

PLANNING PERMISSION GRANTED

Application no: 20/00942/OUT

To: Mr Arjun Singh
78 Chamber Street
London
E1 8BL

Applicant: Mr Rahul Mundray
Milton Keynes Council
Civic Offices
1 Saxon Gate East
Milton Keynes
MK9 3EJ

Milton Keynes Council, under their powers provided by the above legislation, **Permit the Hybrid application for the redevelopment of the Lakes Estate, comprising: (a) Full consent for development of 'Phase A' to provide 308 dwellings, 160sqm flexible retail floorspace, 613sqm community hub floorspace, 220sqm light industrial floorspace, 200sqm for a nursery and an energy centre, and various works; and (b) Outline consent (all matters reserved except access, layout and scale) for the demolition of Serpentine Court and the development of 'Phase B' to provide 217 residential dwellings, an extra care facility providing 64 homes, 756sqm of flexible retail floorspace (Use Class A1-A5), car parking, cycle parking and associated landscaping at Lakes Estate, Stoke Road, Bletchley, Milton Keynes** in accordance with your application, valid on 27th May 2020.

Approval is given subject to the condition(s) set out below. Some of the conditions may require further details to be provided **before the development commences**. The conditions need to be complied with for the permission to remain valid. If the conditions are not complied with, legal action can be taken against the developer and the landowner. The details required by the conditions, need to be submitted formally to the Council. Call the Planning Enquiries number at the bottom of the page or use the link www.milton-keynes.gov.uk/publicaccess for further details.

Conditions:

- (1) The approved development shall be carried out in accordance with the following drawings/details:

Site Wide Plans

MKR_HTA-A_SW00-00-DR_0100 Proposed Unit Type Revision A 03/04/2020
MKR_HTA-A_SW00-00-DR_0101 Proposed Tenure Plan Revision A 03/04/2020
MKR_HTA-A_SW00-00-DR_0105 Indicative Proposed Phasing Plan 03/04/2020
MKR_HTA-A_SW00-00-DR_0106 Indicative Proposed Phasing Plan 03/04/2020

**Development Management,
Civic, 1 Saxon Gate East, Central Milton Keynes MK9 3EJ
Planning Enquiries Direct Line (01908) 252358
MK Council Tel: (01908) 691691
www.milton-keynes.gov.uk**

MKR_HTA-A_SW00-00-DR_0107 Indicative Proposed Phasing Plan 03/04/2020

MKR_HTA-A_SW00-00-DR_0108 Proposed Site Location Plan - Lakes Estate Revision A 03/04/2020

Serpentine Court Phase B

MKR_HTA-A_PB10-00-DR_0110 Serpentine Court Proposed Masterplan Revision A 03/04/20

MKR_HTA-A_PB10-00-DR_0111 Serpentine Court Proposed Site Plan (Phase B Area) Revision B 11/09/20

MKR_HTA-A_PB10-00-DR_0112 Serpentine Court Proposed Masterplan (Phase B Area) Revision B 11/09/20

MKR_HTA-A_PB10-DR_0113 Serpentine Court Proposed Floor and Site Levels Plan (Phase B Area) Revision A 11/09/20

MKR_HTA-A_PB10-DR_0114 Serpentine Court Proposed Open Space Plan (Phase B Area) 03/04/20

MKR_HTA-A_PB10-DR_0115 Serpentine Court Indicative Proposed Demolition Plan (Phase B Area) 03/04/20

MKR_HTA-A_PB10-DR_0116 Serpentine Court Proposed Masterplan- Typical Floor (Phase B Area) 03/04/20

MKR_HTA-A_PB10-DR_0170 Serpentine Court Proposed Site Sections (Phase B Area) 03/04/20

MKR_HTA-A_PB10-DR_0171 Serpentine Court Proposed Site Elevations (Phase B Area) 03/04/20

MKR_HTA-A_PB10-DR_0172 Serpentine Court Proposed Site Elevations (Phase B Area) 03/04/20

MKR_HTA-A_PB10-DR_0173 Serpentine Court Proposed Site Elevations (Phase B Area) 03/04/20

Serpentine Court Phase A

MKR_HTA-A_PA11-00-DR_0130 Serpentine Court North- Proposed Site Plan (Part 1 of 2) Revision B 11/09/20

