

Chapter A

Introduction and Background



Milton Keynes East Environmental Statement

Chapter A: Introduction and Background

March 2021

Lichfields
The Minster Building, 21 Mincing Lane
London EC3R 7AG

www.lichfields.uk

Contents

A1.0	Introduction	1
	Purpose of the Environmental Statement	1
	Purpose of this Chapter	2
A2.0	Background and Context	3
	The Applicant	3
	Need for Development	3
	Planning History	7
	Relationship of ES to Planning Application	7
A3.0	Policy Context	8
	Statutory Development Plan	8
	Other Policy Considerations	15
	Summary of Key Policy Themes	17
A4.0	Structure of this ES	19
	The Team	22
	EIA Co-ordination	23
A5.0	Availability of the Document	24
A6.0	Abbreviations & Definitions	25
A7.0	References	26

A1.0 Introduction

Purpose of the Environmental Statement

- A1.1 This Environmental Statement ('ES') has been prepared on behalf of St James Group Limited ('St James') ('the applicant'). It sets out the findings of an Environmental Impact Assessment ('EIA') of the proposed development of a sustainable urban extension to Milton Keynes ('MKE'). It relates to the development of land to the east of the M1 motorway, south of Newport Pagnell.
- A1.2 The planning application which this ES accompanies is being submitted to Milton Keynes Council ('MKC'). The site falls entirely within the administrative area of MKC.
- A1.3 EIA is a process undertaken in respect of a certain type of development prior to the grant of planning permission. It provides a means of drawing together the findings from a systematic analysis of potential significant environmental effects of a development to assist local planning authorities, statutory consultees and other key stakeholders in their understanding of the environmental impacts (if any) arising.
- A1.4 The need for and process of EIA is currently incorporated into UK planning legislation through the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the 2017 Regulations')^{Ref 1} which came into force on 16 May 2017 and were updated by the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018^{Ref 2} which came into force on 1 October 2018 (together 'the updated 2017 EIA Regulations')¹. This EIA has been carried out with regard to the requirements of the updated 2017 EIA Regulations².
- A1.5 The Proposed Development is one to which the 2017 EIA Regulations^{Ref 1} are relevant because it falls within Parts 10(a), (b) and (f) of Schedule 2 of those same regulations. Part 10(a) includes industrial estate development projects with a site area exceeding 0.5 ha; part 10 (b) includes urban development projects with more than 150 dwellings and part 10(c) includes developments involving the construction of roads on an area of works exceeding 1ha. For Schedule 2 developments, the Regulations require that an EIA be undertaken where the development is *'likely to have significant effects on the environment by virtue of factors such as its nature, size or location'*.
- A1.6 The area of the land considered as part of this EIA ('the Development Site') extends to approximately 437 hectares / 1,081 acres. A plan identifying the extent of the Development Site is provided at Appendix A1 (Volume 2 to this ES).
- A1.7 The description of development is as follows: -
"Hybrid planning application encompassing:
(i) outline element (with all matters reserved) for a large-scale mixed-use urban extension (creating a new community) comprising: residential development; employment including business, general industry and storage/distribution uses; a secondary school and primary schools; a community hub containing a range of commercial and community uses; a new linear park along the River Ouzel corridor; open space and linked amenities; new redways, access roads and associated highways improvements; associated infrastructure works; demolition of existing structures and

1 Also the Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020^{Ref 3} which are in force until 30 June 2021 and include various amendments to the 2017 EIA Regulations that are relevant during the Covid 19 pandemic

2 Further details on the need for EIA are provided in Chapter B of this ES

(ii) detailed element for strategic highway and multi-modal transport infrastructure, including: new road and redway extensions; a new bridge over the M1 motorway; a new bridge over the River Ouzel; works to the Tongwell Street corridor between Tongwell roundabout and Pineham roundabout including new bridge over the River Ouzel; alignment alterations to A509 and Newport Road; and associated utilities, earthworks and drainage works.”

A1.8 An EIA has been conducted in respect of the Proposed Development due to its scale and location and the nature of the potential effects arising. It considers the likelihood of significant effects arising during the construction of the Proposed Development and during its operation. Where significant adverse effects on the environment are identified, the assessment process establishes mitigation measures to prevent, reduce and, where possible, off-set the effects and monitoring measures to ensure their ongoing delivery.

A1.9 An assessment has also been carried out of the potential for cumulative effects which may arise from the Proposed Development when considered alongside other relevant nearby development proposals.

Purpose of this Chapter

A1.10 Chapter A provides background to the ES including a consideration of the need for the Proposed Development and the policy background within which it is brought forward. It also sets out the structure of the ES and the competent experts involved in its preparation. Information is also provided on how copies of the ES can be secured.

A1.11 The chapter is accompanied by the following appendices provided at Volume 2 to this ES:-

- Appendix A1: Site Location Plan; and
- Appendix A2: ES Developer Sign-off Sheet.

A2.0 **Background and Context**

A2.1 This section provides a summary of the background and context to the Proposed Development.

The Applicant

A2.2 The applicant is St James Group Limited ('St James') which is part of the Berkeley Group of companies.

A2.3 Berkeley Group is a developer and builds homes and neighbourhoods across London, Birmingham and the South of England. It is made of six autonomous companies of which St James is one alongside Berkeley Homes, St Edward, St George, St Joseph and St William.

A2.4 Berkeley has established an exceptional track record of delivering high quality housing and mixed-use schemes. These include award-winning regeneration schemes in London, such as Woodberry Down and Kidbrooke, to outstanding new neighbourhoods at Hartland Village in Fleet and Southwater near Horsham.

A2.5 St James was established in 1996, originally as a joint venture with Thames Water. Over the past 20 years, the company has established a reputation as a design-conscious developer with a primary focus on regenerating brownfield sites and transforming them into attractive developments whose design not only creates desirable places to live, but also has a positive impact on the environment.

A2.6 St James is committed to quality and design of the buildings and making a vital contribution to the landscape, to the communities the company helps create, and to the environment as a whole. Sustainability is also a vital to the way St James operates.

A2.7 St James and the wider Berkeley Group has the vision, expertise and strategic resources to deliver a distinct and thriving new community at MKE.

Need for Development

Preparation of Plan:MK

A2.8 During the preparation of Plan:MK ^{Ref 7}, MKC prepared a Strategic Housing Market Assessment (SHMA) ^{Ref 10} to objectively assess the housing need for the Borough over the plan period of 2016 – 2031, taking account of both the growth of the existing population and net in-migration to the area. This gave an Objectively Assessed Need (OAN) for the plan period 2016-2031 of approximately 26,500 (figure rounded up) dwellings, which equates to approximately 1,766 dwellings per annum.

