

# BUCKINGHAM AND RIVER OUZEL INTERNAL DRAINAGE BOARD

12<sup>th</sup> August 2019

Department of Planning Services  
Milton Keynes Council  
PO Box 125  
Civic Office  
1 Saxon Gate East  
MILTON KEYNES  
MK9 3ZL

Vale House  
Broadmead Road  
Stewartby  
BEDFORD  
MK43 9ND  
Tel: Bedford (01234) 767995  
Email: [contact@idbs.org.uk](mailto:contact@idbs.org.uk)  
Website: [www.idbs.org.uk](http://www.idbs.org.uk)

For the attention of David Buckley

**BY E-MAIL ONLY**

**Application No:** 19/01818/OUT  
**Location:** Land At Brickhill Street South Caldecotte Milton Keynes MK17 9FE  
**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.  
**Grid Reference:** 489214, 234084

The Board notes that the intended method of storm water discharge is via a balancing facility and then to a watercourse under the Board's statutory control. Any discharge to the Board's watercourse will require the Board's prior consent.

Please also note that the watercourse on the boundary of, or passing through this site is under the statutory control of the Board. In accordance with the Board's byelaws, no development should take place within 9 metres of bank top, without the Board's prior consent, this includes any planting, fencing or other landscaping.

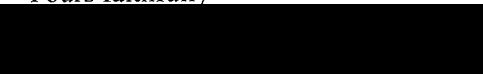
The 9 metre byelaw strip is required by the Board for access for maintenance plant and equipment and for the spread and levelling of arisings, from the watercourse. It is therefore inappropriate to develop within this strip such that maintenance is obstructed, and hence the proposals within the strip are unlikely to receive the consent of the Board.


The Board agree in principle with the attached Flood Risk Assessment and discharge rate of 2l/s per hectare of impermeable area.

Consent should be sought from the Board for the re-alignment of watercourse Buc\_36. Consent from the Board is separate from and additional to any planning permission that may be granted.

Please do not hesitate to contact the undersigned if you should have any queries. Please direct any reply to Phillip Lovesey at the Board's offices.

Yours faithfully

  
Phillip Lovesey  
Senior Engineer

  
Clerk of the Board: F.C. Bowler (Mrs)  
Engineer of the Board: J. J. Oldfield