MKR_HTA-A_PA11-00-DR_0131 Serpentine Court South- Proposed Site Plan (Part 2 of 2) Revision B 11/09/20

MKR_HTA-A_PA11-00-DR_0132 Serpentine Court North- Proposed Masterplan (GF) (Part 1 of 2) Revision B 11/09/20

MKR_HTA-A_PA11-00-DR_0133 Serpentine Court South- Proposed Masterplan (Part 2 of 2) Revision B 11/09/20

MKR_HTA-A_PA11-00-DR_0134 Serpentine Court North- Proposed Phase A Masterplan (GF) (Part 1 of 2) Revision B 11/09/20

MKR_HTA-A_PA11-00-DR_0135 Serpentine Court South- Proposed Phase A Masterplan (GF) (Part 2 of 2) Revision B 11/09/20

MKR_HTA-A_PA11-00-DR_0136 Serpentine Court North- Proposed Open Space Plan (Part 1 of 2) Revision A 11/09/20

MKR_HTA-A_PA11-00-DR_0137 Serpentine Court South- Proposed Open Space Plan (Part 2 of 2) 03/04/20

MKR_HTA-A_PA11-00-DR_0138 Serpentine Court North- Proposed Levels Plan (Part 1 of 2) 03/04/20

MKR_HTA-A_PA11-00-DR_0139 Serpentine Court South- Proposed Levels Plan (Part 2 of 2) 03/04/20

MKR_HTA-A_PA11-00-DR_0175 Serpentine Court- Proposed Street Elevations and Sections 1 03/04/20

MKR_HTA-A_PA11-00-DR_0175 Serpentine Court- Proposed Street Elevations and Sections 2 03/04/20

MKR_HTA-A-PA11-00-DR-0200 Terrace Block 9- GA Elevations Revision A 03/04/20

MKR_HTA-A-PA11-00-DR-0201 Terrace Block 10B- GA Elevations Revision A 03/04/20

MKR_HTA-A-PA11-00-DR-0202 Terrace Block 10D- GA Elevations Revision A 03/04/20

MKR_HTA-A-PA11-00-DR-0203 Energy Centre Block 9- GA Plans and Elevations Revision A 03/04/30

MKR_HTA-A-PA11-00-DR-0204 Terrace Block 8A and 8B- GA Elevations Revision A 03/04/30

MKR_HTA-A_PA11-00-DR_0260 Apartment Block E1- GA Plans 1- (Affordable) Revision A 29/11/2019

MKR_HTA-A_PA11-00-DR_0261 Apartment Block E1- GA Plans 2- (Affordable) Revision A 29/11/2019

MKR_HTA-A_PA11-00-DR_0262 Apartment Block E1- GA Plans 3- (Affordable) Revision A 29/11/2019
MKR_HTA-A_PA11-00-DR_0263 Apartment Block E1- GA Elevations 1- (Affordable) 26/10/2019
MKR_HTA-A_PA11-00-DR_0264 Apartment Block E1- GA Elevations 2- (Affordable) 26/10/2019
MKR_HTA-A_PA11-00-DR_0265 Apartment Block E2- GA Plans 1- (Affordable) Revision A 29/11/2019
MKR_HTA-A_PA11-00-DR_0266 Apartment Block E2- GA Plans 2- (Affordable) Revision A 29/11/2019
MKR_HTA-A_PA11-00-DR_0267 Apartment Block E2- GA Plans 3- (Affordable) Revision A 29/11/2019
MKR_HTA-A_PA11-00-DR_0268 Apartment Block E2- GA Elevations 1- (Affordable) 26/10/19
MKR_HTA-A_PA11-00-DR_0269 Apartment Block E2- GA Elevations 2- (Affordable) 26/10/19
MKR_HTA-A_PA11-00-DR_0270 Apartment Block F1- GA Plans 1- (Affordable) Revision A 29/11/19
MKR_HTA-A_PA11-00-DR_0271 Apartment Block F1- GA Plans 2- (Affordable) Revision A 29/11/19
MKR_HTA-A_PA11-00-DR_0272 Apartment Block F1- GA Elevations 1- (Affordable) 26/10/19
MKR_HTA-A_PA11-00-DR_0272 Apartment Block F1- GA Elevations 2- (Affordable) 26/10/19

