

Residents Briefing – Update on Tickford Fields Farm Planning Application Process

Dear Resident,

Thank you for your feedback about the development proposals for Tickford Fields Farm. We apologise that sharing this with you has taken longer than we hoped, but we received more interest than we were expecting and it has taken some time to review it and determine how it would inform changes to the masterplan. We have summarised this below.

Tickford Street Traffic

Concerns were expressed regarding the proposed ‘no left-hand turn’ onto Tickford Street. In response we will remove that proposal from the scheme and instead maintain a signalised junction which will continue to allow left turns.

North Crawley Road Traffic

Concerns were raised regarding increased traffic along North Crawley Road. The Transport Assessment that will accompany the planning application will demonstrate how this can be appropriately mitigated.

Many people requested access to the development from the A509 rather than London Road. The assessment work indicates that this is unnecessary. Additionally the cost of creating on/off ramps required by such an approach is likely to be prohibitively expensive and to the detriment of other infrastructure.

Chicheley Street Emergency Access

A large number of respondents were against the provision of this emergency access. We have reviewed that element in consultation with Milton Keynes Council and it will be removed in the updated iteration of the masterplan.

Morello Way Access (recent Bellway development)

A large number of respondents were against the use of this road as an access to/from the new development. This was mainly due to the concern that this route would become a ‘rat run’ for traffic.

The inclusion of this link is identified in the Neighbourhood Plan and was referenced in the planning permission for the Morello Way development. However the concerns have been noted. While a road link between the existing and proposed developments will be retained, we will change its character in the amended masterplan to reduce traffic speeds and discourage its use as a ‘rat run’ by making it a less convenient and more indirect route.

A509 Duelling

A number of responses requested that the A509 to junction 14 of the M1 is made into a dual carriageway. The southbound A509 has been reviewed by the Transport Assessment which found that this is not necessary.

Secondary School

A number of responses mentioned the desire for the provision of a secondary school. There is no specific policy requirement for a secondary school on this site, however Milton Keynes Council has indicated that if the scheme is approved it would look to secure a financial contribution towards secondary school provision locally.

Number of dwellings

Some people felt that the planned 930 dwellings is too many. The site is allocated in the Neighbourhood Plan for a development above this so the development will remain at 930 dwellings.

Flooding

Some concerns were raised regarding the potential for flooding on the site. This will be carefully considered and a Flood Risk Assessment and Drainage Strategy will form part of the planning application.

Health Centre

Comments were received about the need for a health centre on the site. This requirement has been raised with the NHS Clinical Commissioning Group who are the body responsible for commissioning health facilities. This will be addressed in the updated masterplan, depending on the response.

Cricket Pitch

Some comments were received querying the need for a cricket pitch. This is being investigated further.

Movement and Connectivity

The masterplan is being reviewed to increase connectivity within the development and provide clarity on the routing of footpaths and cycleways/redways particularly to Newport Pagnell town centre.

Summary

This note summarises the main comments received. Please be assured that every comment has been taken account of, even if it has not been addressed in this letter.

The illustrative masterplan is currently being reviewed and updated and we are aiming to submit the application to Milton Keynes Council during April.

The Council will then run a consultation process to allow members of the public to comment on the application. Further information on the submission of the application will be available at www.tickfordfieldsfarm.co.uk and updates will be provided as plans progress.

You have received this information as you have given us your permission to contact you about the proposals at Tickford Fields Farm. If you no longer want to receive updates, please email the words "OPT OUT" to tickfordfields@dlpconsultants.co.uk