A2.9 The strategy for the allocation of sites within Plan:MK ^{Ref 7} was informed by the components of the Borough's existing land supply and calculated a need for sites to deliver a minimum of 5,612 additional dwellings, to be identified over the plan period, so as to meet the OAN. To provide the required land supply buffer of at least 10% above the OAN, sites for at least a further 2,650 dwellings are also required.

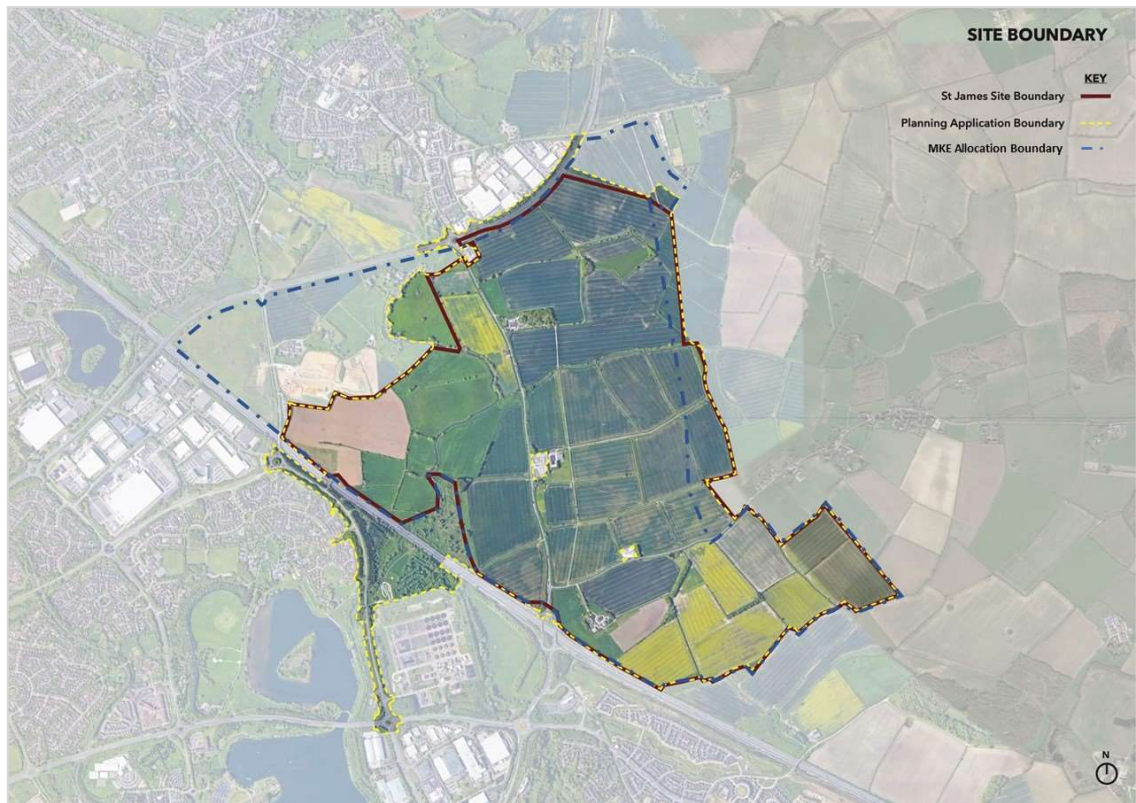
A2.10 Potential growth options were assessed during the preparation of Plan:MK ^{Ref 7}, the majority of which were also consulted on as part of the Strategic Development Directions Consultation (2016) ^{Ref 8} and the Draft Plan:MK Consultation (2017), the number of dwellings which could be delivered within the existing urban area, as evidenced within the updated SHLAA (2017), provided the starting point for providing the housing needed. This concluded that it would not be appropriate for the existing urban area of MK to accommodate all of this population increase through intensification and densification alone. Rather, to achieve this vision, MK will need to

- A2.14 The site is c. 4.5km west of Cranfield, where there is a large cluster of knowledge intensive business activity, including Cranfield Airfield with associated aerospace businesses, Cranfield University and the Cranfield Technology Park. In total over 60 science, technology and knowledge-based businesses operate from Cranfield.
- A2.15 The site is also located centrally within the Cambridge-Milton Keynes-Oxford arc. MKE is strategically located within the arc; it is geographically close to the key east-west artery formed by East-West Railway and the proposed Oxford to Cambridge Expressway, whilst is also on the key north-south artery of the M1 linking the northern and southern extents of the central part of the arc (i.e. Daventry/Northampton to the north and Luton to the south). Therefore, the delivery of MKE, a sustainable location on the edge of the urban area, would enhance the delivery of a key growth location within the CaMKOx arc, further contributing to the housing growth set out within Plan:MK ^{Ref 7} which already meets and exceeds MK's Objectively Assessed Need for housing.

MKE Development Framework SPD

- A2.16 A Development Framework has been produced for the MKE allocation. This is set out as requirement in Plan:MK ^{Ref 7} at paras 5.19-5.22 and Policy SD12. The Development Framework was adopted as a Supplementary Planning Document (SPD) in March 2020. It provides detail on layout and design principles for the Proposed Development, how the constraints will be responded to and where necessary mitigated and how in practice the development will be delivered.
- A2.17 The Development Framework includes a comprehensive masterplan framework for the site in accordance with Policy SD12 of Plan:MK ^{Ref 7} which allocates the site for a comprehensive residential and employment development, contingent on the necessary strategic infrastructure required to make the site deliverable being secured.
- A2.18 The SPD states that MKE has the potential to deliver c. 5,000 dwellings, along with 105ha of strategic employment land for much needed logistics and knowledge-based manufacturing. The scheme will deliver a minimum of 5,750 jobs in B-class industrial space plus a further 3,500 in the services supporting the residential communities.
- A2.19 The largest component of the MKE site is being brought forward by the applicant to which this ES relates. Land to the north-west corner of the site is being separately promoted as part of the SD12 allocation by Bloor Homes ('Bloor'). A further parcel of land, to the north east, is controlled by MKC. The remaining development parcel on the MKE site is controlled by Newlands and will only deliver employment space.
- A2.20 Figure A2.2 shows the MKE Allocation in relation to the planning application boundary that is the subject to this ES.

Figure A2.2 MKE Development Site



Notes: St James Ownership (red line), Development Site Boundary (yellow dashed line) and MKE Allocation (blue dashed line)
 Source: St James and Plan: MK. This plan is for illustration only.

- A2.21 Separate applications will be submitted by other landowners within the wider allocation area for development on their sites; albeit, development on these parcels will be served by much of the infrastructure being sought planning permission as part of this application. The landowners have worked collaboratively to bring about a coherent and sustainable development.
- A2.22 Further consideration of the potential cumulative effects with the Proposed Development is considered with the development of other plots within the wider allocation area is provided in Chapter P of this ES.

