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Anna Rose  
Service Director Planning and Transport  
Milton Keynes Council  
Civic Offices  
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Central Milton Keynes  
MK9 3EJ

FAO Sarah Hine

16 August 2016

Dear Ms Rose,

## **15/00619/AOP – SOUTH WEST MILTON KEYNES**

I write to formally submit revisions to the planning application referenced above.

As you will know, the applicant formally entered into a Planning Performance Agreement (PPA) with Aylesbury Vale District Council in August 2015. Through this mechanism the applicant and both Councils have positively engaged to consider the proposed scheme and to address issues that have been identified through the process of statutory consultation. This has also involved working in conjunction with your appointed highways consultant and Buckinghamshire County Council.

In light of this process, the applicant has now prepared a series of revisions to the proposed scheme. In a similar vein the applicant has formally submitted revisions to Aylesbury Vale District Council in relation to the planning application reference 15/00314/AOP. The proposed revisions to the scheme comprise 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 effected by archaeological constraints) situated between the proposed satellite 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.

The revisions to the submitted scheme are illustrated and appropriately assessed in the drawings and documentation accompanying this letter. This package of information comprises the following.

#### Drawings

The following drawings have been prepared and replace the drawings that were originally submitted:

| 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 |
| Indicative Landscape Plan  | 3126-L-01  | J        | 07/16 |

For the avoidance of doubt the following drawings are not replaced:

- Constraints Plan – SWMK03-87 Rev D 11/14
- Phasing Plan – SWMK03-131 Rev B 09/14

For the avoidance of doubt, the Public Transport drawing (SWMK03-83 Rev F 08/16) has not previously been submitted.

#### Addendum to Environmental Statement (ES) & Non-Technical Summary (NTS)

The Council has not formally requested further information under Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. However, the applicant is mindful that the proposed revisions may lead to a change in the assessment of the development, or that appropriate methodologies of assessment may have changed in the interim.

With this in mind, the consultant team has reviewed the proposed revisions to establish whether or not they are likely to lead to a need to reassess the environmental impact of the scheme; and the appropriate methodologies of assessment. In light of this work an Addendum ES and NTS have been prepared. The Addendum ES includes updated chapters upon the following topic areas.

- Chapter 9 – Landscape & Visual
- Chapter 10 – Traffic & Transport
- Chapter 11 – Air Quality
- Chapter 12 – Noise & Vibration

The Addendum ES and NTS explain the reasoning for preparing revised chapters or for not doing so.

#### Landscape & Visual

Accompanying the revisions is a revised Landscape & Visual Impact Assessment (reference J/3126/LANDS2/3126 LVIA 2016). The LVIA forms an appendix to the Addendum ES and has been prepared to respond to the concerns of the Council's Landscape Officer about the assessment methodology utilised in the original ES. The LVIA is, however, an assessment of the scheme as revised.

#### Transport

Also accompanying the revisions is a revised Transport Assessment (TA) reference R004-01 and Framework Travel Plan reference R003-R02a. The TA forms an appendix to the Addendum ES and has been prepared to respond primarily to the concerns of the County Council as local highway authority (LHA) upon the appropriate methodology for modelling of traffic impact outside of Milton Keynes; and upon detailed consultation responses upon the planning application received from the LHA, Highways England and Milton Keynes Council. The appendices to the TA include detail drawings of the revised access arrangements; and drawings that have been prepared to illustrate and cost traffic mitigation measures.

Traffic generation is the principal factor in the assessment of air quality and noise impact arising from the scheme. As a consequence of the new modelling work that underpins the revised TA it is considered appropriate to re-assess the consequent air quality and noise impacts. This work is incorporated within the Addendum ES.

#### Ecology

The revisions to the scheme will affect six trees that were identified in survey work underpinning the submitted ES as having some potential for bat roosts. In light of this, further survey and assessment work has been undertaken. This has concluded that there is no change to the original assessment in the submitted ES. The report setting out this additional work and the basis for this conclusion accompanies the revisions to the scheme.

#### S106 and Planning Conditions

I can confirm that it remains the applicant's intention to engage with the Council through the mechanism of the PPA. In this regard we look forward to continuing discussions with your officers upon the scope and

detailed content of a S106 Planning Obligation and indeed the preparation of draft conditions in advance of the application's presentation for determination by the Council's Strategic Development Management Committee. With regard to the latter, we remain committed to the process of determination outlined in the PPA Project Programme that would allow for Milton Keynes Council to formally respond to consultation upon the scheme before a formal decision is taken by Aylesbury Vale District Council.

Vale of Aylesbury Local Plan (VALP)

Finally, the applicant has noted the proposed allocation of the application site in the emerging VALP and will be submitting suitable representations to the draft proposals. However, whilst the Local Plan is at an early stage in its formulation, the guidance in the NPPF does allow weight to be given to its emerging policies in decision making. In particular, the applicant would draw attention to the third bullet point of paragraph 216. In circumstances where there is a severe shortfall in housing land supply and the evidence base and emerging plan identify the site as a sustainable location for the provision of housing; there is a cogent case for weight to be given to the principle of development of the site as proposed in the emerging VALP and planning permission being granted.

I look forward to formal acknowledgement of receipt of the revisions to the planning application. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Hyde', with a stylized flourish at the end.

**Mark Hyde AIEMA MRTPI**  
Partner

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Encs: as above