

## PublicAccessEDRMS

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**From:** Buckley, David  
**Sent:** 08 August 2019 09:59  
**To:** Buckley, David  
**Subject:** Consultation response regarding 19/01818/OUT  
**Attachments:** ufm39.rtf

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**From:** Hinton, Edwina [REDACTED]  
**Sent:** 07 August 2019 09:00  
**To:** Buckley, David  
**Subject:** [EXT] Consultation response regarding 19/01818/OUT

Please see below for Natural England's response in relation to the above consultation.

Dear Mr Buckley,

Application ref: 19/01818/OUT  
Our ref: 290219

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

***Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006:***

*The consultation documents indicate that this development includes areas of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006.*

Yours sincerely

Beth Seale

Consultations Team  
Natural England, County Hall  
Spetchley Road  
Worcester WR5 2NP

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)  
<mailto:consultations@naturalengland.org.uk>

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

Reply to: David Buckley  
Call:  
E-mail: [REDACTED]  
Our Ref: 19/01818/OUT Your Ref: PP-07843089

Natural England  
Consultation Service  
Hornbeam House  
Electra Way  
Crewe Business Park  
Crewe  
Cheshire  
CW1 6GJ

24th July 2019

Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)  
Town and Country Planning (Development Management Procedure) (England) Order  
2015**

**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**

I have received the above application which can be viewed via the Council's Public Access system using the link: [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess).

I would be grateful to receive any comments you may have about the proposal by **14th August 2019**. Any objections must form a material planning consideration and should you wish for the application to be referred to the Development Control Committee/Panel for determination; an explicit request must be made to that effect. If no reply is received within this period the application may be decided without your comments. It would be helpful if you could email your comments to me as this saves us having to scan documents.

Yours faithfully,

**David Buckley  
Senior Planning Officer (Dev Control)**

Planning Service, Growth Economy and Culture  
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[www.milton-keynes.gov.uk/planning-and-building](http://www.milton-keynes.gov.uk/planning-and-building)