Housing Infrastructure Fund

- A2.23 MKC – in partnership with St James – has successfully secured from Central Government £94.6 million of infrastructure funding to bring forward the Milton Keynes East development. This follows a bidding process jointly by the Council and St James to the Housing Infrastructure Fund (‘HIF’); a Government capital grant programme which aimed to unlock new homes by helping fund necessary infrastructure in areas of greatest housing need.
- A2.24 This money, announced in March 2020, is ringfenced to part-fund some of the infrastructure required to enable the delivery of MKE, including funding for:
 - 1 Parts of the proposed highway improvements which are part of the detail of this application, including:
 - a A new road bridge over the M1 corridor chiefly to provide good connectivity between MKE and the existing urban area of Milton Keynes and relieve J14 of local traffic not accessing the motorway;

- b Dualling of the A509 and Tongwell Street; and
 - c New on-site dual carriageway links forming an extension to the Grid Road network;
- 2 A new Health Care facility to alleviate existing GP constraints and serve the new community early in the development; and
 - 3 A three-form entry primary school to alleviate pupil capacity constraints and serve the new development.

A2.25 The allocation of this funding to the MKE development comes with several conditions including the need for it to be spent within certain timescales. The most pressing condition is the need to deliver road infrastructure upgrades including the new road bridge over the M1. This is the reason why this aspect of the scheme is sought in detail as part of this hybrid application, as it will enable the early commencement of infrastructure delivery and access to HIF funding in line with conditions.

Planning History

A2.26 The full planning history for the Development Site, from MKC's online planning portal shows there is no relevant planning history to the development of this strategic urban extension.

A2.27 MKC issued a scoping opinion, dated 14 October 2020, to Bloor Homes in relation to the land at Willen Road for up to 800 dwellings with associated works (ref: 20/01881/EIASCO). This site is within the Milton Keynes East Allocation Area.

Relationship of ES to Planning Application

A2.28 The ES is submitted alongside the planning application for the Proposed Development. In addition to the ES, the planning application comprises a range of documents including the following: -

- 1 Application forms (including relevant certificates and notices);
- 2 Application Drawings, including detailed design drawings for the strategic highway's elements and associated works (including general arrangement plans, long sections, drainage drawings etc.) and parameter plans for the outline elements;
- 3 Design and Access Statement ('DAS'), prepared by JTP and incorporating a Green Infrastructure strategy and open space assessment;
- 4 Housing Statement, prepared by Lichfields (appended to Planning Statement: Appendix 3);
- 5 Retail Statement, prepared by Lichfields (appended to Planning Statement: Appendix 4);
- 6 Statement of Community Involvement ('SCI'), prepared by Lichfields;
- 7 Sustainability and Energy Statements, prepared by Hodkinson;
- 8 Section 106 Heads of Terms;
- 9 Health Impact Assessment, prepared by Lichfields;
- 10 Biodiversity Impact Assessment Metric, prepared by Hankinson Duckett Associates;
- 11 Sustainability Statement, prepared by Hodkinson;
- 12 Energy Assessment, prepared by Hodkinson; and
- 13 Utilities Statement, prepared by WSP.

A2.29 Chapter B provides further information on the scope of the ES and the process to determine those matters requiring consideration as part of the EIA.

A3.0 **Policy Context**

A3.1 This section provides a summary of the main policy context in which the Proposed Development is being brought forward.

Statutory Development Plan

A3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 ^{Ref 5} states that regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts and that the determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.

A3.3 The statutory development plan relevant for this Proposed Development principally comprises ‘Plan:MK’ ^{Ref 7} the Local Plan for Milton Keynes adopted in 2019, the Milton Keynes Waste DPD ^{Ref 12} adopted in 2008 and the Milton Keynes Minerals Local Plan ^{Ref 13} adopted in 2017.

Plan:MK (2019)

A3.4 Plan:MK was adopted in 2019 and sets out the Council’s strategy for meeting the Borough’s needs until 2031.

A3.5 The MKE Strategic Allocation (‘MKE Strategic Allocation’) is allocated in Plan:MK for around 5,000 homes in totality (Policy SD12). Policy SD12 sets out that MKE will form a strategic urban extension to the city of Milton Keynes that will provide a comprehensive new residential and employment development to meet the long-term needs of Milton Keynes. It notes that the development can commence once the necessary strategic infrastructure – required to make the site deliverable – is funded and is being delivered.

A3.6 The site is also allocated within:

- 1 Development Boundary;
- 2 Strategic Site Allocations;
- 3 Employment (Existing and Proposed);
- 4 Linear Parks;
- 5 Local Wildlife Sites;
- 6 Minerals Primary Focus Area;
- 7 Open Countryside;
- 8 Transport Corridor; and
- 9 Wildlife Corridor.

A3.7 The site is partly located in areas at risk of flooding (Zone 2 and 3).

A3.8 Key planning policies within Plan:MK that are relevant to the development of the Site as a sustainable urban extension are:

Strategy

A3.9 **DS2 Housing Strategy:** Plan:MK will deliver a minimum of 26,500 net dwellings across the Borough of Milton Keynes over the period 2016-2031. New housing development will be focused on, and adjacent to, the existing urban area of Milton Keynes as well as the three key settlements, and will be delivered by:

- 1 **Point 12:** Land East of the M1: a mixed residential and employment strategic site to the east of the M1, south of Newport Pagnell, is allocated as a strategic urban extension to meet the long term needs of Milton Keynes. Development of this site can commence once the necessary strategic infrastructure required to make the site deliverable, including required connections to the existing urban area of Milton Keynes, is funded and is being delivered.

A3.10 **DS3 Employment Development Strategy:** B(3) The strategy for supporting the economic needs of the Borough will be delivered by the allocation of new employment land at South Caldecotte and Milton Keynes East to provide a flexible supply of sites to cater for future employment needs.” Some wider points to note as well.

