

FULL PLANNING PERMISSION GRANTED

Application no: 21/02507/FULMMA

To: Barratt Homes
Laura Robinson
Barratt House
Sandy Way
Grange Park
Northampton
NN4 5EJ

Milton Keynes Council, under their powers provided by the above legislation, **Permit** the

Variation of condition 1 of permission ref. 19/01412/REM seeking amendments to the original landscape plans and updating elevations of Plot 89 and removing the car barn for plots 419 & 420 and updating the road layout in accordance with approved highway audit

At: Land At Eaton Leys Galley Lane Little Brickhill

In accordance with your application, valid on 11th August 2021.

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 land owner. 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:

Received 19/01/2022:

ELEYS-MCB-ZZ-ZZ-DR-A-016.A D5-P1 - HOUSETYPE PLANS AND ELEVATIONS -
AF2 FOG (ALVERTON-MK) - PLOTS 89 (Only) handed
ELEYS-MCB-ZZ-ZZ-DR-A-0230 D5-P10 - SITE LAYOUT PLAN
ELEYS-MCB-ZZ-ZZ-DR-A-0233 D5-P10 - EXTERNAL MATERIALS PLAN
ELEYS-MCB-ZZ-ZZ-DR-A-0236 D5-P9 - SURFACING AND BOUNDARY

TREATMENTS PLAN

ELEYS-MCB-ZZ-ZZ-DR-A-0239 D5-P6 - AFFORDABLE TENURE PLAN
ELEYS-MCB-ZZ-ZZ-DR-A-0240 D5-P6 - PARKING STRATEGY PLAN
ELEYS-MCB-ZZ-ZZ-DR-A-0241 D5-P6 - REFUSE MANAGEMENT PLAN

Received 11/08/2021:

GL1132 04H - Soft Landscape Proposals (1 of 10)
GL1132 05F - Soft Landscape Proposals (2 of 10)
GL1132 06H - Soft Landscape Proposals (3 of 10)
GL1132 07G - Soft Landscape Proposals (4 of 10)
GL1132 08G - Soft Landscape Proposals (5 of 10)
GL1132 09G - Soft Landscape Proposals (6 of 10)
GL1132 10G - Soft Landscape Proposals (7 of 10)
GL1132 11G - Soft Landscape Proposals (8 of 10)
GL1132 12F - Soft Landscape Proposals (9 of 10)
GL1132 13F - Soft Landscape Proposals (10 of 10)

Received 06/01/2020:

0300 D5 P2: Site Location Plan
Design Code Compliance Statement
H8097 INF - 760(1) - Refuse Vehicle Tracking (1/2)
H8097 INF - 760(2) - Refuse Vehicle Tracking (2/2)
PB6358-RHD-TE-I1-DR-D-0190 T03 - Visibility Analysis (1/4)
PB6358-RHD-TE-I1-DR-D-0191 T03- Visibility Analysis (2/4)
PB6358-RHD-TE-I1-DR-D-0192 T03- Visibility Analysis (3/4)
PB6358-RHD-TE-I1-DR-D-0193 -T 04 Visibility Analysis (4/4)
H8097 INF - 101(1B): Eaton Leys - Finished Levels (Sheet 1 of 2)
H8097 INF - 101(2B): Eaton Leys - Finished Levels (Sheet 2 of 2)
GL1132 18A: Green Infrastructure Elements
GL1132 17A: Open Space Phasing/Delivery Plan
GL1132 19A: Tree Strategy Plan
Sustainability Statement (Issue Version 2)

Received 06/01/2020:

ELEYS-MCB-ZZ-ZZ-DR-A-0128-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0129-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0130-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0131-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0132-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0133-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0135-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0136-D5 rev P2

ELEYS-MCB-ZZ-ZZ-DR-A-0138-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0142-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0143-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0144-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0145-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0146-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0147-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0148-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0149-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0150-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0151-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0152-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0153-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0154-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0155-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0156-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0157-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0158-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0159-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0160-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0161-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0162-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0163-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0164-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0166-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0167-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0168-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0169-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0170-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0171-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0172-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0173-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0174-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0175-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0176-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0177-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0178-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0179-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0180-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0181-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0182-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0183-D5 rev P3

ELEYS-MCB-ZZ-ZZ-DR-A-0184-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0185-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0186-D5 rev P3

Received 06/01/2020:

ELEYS-MCB-ZZ-ZZ-DR-A-0187-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0188-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0189-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0190-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0191-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0192-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0193-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0194-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0195-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0196-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0197-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0198-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0199-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0200-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0201-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0202-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0203-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0224-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0225-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0226-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0227-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0228-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0229-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0270-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0204-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0205-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0206-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0207-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0208-D5 rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0209-D5 rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0210-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0211-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0212-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0213-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0214-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0215-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0216-D5 rev P1

ELEYS-MCB-ZZ-ZZ-DR-A-0217-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0218-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0219-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0220-D5 rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0221-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0223-D5 rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0105-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0107-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0108-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0109-D5 Rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0110-D5 Rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0111-D5 Rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0112-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0114-D5 Rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0115-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0116-D5 Rev P3