Stoke Road Phase A

MKR_HTA-A_PA20-00-DR_0140 Stoke Road North- Proposed Site Plan (Part 1 of 2) Revision B 11/09/20
MKR_HTA-A_PA20-00-DR_0141 Stoke Road South- Proposed Site Plan (Part 2 of 2) Revision B 11/09/20
MKR_HTA-A_PA20-00-DR_0142 Stoke Road North- Proposed Masterplan (GF) (Part 1 of 2) Revision B 11/09/20
MKR_HTA-A_PA20-00-DR_0143 Stoke Road South- Proposed Masterplan (Part 2 of 2) Revision B 11/09/20
MKR_HTA-A_PA20-00-DR_0144 Stoke Road North- Proposed Open Space Plan (Part 1 of 2) Revision A 11/09/20
MKR_HTA-A_PA20-00-DR_0145 Stoke Road South- Proposed Open Space Plan (Part 2 of 2) Revision A 11/09/20
MKR_HTA-A_PA20-00-DR_0146 Stoke Road North- Proposed Levels Plan (Part 1 of 2) 03/04/20
MKR_HTA-A_PA20-00-DR_0147 Stoke Road South- Proposed Levels Plan (Part 2 of 2) Revision A 11/09/20
MKR_HTA-A_PA20-00-DR_0180 Stoke Road- Proposed Street Elevations and Sections 1 03/04/20
MKR_HTA-A_PA20-00-DR_0181 Stoke Road- Proposed Street Elevations and Sections 2 03/04/20
MKR_HTA-A-PA20-00-DR_0210 Terrace Block 1A and 1B- GA Elevations Revision B 03/04/20
MKR_HTA-A-PA20-00-DR_0211 Terrace Block 2- GA Elevations Revision B 03/04/20
MKR_HTA-A-PA20-00-DR_0212 Terrace Block 3A- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0213 Terrace Block 3C- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0214 Terrace Block 4- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0215 Terrace Block 5A- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0216 Terrace Block 5B- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0217 Terrace Block 6- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0218 Terrace Block 7A- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0219 Terrace Block 7B- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA20-00-DR_0250 Apartment Block C- GA Plans 1- (Private) Revision C 29/11/20

MKR_HTA-A-PA20-00-DR_0251 Apartment Block C- GA Plans 2- (Private) Revision C 29/11/20
MKR_HTA-A-PA20-00-DR_0252 Apartment Block C- GA Elevations 1- (Private) 26/10/19
MKR_HTA-A-PA20-00-DR_0255 Apartment Block D- GA Plans 1- (Private) Revision B 29/11/20
MKR_HTA-A-PA20-00-DR_0256 Apartment Block D- GA Plans 2- (Private) Revision B 29/11/20
MKR_HTA-A-PA20-00-DR_0257 Apartment Block D- GA Elevations 1- (Private) 26/10/19
MKR_HTA-A-PA20-00-DR_0258 Apartment Block D- GA Elevations 2- (Private) 26/10/19

Drayton Road Phase A

MKR_HTA-A_PA30-00-DR_0150 Drayton Road- Proposed Site Plan Revision B 11/09/20
MKR_HTA-A_PA30-00-DR_0151 Drayton Road- Proposed Masterplan Revision B 11/09/20
MKR_HTA-A_PA30-00-DR_0152 Drayton Road- Proposed Open Space Plan Revision A 11/09/20
MKR_HTA-A_PA30-00-DR_0153 Drayton Road- Proposed Levels Plan Revision B 03/04/20

MKR_HTA-A_PA30-00-DR_0185 Drayton Road- Proposed Street Elevations and Sections 03/04/20
MKR_HTA-A_PA30-00-DR_0220 Terrace Block B- GA Elevations Revision A 03/04/20
MKR_HTA-A_PA30-00-DR_0221 Terrace Block 2B (Handed Block 3B)- GA Elevations Revision A 03/04/20
MKR_HTA-A-PA30-00-DR_0240 Apartment Block A- GA Plans 1- (Affordable) Revision C 29/11/19
MKR_HTA-A-PA30-00-DR_0241 Apartment Block A- GA Plans 2- (Affordable) Revision C 29/11/19
MKR_HTA-A-PA30-00-DR_0242 Apartment Block A- GA Elevations 1- (Affordable) 26/10/19