Urban extensions

A3.11 **SD1 Place-Making Principles for development:** Policy SD1 sets out the framework and key principles that will guide the development of urban extensions to Milton Keynes. Proposals for new strategic urban extension should demonstrate that place-making principles listed in the policy have been considered. These include:

- 1 Development promotes good physical and mental health, with places and routes that are safe and perceived to be safe by creating passive surveillance and active frontages.
- 2 Development integrates well with the surrounding built and natural environments to enable a high degree of connectivity with them.
- 3 The structure and layout of development within or adjoining the urban area of Milton Keynes is based on the principles that have shaped the original city
- 4 Development relates well to the surrounding area in terms of density, scale and materials.
- 5 The layout, form and detailed design of development adopts passive design measures to reduce energy demand for heating, lighting and cooling, create comfortable and healthy environments for people, and be responsive to predicted changes in climate.
- 6 Development takes a strategic, integrated and sustainable approach to water resource management (including SUDS and flood risk mitigation).
- 7 Development enhances the character of the area within which it is located.
- 8 New social and commercial facilities and services are provided, and existing facilities improved where possible, to meet the day to day needs of new and existing residents, including schools, shop, health care, and opportunities for employment.
- 9 Shops, facilities and public transport stops are located in the most accessible locations.
- 10 Housing is generally arranged according to perimeter block principles so that the fronts of houses overlook streets and other public spaces, and private spaces are located securely within the block.
- 11 Where appropriate, different character areas are created through the use of varied densities, high quality landscaping, block and building layouts, architecture and the framing and treatment of open spaces and the public realm as informed by the surrounding context.
- 12 Development incorporates visual cues to aid wayfaring.
- 13 The layout and design of development enables easy, safe and pleasant access for pedestrians and cyclists from residential neighbourhoods to the facilities including the redway network, open spaces and play areas, linear parks and the wider network of green infrastructure, public transport nodes and employment areas. Developments must identify existing green infrastructure assets and the benefits they provide and could provide for future needs.

- 14 Routes through the development cater for the needs of all age groups, in particular the elderly, through the provision of benches, shading and simple and clear signage.
- 15 Impacts on the road network have been thoroughly identified through appropriate technical assessments and appropriate mitigation measures and improvements to the road network and public transport have been identified.
- 16 Transport solutions maximise the opportunities provided by smart, shared and sustainable mobility solutions.
- 17 The provision of strategic grid road or highway infrastructure should build in measures for rapid public transport solutions as set out in the Council's Mobility Strategy 2018-36.
- 18 Opportunities to provide new 'Park and Ride' or Parkway sites which would offer an alternative to the car for journeys into Milton Keynes and beyond will be encouraged should be provided where appropriate.
- 19 Development should result in a net gain in biodiversity through the use of strategic, connected green infrastructure.

A3.12 **SD9 General Principles for Strategic Urban Extensions:** Proposals for Strategic Urban Extensions should be prepared in accordance with principles set out within the policy:

- 1 Provide an appropriate amount of employment and retail uses consistent with the role of the site.
- 2 Provide the necessary social, grey and green infrastructure at the appropriate stage, rate and scale to support the proposed development, in accordance with an approved Infrastructure Delivery Plan.
- 3 Proposals for Strategic Urban Extensions should be supported by: Environmental impact and transport assessment; an archaeological investigation; a green infrastructure and open space strategy; a management and maintenance strategy for open space and landscaping; and Planning obligations relating to the phasing of development.

A3.13 **SD10 Delivery of Strategic Urban Extensions:** To ensure Strategic Urban Extensions are brought forward in a strategic and comprehensive manner, planning permission will only be granted for land within Strategic Urban Extensions, following the approval of a comprehensive development framework, or phasing of development and infrastructure delivery. Development frameworks will be produced by the Council in conjunction with and with the support of the developer and in partnership with others stakeholders.

A3.14 **SD12 Milton Keynes East Strategic Urban Extensions:** for a comprehensive new residential and employment development to meet the long-term needs of Milton Keynes. Development can commence once the necessary strategic infrastructure required to make the site deliverable is funded and is being delivered.

A3.15 Development will be brought forward in line with all relevant policies in Plan:MK, particularly Policies SD1, SD9, SD10 and INF1.

A3.16 The development framework and subsequent applications for planning permission will establish the quantum and form of development in more detail. Proposals for development will be expected to meeting the following criteria:

- 1 Delivery of around 5,000 new homes.
- 2 Around 105 hectares of land for a mix of employment uses.
- 3 Associated infrastructure including primary and secondary education, community facilities, health, retail and local services and a hotel.

- 4 The phased introduction of a comprehensive network of transport infrastructure in line with the Local Investment Plan.
- 5 A corridor of land safeguarded for a fast mass-transit system, and associated infrastructure, enabling connectivity to CMK and other key destinations.
- 6 A network of segregated, and where appropriate grade-separated, new and enhanced footpaths, cycleways and bridleways (including redways) to connect to existing routes beyond the site.
- 7 A strategic green infrastructure framework and network of green spaces to meet strategic and local requirements.
- 8 The creation of a linear park through the site that broadly correlates with the River Ouzel floodplain and existing green infrastructure assets of value within and adjacent to it.
- 9 Be informed by appropriate surveys of archaeology, built heritage, ecology with appropriate mitigation of impact as consistent with other policies of the Plan and the NPPF ^{Ref 4}.

Economy & Retail

- A3.17 **ER1 Employment Sites within the Borough of Milton Keynes:** Milton Keynes East has been identified as having 105ha of vacant land; identified as Use Class B1/B2/B8.
- A3.18 **ER9 Character and Function of the Shopping Hierarchy:** The District centres of Newport Pagnell, Olney, Stony Stratford and Woburn Sands will function primarily as local shopping destinations catering for the shopping and service needs of their local catchment populations and in recognition of the constraints placed on their development by conservation and allied considerations. Planning permission will be granted for retail and service uses to serve new areas of residential development. The scale of retail and service provision provided within new areas of residential development will be determined in development frameworks for those areas to cater for the day to day shopping needs of the resident population and not to draw trade from a wider area.
- A3.19 **ER14 New Local Centres:** New local centres will also be required in new residential developments of 500 dwellings or more. They should be located so that the majority of all new dwellings are within 500 metres walking distance of a Local Centre.

Housing

- A3.20 **HN1 Housing Mix and Density:** Larger residential proposals will be expected to provide a wider mix of tenure, type and size of affordable and market dwellings, and a range of net densities across the development commensurate with their greater potential to create and sustain inclusive mixed communities and help deliver the strategic objectives of Plan:MK ^{Ref 7}.
- A3.21 **HN2 Affordable Housing:** Proposals for 11 or more homes should provide 31% of those as affordable housing. The tenure mix of affordable housing to be provided will consist of 25% of units for rent at a range of rental levels up to 80% of market rents and 6% Shared Ownership.

Housing Design

- A3.22 **HN4 Amenity, Accessibility, and Adaptability of Homes:** All residential proposals will be required to meet the Nationally Described Space Standard and demonstrate of internal and external design that can accommodate different lifestyles and needs. Proposals will need to provide at least 60% of all new dwellings across market and affordable tenures that are built to Building Regulations Part M4(2) standards.

A3.23 **HN5 Self-Build and Custom Housing:** Proposals for further strategic residential development, will be required to provide 1 hectare of the site for serviced dwelling plots for sale to custom builders.

