



Claire Bayley

Aylesbury Vale District Council  
The Gateway  
Gatehouse Road  
Aylesbury  
Bucks  
HP19 8FF

8<sup>th</sup> March 2017  
Dear Madam,

**Duncan Sharkey**  
Corporate Director - Place

**Anna Rose**  
Service Director Planning and  
Transport

**Our Ref:** 15/00223/CONS

**Your Ref:** 15/00314/AOP

**Reply To:** Nicola Wheatcroft

**Direct Line:** 01908 252274

**e-mail:** sarah.hine@milton-keynes.gov.uk

**Application no: 15/00223/CONS**

**Proposal: 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 1,885 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**

**At: Land South of The A421, West of Far Bletchley, North of The East West Rail Link, East of Whaddon Road Newton Longville,**

I write further to your letter dated 3<sup>rd</sup> February 2015, which consulted Milton Keynes Council Local Planning Authority on the above planning application. I can confirm that the Development Control Committee resolved on Thursday 17<sup>th</sup> November 2016 to **OBJECT** to the above planning application for the reasons set out below. The application fails to take account of the level of services and facilities required to meet the day-to-day needs of its future residents and fails to make proportionate contributions towards an increase in the capacity of existing facilities within Milton Keynes to satisfy these increased demands and to mitigate the impact of the proposed development on existing services and infrastructure in Milton Keynes. It is therefore considered that the proposal fails to meet the statutory test for the use of planning obligations in accordance with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010, Policy CS6 of the Core Strategy and paragraphs 203-204 of the National Planning Policy Framework.

Milton Keynes Council Local Planning Authority objects to the proposal on the basis that the proposed development will also result in an adverse impact on the highways network of Milton Keynes.

Milton Keynes Council Local Planning Authority fully support the comments put forward by NHS England and the Milton Keynes Clinical Commissioning Group in respect of the need for onsite primary healthcare provision and a per dwelling contribution in support of secondary health care facilities at Milton Keynes Hospital. Milton Keynes objects to the proposal on the basis that the development would not provide adequate primary and secondary healthcare facilities to off-set the impact of the development. Furthermore should Aylesbury Vale District Council be minded to grant planning permission Milton Keynes Council Local Planning Authority would support the request from NHS England and Milton Keynes CCG that health care requirements are secured within a collaborative section 106 agreement.

Milton Keynes Council object to the proposals on the basis of the adverse impact the development would have on existing education facilities within Milton Keynes. It is considered that the proposed on site education provisions are insufficient to offset the education needs generated by the development and that given the sites proximity to Milton Keynes the burden would fall on existing facilities within Milton Keynes. It is confirmed that Milton Keynes Council does not have capacity to accommodate education need generated by this development and given the sites location within the Aylesbury Vale District Council administrative area any education need arising would need to be accommodated within Aylesbury Vale.

Whilst it is acknowledged that Aylesbury Vale District Council maybe unable to demonstrate a five year housing land supply at the time of the determination of this application and therefore paragraphs 49 and 14 of the NPPF would be engaged Milton Keynes Council request that full consideration is given to the test of if this site would constitute a sustainable development. On the basis that the current development proposals do not incorporate the necessary critical physical and social infrastructure to constitute a sustainable development in the terms set out within paragraph 14 and therefore consider that this proposal should be refused on this basis despite the 5 year housing land supply position.

Milton Keynes Council reserves the right to comment further on this application in the event that additional information is provided to Aylesbury Vale District Council by the applicant. Furthermore the Chair of the Development Control Committee requests the opportunity to make a further representation to Development Control Committee of Aylesbury Vale District Council. In the event that Aylesbury Vale District Council are minded to grant planning permission Milton Keynes Council request an opportunity to discuss planning conditions.

Yours faithfully,

**Cllr Andrew Geary**

Chair of Milton Keynes Council Development Control Committee