

Milton Keynes Council Development Review Forum

1 February 2021

Teams meeting 56 attendees

Milton Keynes East – Second Agenda Item

Ashley Spearing (Berkeley Group - Development Director)
Anna Howell (JTP – Lead Masterplan Architect)
Oliver Rock (HTA – Lead Landscape Architect)

Presentation Key Points (AH & AS)

- Berkeley's Group new entrée into Milton Keynes: 4000 New Homes neighbourhood providing a thriving community meeting evolving needs
- Vision and masterplan is based on connecting people with landscape thereby bringing them together
- Principle of 15 min city is embedded into the masterplan
- 5000 new employment opportunities. Important HIF Funding.
- Secondary School, 4 new primary schools.
- Five placemaking themes included:
 - Creating a distinct place connected to MK
 - Evolving the Grid with reference in particular to a landscape lattice across the site
 - Placemaking for health and wellbeing
 - Enhancing the natural environment
 - Flexible for the 21st Century
- Aim is that the development will actively support health and wellbeing.
- Create a distinct place that is unique to Milton Keynes
- A new Community Hub will be provided with supporting retail that will not compete with Newport Pagnell Town Centre
- The development is to be designed for the MRT system with a highway of green spaces encouraging people outside in a range of spaces prioritising walking and cycling.
- The aim is that the habitats will be restored reversing the damage done by extensive farming.
- The linear Park will be extended. This will be a 45ha destination park that provides the missing link in the linear park network.
- Themes Landscape lattice, forming connections Grid Road, MRT and walking and cycling in a landscape led place.
- Provide a green legacy
- Wetlands / floodplains provide series of wetlands and boardwalks rooted in its locality
- Green Lattice reference to the past use of the land, bringing the countryside right into the heart of the development.
- The landscape lattice picks on existing field and hedge pattern but also recognising future needs. The existing hedgerow structure helps create outdoor rooms.
- The linear park serves as a series of outdoor rooms based around existing hedges.

- The development will connect into the existing bridleway and footpath designed so that you can network so you can go for a 15min walk a 30min walk or walk to school as well as do a 5km run. There will also be arts trails and nature trails.
- A sensitive edge will be provided to Moulsoe / new wood.

Questions / Answers

- **Q: Cllr John Bint** – Like the presentation. Support the 15min neighbourhood concept. Made the point that 4% of housing will work on the site, 25% will work in CMK roughly leaves 70% of people working in other areas, this therefore illustrates the importance of permeability across the grid roads and the need to travel. Important to remember that the expansion area is almost the size of Newport Pagnell large amount of people on the urban edge of the city that will need to travel further than those elsewhere, this makes him nervous about the impact of cars on the H3, H4, H5 and H6 all passing his ward.

A: Ashley Spearing – schools including 4 primary schools and a 10FE Secondary School limiting the need to travel. Yes, acknowledge the need for good permeability over the Grid Roads. The impact on the surrounding roads will be factored in.

- **Q: Tim Skelton** – The presentation focused on the landscape but what about the approach to actual buildings?

A: Ashley Spearing – The application will be an outline, there will be a series of design codes that will set out the approach in terms of the built form.

- **Q: Tim Skelton** – There is a missing chunk to the north west of the site (Bloor site) that is within the framework areas but not in the control of Berkeley Group, this is an important part of the site and need to be integrated into the wider plan?

A: Ashley Spearing – Berkeley don't have control over the NW corner, but the adopted development framework covers the whole area, and Bloor will be coming forward with a plan for that area shortly. Berkeley intend to enter into a collaboration agreement with Bloor and MKC to ensure joined up delivery.

- **Q: Tim Skelton** – How do the two sites work for residents if the site is split across the linear park, with a small community to the west, how will people move between the two areas?

A: Ashley Spearing – Masterplan proposes east west connectivity across the site with grade separated crossings.

- **Q: Tim Skelton** – What is the intention in terms of the management of the park land?

A: Ashley Spearing – Berkeley are in discussion with the Parks Trust.

- **Q: Tim Skelton** – Explain your public consultation from here on in?

A: Ashley Spearing – Notify and meet Ward / Parish Cllrs, Newsletter drop to 11000 people.

Berkeley Group Clarification: Consultation Newsletter to be sent to c.21, 500 residential and business addresses.

- **Q: Cllr Paul Trendall** – With the River Ouzel currently flooding how confident are you that the balancing ponds will mitigate the impact of the development?

A: Ashley Spearing – Berkeley are working with the Environmental agency to get the modelling right. We have tested a 1in100 year flood at 30% sensitivity. We will also revise the climate change data with every reserve matters application.

- **Q: Cllr Phil Trendall** – Very much support the proposed MRT, but it is likely that is sometime away, how will people get around until it is delivered?

A: Ashley Spearing – Berkeley have to assume we are not getting the MRT. The closer we get to the MRT the stronger justification for the higher densities within the community hub within the development. The current masterplan is an outline application and can be flexible to incorporate the MRT or not, either way it is important the proposed route is future proofed within the development. The proposed redway network is also intended to provide a sustainable alternative to the car

- **Q: Cllr Phil Winsor (Newport Pagnell TC)** – I am heartened by what I have heard so far, you seem to be taking on board the messages coming out of Newport Pagnell. What really is concerning however is the land to the North West that is in Bloor Homes ownership that Berkeley have left out Bloor and Berkeley as two landowners need to talk to one another

A: Ashley Spearing – Bloor homes are coming forward soon after Berkeley but the two plans have been designed to work together. Berkeley intend to enter into a collaboration agreement with Bloor and MKC to ensure joined up delivery.

- **Q: Cllr Phil Winsor** – There are currently three 'mega lakes' across Newport Pagnell caused by recent flooding of the River Ouzel so please get the flooding sorted out and recognise the importance of holding lakes in MK

A: Ashley Spearing – Agreed that reassurance on the risk of flooding is required.

- **Q: Mike LeRoy (MK Forum)** – like the idea of integrating nature and people and the landscape lattice. Would however like to know more about the proposed public right of way of connections across the A509 as this is really important to connect MK East to Newport Pagnell.

A: Ashley Spearing – There are grade separated crossings at the top right and top left of the masterplan site and connecting near/into London Road creating three crossings of the A509

- **Q: Mike LeRoy (MK Forum)** – Sounds like bridges as underpasses won't suit with the flooding, these could be cumbersome looking structures with large ramps to acquire the required height.

A: Ashley Spearing – Berkeley are investigating this further.

- **Q: Rebecca Kurth (MK Bus Users Group)** – MRT is a distraction and what is needed is a viable public transport service. The masterplan needs to ensure all houses are within 400m of a bus stop. The PT routing plan needs to be seen. Vehicular routes and roads furthermore need to be designed to minimise delays for public transport.
- **Q: Tim Skelton** – The majority of land that floods is in Bloor Homes ownership – it will be disappointed if we can't have a co-ordinated plan for the benefit of all.

A: Ashley Spearing – The bow of the Ouzel River is in MKC's ownership so with agreement it can be incorporated into Berkeley masterplan. Berkeley agree and want to integrate communities and a holistic plan would help. Berkeley intend to enter into a collaboration agreement with Bloor Homes and MKC to ensure joined up delivery.

End