Burnmoor Close Phase A

MKR_HTA-A_PA40-00-DR_0155 Burnmoor Close- Proposed Site Plan Revision B 11/09/20
MKR_HTA-A-PA40-00-DR_0156 Burnmoor Close- Proposed Masterplan (GF) Revision B 11/09/20
MKR_HTA-A-PA40-00-DR_0157 Burnmoor Close- Proposed Open Space Plan 03/04/20
MKR_HTA-A-PA40-00-DR_0158 Burnmoor Close- Proposed Levels Plan 03/04/20
MKR_HTA-A-PA40-00-DR-0190 Burnmoor Close- Proposed Street Elevations and Sections 1 03/04/20
MKR_HTA-A-PA40-00-DR-0222 Terrace Block 1 (Handed Block 2)- GA Elevations Revision B 03/04/20

Melfort Drive Phase A

MKR_HTA-A_PA50-00-DR_0160 Melfort Drive- Proposed Site Plan Revision B 11/09/20
MKR_HTA-A_PA50-00-DR_0161 Melfort Drive- Proposed Masterplan (GF) Revision B 11/09/20
MKR_HTA-A_PA50-00-DR_0162 Melfort Drive- Proposed Open Space Plan 03/04/20
MKR_HTA-A_PA50-00-DR_0163 Melfort Drive- Proposed Levels Plan 03/04/20
MKR_HTA-A_PA50-00-DR_0195 Melfort Drive- Proposed Street Elevations and Sections 1
MKR_HTA-A_PA50-00-DR_0196 Melfort Drive- Proposed Street Elevations and Sections 2
MKR_HTA-A_PA50-00-DR_0223 Terrace Block 1A- GA Elevations Revision A 03/04/20
MKR_HTA-A_PA50-00-DR_0224 Terrace Block 1B to 1E- GA Elevations Revision B 03/04/20
MKR_HTA-A_PA50-00-DR_0225 Terrace Block 2A- GA Elevations Revision B 03/04/20
MKR_HTA-A_PA50-00-DR_0226 Terrace Block 2B- GA Elevations Revision A 03/04/20
MKR_HTA-A_PA50-00-DR_0227 Terrace Block 3A- GA Elevations Revision A 03/04/20
MKR_HTA-A_PA50-00-DR_0228 Terrace Block 3B- GA Elevations Revision A 03/04/20
MKR_HTA-A_PA50-00-DR_0229 Terrace Block 4A- GA Elevations Revision B 03/04/20
MKR_HTA-A_PA50-00-DR_0230 Terrace Block 4B and 4C- GA Elevations Revision B 03/04/20
MKR_HTA-A_PA50-00-DR-0245 Apartment Block B- GA Plans 1- (Affordable) Revision C 29/11/19
MKR_HTA-A_PA50-00-DR-0246 Apartment Block B- GA Plans 2- (Affordable) Revision C 29/11/19

MKR_HTA-A_PA50-00-DR-0247 Apartment Block B- GA Elevations 1- (Affordable) 26/10/19

General Arrangement - Sections

MKR_HTA-A_PA30-00-DR_0280 Apartment Block A- GA Section 1- (Affordable) 12/12/19
MKR_HTA-A_PA30-00-DR_0281 Apartment Block B- GA Section 1- (Affordable) 12/12/19
MKR_HTA-A_PA30-00-DR_0282 Apartment Block C- GA Section 1- (Private) 12/12/19
MKR_HTA-A_PA30-00-DR_0283 Apartment Block D- GA Section 1- (Private) 12/12/19
MKR_HTA-A_PA30-00-DR_0284 Apartment Block E1- GA Section 1- (Affordable) 12/12/19
MKR_HTA-A_PA30-00-DR_0285 Apartment Block E2- GA Section 1- (Affordable) 12/12/19
MKR_HTA-A_PA30-00-DR_0286 Apartment Block FA- GA Section 1- (Affordable) 12/12/19
MKR_HTA-A_SW00-00-DR_0410 Typical House Type- Detail Sections and Elevation 03/04/20
MKR_HTA-A_SW00-00-DR_0411 Typical House Type- Detail Sections and Elevation 03/04/20
MKR_HTA-A_SW00-00-DR_0412 Typical House Type- Detail Sections and Elevation 03/04/20
MKR_HTA-A_SW00-00-DR_0420 Typical Flat Type- Detail Sections and Elevation 03/04/20
MKR_HTA-A_SW00-00-DR_0421 Typical Flat Type- Detail Sections and Elevation 03/04/20
MKR_HTA-A_SW00-00-DR_0422 Typical Flat Type- Detail Sections and Elevation 03/04/20
MKR_HTA-A_SW00-00-DR_0423 Typical Flat Type- Detail Sections and Elevation 03/04/20