A3.24 **D4 Innovative design and construction:** Proposals for 50 or more dwellings will be encouraged to provide 10% of new dwellings that incorporate innovative design features and modern methods of construction, such as modular / off-site construction techniques.

Transport

A3.25 **CT1 Sustainable Transport Network:** The Council will promote a sustainable pattern of development, minimising the need to travel and reducing dependence on the private car.

A3.26 **CT2 Movement and Access:** Development proposals will be required to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support the transition to a low carbon future.

A3.27 **CT3 Walking and Cycling:** The Council will support developments which enable people to access employment, essential services and community facilities by walking and cycling.

A3.28 **CT5 Public Transport:** Development proposals must be designed to meet the needs of public transport operators and users.

A3.29 **CT6 Low emission vehicles:** The Council will maximise the use of sustainable transport and support low carbon public and personal transport such as electric cars and buses.

A3.30 **CT8 Grid Road network:** Opportunities for extending the grid road system design and redway super network route into any major new development areas will be required to ensure that the grid continues to function effectively and sufficient land/corridors are safeguarded for future highway/transit links around the district to accommodate and manage increased travel demands changing and future travel demands.

A3.31 **CT9 Digital Communications:** On all new developments served by digital communication services that provide at least superfast broadband speeds, but will give preference to future proofed services providing Ultrafast speeds

A3.32 **CT10 Parking Provision:** All development should meet the Council's full parking standards and should provide electric vehicle charging points (EVCPs).

Education

A3.33 **EH1 Provision of new schools:** Proposals for new schools should: deliver safe access by public transport, cycle and walking as well as by car. New schools should provide a safe drop-off and pick-up provision, which reflects a school's need and travel requirements; provide outdoor facilities for sport and recreation, which meet the pupils needs of the school; and avoid conflict with adjoining uses.

A3.34 **EH2 Provision of new schools:** For a 2FE primary school, the minimum site size is 2.1 hectares, whilst a 5FE secondary school requires a minimum site size of 7.34 hectares, with the site delivered level and serviced in both instances. All new school provision should be delivered to serve the educational needs of a designated catchment area and provide opportunity for future on site expansion.

Health

A3.35 **EH5 Health Facilities:** Proposals for new facilities will be permitted where they will meet an identified local need. All new residential development proposals will only be permitted where

they provide or improve essential facilities and services required to serve the scale of development proposed.

A3.36 **EH6 Delivery of Health Facilities in New Development:** residential development in excess of 50 dwellings will be required to prepare a Health Impact Assessment, which will measure the wider impact on healthy living and the demands that are placed upon the capacity of health services and facilities arising from the development.

A3.37 **EH7 Promoting Healthy Communities:** Milton Keynes Council is committed to reducing health inequalities, increasing life expectancy and improving quality of life of the Borough.

Infrastructure

A3.38 **INF1 Delivering Infrastructure:** New development that generates a demand for infrastructure, facilities and resources will only be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either already in place or, there is a reliable mechanism in place to ensure that infrastructure, facilities and resources will be delivered in the most appropriate places.

Flood Risk

A3.39 **FR1 Managing Flood Risk:** All new development must incorporate a surface water drainage system with acceptable flood control and demonstrate that water supply, foul sewerage and sewage treatment capacity is available or can be made available in time to serve the development. A site specific FRA will be required for all sites of 1ha or more in Flood Zone 1 and all sites within Flood Zone 2 or 3

A3.40 **FR2 SUDS and integrated Flood Risk Management:** New development is required to incorporate SuDS in line with national policy and guidance.

A3.41 **FR3 Protecting and Enhancing Watercourse:** All new development must be set back at a distance of at least 8 metres from any main rivers or 9 metres from other ordinary watercourses.

Ecology

A3.42 **NE2 Protected species and priority species and habitats:** Where there is a reasonable likelihood of the presence of statutorily protected species or their habitats development will not be permitted unless it has been demonstrated that the proposed development will not result in a negative impact upon those species and habitats.

A3.43 **NE3 Biodiversity and Geological enhancement:** Development proposals will be required to maintain and protect biodiversity and geological resources, and wherever possible result in a measurable net gain in biodiversity, enhance the structure and function of ecological networks and the ecological status of water bodies. Development proposals of 5 or more dwellings or non-residential floorspace in excess of 1,000 sq. m will be required to use an approved Biodiversity Impact Assessment Metric to demonstrate any loss or gain of biodiversity.

A3.44 **NE4 Green Infrastructure:** The existing network of linear parks and linked parks and green spaces will be extended into the urban extensions and along the Ouse and Ouzel Valleys to the north to provide a well connected network of green infrastructure.

A3.45 **NE7 Protection of the Best and Most Versatile Agricultural Land:** Development involving the loss of agricultural land should seek to use areas of poorer quality land (grades 3b, 4 and 5 of the Agricultural Land Classification) in preference to that of a higher quality unless other sustainability considerations suggest otherwise.

Landscape

- A3.46 **NE5 Conserving and Enhancing Landscape Character:** Development proposals should take into account the findings of the Milton Keynes Landscape Character Assessment (2016) and any other relevant landscape and visual assessments or studies.
- A3.47 **NE6 Environmental Pollution:** Proposals that would result in or be subject to unacceptable risk to human health and the natural environment from air pollution, or would prejudice compliance with national air quality objectives, will be refused. A Noise and Vibration Impact Assessment will be required for proposals with the potential to cause disturbance to people or the natural environment due to noise and/or vibration and for proposals that are considered to be sensitive to noise and/or vibration.

Heritage

- A3.48 **HE1 Heritage and Development:** Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance.

Public open space, leisure and recreation

- A3.49 **L4 Public Open Space Provision in New Estates:** Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance.

Design

- A3.50 **D1 Designing a high-quality place, D2 Creating a positive character, D3 Design of buildings, D5 Amenity and Street Scene:** These policies provide detailed design considerations to guide development and place making.
- A3.51 **D8 Mains and Telecommunications services:** Electricity and telecommunications and broadband services to new development within the boundary of Milton Keynes City should be provided underground.

Community facilities

- A3.52 **CC2 Location of community facilities:** Residential community facilities within housing areas preferably in locations well related to local centres. Proposals will need to show that buildings are designed to be adaptable for multi-use. Facilities related to sports and outdoor leisure within or adjacent to parks and open spaces with suitable links to public transport and sufficient parking facilities. Proposals will need to show that buildings are designed to be adaptable for multi-use.
- A3.53 **CC4 New community facilities:** Proposed developments should also contribute to the provision of new or improved community, sport, leisure and cultural facilities in a way that is not only proportionate to the scale of the proposed development, but also enables usage by residents from across Milton Keynes.
- A3.54 **CC6 Burial and Memorial Grounds:** Planning permission for the use of land as a burial / memorial ground or “green” burial / memorial ground will be granted providing that the site is accessible by public transport and has adequate parking. surface water drainage is adequate and there is no threat to groundwater quality and the proposal would not have an adverse impact on the surrounding landscape.

