

## DEVELOPMENT MANAGEMENT CONSULTATION

To: Urban Design  
Environmental Directorate  
Development And Design  
Level 3  
Civic Offices  
1 Saxon Gate East  
Central Milton Keynes

My ref: 19/01818/OUT

Date: 24th July 2019

### Application Type: Major

**Outline application including access for the development of the site for employment uses, comprising of warehousing and distribution (Use Class B8) floorspace (including mezzanine floors) with ancillary B1a office space, general industrial (Use Class B2) floorspace (including mezzanine floors) with ancillary B1a office space, a small standalone office (Use Class B1) and small café (Use Class A3) to serve the development; car and HGV parking areas, with earthworks, drainage and attenuation features and other associated infrastructure, a new primary access off Brickhill Street, alterations to Brickhill Street and provision of Grid Road reserve to Brickhill Street with appearance, landscaping, layout and scale to be determined as reserved matters.**

**At: Land At Brickhill Street, South Caldecote, Milton Keynes MK17 9FE**

Milton Keynes Council have received the above planning application and would be grateful for any comments you may have. If you have any comments, please provide these electronically by **14th August 2019**. If for any reason a reply is not possible within this period of time, please make the Case Officer aware should you wish to make any comments, otherwise it will be assumed that you have no comments to make.

Please note, comments should only be made in regards to the material planning considerations of the application. Comments should relate to your specialist area of advice and make reference to the policies and guidance outlined in National Policy, Planning Legislation, the Development Plan, which includes Plan:MK and relevant Neighbourhood Plan (if any), and Supplementary Planning Documents.

The documents relating to this application can be accessed online using the Public Access for Planning webpages ([www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess)), or by using the Information@Work system.

From: **David Buckley**



## DEVELOPMENT MANAGEMENT CONSULTATION

From: David Blandamer	Our Ref:
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**Application no: 19/01818/OUT**

**Proposal: Outline application including access for the development of the site for employment uses, comprising of warehousing and distribution (Use Class B8) floorspace (including mezzanine floors) with ancillary B1a office space, general industrial (Use Class B2) floorspace (including mezzanine floors) with ancillary B1a office space, a small standalone office (Use Class B1) and small café (Use Class A3) to serve the development; car and HGV parking areas, with earthworks, drainage and attenuation features and other associated infrastructure, a new primary access off Brickhill Street, alterations to Brickhill Street and provision of Grid Road reserve to Brickhill Street with appearance, landscaping, layout and scale to be determined as reserved matters.**

**At: Land At Brickhill Street, South Caldecotte, Milton Keynes, MK17 9FE**

**PLEASE COMPLETE THE BELOW FORM AND RETURN TO:**



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### CONSULTEE ADVICE

Based on the information provided (please tick one):

No Objection

Amendments/additional information requested

Objection\*

Comments Only

\* Where the Consultee believes their objection cannot be overcome by any amendments or additional information.

**RELEVANT POLICY (if known – Comments should relate to the policies and guidance outlined in National Policy, Planning Legislation, the Development Plan, which includes Plan:MK and relevant Neighbourhood Plan (if any), and the Supplementary Planning Documents)**

**Plan:MK - Strategic Objectives**

To embody 'place-making' as an overarching design objective for new development and require that the layout and design of new development creates safe, healthy, sustainable built environments with easy access to open space, public transport and everyday facilities, delivering a high quality of urban design, architecture and public realm and creating places with identity.

## DEVELOPMENT MANAGEMENT CONSULTATION

**Policy SD14 (Strategic Employment Allocation, Land South of Milton Keynes, South Caldecotte); Policy SD1 (Place-making Principles for Development); Policy D1 (Designing A High Quality Place); Policy D2 (Creating a Positive Character) ; Policy D3 (Design of Buildings**

### **SUPPLEMENTARY PLANNING DOCUMENTS:**

#### **DRAFT SOUTH CALDECOTTE DEVELOPMENT FRAMEWORK SPD**

Milton Keynes Council consulted on a draft South Caldecotte Development Framework SPD in March-April 2018. The Council consulted on a revised Draft South Caldecotte Development Framework during May-July 2019. Consideration of the comments received on the revised draft SPD has been put on hold, pending the completion of a highways study being undertaken by the Council looking at the safeguarding of land for a potential bridge in place of the Bow Brickhill level crossing.

### **KEY CONSIDERATIONS (These should relate solely to your specialist area of advice and be in bullet point form as a summary)**

- **Mitigate impact of buildings with landscaping**
- **Office element of warehouse buildings should be located on primary frontages and at key focal points.**

### **CONSULTEE ASSESSMENT (Detailed Consultee assessment)**

*Policy D2*

#### **Plan:MK - Policy D3, DESIGN OF BUILDINGS**

- This is an outline application with all matters reserved apart from access. There are no details of building appearance. The Design and Access Statement includes possible building profiles but these are for illustrative purposes only. The site is allocated in Plan:MK for warehousing development. By their nature warehousing buildings tend to be bulky and, apart from where offices are incorporated, have inactive frontages and visually uninteresting elevations. It will therefore be important to provide substantial landscaping to mitigate the visual impact of the buildings.
- The illustrative masterplan includes smaller less bulky buildings at the north-eastern corner of the site which is the most sensitive part of the site.
- The Design and Access Statement states that the office element of warehouse units would be located on the primary frontages, main internal routes and addressing key focal points, which is supported.

### **RECOMMENDATION (Please draft any suggested reasons for refusal or suggested conditions including reference to relevant Planning Policy. If amendments or additional information is required please make your requirements clear)**

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Date response sent:	17 January 2020
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