House Types

MKR_HTA-A_SW00-00-DR_0320 2 Bed 4 Person House Type 1- Unit type plans- (Affordable) Revision E 03/04/20
MKR_HTA-A_SW00-00-DR_0321 2 Bed 4 Person House Type 2- Unit type plans- (Affordable) Revision E 03/04/20
MKR_HTA-A_SW00-00-DR_0322 3 Bed 5 Person House Type 1- Unit type plans- (Affordable) Revision E 03/04/20
MKR_HTA-A_SW00-00-DR_0323 4 Bed 7 Person House Type 3- Unit type plans- (Affordable) Revision E 03/04/20
MKR_HTA-A_SW00-00-DR_0324 5 Bed 8 Person House Type 2- Unit type plans- (Affordable) Revision D 03/04/20
MKR_HTA-A_SW00-00-DR_0325 2 Bed 4 Person House Type 3 Unit type plans- (Private) Revision D 03/04/20
MKR_HTA-A_SW00-00-DR_0325 3 Bed 5 Person House Type 2 Unit type plans- (Private) Revision D 03/04/20

Flat Types

MKR_HTA-A_SW00-00-DR_0340 1 Bed 2 Person Flat Type 1 (WCH)- Unit type plans- (Private) Revision C 03/04/20
MKR_HTA-A_SW00-00-DR_0341 1 Bed 2 Person Flat Type 1 - Unit type plans- (Private) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0342 1 Bed 2 Person Flat Type 2 - Unit type plans- (Private) Revision A 03/04/20
MKR_HTA-A_SW00-00-DR_0345 2 Bed 3 Person Flat Type 1 (WCH) - Unit type plans- (Private) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0346 2 Bed 3 Person Flat Type 2 (WCH) - Unit type plans- (Private) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0350 2 Bed 4 Person Flat Type 1 - Unit type plans- (Private) Revision B 03/04/20

MKR_HTA-A_SW00-00-DR_0350 2 Bed 4 Person Flat Type 2 - Unit type plans- (Private) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0350 2 Bed 4 Person Flat Type 3 - Unit type plans- (Private) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0360 1 Bed 2 Person Flat Type 1 (WCH) & 4 (Walk Up)- Unit type plan Revision C 03/04/20
MKR_HTA-A_SW00-00-DR_0361 1 Bed 2 Person Flat Type 2 (WCH)- Unit type plans- (Affordable) Revision A 03/04/20
MKR_HTA-A_SW00-00-DR_0365 1 Bed 2 Person Flat Type 1 - Unit type plans- (Affordable) Revision A 03/04/20
MKR_HTA-A_SW00-00-DR_0366 1 Bed 2 Person Flat Type 2 - Unit type plans- (Affordable) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0370 2 Bed 3 Person Flat Type 1 (WCH) - Unit type plans- (Affordable) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0375 2 Bed 4 Person Flat Type 1 - Unit type plans- (Affordable) Revision A 03/04/20
MKR_HTA-A_SW00-00-DR_0376 2 Bed 4 Person Flat Type 2 - Unit type plans- (Affordable) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0377 2 Bed 4 Person Flat Type 3 - Unit type plans- (Affordable) Revision B 03/04/20
MKR_HTA-A_SW00-00-DR_0378 2 Bed 4 Person Flat Type 4 - Unit type plans- (Affordable) Revision A 03/04/20
MKR_HTA-A_SW00-00-DR_0379 2 Bed 4 Person Flat Type 5 - Unit type plans- (Affordable) 03/04/20
MKR_HTA-A_SW00-00-DR_0380 2 Bed 4 Person Flat Type 6 - Unit type plans- (Affordable) 03/04/20
MKR_HTA-A_SW00-00-DR_0381 2 Bed 4 Person Flat Type 1 (WCH) - Unit type plans- (Affordable) 03/04/20
MKR_HTA-A_SW00-00-DR_0380 3 Bed 5 Person Flat Type 1 (WCH) - Unit type plans- (Affordable) Revision A 03/04/20

