

South West Milton Keynes

Schedule of Planning Application Documentation & Drawings*

- Application Form & Certificate B prepared by Januarys;
- Planning Statement & Appendices prepared by Januarys;
- Design & Access Statement prepared by David Lock Associates;
- Sustainability Strategy prepared by David Lock Associates;
- Flood Risk Assessment (Appendix 8.1 of the Environmental Statement) prepared by Pell Frischmann;
- Retail Assessment prepared by Jones Lang LaSalle;
- Employment Assessment prepared by Jones Lang LaSalle;
- Statement of Community Involvement prepared by Athene Communications;
- Arboricultural Assessment prepared by FPCR;
- Transport Assessment & Appendices (Appendix 10.1 of the Environmental Statement) & Framework Travel Plan prepared by Pell Frischmann;
- Energy Strategy prepared by Pell Frischmann;
- S106 draft Heads of Terms prepared by Eversheds LLP;
- Draft Construction Environmental Management Plan prepared by Pell Frischmann;
- Environmental Statement & Appendices project managed by Januarys;
- Environmental Statement Non-Technical Summary prepared by Januarys;
- Drawing Schedule:

Drawing Description	Reference	Latest Iteration	Date	Comments
Development Framework (LUB)	SWMK03-073	H	09/14	
Parameter Plan	SWMK03-074	G	09/14	
Open Space Plan	SWMK03-076	E	09/14	
Illustrative MP in Context	SWMK03-077	C	09/14	
Application Site Boundary	SWMK03-079	C	09/14	
Residential Density	SWMK03-082	C	09/14	
Constraints Plan	SWMK03-087	D	11/14	
Phasing	SWMK03-131	B	09/14	
Ground Remodelling	SWMK03-148	A	09/14	
Building Heights	SWMK03-149	C	09/14	
Illustrative Landscape Plan	3126-L-01	C	09/14	FPCR Drawing

*All documentation is also supplied electronically on the accompanying CD.

AYLESBURY VALE DISTRICT COUNCIL

Planning Division

The Gateway, Gatehouse Road, Aylesbury HP19 8FF

Web address: www.aylesburyvaledc.gov.uk

Email: devcon@aylesburyvaledc.gov.uk



Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="SWMK Consortium (See Note 1)"/>				
Street address:	<input type="text" value="C/O Agent"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text"/>				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Mark"/>	Surname:	<input type="text" value="Hyde"/>
Company name:	<input type="text" value="Januaries Consultant Surveyors"/>				
Street address:	<input type="text" value="7 Dukes Court"/>	Telephone number:	<input type="text"/>	<input type="text" value="01223 326825"/>	<input type="text"/>
Town/City:	<input type="text" value="54-62 Newmarket Road"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Cambridge"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="Cambridgeshire"/>	Email address:	<input type="text" value="mjh@januaries.co.uk"/>		
Postcode:	<input type="text" value="United Kingdom"/>				
	<input type="text" value="CB5 8DZ"/>				

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

Access Appearance Landscaping Layout Scale

Please describe the proposal:

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

Land South of the A421, West of Far Bletchley, North of the East West Rail Link and East of Whaddon Road, Aylesbury Vale.

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

This is an outline application that is accompanied by a Design & Access Statement.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please see Chapter 14 of the accompanying Environment Statement.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Agricultural Land

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Agricultural Land

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Not known at this stage of development

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					1855

Proposed Market Housing Total

1855

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1855
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0)	
A2	Financial and professional services	0.0	0.0) 930.0	930.0
A3	Restaurants and cafes	0.0	0.0)	
A4	Drinking establishments	0.0	0.0)	
A5	Hot food takeaways	0.0	0.0)	
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0) 585.0	585.0
D2	Assembly and leisure	0.0	0.0	Note 4)	
OTHER	Please specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	1515.0	1515.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

144.77

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not known at this stage of the development

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: See attached	30/01/2015
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text"/>	
Locality: <input type="text"/>	
Town: <input type="text"/>	
Postcode: <input type="text"/>	

Title: Mr First name: Mark Surname: Hyde

Person role: Agent Declaration date: 30/01/2015 Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.


