

STATEMENT OF COMMUNITY INVOLVEMENT (ADDENDUM) MILTON KEYNES EAST SEPTEMBER 2021



Milton Keynes East Statement of Community Involvement Addendum

Hybrid Planning Application

St James Group Ltd

September 2021

LICHFIELDS

12491/04/MS/MT
20021736v3

1.0 Introduction

- 1.1 This Statement of Community Involvement Addendum ('SCI Addendum') had been prepared by Lichfields and St James Group Limited ('St James') in support of the hybrid planning application at Milton Keynes East ('MKE'). The planning application (ref: 21/00999/OUTEIS) was submitted in March 2021 and since then St James has continued to engage with stakeholders, members of the public, local bodies and statutory consultees. Alongside this SCI Addendum, the applicant has submitted a number of minor amendments to the proposed plans and provide some further information on the applications; these are detailed separately in the accompanying Planning Statement Addendum (September 2021).
- 1.2 The purpose of this SCI Addendum is to provide an update on the continued engagement that has been undertaken by the applicant, whilst also setting out how some of this continued engagement has directly influenced the changes sought as part of the revised/amended plans. This SCI Addendum should be read in conjunction with the original Statement of Community Involvement (March 2021). It should also read in conjunction with the Planning Statement Addendum. This contains a full table summarising key points raised to date during the consultation and detailed responses to each point.

2.0 Ongoing Engagement

- 2.1 Since the application submission, there has been various on-going engagement between the wider application team and statutory consultees. This includes the:
- Anglian Water
 - Environment Agency
 - Highways England
 - Milton Keynes Council (various departments)
- 2.2 St James has continued to meet with local groups, councillors and Parish Councils since submission. Meetings since submission with the following have taken place:
- MK Forum
 - MK Cycling Forum (Virtual)
 - Moulsoe Parish Council (Face to Face)
 - Newport Pagnell Town Council (Virtual)
 - Pym's Stables residents
 - Broughton Ward/Willen residents
 - Campbell Park Parish Council (Virtual)
- 2.3 St James will continue to meet with such stakeholders and have further meetings booked in or being organised with the following:
- Broughton Ward/Willen – face to face meeting planned on 14th September
 - MK Forum – face to face workshop planning on 16th September
 - Moulsoe Parish Council – face to face meeting planned on 22nd September
 - MK Cycling Forum

- Newport Pagnell Town Council (follow up face to face meeting to be held mid-late September – date tbc)
- Pymms Stables residents (follow up face to face meeting to be held 7th October)

3.0 Analysis of Feedback

How many responses have been received?

- 3.1 As of 10th September, a total of 46 responses have been received to the planning application. Table 3.1 provides a breakdown summary of the responses to date showing that 28 have been neutral and 19 have been objections (albeit one is a holding objection by Highways England as they require additional time to review the Transport Assessment).

Table 3.1 Summary of responses received to date

| | No. Responses |
|----------------------------------|---------------|
| Statutory Responses – Objections | 11 |
| Statutory Responses – Neutral | 25 |
| Total (Statutory) | 36 |
| Non-Statutory – Objections | 7 |
| Non-Statutory – Neutral | 3 |
| Total (Non-Statutory) | 10 |
| Total (All Responses) | 46 |

Source: St James Analysis

Who has responded so far?

- 3.2 To date, 10 members of the public have responded to the applications consultation. This includes a resident from Pymms Stables.
- 3.3 From Milton Keynes Council, the following departments have responded:
- MKC Conservation
 - MKC Countryside Officer (General comments and Ecology)
 - MKC Economic Development
 - MKC Environmental Health (Air Quality)
 - MKC Environmental Health (Contamination)
 - MKC Environmental Health (Odour)
 - MKC Flood and Water Management (LLFA)
 - MKC Highways
 - MKC Housing
 - MKC Landscape Services (General Landscape and Trees)
 - MKC Leisure and Community
 - MKC Planning Policy
 - MKC Rights of Way
 - MKC Schools Organisation and Planning Team