Estate Improvements

MKR_HTA-A-SW00-00-DR_0541 Proposed Typical Street Types Site Plan
Revision A 03/04/20
MKR_HTA-A-I_PA11-XX_0901 Serpentine Court Phase A- Landscape GA Plan 1 of 2 Revision B 11/09/20
MKR_HTA-A-I_PA11-XX_0902 Serpentine Court Phase A- Landscape GA Plan 2 of 2 Revision A 20/03/20
MKR_HTA-A-I_PA20-XX_0905 Stoke Road- Landscape GA Plan Sheet 1 of 2 Revision C 11/09/20
MKR_HTA-A-I_PA20-XX_0906 Stoke Road- Landscape GA Plan Sheet 2 of 2 Revision C 11/09/20
MKR_HTA-A-I_PA30-XX_0910 Drayton Road- Landscape GA Plan Revision C 11/09/20
MKR_HTA-A-I_PA40-XX_0915 Burnmoor Close- Landscape GA Plan Revision C 11/09/20
MKR_HTA-A-I_PA50-XX_0920 Melfort Drive- Landscape GA Plan Revision B 20/03/20
MKR_HTA-A_PA60-XX_0925 Warren Park- Landscape GA Plan Revision A 20/03/20
MKR_HTA-A_PA60-XX_0928 Warren Park- Landscape Illustrative Plan Revision A 20/03/20
MKR_HTA-A_PA60-XX_0930 Warren Park- Landscape Sections 11/02/19
MKR_HTA-A_PC70-XX_0970 Estate Improvements- Open Space GA Plan 1 of 2 Revision A 20/03/20
MKR_HTA-A_PC70-XX_0975 Estate Improvements- Open Space GA Plan 2 of 2 Revision A 20/03/20
MKR_HTA-L_PB-XX_0950 Serpentine Court Phase B- Landscape Masterplan Revision B 11/09/20

Detailed Drawings

MKR_HTA-A_SW00-00-SC_0800 Accommodation Schedule Revision K 21/08/20

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- (2) The development hereby permitted in relation to the full element of the development shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- (3) The development hereby permitted shall be carried out in full accordance with the approved accommodation schedule.

Reason: To ensure that the proposed development provides an adequate variety of housing mix to reflect need within the Borough, and to comply with Policy HN1 of Plan:MK

- (4) No building or use hereby permitted shall be occupied or the use commenced of the relevant part of the development until the vehicular access has been provided and thereafter retained at the position shown on the approved plans. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with Policy D1 of Plan:MK (2019).

- (5) No building or use hereby permitted shall be occupied or the use commenced of the relevant part of the development until the car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out, including the provision of electric vehicle charging points. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policies SD1, D1 and CT10 of Plan:MK (2019).

- (6) No building or use hereby permitted shall be occupied or the use commenced of the relevant part of the development the cycle parking provision shown on the approved plans has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policy CT3 of Plan:MK (2019).

- (7) The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D1, D2, D3, D5 and SD1 of Plan:MK

- (8) No development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans at a minimum scale of 1:300 with schedules of plants noting species, supply sizes and proposed densities; and a tree planting details drawing. The planting plans shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels and contours; visibility splays; proximity between street lights and tree planting; proposed and existing functional services above and below ground. All hard and soft landscape works shall be carried out in accordance with the approved details and prior to the first occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. Thereafter the hard and soft landscape works shall be maintained and retained in situ.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with Policies D1 and D2 of Plan:MK (2019).

- (9) No development shall take place above slab level until details of the proposed boundary treatments have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and including a schedule specifying the type, height, composition, elevation appearance of boundary treatment throughout the site. The development shall be carried out in accordance with the approved details prior to the occupation of each dwelling to which the boundary treatment relates, and shall thereafter be retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy D1 of Plan:MK (2019).

