

## Chris Nash

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**From:** Myles Joyce  
**Sent:** 27 November 2020 15:08  
**To:** [REDACTED]  
[REDACTED] TW South Midlands  
**Subject:** RE: Land at Yardley Road monthly update meetings  
**Importance:** High

Dear all,

Many thanks for attending today's meeting which discussed ongoing issues at the Yardley Road site and the Community Centre scheme's latest iteration.

The main points are that the meeting will be held on an approximately monthly basis and that I will be the Council point of contact going forward.

### Matters arising- Yardley Road Development

1. Development timescale is approximately 3 years.
2. Outline planning permissions for discharge- good progress has been made and outstanding conditions for discharge are:
  - Condition 8 (Landscape Ecology Management Plan (LEMP) can now demonstrate biodiversity net gain and final comments from the Wildlife Trust.
  - Condition 9 (site investigation for phase two) site separated into two phases just for the site investigation and phase two is the southern field. Needed to undertake the archaeology before additional site investigation work because it sat underneath the archaeological zones.
  - Condition 27 (landscaping) conditions 17 landscaping. Issue around adoption being resolved, paving the way for condition to be discharged.
  - Condition 15 (lighting plan) submitted this week pending consideration
  - Condition 12 (CEMP) amendment submitted-last week more details below.
3. Public Footpath (Olney Footpath 14) has been placed under a Temporary Traffic Regulation Order for a period of up to 6 months starting from 1st October 2020. This means that the route has been legally closed, and a temporary diversion has been provided. The issue of signage has been raised by officers and followed up today by Cllr Geary asking for clear signage.
4. With regard to section 278 has technical approval. Related Legal issues to be resolved and liaison with MK on this
5. CEMP originally submitted early as significant earthworks related to the archaeological works required and it was worded to be discharged before this stage. Revised construction environment management plan for discharge condition. Two developers on site Bovis and TAYLOR Wimpey now and construction compound required for each. Members concerned about proposals regarding construction traffic and asked whether alternative routes to be considered. Concerns also raised about need for temporary tarmac road which would require separate temporary planning permission. Both developers will consider potential alternatives and provide update on this.

6. Discharge to Tree Protection and related tree measures. Conditions 22-26. Concern that protective fencing not in right place and different to what was agreed in summer. Amendments had been submitted and found to be acceptable by Tree Officer and accordingly these were discharged
7. It was agreed that up to 2 residents could attend these liaison meetings in the future.

AOB:

1. The proposed future community building was discuss. Matters such as scale, degree I function and potential s106 issue were discussed. It was the scheme was in its early stages.
2. The date if the next meeting would be amended to take account of Christmas to 4<sup>th</sup> January.
3. MJ on behalf of MK would send an agenda c1 week before each future meeting was held

Kind regards,

Myles Joyce  
Interim Service Development Manager  
Planning Service



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