

DEVELOPMENT MANAGEMENT CONSULTATION

To:

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 Caldecotte, 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), or by using the Information@Work system.

From: **David Buckley**



DEVELOPMENT MANAGEMENT CONSULTATION

From: Economic Development

Our Ref: -

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:



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)

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

- Fit with Council Plan 2016-2022
- Fit with Economic Development Strategy
- Employment creation

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CONSULTEE ASSESSMENT (Detailed Consultee assessment)

The application proposes the development of the site for up to 241,548 m² (2,600,000 sq ft) employment use. Comprising of up to; 192,159 m² of warehousing and distribution (Class B8) floorspace with ancillary B1a office space, up to 48,040 m² of general industrial (Class B2) floorspace with ancillary B1a office space, 999 m² of a small standalone office (Class B1) and 350 m² small café (Class A3) to serve the development.

The vision for the Council Plan 2016 – 2022 is for Milton Keynes to be a thriving city of 500,000 people. The Council Plan 2016-2022 also highlights the need to support businesses to grow and contribute to life in a prosperous and more equal City. To create a place of opportunity, and provide the resident population with sustainable, meaningful employment; it is essential that Milton Keynes creates an environment that accommodates, retains and grows its business community.

The site was allocated for employment development within Plan:MK.

The proposal strongly supports the priorities and aims of the Economic Development Strategy 2017-2027.

The 'enterprise' priority centres upon *"facilitating access to the assistance and appropriate space that will enable businesses to start and which supports existing businesses, of all sizes and from across a range of sectors, to succeed and fulfil their growth aspirations"*. It is essential that for businesses to thrive they have access to suitable space; the according to the application, the proposed development will provide approximately 241,500m² of new commercial space.

The 'brand' priority of the Economic Development Strategy is focused upon building on the city's strengths to make MK 'a location of choice for business development both nationally and internationally'. Constructing the new development will provide the opportunity to create a new commercial space which is better suited to the future needs of business.

The proposal will create approximately 2,050 new full-time jobs.

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:	06/08/2019
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