

PublicAccessEDRMS

From: Ewa Arapi [REDACTED]
Sent: 27 November 2019 13:48
To: DC Admin
Subject: [EXT] Planning Application no- 19/01818/OUT
Attachments: 1818 Milton Keynes.pdf; 1818 Caldecotte.pdf

Dear Planning,

Please find attached the Board`s response to the above planning application.

Kind regards

Ewa Arapi
Finance Administrator

[Bedford Group of Drainage Boards](#) | [Vale House](#) | [Broadmead Road](#) | [Stewartby](#) | [Bedfordshire](#) | [MK43 9ND](#)



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BUCKINGHAM AND RIVER OUZEL INTERNAL DRAINAGE BOARD

Vale House
Broadmead Road
Stewartby
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MK43 9ND

27 November 2019

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

BY E-MAIL ONLY

For the attention of N/A

Dear Sir/Madam

Application No: 19/01818/OUT

Location: Land at Brickhill Street South Caldecotte Milton Keynes MK17 9FE

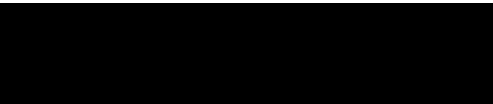

Proposal: Outline application including access for the development of the site for employment uses, comprising of warehousing and distribution (Use Class B8) floorspace (including mezzanine floors) with ancillary B1a office space, general industrial (Use Class B2) floorspace (including mezzanine floors) 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 (Environment Statement received)

Grid Reference: 489214, 234084

The Board has no further comments to add to those made in their previous response to this application. A copy of which is enclosed for your information.

Please direct any reply to Phillip Lovesey at the Board's offices.

Yours faithfully


Phillip Lovesey
Senior Engineer


BUCKINGHAM AND RIVER OUZEL INTERNAL DRAINAGE BOARD

12th August 2019

Department of Planning Services
Milton Keynes Council
PO Box 125
Civic Office
1 Saxon Gate East
MILTON KEYNES
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Tel: Bedford (01234) 767995
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Website: 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