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| |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Concerns regarding crossings of the A509. Concerns regarding links to Moulsoe. |
| Social Infrastructure |
| <ul style="list-style-type: none"> Queries regarding the timing of the health facility provision given existing pressures and trigger points for schools (particularly the secondary school and the potential impact on nearby schools as a result). |
| Infrastructure |
| <ul style="list-style-type: none"> Desire to ensure upfront infrastructure as necessary to support the development and mitigate against its local effects. Clarity over whether existing overhead powerlines will be related underground or remain. |
| Coordination Between Landowners, Delivery, and Future Management |
| <ul style="list-style-type: none"> General concern regarding future piecemeal applications and the collaboration between the various landowners to bring forward a coherent development. Concern regarding the pace of development being too slow. Various concerns relating to the long construction period and the impacts of construction vehicles/noise/pollution etc. Queries relating to the future management of open spaces. |
| Community Hub and Local Centres |
| <ul style="list-style-type: none"> Agreement that a condition should be imposed to restrict retail provision to limit impact on Newport Pagnell. Lack of 'Community Reserve Site'. |
| Open Space and Sports Uses |
| <ul style="list-style-type: none"> Query relating to the proposed sports uses (i.e. cricket and/or football pitches). Query relating to the completion of the linear park outside of St James' land holdings. Query as to the location of the allotments and community orchard on the periphery of the site. |
| Proposed Uses |
| <ul style="list-style-type: none"> Whether a hotel will be provided as well as whether places of worship will be provided. The location of a household waste centre within MKE. |
| Housing Mix and Self-Build |
| <ul style="list-style-type: none"> The provision of self-build plots within the development. |
| Employment |
| <ul style="list-style-type: none"> The need for office and warehousing uses. |
| Environment and Biodiversity |
| <ul style="list-style-type: none"> Objections to the loss of veteran trees. Concerns regarding the loss of existing biodiversity and the calculation of net biodiversity gain. Concerns regarding local invasive non-native species. Concerns regarding tree planting as part of the scheme and the size of the eastern woodland. |
| Minerals and Ground Conditions |
| <ul style="list-style-type: none"> The sites status being in a mineral safeguarding area. Concerns regarding the use of off-site soil. |
| Design, Heritage and Landscape |
| <ul style="list-style-type: none"> Harm to designated and non-designated assets. Concerns regarding the landscape buffer around Pym's Stables. This includes concerns regarding overlooking and loss of privacy. Concerns regarding the building heights and the impact of these on landscape. Queries relating to the future design code principles. Queries relation to the proposed art trail and whether this should be expanded. |
| Climate Change / Sustainability |
| <ul style="list-style-type: none"> Concerns regarding the climate change / sustainability measures that will be implemented. |
| Noise and Air Pollution |
| <ul style="list-style-type: none"> Concerns regarding additional air and noise pollution arising from additional traffic. |
| Other Queries |
| <ul style="list-style-type: none"> Concerns raised about the quality of the plans and the amount of information they contain. |

4.0 Response to Ongoing Engagement

- 4.1 In respect of issues raised as part of the formal consultation, these are addressed thematically in the Planning Statement Addendum. Specific responses to individual statutory consultees are also being dealt with in discussions with those bodies and formal responses will be shared with MKC as these are addressed. The below therefore focusses on the ongoing engagement St James has had with local groups, residents and Town/Parish Council's and sets how St James is responding to the key issues raised through these.

Highways

- 4.2 There have been various comments from Willen residents regarding the potential for 'rat-running' through Willen arising from the proposals (including due to the one-way running along the northern end of Tongwell Street). In response to this, amendments are proposed to the Tongwell Street proposals including, removing the proposed roundabout, and removing entirely existing vehicle access to Willen, at Carleton Gate. This would work alongside the reintroduction of both north/south carriageways along the entire length of Tongwell Street up to Tongwell Roundabout. These measures will eliminate the potential for rat running through Willen and will be discussed further with residents at an upcoming meeting. At this stage, the plans submitted show how this arrangement will work. However, further detailed and technical design work is currently being undertaken with a revised set of plans anticipated to be submitted in September to provide the formal suite of plans for approval.
- 4.3 Similarly, St James is exploring potential traffic calming measures at both ends of Moulsoe village, in light of comments made by Moulsoe Parish Council about speeds of vehicles through the village. A face to face meeting with the Parish Council is planned for the 22nd September.
- 4.4 Off-site highway improvement measures, including those within Moulsoe such as a pathway along the Newport Road and traffic calming measures, will be secured through the legal agreement, and we have included these within an updated 'Head of Terms'.

Active travel

- 4.5 St James is exploring various options to provide permeability to Newport Pagnell and south of the M1, from MKE. For example, the MK Cycling Forum were keen for another redway crossing of the M1 closer to junction 13 of the M1, near to Broughton. St James is exploring utilising an existing bridge in this location to create a new redway connection, to tie back into the redway network at MKE – this is subject to third party land negotiations and necessarily sits outside of the MKE site, but could be secured via legal agreement. In addition, St James is exploring creating a redway connection which connects Willen and Brooklands, and ties back into the super redway network near MK Coachway around the rear of Pineham STW. This is again subject to third party land negotiations.
- 4.6 In response to comments around walking and cycling connectivity, St James has prepared a set of connectivity plans submitted as part of the application which illustrate how routes across and beyond the site would connect the wider MKE development with the surrounding urban area.
- 4.7 Moulsoe Parish Council asked for a connection from the village to the new primary school being proposed at MKE, close to the village. St James is exploring options to provide a pedestrian route/access from the village to the new proposed primary school in the south east of the site. This would be secured via updated 'Head of Terms'.
- 4.8 Finally, MK Cycling Forum expressed a desire to hold a workshop with the Parks Trust, MKC and HTA (landscape architect), to collectively enhance the proposals for cycling routes through