- (10) Prior to the commencement of development of each phase or part of the development, an open space scheme shall be submitted to and approved in writing by the Local Planning Authority. The

scheme shall include the details, specification and plans for all areas of open space including four local play areas, a neighbourhood play area and environmental improvements to public realm, public parks and amenity spaces. The approved scheme shall be completed in its entirety in accordance with the approved details and completed prior to the occupation of the last 50 percent of dwellings of development Phase A, and maintained thereafter.

Reason: To ensure that standards of public open space provision including play areas is made within the development in accordance with Policy L4 and Appendix C (Public Open Space Provision In New Estates).

- (11) Prior to the initial occupation of each phase of the development, a landscape management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Landscape design and management plans to support a written document;
- b. A conveyance style plan showing the division of responsibility for the areas of public amenity space, areas to be privately managed as communal amenity or incidental space, areas proposed to be adopted by highways as street landscaping and those areas of private garden amenity space;
- c. The open space specification of maintenance and management operations appropriate over the short, medium and long-term in perpetuity;
- d. Specify who will be taking on management and maintenance responsibilities for all open space, public amenity and communal greenspace;

The approved scheme shall be implemented thereafter in perpetuity.

Reason: To safeguard the appearance and biodiversity of the area in accordance with Policy D1 and Policy NE3 of Plan:MK (2019).

- (12) All mitigation and compensation recommendations set out in the CSA/3612/02 Ecological Impact Assessment dated February 2020 shall be implemented at the appropriate stage of the development and no later than one year after the final occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy NE3 of Plan:MK (2019).

- (13) The existing trees and/or hedgerows shown to be retained on the plans hereby approved shall be protected in accordance with BS 5837:2012 and shall not be damaged or destroyed, uprooted, felled, lopped, topped or poisoned during the construction period of the development without the prior written consent of the Local Planning Authority.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policies D1, D2, D4 and NE5 of Plan:MK.

- (14) Prior to commencement of the development, full details of replacement tree planting in accordance with BS 8545: 2014 shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: tree sizes, species, planting locations, planting spacing's, pre-planting ground preparations, planting method and long term maintenance. Also where appropriate details of root deflection barriers and permanent protective measures against soil compaction, vehicle impact, de-icing salt etc. should be included. Particular attention should be paid to ensuring the trees are planted in a sufficient quantity of high quality growing medium, to ensure their quick establishment and the early provision of maximum benefit to the locality. Tree species must be chosen to maximise biodiversity, climate change resilience and human interest, mono cultures will not be acceptable. Any trees failing to thrive within five years of planting to be replaced in accordance with the original planting specification.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policies D1, D2, D4 and NE5 of Plan:MK.

- (15) No building or use hereby permitted shall be occupied or the use commenced of the relevant part of the development until the SuDS scheme for the site has been completed in accordance with the approved Sustainable Drainage Strategy. The SuDS scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into the proposal and maintained for the lifetime of the proposal in accordance with policies FR1 and FR2 of Plan:MK (2019).

- (16) The drainage strategy hereby approved shall be carried out in accordance with the approved plans and specifications prior to the occupation of the building unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site in accordance with policy FR2 of Plan: MK.

- (17) No building or use hereby permitted shall be occupied or the use commenced of the relevant part of the development until a waste management plan has been submitted to and approved in writing by the Local Planning Authority. The operation of the use shall thereafter be carried out in full accordance with the approved waste management plan.

Reason: In order to ensure there are adequate facilities for the storage and recycling of recoverable materials in accordance with Policy D1 of Plan:MK.

- (18) No development, including any works of demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the

Local Planning Authority. The CEMP shall include site procedures to be adopted during the course of construction including:

- a. routes for construction traffic
- b. Method of prevention of mud being carried onto the highway
- c. location of site compound
- d. loading and unloading of plant and materials
- e. the erection and maintenance of security fencing/hoardings and lighting
- f. proposed temporary traffic restrictions
- g. parking of vehicles of site operatives and visitors

The development shall be carried out in full accordance with the approved CEMP.

