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Development Management – West Team  
Milton Keynes Council  
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Milton Keynes  
MK9 3EJ

30<sup>th</sup> July 2021

Dear Ms Verdegem

**LAND AT CALDECOTE FARM, NEWPORT PAGNELL: OUTLINE PLANNING APPLICATION FOR  
COMMERCIAL DEVELOPMENT OF USE CLASS B8 FLOORSPEACE**

Please find enclosed documentation which combines to comprise an outline application for planning permission for commercial development.

The application site is situated within a wider area of land allocated in Plan:MK as a Strategic Urban Extension for residential and employment development, to meet the long term needs of Milton Keynes. However, the application site is segregated from the remainder of the site allocation by Willen Road, forming a discrete parcel of land.

The Council's ambitions for the site allocation are set out in Plan:MK through Policy SD12 and through the Milton Keynes East Strategic Urban Extension Supplementary Planning Document (SPD). In combination, the documents submitted in support of this application demonstrate that the proposals accord with the principles and objectives of Policy SD12 and the SPD, and that there is no reason why the application should not be brought forward now.

In preparing these the proposals the applicant has engaged positively with Milton Keynes Council and has worked collaboratively with Bloor Homes, who are delivering development on the eastern side of Willen Road.

A Parameters Plan is submitted in support of the application which identifies distinct areas for landscaping around the perimeter of the application site as well as the developable area of the site. The highways component of the scheme is carefully designed to ensure that its delivery not only mitigates the application site's impacts, but also provides capacity to accommodate the remainder of the Strategic Urban Extension.

The form, type and scale of development proposed will complement the uses being brought forward through the rest of the site allocation.

The planning application is submitted now in response to the immediate market demand for commercial space in the Milton Keynes area. Milton Keynes benefits from locational advantages which make it extremely attractive to logistics operators. The application site is well located to suit and serve a wide range of logistics requirements. Market demand for large scale buildings has continued to grow over recent years. Indeed, the COVID-19 pandemic has accelerated pre-existing trends with regard to e-commerce and 'e-tailing' has had the consequential impact of further increasing demand for logistics floorspace.

The market continues to be buoyant and the form of development proposed through this application would help to meet demand.

In line with the above, the description of development for this application is:

*Outline application for the development of storage and distribution (Use Class B8) floorspace, with ancillary offices and associated infrastructure, including access, parking, servicing and landscaping.*

The documents submitted in support of the application are set out on the enclosed schedule.

In line with the Council's requirements, the application fee of £35,582.00 will be paid to the Council separately.

I trust that the application documentation is in order, but should you require any further information, please let me know.

Yours sincerely



Elanor Wright

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