

## 5 . Strategic Site Allocations

### Policy SD14

#### STRATEGIC EMPLOYMENT ALLOCATION, LAND SOUTH OF MILTON KEYNES, SOUTH CALDECOTTE

Land south of Milton Keynes in South Caldecotte, as shown on the Key Diagram and Policies Map, is allocated for the development of a mix of Class B2 and B8 employment floorspace within the plan period.

A comprehensive Development Framework for the site will be prepared and the development will be brought forward in line with all relevant policies in Plan:MK, particularly Policy SD1, SD9, SD10 and INF1 prior to planning applications being approved.

The development must accord with the following principles:

1. A minimum of 195,000m<sup>2</sup> of Class B2/B8 and ancillary B1 employment floorspace.
2. Access to be taken from Brickhill Street, which will be upgraded to grid road standard.
3. The development will be subject to a Transport Assessment, which will investigate the development's impact on the local highway network, including the A5/Watling Street roundabout. The development will contribute to any necessary improvements, as agreed by the relevant highway authorities and Highways England. The Transport Assessment will also set out the basis for effective public connections to and from the site to be implemented prior to completion of the development.
4. A green open space link will be created on the site, linking into Caldecotte Lake to the north and providing future opportunity to link the park to the south/east. The open space link should include access and connectivity to Caldecotte Lake with mechanisms in place for its sustainable management over the long term and balancing ponds as part of a Sustainable Urban Drainage system across the site.
5. Direct footpath connections to Bow Brickhill railway station and the existing Public Right of Way running along the site's northern boundary will be effectively integrated into the development.
6. Building heights should be informed by the Landscape and Visual Impact Assessment (LVIA) and should avoid unacceptable impact on the wider landscape and heritage assets.
7. The design and appearance of buildings should be sensitive to the neighbouring uses, with development fronting Brickhill Street being sensitive to views into the site from the wider landscape. Buildings should be designed to provide an attractive entrance to Milton Keynes from the south.
8. Existing vegetation to site boundaries should be maintained and enhanced to screen the development from wider views where a LVIA deems this necessary. New planting should be of native species to mitigate the loss of hedgerows necessary to facilitate development.
9. A desktop Archaeological Assessment should be undertaken to understand the likely presence of archaeological remains within the site. The recommendations of the Assessment will be implemented prior to each phase of development commencing. It may be necessary to undertake a field investigation to understand

the archaeological potential and significance of this site and to inform the layout of development.

### Place-Shaping Principles for Extensions to the City in Adjacent Local Authority Areas

**5.35** The Council recognises the likely possibility of neighbouring authorities allocating land for development close to, or immediately adjacent to, the boundaries of Milton Keynes but outside of its administrative boundary. In these circumstances it is anticipated that the future residents of these developments will use the infrastructure and facilities of Milton Keynes as opposed to destinations within their own authority areas. It is therefore the Council's preference that any such development should function as a sustainable urban extension to Milton Keynes as well as being supported by the local planning authorities responsible, whilst also providing appropriate contributions to infrastructure and service provision within Milton Keynes.

**5.36** Given the considerable effect strategic development proposals in adjacent local authorities will have upon services and infrastructure in Milton Keynes and nearby villages, joint working arrangements with adjacent local authorities will be required to bring these developments forward. Milton Keynes Council therefore wishes the following matters to be addressed during the planning of any such development:

- Create a sustainable, safe and high quality urban extension which is well integrated with and accessible from the existing city. Its structure and layout should be based on the principles that have shaped the existing city, especially the grid road system, the linear parks and strategic flood water management.
- Traffic flows, including highway and junction capacity, in the adjoining area and the development should allow for the future construction of any necessary link roads.
- Development may support regeneration and bring additional trade to shops and services in nearby existing centres, but it is also likely to increase traffic flows and place additional pressure on centre car parking.
- Development should take account of the level of services and facilities and, where there are limited local facilities in the adjoining part of the city, the development will require on-site facilities to meet the day to day needs of its residents.
- Residents are likely to use existing facilities in the city (for example, the city centre, the hospital, leisure centres and household waste sites) so the development should make a proportionate contribution to an increase in the capacity of these facilities to satisfy these increased demands.
- Flooding and drainage - where the development will partly drain into the existing drainage and watercourses within the Borough, a detailed Flood Risk Assessment should be carried out and the development may need to make a proportionate contribution to off-site drainage improvements. It will also be necessary to identify if the existing foul sewerage pumping stations in the surrounding area have capacity to serve the development or if improvements or new pumping stations will be required. If such improvements are necessary for the development, they will require financial contributions from the development.