Sustainable Construction and Renewable Energy

A3.55 **SC1 Sustainable Construction:** Development proposals will be required to demonstrate how they have implemented the principles and requirements set out within the policy, in relation to materials and waste, energy and climate, water and retrofitting.

A3.56 **SC2 Community energy networks and large-scale renewable energy schemes:** Proposals for over 100 homes and non-residential developments of over 1,000 sq.m. will be expected to consider the integration of community energy networks in the development. This consideration should form part of development proposals and take into account the site's characteristics and the existing cooling, heat and power demands on adjacent sites. All new developments in proximity of an existing or proposed combined heat and power (CHP), combined cooling, heat and power (CCHP) station or local energy network will be expected to connect to the network.

A3.57 **SC3 Low Carbon and Renewable Energy Generation:** The Council will encourage proposals for low carbon and renewable energy generation developments that are led by, or meet the needs of local communities.

MK Minerals Local Plan (2017)

A3.58 The Milton Keynes Minerals Local Plan identifies that the area of the MKE allocation between Willen Road and the A509 (i.e. the River Ouzel Valley) is within a mineral safeguarding area for sand and gravel extraction. Policy 18 of the plan sets out how that safeguarding will apply.

Emerging Planning Policy

A3.59 In accordance with Paragraph 48 of the NPPF ^{Ref 4}, the decision-maker may also give weight to relevant policies in emerging plans according to the stage of preparation, number of outstanding objections and consistency with the NPPF ^{Ref 4}.

A3.60 MKC are currently preparing a review of Plan:MK; however, this is at the very early stages and as yet no consultation has been undertaken. There are a number of emerging SPDs that have been consulted upon and are considered as part of this planning application. These are set out below and noted where they are still emerging.

Other Policy Considerations

A3.61 In addition to the Statutory Development Plan and emerging policy, the following documents are considered relevant and material in determining this application:

National Planning Policy

National Planning Policy Framework 'NPPF' (CLG, February 2019)

A3.62 The National Planning Policy Framework 2019 ("NPPF") ^{Ref 4} sets out the national planning policies for England. It reiterates the presumption in favour of sustainable development (Paragraph 11). For decision taking this means that applications which accord with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies or relevant policies are out of date, permission should be granted unless the adverse impacts of doing so would significantly demonstrably outweigh the benefits of the development assessed against the policies in the NPPF (paragraph 11) ^{Ref 4}.

A3.63 The NPPF ^{Ref 4} also sets out national policy relevant to the proposed development, as follows

- 2. Achieving sustainable development (Paragraphs 7-14);

- 5. Delivering a sufficient supply of homes (Paragraph 59- 76);
- 6. Building a strong, competitive economy (Paragraphs 80-82);
- 8. Promoting healthy and safe communities (Paragraphs 91-101);
- 9. Promoting Sustainable Transport (Paragraphs 102-111);
- 11. Making effective use of land (Paragraphs 117-123);
- 12. Achieving well-designed places (Paragraphs 124-132);
- 14. Meeting the challenge of climate change, flooding and coastal change (Paras 148-169);
- 15. Conserving and enhancing the natural environment (Paragraphs 170-183); and
- 16. Conserving and enhancing the historic environment (Paragraphs 184-202).

A3.64 Other national policy documents are as follows:-

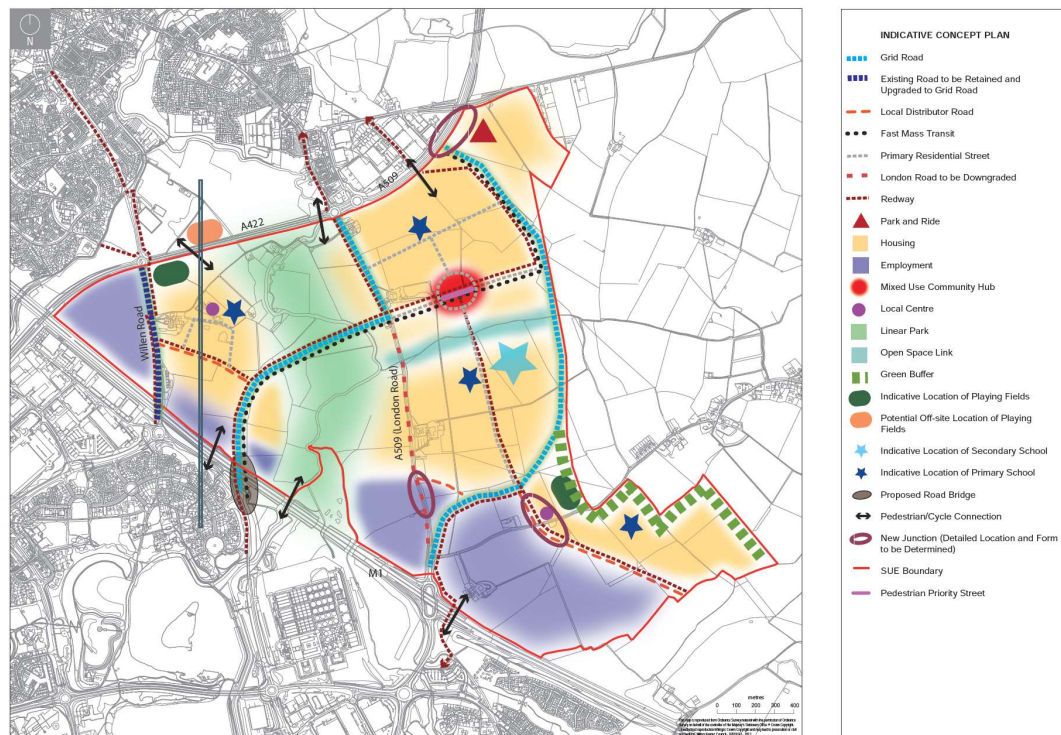
- National Planning Policy Framework and National Model Design Code: consultation proposals (January 2021) (Emerging Policy)
- Planning Practice Guidance (‘PPG’) (CLG; 2014, 2017-2020); and
- Nationally Described Standards (March 2015).

Other Guidance

MKE Development Framework SPD (2020)

A3.65 The adopted MKE Development Framework SPD (2020) provides more detailed guidance specific to the development of the MKE strategic urban extension. It sets out the guiding development principles and a development framework for the delivery of the MKE allocation. This includes an indicative concept plan, shown here as Figure A3.1.

