the most advanced.
- 5.4 SWMK is anticipated to deliver 300 dwellings in the 20/21 – 24/25 (5YHLS) period.

6.0 SUMMARY OF BENEFITS

- 6.1 The Proposed Development will, if approved, contribute to the three strands of sustainable development - social, environmental and economic - identified in Paragraph 8 of NPPF. In considering the proposal for which resolutions were made by the former AVDC in 2017 and 2019, AVDC considered reports presented to members in respect of those social economic and environmental benefits. The benefits identified in those previous resolutions are identified below.

Social Benefits

- 6.2 In summary the social benefits are as follows:
- Boost the supply of land for housing, and provide high quality market and affordable housing on the edge of Milton Keynes;
 - Deliver up to 557 affordable dwellings, which equates to 30% of the total housing provision;
 - Generate additional funding from the New Homes Bonus;
 - Generate additional Council Tax and Business Rates which would directly enhance the future finances of the local authority.
 - Provide a wide range of community and recreation facilities, including a local park and district park, formal sports pitches, tennis courts, games area, a skateboard park, children's play areas, and allotments;
 - Provide a neighbourhood centre with retail and community facilities; and
 - Provide land and funding for a primary school and secondary school.
- 6.3 The housing that would be delivered at the Proposed Development will contribute towards the housing requirements identified in Policy S2 of VALP and it is needed to maintain a sufficient housing land supply in the area. The delivery of affordable housing at policy

requirements is consistent with Policy GP2 of AVDLP2004. The delivery of additional community and recreation facilities would be consistent with Policies GP84, GP86, GP87, GP90 and GP91 of AVDLP2004.

Environmental Benefits

6.4 In summary the environmental benefits are as follows:

- Provide substantial areas of Green Infrastructure which include new habitats of native broadleaved woodland, species-rich grassland and wetland to enhance wildlife;
- Provide a net gain for biodiversity;
- Provide additional strategic landscaping, woodland planting, green infrastructure and open space to enhance the surrounding landscape;
- Promote sustainable forms of transport by including walking, cycling and public transport infrastructure and facilities, which connect to the existing networks in the surrounding area;
- Develop a FTP to effectively manage and promote walking, cycling and public transport strategies in to and around the Site;
- Provide alternative transport opportunities to reduce the reliance on the private car which would have potential for a positive benefit for air quality;
- Contribute towards traffic calming in local villages, including Newton Longville, to discourage 'rat-running', reduce vehicle speeds and improve highway safety;
- Reserve land across the Application Site for a possible extension of the Grid Road network so that in the longer term, and subject to securing required funding, a connection can be made between A421 and A4146, which would assist in reassigning 'through' traffic (including HGVs) from local villages.

6.5 The substantial additional areas of green infrastructure provided within the Proposed Development would be in accordance with the design and landscape approach in Policies GP35, GP38 and GP39 of AVDLP2004. The net biodiversity gains delivered by the Proposed Development would be in accordance with Policy NE1 of SVALP 2017 and Paragraph 174 of NPPF. The delivery of walking, cycling and public transport infrastructure and facilities would be consistent with Policies T5(e) and T7 of SVALP2017 (as modified), and transport guidance in the NPPF that seek to encourage the use of sustainable modes of transport. The inclusion of the Grid Road reserve within the Application Site is in accordance with Policies RA34 and RA35 of AVDLP 2004.

Economic Benefits

6.6 The economic benefits of the Proposed Development are as follows:

- Provide employment opportunities during the construction phase;
- Deliver employment opportunities at the employment area, neighbourhood centre, and schools;
- Provide employees for local businesses and services in Buckinghamshire and Milton Keynes;
- Support local businesses, services and facilities through additional expenditure of future residents.

6.7 The delivery of employment land within the Proposed Development and the creation of additional jobs would be in accordance with Policy D6 of SVALP2017 (as modified) and with Paragraph 80 of the NPPF.

6.8 It was considered in those earlier resolutions that overall the delivery of all these items through the Proposed Development would provide a significant benefit to the local community and to Buckinghamshire, which provides additional justification for the scheme.

6.9 At this stage BC have not reached any conclusions on the overall acceptability of the proposed amendments to the development within BC's area. Upon receipt of the technical consultee responses and public comments the proposed revisions will be fully reviewed and assessed. This process will also inform the requirement for the application to be returned for consideration by the Strategic Sites Committee. An update will be provided on BC's progress in considering the proposed amendments during the course of the appeal process

7.0 SECTION 106 OBLIGATION

7.1 The S106 Agreement under negotiation for the Planning Application has been discussed with AVDC, Buckinghamshire County Council and MKC. The draft S106 Agreement includes transport and community infrastructure contributions for MKC. The Agreement document is at an advanced stage but has not yet been completed and signed.

7.2 In summary, the draft S106 Agreement identifies obligations for the following matters:-

- Affordable Housing
- Open Space
- Drainage
- Sports Facilities
- Education
- Health Facilities
- Community Facilities
- Employment Land and Local Centre
- Transport and Highway Improvements

7.3 The Applicants intend to agree and finalise the S106 Agreement with Buckinghamshire Council and any other relevant parties as soon as possible.

7.4 The main obligations of the S106 Agreement relate to the following matters:-

- 30% affordable housing, with 75% for affordable rent and 25% for shared ownership;
- Public open space, structural landscaping, allotments and amenity land;
- Play facilities including LEAPs, NEAPs, MUGAs, skate park and two youth shelters;
- SuDS scheme;
- Public transport and highway improvements;
- Sports facilities and the sports pavilion;
- Education facilities including land and funding for primary school and secondary school;
- Health centre;
- MK Hospital financial contribution;
- Temporary and permanent community building;
- Employment land; and
- Neighbourhood centre.

7.5 The transport obligations identified in the draft S106 Agreement relate to the following matters:-

- A Framework Travel Plan for all of the proposed land uses;

- Delivery of land to accommodate a Grid Road extension of V1 Snelshall Street;
- A421 Corridor improvements comprising physical works and financial contribution;
- Improvements to Weasel Lane within the Application Site;
- Financial contribution towards improvements to Weasel Lane outside of the Application Site;
- Triggers for the delivery of highway works;
- Financial contribution towards the provision of secure cycle parking at Bletchley Station;
- Improvements to Footpath 19 within the Application Site;
- Financial contribution towards improvements to Footpath 19 outside of the Application Site;
- Traffic calming on approach roads to Newton Longville;
- Highway safety scheme in Whaddon village;
- Public transport service improvements and provision of associated infrastructure; and
- Highway improvements on specific routes within Milton Keynes.