



# Focus

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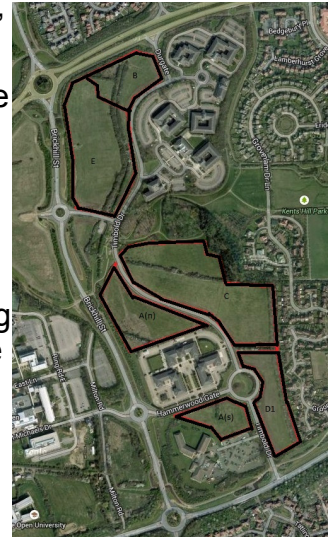
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## Developments on Kents Hill West

When Kents Hill was planned, MK had hoped to build a “campus university” – with buildings, halls of residences, etc on site, and probably a science park next door, on the west side of Kents Hill along the V10. So most of the land was allocated for education or education/employment.

25 years later, it's clear that the Government isn't expecting to fund any more campus universities, and the employment land has not yet been sold. So by law, the Council has to consult on what else it can do with the land and change the purposes it is allocated for, or justify why the original purposes are still needed. This is then inspected by a government Planning Inspector, who will decide whether to accept it or not. And after that, the development process begins.

The Council is starting that process, and this leaflet is to explain the way it works and how you can get involved.



## The Process

Late in February the Council will start the second round of “Site Allocations” consultation, asking what purpose the land should be considered for. We expect developers to ask for all of it for housing. The Council will recommend a more complex mix. You will be able to see what aspects the Council are considering, and to respond to that consultation.

At the same time, the Council will be consulting on a Development Brief for the site, to outline the proposed purposes, and the constraints on what should be developed. Again, you will be able to see the draft and make comments on it, and we will be asking for your views once we see it. The brief outlines what is likely to be acceptable. It's not set in stone, but it will guide the plans.

In May or June, the Council will take a decision on the site allocation, and will approve the Development Brief (or prepare another one if the recommendation on the purpose is changed.)

After that, Milton Keynes Development Partnership (MKDP), who are responsible for the land, will invite bids from the developers to develop all or some of the sites in line with the brief. (It's likely to be in at least 4 parcels). Assuming they get bids, they assess and accept a bid, and negotiate the detailed terms. Your Lib Dem team will be pressing for parish and ward councillors to represent your interests in that decision.

In spring 2016 probably, developers will submit plans. These might be all in one go, or they may submit an outline plan first and then the details. Residents will have the chance to comment, and then MK Council's Development Control Committee will decide whether to accept, ask for changes, or reject.

Then building will start: first the infrastructure such as drainage, and then houses, schools, play areas, offices, etc.

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# What Purposes will be Considered?

When the Council considers purposes, the first consideration is things that have to be provided by law, and have to be provided in that area, eg. any schools that are needed for catchments nearby. The second thing is the housing that is needed for the city – about 1750 homes a year. We have to plan for 15 years.

After that come the schools, employment, health and other facilities that the Council's planning policies state we need, to go with the houses, if there is no room to expand on sites locally.

And only after that do we get to consider “extra” uses if we want to, or to leave the land reserved for future decisions.

At present, MK is looking for a site for a new secondary school for the area west of Kents Hill. Until the site for that is chosen, we don't know what will happen to Kents Hill, but if the site is not needed for the school, then the other things being considered are described below. We'll know more within a month or so.

## The Initial Ideas

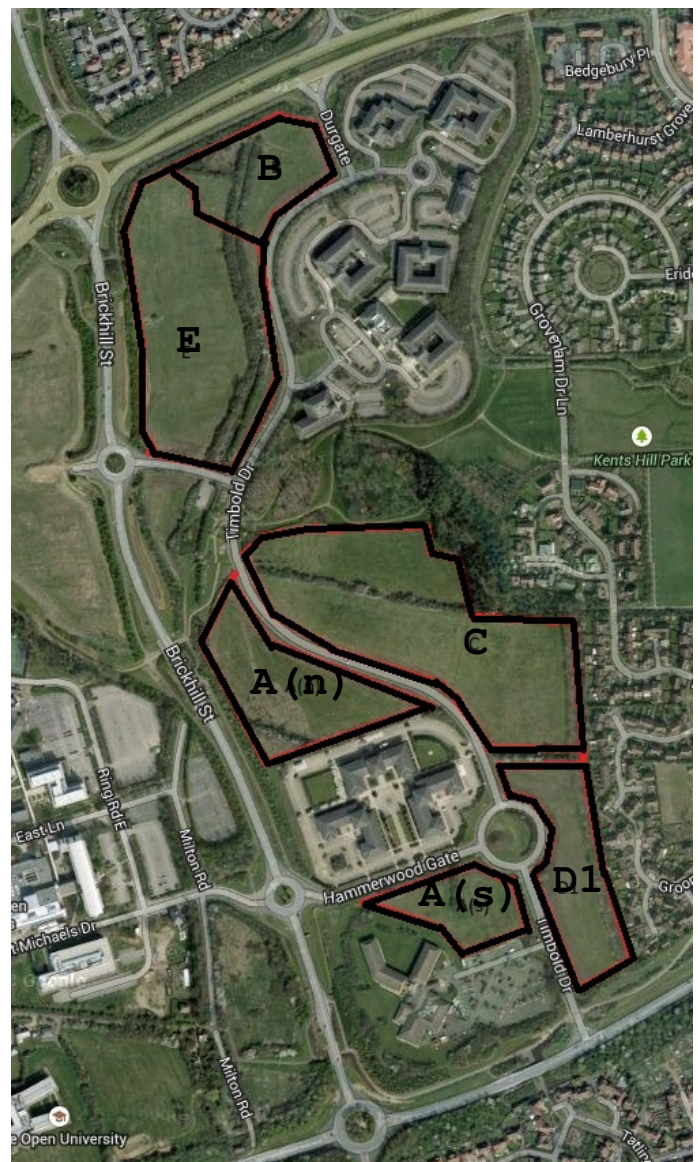
MK needs a new secondary school, and they might want that on Kents Hill.

If not, MK Council expects to propose housing on sites C, D1, and A(s), together with a large play area, and one or more smaller play areas.

In that case, the Council policies require that a primary school is provided, probably on site A(n).

Money will be given for expansion of things like secondary schools, GPs, MK College and the hospital as there is room on other sites.

It's likely that the park area, local meeting place, shops, etc. would be considered sufficient, but it depends on the number of homes.



Original allocation:  
A(n), C, D1 Education  
B, E education/employment  
A(s) local facilities

### LIBERAL DEMOCRATS KEEP YOU INVOLVED

If you would like to be kept up to date on what is happening on these developments, please email Jenni Ferrans.



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