Received 06/01/2020:

ELEYS-MCB-ZZ-ZZ-DR-A-0117-D5 Rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0118-D5 Rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0119-D5 Rev P4
ELEYS-MCB-ZZ-ZZ-DR-A-0120-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0121-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0122-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0123-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0124-D5 Rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0125-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0126-D5 Rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0127-D5 Rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0128-D5 Rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0129-D5 Rev P1
ELEYS-MCB-ZZ-ZZ-DR-A-0138-D5 Rev P3
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ELEYS-MCB-ZZ-ZZ-DR-A-0133-D5 Rev P3
ELEYS-MCB-ZZ-ZZ-DR-A-0135-D5 Rev P2
ELEYS-MCB-ZZ-ZZ-DR-A-0136-D5 Rev P2

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

(2)Nothing herein contained shall be deemed to affect or vary the conditions imposed on outline planning permission ref. 15/01533/OUTEIS, dated 2nd June 2017, which shall continue in full force and effect.

Reason: For the avoidance of doubt.

(3)The development hereby approved shall be implemented in accordance with the approved lighting scheme under the application 20/00960/DISCON as the following recorded documents:

Proposed Lighting and Installation Design Layout (Sheet 1 of 2), 20610-D-01 rev D, date: 03/04/20, received 21st April 2020

Electrical Schematic (Sheet 2 of 2), 219335-D-02 rev C, date: 23/03/20, received 21st April 2020

Proposed Lighting and Installation Design Layout (Sheet 1 of 2), 20495-D-01 rev C, date: 17/03/20, received 21st April 2020

Outdoor Lighting report, 20495-A-03A date: 3 March 2020, received 21st April 2020

Outdoor Lighting report, 20495-A-02C date: 17 March 2020, received 21st April 2020

Outdoor Lighting report, 20495-A-01B date: 27 February 2020, received 21st April 2020

Reason:To preserve habitats and protect species and to minimise the effect of development on the area and to reduce the impact on the Open Countryside and surrounding residents from light spill.

(4)The neighbourhood play area and local play area of the development hereby approved shall be implemented in accordance with the approved scheme under application 20/00960/DISCON as the following recorded document:

Play area proposals- GL1132 20, date: 25/02/2020, received 21st April 2020

Reason:To ensure that a local play area is provided and that the scheme complies with policy D1 and L4 of Plan: MK (2019) and Supplementary Planning Guidance on Planning Obligations for Leisure, Recreation and Sport Facilities.

(5)No development (including any landscaping aside from grass), shall take place within 7m of the watercourse to the south of the site within the Bedford Internal Drainage Board's statutory byelaw, except where formal written permission has been provided by the Local Planning Authority.

Reason: To prevent the increased risk of flooding in accordance with policies FR1 and FR2 of Plan: MK (2019).

(6)Prior to the first occupation of the development hereby permitted the visibility splays shown on the approved drawings shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6m in height above the level of the adjacent highway carriageway.

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.

(7)No building or use hereby permitted shall be occupied or the use commenced until the related car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out. 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).

(8)No building or use hereby permitted shall be occupied or the use commenced until the related 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).

(9)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted other than those shown on the approved plans without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent fences or walls being erected between shared, on-plot, car parking areas or harm being caused to the amenity of the area and on the amenity of adjoining residential occupiers in accordance with policies CT10, D1 and D5 of Plan:MK (2019).

(10)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order

with or without modification) no development covered by Schedule 2, Part 1, Class A to that Order shall be carried out without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and in the interests of residential amenity in accordance with Policy D5 of Plan: MK (2019).

(11) Prior to the occupation of 95% of the dwellings hereby approved (450 dwellings for the avoidance of doubt) evidence confirming the achievement of Secured by Design as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority, The development shall be carried out in accordance with these agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing crime and disorder in accordance with Policies D1, D2, D3, D5 and SD1 of Plan: MK

(12) Landscaping shall be carried out in accordance with the approved details. If within a period of ten 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.

Open space hard and soft landscape works shall be carried out in accordance with the approved phasing/delivery plan, all other landscaping shall be carried out in accordance with the approved landscape plans, prior to first occupation of the relevant dwellings within that phase.

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 Plan:MK Policy D1.

Working With the Applicant

In accordance with paragraph 38 of the National Planning Policy Framework Milton Keynes Council takes a positive and proactive approach to development proposals focused on solutions. Milton Keynes Council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application; where possible suggesting solutions to secure a successful outcome; informing applicants/agents of any likely recommendation of refusal prior to a decision; and by adhering to the requirements of the Milton Keynes Council Corporate Plan and the Planning and Transport Service Plan.

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 <https://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

A handwritten signature in blue ink, appearing to be 'JP', with a long horizontal line extending to the right.

27th May 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 the Appeals area of the Planning Portal – <https://www.planningportal.co.uk/info/200207/appeals>. 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

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

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. A free explanatory booklet is available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7BN. Tel 0870 1226236 e-mail odpm@twoten.press.net