

Provisional Conditions South Caldecotte

1. Approved Plan List

The approved development shall be carried out in accordance with the following drawings/details:

Planning Drawings	
Document	Drawing Number
Site Location Plan	16-048- SGP- ZZ- 00-DR-A-1000-P3
Parameters Plan	16-048-01-SGP-XX-00-DR-A-1004-P13
Land Use Plan	16-048-01-SGP-XX-00-DR-A-1008-P13
Proposed Access Roundabout	SCD-BWB-GEN-01-DR-TR-001_S2_ P12

2. Reserved Matters

Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced on the relevant phase or individual plot with a phase. Reserved matters applications shall reflect the provisions of the Parameters Plan hereby approved.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

3. Time

The development hereby permitted shall be begun no later than the latest of the following dates:-

a) The first application for approval of reserved matters shall be made to the LPA no later than three years from this date of permission.

b) Application(s) for approval of for all of the reserved matters shall be made to the LPA before the expiration of 10 years from this date of planning permission.

c) The commencement of each plot pursuant to this outline permission shall begin before the expiration of two years from the date of the last reserved matters of that phase to be approved.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. Phasing Plan

Prior to the commencement of development a phasing plan for the development of the site in its entirety shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the phasing plan shall include the timing and delivery of all roads, footways, and on site Redways. The development shall take place in accordance with the approved phasing plan.

Reason: In order to clarify the terms of this planning permission and ensure that the development proceeds in a planned and phased manner.

5. Contamination

The development shall be carried out in accordance with the mitigation and remedial works as set out in the submitted contamination report reference SCD-BWB-XX-YE-RP-0001_Ph1. Should any unforeseen contamination be encountered the Local Planning Authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the site is fit for its proposed purpose and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised in accordance with Plan:MK policy NE6.

6. Landscape Strategy

A landscaping scheme with detailed drawings showing which trees and hedgerows are to be retained and which trees and hedgerows are proposed to be felled or lopped shall be submitted and approved in writing in relation to each phase of development or individual plot. The landscaping scheme shall also show; planting locations in relation to associated infrastructure; including native species and species beneficial to wildlife; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme. The development shall be carried out in accordance with the approved landscape scheme.

Reason: To protect significant trees, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area

7. Sustainability

Prior to the commencement of construction of each phase or individual plot within a phase a Sustainability Statement for that phase or plot shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include, as a minimum, details required by Policy SC1 of Plan: MK. The approved details shall be implemented for each building prior to the first occupation of that building.

Reason: To ensure that the development complies with the sustainable aims and objectives of the Plan: MK policy SC1 and the NPPF.

8. Levels

Prior to the development of any phase or individual plot within a phase, details of the finished floor levels of all buildings and the finished ground levels of the site, in relation to existing site levels of surrounding property shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to drainage, access, the appearance of the development and the amenities of neighbouring properties in accordance with Policies D3 and D5 of Milton Keynes adopted Plan: MK (2019).

9. Lighting Scheme

Prior to the occupation of any phase or individual plot within a phase a lighting scheme for all public and private areas, footpaths and parking areas shall be submitted for approval in writing by the Local Planning Authority. The lighting scheme shall include details of the lights proposed, a lux plan showing maximum, minimum, average and uniformity levels, details of means of electricity supply to each light and how the lights will be managed and maintained in the future.

If any lighting is required within the vicinity of current or built-in bat features, it shall be low level with baffles to direct the light away from the boxes and units, thus preventing severance of bat commuting and foraging routes. The approved lighting scheme for each phase or part shall be implemented prior to the first use of that phase or plot.

Reason: To preserve habitats and protect species, to minimise the effect of development on the area and to reduce the impact on surrounding residents from light spill in accordance with Policies D5 and NE2 of Plan:MK (2019).

10. Ecology/Biodiversity

Prior to the construction of any phase or individual plot within a phase a Biodiversity Enhancement Scheme and Management Plan should be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy NE3 of Plan: MK (2019).

11. Field F4

Before any construction works are carried out on any part of Field F4 identified in Ecological Appraisal Report (Aspect Ecology June 2019) Dwg 5263/ECO3 Rev A, a Method Statement for the translocation of turf to a suitable alternative area of the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that the impact on changes to the biodiversity value of the land are minimised.

12. Drainage

No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Sustainable Drainage Statement prepared by BWB (ref: SCD-BWB-ZZ-XX-RP-CD-0001_SDS) dated 09/07/2019 and shall also include:

- (i) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- (ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- (iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- (iv) Full details of the proposed attenuation and flow control measures;
- (v) Temporary storage facilities if the development is to be phased;
- (vi) A timetable for implementation if the development is to be phased;
- (vii) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- (viii) Full details of the maintenance/adoption of the surface water drainage system;
- (ix) Measures taken to prevent pollution of the receiving groundwater and/or surface water

13. Tree Protection/Construction

No phase of development shall take place until all existing trees and hedges to be retained are protected according to the provisions of BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. All protective measures especially tree protection fencing must be put in place prior to any other work commencing on site (this includes vegetation clearance, ground-works, vehicle movements, machinery / materials delivery etc.). The fencing shall be of the same specification as that depicted in figure 2, page 20. Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing. Once erected the local authority tree officer shall be notified within 24 hours of its installation so the fencing can be inspected and approved. The Root Protection Area within the protective fencing shall be kept free of all storage, materials, tools, machinery, construction plant, personnel, construction, digging and scraping, service runs, water-logging, changes in level and all other operations and structures, for the duration of the construction phase. No fire shall be lit such that it is closer than 20 metres to any tree or that flames would come within 5 metres of any part of any tree.

