

Mr Paul Tobin  
Milton Keynes Partnership  
Central Business Exchange II  
414-428 Midsummer Boulevard  
Central Milton Keynes  
MK9 2EA

30 January 2008

Dear Mr Tobin,

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION UNDER SCHEDULE 1, PARAGRAPH 7(3)**

**PLANNING APPLICATION: 08/00027/MKPCO  
LAND AT FEN FARM, NORTH OF THE A421 AND WEST OF THE A5130,  
MILTON KEYNES**

**OUR REFERENCE: A/08/006**

Thank you for your consultation on the above planning application.

On the basis that the principle of the development has been established through the Milton Keynes Local Plan for large footprint employment development (Magna Park) the South East England Regional Assembly has no substantive comments to make on the planning application.

However, in order to ensure that the proposed development does not prejudice or materially conflict with the Regional Spatial Strategy (RPG9 and Alterations), and the draft South East Plan (March 2006), the Local Authority should:

- Secure the phasing and delivery of new or improved infrastructure to meet the needs of the new development in accordance with Policies CC5, MKAV1 and MKAV3 of the draft South East Plan (a definition of 'infrastructure' is set out in the draft South East Plan Implementation Plan);

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- Secure the incorporation of energy efficiency measures and renewable energy sources, including CHP, in accordance with Policies INF4 and INF5 of RPG9 (as altered); and Policies CC2, CC3 EN1 and EN2 of the draft South East Plan;
- Secure the incorporation of measures to achieve high levels of water efficiency and the use of sustainable drainage systems, construction and other measures in accordance with Policy INF2 of RPG9; and Policies CC2, CC3, CC4 and H5, W2, M1, NRM1 and NRM3 of the draft South East Plan;
- Secure an appropriate package of measures to prevent and mitigate against air and/or noise pollution in accordance with Policy E7 of RPG9; and Policies NRM7 and NRM8 of the draft South East Plan;
- Secure high quality design to enhance local character and sense of place; ensure a high quality public realm reflecting and enhancing local character and distinctiveness; and maintaining and enhancing green infrastructure in accordance with Policies Q2 and Q5 of RPG9; and Policies, CC8a, CC12, BE1 and MKAV1 of the draft South East Plan;
- Secure the provision of a travel plan in accordance with Policy T13 of RPG9 (as altered); and Policy T8 of the draft South East Plan. Secure an appropriate package of transport infrastructure and other measures to promote alternatives to the car and encourage walking cycling and the use of public transport, reflecting the principles set out in Policies T1 and T10 of RPG9 (as altered); and Policies T1 and T5 of the draft South East Plan;
- Ensure an appropriate package of protection and mitigation measures to protect and enhance the biodiversity of the site and surrounding area in accordance with Policy E2 of RPG9; and Policy NRM4 of the draft South East Plan;
- Ensure an appropriate package of measures to ensure the protection and enhancement of the distinctive qualities of areas of high landscape value in accordance with Policy E1 of RPG9; and Policies CC2 and CC3 of the draft South East Plan;

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If you wish to discuss any aspect of our response, please contact Dominick Veasey on 01483 555224 or [dominickveasey@southeast-ra.gov.uk](mailto:dominickveasey@southeast-ra.gov.uk). I would be grateful if I could be informed of the decision in due course and receive copies of the Decision Notice and Committee Report.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Bevan', written in a cursive style.

**Paul Bevan**  
**Chief Executive**