Reason: To ensure there are adequate mitigation measures in place, in the interests of highway and pedestrian safety and in order to protect the amenities of existing and future residents in accordance with Policies D1, D5 and NE6 of Plan:MK

- (19) Prior to the initial occupation of the relevant part of the development hereby permitted, details of the external lighting scheme including feature and security lighting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall take into account the impact on highway safety. The approved scheme shall be implemented prior to the initial occupation of the building and retained thereafter.

Reason: To protect the appearance and character of the area and in the interests of highway safety in accordance with Plan: MK 2019 Policies CT1, CT2 and CT3.

- (20) No development shall take place above slab level of the relevant part of the development hereby permitted until a detailed design of building facades, including acoustic performance, has been submitted to and approved in writing by the local planning authority. The approved mitigation measures shall be fully implemented prior to the first occupation of the use hereby permitted and shall thereafter be maintained and retained as approved.

Reason: To safeguard the amenity of existing and future residents in accordance with Policies D5 and NE6 of Plan:MK (2019).

- (21) No development shall take place above slab level of the relevant part of the development hereby permitted until the acoustic details of any fixed mechanical plant has been submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented prior to the first occupation of the use hereby permitted and shall thereafter be maintained and retained as approved.

Reason: To safeguard the amenity of existing and future residents in accordance with Policies D5 and NE6 of Plan:MK (2019).

- (22) Application/s for approval of all the reserved matters shall be made to the Local Planning

Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun no later than the latest of the following dates:

- i. The expiration of three years from the date of this permission; or
- ii. The expiration of two years from the date of the approval of the last of the reserved matters to be approved

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- (23) Details of the appearance, landscaping, and scale (hereinafter called "the reserved matters") in relation to the outline element shall be submitted to and approved in writing by the Local Planning Authority before any development at this site begins for that element of development and shall be carried out as approved.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990

- (24) As part of the reserved matters submission, details of the mix and type of dwellings shall be submitted in the form of an accommodation schedule, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides an adequate variety of housing mix to reflect need within the Borough, and to comply with Policy HN1 of Plan:MK

- (25) Prior to the commencement of the development details of the estate roads and footways shall be submitted to and be approved in writing by the Local Planning Authority. No dwelling shall be occupied until the estate roads and footways which provide access to it from the existing highway have been laid out and constructed in accordance with the approved details. The estate road and footways so laid out shall be retained thereafter.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

- (26) Prior to the initial occupation of the development the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 0.6m in height above the nearside channel level of the carriageway thereafter.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

- (27) Notwithstanding the details shown on drawings DWG/2662/IN2/007 (Draft) & MKR-HTA-L_PA20-XX_0906 Revision C, the applicant shall submit for approval in writing by the Local Planning Authority, details of design levels, horizontal alignment, vehicle tracking and structural support for the Stoke Road (south) access road. The access road shall be laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, inconvenience and obstruction to users of the highway.

- (28) Notwithstanding the details of forward visibility shown on drawing DWG/2662/SC1/004 Rev. B the applicant shall submit for the approval in writing by the Local Planning Authority details of forward visibility envelopes to show no obstruction to visibility caused by parked vehicles. The development including car parking spaces and landscaped areas shall be laid out and constructed in accordance with the approved details.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

Informative(s)

- (1) For the avoidance of doubt, every effort should be made to ensure a local retail offering is provided to residents as soon as possible and throughout the course of the development in order to ensure the community is served with adequate local facilities.

Building Regulations

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via www.milton-keynes.gov.uk/planning-and-building/building-control or the Building Control Helpline Tel. (01908) 252721.

Your attention is drawn to the attached notes



25th March 2022

Jon Palmer MRTPI – Head of Planning
For and on behalf of the Council

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit, Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through www.planning-inspectorate.gov.uk. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him. These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

The Party Wall etc. Act 1996

Anyone intending to carry out work described in the Act MUST give adjoining owners at least 2 months notice in writing of their intentions. The Act covers:

- (i) work to be carried out directly to an existing party wall or structure
- (ii) new building at or astride the boundary line between properties
- (iii) excavation within 3 or 6 metres of a neighbouring building or structure, depending on the depth of the hole or foundations

If you are not sure whether the Act applies to work that you are planning, you should seek professional advice.