Reason: To protect trees and hedgerows to be retained, safeguard the character of the area, preserve habitat and to minimise the effect of development on the area in accordance in accordance with policies D1, D2 and NE5 of Plan: MK.

14. Written Scheme of Investigation

No development shall take place within any area of archaeological significance until a programme of archaeological work as set out in the 'Written Scheme of Investigation for Earthwork Recording and Archaeological Excavation on land at South Caldecotte, Milton Keynes' (produced by CGMS Heritage, dated June 2019 revised September 2020) has been undertaken.

Reason: To ensure the appropriate recording of any archaeological remains affected by the development in accordance with: Paragraph 199 of the National Planning Policy Framework and Policy HE1 of Plan:MK.

15. Construction Environmental Management Plan

Prior to the commencement of development of any phase or individual plot within a phase a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase or plot. The CEMP shall be based upon the principles within the agreed Outline Construction Traffic Management Plan prepared by BWB (ref: SCD-BWB-XX-RP-TR-012) dated 09/07/2019. The approved CEMP shall be adhered to for the duration of the construction works on that phase or plot.

Reason: To ensure there are adequate mitigation measures in place, in the interests of highway and pedestrian safety and in order to protect the amenities of existing and future residents in accordance with policies CT1 and NE6 of Plan: MK.

Highways Conditions

16. A5 Kelly's Kitchen Roundabout Works

No part of the development hereby approved shall be occupied until the mitigation scheme for the A5 and Kelly Kitchen Roundabout has been carried out in accordance with BWB's drawings no. SCD-BWB-GEN-01-SK-TR-SK02 status S2 revision P3, dated 18 June 2020 (or subsequent versions approved in writing by the Local Planning Authority in consultation with Highways England).

Scheme details shall include drawings and documents showing:

1. How the improvement interfaces with the exiting highway alignment and carriageway markings including lane destinations;
2. Full construction details relating to the highway improvement. This should include any modifications to existing structures or proposed structures, with supporting analysis;
3. Full signing and lighting details where applicable;
4. Confirmation of full compliance with departmental standards (DMRB) and policies (or approved relaxations/departures from standards);
5. Evidence that the scheme is fully deliverable within land in control of either the highways authorities of the applicant;
6. An independent stage 2 Road Safety Audit (RSA) taking account of any stage 1 RSA recommendations, carried out in accordance with DMRB and advice notes

Reason: In order to safeguard the integrity of the A5 and its ability to accommodate the development traffic impact.

17. Construction Traffic Management Plan

No development shall commence until a construction traffic management plan has been submitted and approved in writing by the Local Planning Authority in consultation with Highways England. The development shall thereafter be carried out in accordance with the approved details of the scheme.

Reason: To ensure that the A5 and Kelly's Kitchen roundabout will continue to operate safely and efficiently as part of the strategic road network

18. Access Details

No part of the development hereby approved shall be occupied until a S278 (of the Highways Act 1980) Agreement has been entered into and the works to the site access roundabout and dual carriageway link to the A5 roundabout have been completed in accordance with that Agreement. The works shall be based on BWB drawing SCD-BWB-GEN-01-DR-TR-001 S2 P12

Reason: In order to provide adequate access and to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy CT1 of Plan: MK.

19. Brickhill Street Visibility Improvement

No part of the development hereby approved shall be occupied until a S278 (of the Highways Act 1980) Agreement has been entered into and the works to provide the improved visibility to Brickhill Street have been completed in accordance with that Agreement. The works shall be based on BWB drawing SCD-BWB-HGN-XX-Sk-D-130 S1 P1.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy CT1 of Plan: MK.

20. Tilbrook Roundabout improvement

No part of the development hereby approved shall be occupied until a S278 (of the Highways Act 1980) Agreement has been entered into and the works to provide the improvements to Tilbrook Roundabout have been completed in accordance with that Agreement . The works shall be based on BWB drawing SCD-BWB-GEN-01-DR-TR-008 S2 P1.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy CT1 of Plan: MK.

21. Pedestrian Infrastructure and Redway Improvements

No part of the development hereby approved shall be occupied until a S278 (of the Highways Act 1980) Agreement has been entered into and the works to provide improvements to

pedestrian infrastructure and redway improvements in the vicinity of Bow Brickhill Station have been completed in accordance with that Agreement . The works shall be based on BWB drawing SCD-BWB-GEN-01-DR-TR-002 S2 P2.

Reason: In order to improve pedestrian accessibility and safety in the vicinity of the station and level crossing and of the development in accordance with policy CT1 of Plan: MK.

22. Travel Plan

Prior to the first occupation of each phase or individual plot within a phase a Travel Plan in accordance with the Framework Travel Plan (SCD-BWB-GEN-XX-RP-TR-002 S2 P7) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first excluding temporary, service building e.g. sub station, or buildings used for security purposes) The approved Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with Plan: MK Policies CT2 and CT3.

23. Onsite Access Roads, etc

Reserved matters applications for each phase or individual plot within a phase shall include details of the proposed on-site industrial access roads, footways and Redways. The development shall thereafter be carried out in accordance with the approved details for that phase or individual plot.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy CT1 of Plan: MK.

24. Cycle Parking

Prior to the occupation of any phase or plot within a phase hereby permitted details of secure, covered cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be completed and brought into use on first occupation of the phase or individual plot.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy CT1 of Plan: MK.