Figure A3.1 MKE indicative Concept Plan



Source: Milton Keynes East Development Framework (2020), Figure 3.1

A3.66

Other guidance also relevant are as follows: -

- 1 Planning Obligations for Education Facilities SPG (2004);
- 2 Milton Keynes Drainage Strategy SPG (2004);
- 3 Planning Obligations SPD for Leisure, Recreation and Sports Facilities (2005);
- 4 Social Infrastructure Planning Obligations SPD (2005);
- 5 Milton Keynes Urban Development Area Tariff SPD (2007);
- 6 Sustainable Construction SPD (2007);
- 7 New Residential Development Design Guide (2012);
- 8 Milton Keynes Landscape Character Assessment (2016);
- 9 Parking Standards SPD (2016);
- 10 Affordable Housing SPD (2020);
- 11 Planning Obligations SPD (2021);
- 12 Draft Health Impact Assessment SPD (Emerging – consultation concluded September 2020)
- 13 Draft Biodiversity SPD (Emerging – consultation concluded November 2020); and
- 14 Draft Sustainable Construction SPD (Emerging – consultation concluded in January 2021).

Other Policy documents

- 1 MK Futures Commission 2050 – Making a Great City Greater (2016)
- 2 MK Futures Commission 2050 – Milton Keynes Strategy for 2050 (2020)
- 3 HM Government – The Oxford-Cambridge Arc: government ambition and joint declaration between government and local partners (2019)
- 4 HM Government – Planning for sustainable growth in the Oxford-Cambridge Arc: spatial framework (2021)

Summary of Key Policy Themes

A3.67

The range of policy documentation establishes several key policy themes to be taken into account in consideration of the Proposed Development: -

- 1 Principle of development – of a Sustainable Urban Extension
- 2 Principle of uses - housing, employment and commercial hub/ local parade provision;
- 3 Housing provisions – including quantum, distribution, mix and affordable housing and design and residential quality;
- 4 Design matters – including layout and legibility, height and scale, inclusive design, townscape and visual impact;
- 5 Heritage;
- 6 Landscape and Visual impacts
- 7 Open Space, playspace and Sports facilities;
- 8 Transport, active travel and parking;
- 9 Energy, sustainability, climate change, and construction;
- 10 Minerals Safeguarding; and

- 11 Environmental Issues.
 - a Flood Risk and Drainage
 - b Noise, Vibration and Air Quality
 - c Ecology and Biodiversity
 - d Land Contamination
 - e Waste and Recycling
 - f Archaeology
 - g Communications

A4.0 Structure of this ES

- A4.1 The findings of the EIA are set out in this ES which comprise three volumes: -
- 1 Volume 1 - Main Technical Assessments; and
 - 2 Volume 2 - Figures and Appendices to the Technical Assessments; and
 - 3 Volume 3 – Non-Technical Summary.
- A4.2 In addition to the technical assessments, the ES contains a consideration of the relevant policy and legislation contained within the individual chapters. A summary of the form and nature of consultation which has taken place with the local community, consultees, and stakeholders in relation to the EIA is also included. The inter-relationships of the effects and the construction methodology and programme used as the basis for assessment are identified.
- A4.3 The ES contains all of the information required in Schedule 4 of the 2017 Regulations which is necessary to assess the environmental effects of the Proposed Development and also accords with the details specified in regulation 18(3), 18(4) and 18(5) which defines what comprises an ES.
- A4.4 The EIA has been prepared with reference to best practice including that prepared by the Institute of Environmental Management and Assessment ('IEMA').
- A4.5 The location of information specified in Schedule 4 is identified in Table A4.1 below and the location of information specified in paragraphs 18(3) to 18(5) is set out in Table A4.2: -

Table A4.1 Schedule 4 of the updated 2017 EIA Regulations - Location of information in the MKE ES (March 2021)

Requirements of Schedule 4 of the 2017 EIA Regulations for Inclusion in Environmental Statements		Location of Information in MKE ES (March 2021)
1	A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases	(a) Chapter C, Section C2.0 (b) Chapter C, Sections C3.0 and C4.0 (c) Chapter C (d) Chapters D to O
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter C, Section 5.0
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed	Chapter C under 'Non Development Scenario' and sections 4.0 of Chapters D to O.

Requirements of Schedule 4 of the 2017 EIA Regulations for Inclusion in Environmental Statements	Location of Information in MKE ES (March 2021)
4	Chapters D to O.
5	Chapters D to P.
6	Chapter B and D-O
7	Chapters D-O and Chapter Q

Requirements of Schedule 4 of the 2017 EIA Regulations for Inclusion in Environmental Statements		Location of Information in MKE ES (March 2021)
	prevented, reduced or offset, and should cover both the construction and operational phases.	
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	This requirement has been addressed within Chapter C and Chapters D to O where relevant.
9	A non-technical summary of the information provided under paragraphs 1 to 8.	See ES Volume 3 – Non-Technical Summary.
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Included at the end of each chapter.

Table A4.2 Paragraphs 18(3) to 18(5) of the updated 2017 EIA Regulations - Location of information in the MKE ES (March 2021)

Requirements of Regulation 18(3), 18(4) and 18(5) of the 2017 EIA Regulations of what comprises an Environmental Statement		How the MKE ES (March 2021) complies
(3) An environmental statement is a statement which includes at least: -		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	See Chapter C
(b)	a description of the likely significant effects of the proposed development on the environment;	See Chapters D-O
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;	See Chapters D-O and Chapter Q
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	See Chapter C
(e)	a non-technical summary of the information referred to in subparagraphs (a) to (d); and	See Volume 3 'Non-Technical Summary'
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.	See Table A4.1 for relevant cross-references.
(4) An environmental statement must:-		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed	See Chapter B for further consideration of how the

Requirements of Regulation 18(3), 18(4) and 18(5) of the 2017 EIA Regulations of what comprises an Environmental Statement		How the MKE ES (March 2021) complies
	development remains materially the same as the proposed development which was subject to that opinion or direction);	EIA is based on the Scoping Opinion.
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Chapters D – P provide an assessment of significant effects arising from the development; Chapter Q provides information to assist MKC in reaching a reasoned conclusion including reference to necessary mitigation and monitoring identified as part of the EIA process.
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	Not relevant to this EIA.
(5) In order to ensure the completeness and quality of the environmental statement: -		
(a)	the developer must ensure that the environmental statement is prepared by competent experts; and	See Appendix A2 of this ES plus commentary in Section A5.0 of this Chapter.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts	See Appendix A2 to this ES plus commentary in Section A5.0 of this Chapter. See also Chapters D to O of this ES.

The Team

A4.6

The applicant has assembled an experienced and competent team to undertake the EIA of the Proposed Development. The team and their roles are identified below: -

Table A4.3 The EIA Team

Chapter	Title	Responsibility
A	Introduction and Background	Lichfields
B	Scope, Methodology and Consultation	Lichfields
C	Site and Scheme Description	Lichfields
D	Transport	WSP
E	Landscape and Views	Fabrik
F	Ecology	Hankinson Duckett Associates
G	Air Quality	WSP
H	Noise	WSP
I	Ground Conditions & Soils	WSP
J	Historic Built Environment	RPS
K	Archaeology	RPS
L	Water Environment and Drainage	WSP
M	Socio Economics	Lichfields

Chapter	Title	Responsibility
N	Climate Change and Resilience	Hodkinson
O	Waste	WSP
P	Cumulative Impact Assessment	Lichfields
Q	Mitigation and Monitoring	Lichfields

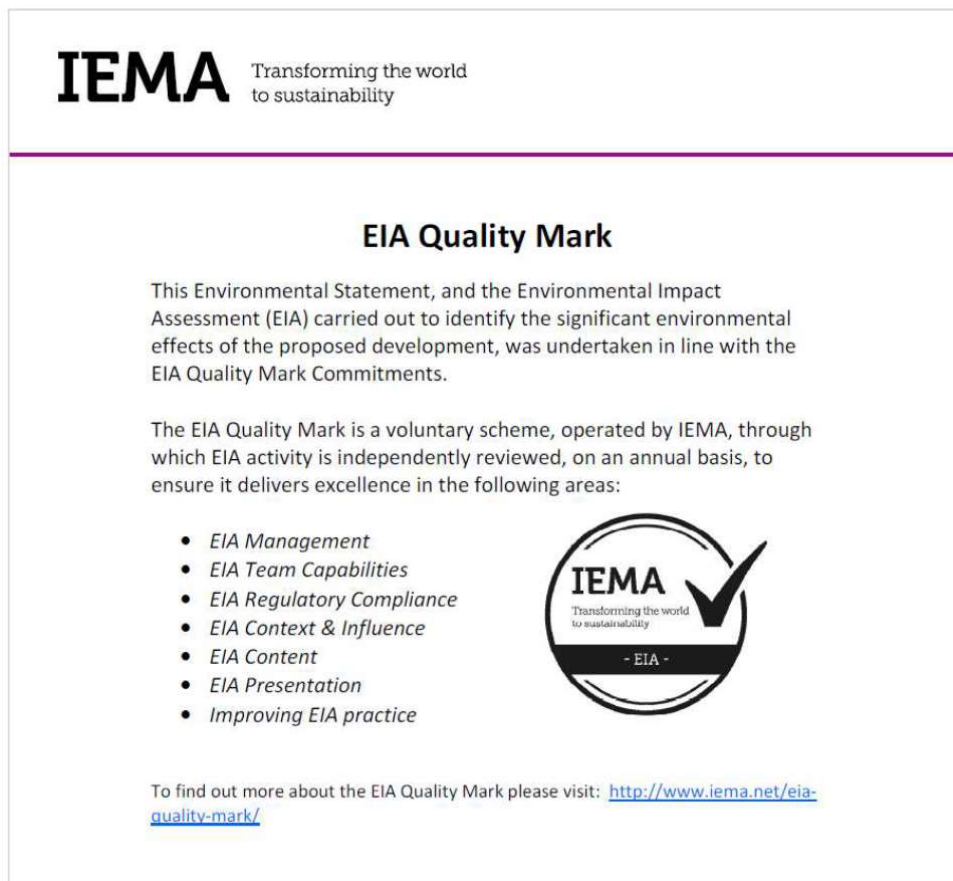
A4.7 Appendix A2 (Volume 2 to this ES) includes a signed statement from St James Group Limited which confirms that it has ensured that the ES has been prepared by persons with sufficient expertise to ensure the completeness and quality of the Statement. A summary of the professional credentials and competencies taken into account by the Applicant in forming its view is set out below, in respect of the co-ordination of the EIA, and within Chapters D to O under the heading ‘About the Author’ (specifying the experience and competency of those technical experts involved in carrying out the EIA).

EIA Co-ordination

A4.8 This Environmental Statement has been co-ordinated by Lichfields, which is accredited with an Institute of Environmental Management and Assessment (“IEMA”) EIA ‘Quality Mark’. Further details of this accreditation are provided in Figure A5.1 below.

A4.9 The EIA co-ordination has been led by Nicki Mableson, Planning and EIA Director. Nicki is a Practitioner Member of the Institute of Environmental Management and Assessment. Nicki has over 15 years of EIA experience. The coordination role included the production of Chapter A, B, C, P and Q along with the Non-Technical Summary.

Figure A4.1 IEMA EIA Quality Mark Statement



A5.0 **Availability of the Document**

A5.1 A paper or electronic copy of the full ES can be obtained from:

- Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
- Tel: +44(0)20 7837 4477

A5.2 Reasonable copying and printing charges will be applied to the paper copy. An electronic copy is available free of charge.

A5.3 Alternatively the ES and associated hybrid planning application can be viewed at <http://www.milton-keynes.gov.uk/> or during the opening hours of MKC:-

- Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Milton Keynes MK9 3EJ
- 01908 252358

A5.4 During the COVID 19 pandemic, it may not be possible to view this information at Milton Keynes Council offices. In such circumstances, and should you require a copy of the ES, please use the details for Lichfields above or access the information via <https://www.milton-keynes.gov.uk> or liaise with the planning team at MKC for further assistance. This is consistent with the Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020 ^{Ref 3}.

A5.5 All comments on the ES (and planning application) should be issued to Milton Keynes Council.

A6.0 **Abbreviations & Definitions**

- 1 EIA Environmental Impact Assessment
- 2 ES Environmental Statement
- 3 MKE Milton Keynes East
- 4 MKC Milton Keynes Council

A7.0

References

- 1 Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- 2 Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018
- 3 Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020
- 4 National Planning Policy Framework (2019)
- 5 Planning and Compulsory Purchase Act 2004
- 6 Town and Country Planning Act 1990
- 7 Plan:MK 2016-2031 (Milton Keynes Council, adopted March 2019)
- 8 Plan:MK Strategic Development Directions Consultation (Milton Keynes Council, January 2016)
- 9 Plan:MK Proposed Submission Plan (Milton Keynes Council, October 2017)
- 10 Milton Keynes Strategic Housing Market Assessment 2016-2031: Report of Findings (Opinion Research Services, February 2017)
- 11 Plan:MK Initial Sustainability Appraisal Report (Milton Keynes Council, February 2017)
- 12 Plan:MK Sustainability Appraisal (Milton Keynes, October 2017)
- 13 Milton Keynes Waste Development Plan Document 2007 – 2026 (Milton Keynes Council, adopted February 2008)
- 14 Milton Keynes Minerals Local Plan (Milton Keynes Council, July 2017)