 Date 30/01/2015

**Town and Country Planning (Development Management Procedure)
(England) Order 2010**

**CERTIFICATE UNDER ARTICLE 12
CERTIFICATE B**

I certify that I have given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

Name	Address at which Notice served	Date Notice served
Milton Keynes Council	Civic Offices, 1 Saxon Gate, Central Milton Keynes, MK9 3EJ	30 th January 2015
Buckinghamshire County Council	County Hall, Walton Street, Aylesbury, HP20 1UA	30 th January 2015
The Parks Trust	Campbell Park Pavilion, 1300 Silbury Boulevard, Campbell Park, Milton Keynes, MK9 4AD	30 th January 2015
Richard Maycock	Hurdlesgrove Farm, Whitchurch, Aylesbury, HP22 4EJ	30 th January 2015
Michael Maycock	c/o Richard Maycock, Hurdlesgrove Farm, Whitchurch, Aylesbury, HP22 4EJ	30 th January 2015
Messrs SK, MF & JQ Grace	c/o Robert Marchant, J Garrard & Allen, 4 High Street, Olney, MK46 4BB	30 th January 2015
GF Cook & JW Cook (tenants)	3 Church End, Newton Longville, Milton Keynes, MK17 0AG	30 th January 2015
Leslie Blue & Jeffery Spencer (tenants)	New Leys Farmhouse, Buckingham Road. Bletchley, Milton Keynes, MK3 5LA	30 th January 2015
Janet Wilson	The Cottage, Yettington, Budleigh Salterton, Devon, EX3 7BW	30 th January 2015
Christopher Smith	21 Stoneleigh Court, Westcroft, Milton Keynes, MK4 3BS	30 th January 2015

Signed



Mark Hyde BA (Hons), BTP, MRTPI, AIEMA
Director – Januarys Consultant Surveyors
On behalf of the South West Milton Keynes Consortium

Date: 30th January 2015

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. ** "agricultural tenant" has the meaning given in Section 65(8) of the Town & Country Planning Act 1990.

Note 1 - SWMK Consortium

The SWMK Consortium comprises the following companies:

- Bellcross Homes Ltd
- Connolly Homes PLC
- Hallam Land Management Ltd
- Taylor Wimpey UK Ltd
- William Davis Ltd

Note 2 - Description of the Proposal

Outline planning application with all matters reserved except for access for a mixed-use sustainable urban extension on 144.77 Ha of land to the south west of Milton Keynes, to provide for the following:

- up to 1,855 mixed tenure dwellings (C3) on 54.16 Ha of land;
- an employment area (B1) on 2.07 Ha of land;
- a neighbourhood centre on 0.67 Ha of land accommodating retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses;
- provision of a primary school on 3.0 Ha of land;
- provision of a secondary school on 5.2 Ha of land;
- allotment space on 1.22 Ha of land;
- ground remodelling;
- 55.75 Ha of multi-functional green open space including: parkland, sports and recreational facilities with pavilion/changing facilities; play areas, wildlife areas, a range of strategic open spaces including a community orchard and new landscaping;
- a Sustainable Drainage Scheme including 5.05 Ha of land for surface water attenuation measures;
- associated infrastructure including new junctions to the A421, Whaddon Road and Buckingham Road, primary streets, residential streets, pedestrian footpaths and cycle routes, foul water pumping stations and statutory undertakers equipment;
- A Grid Road Reserve of 7.24 Ha;
- Highway improvements on 5.56 Ha;
- public transport infrastructure, car and cycle parking for all uses; and
- undergrounding of 132Kv overhead power lines.

Note 3 - SWMK Drawing Schedule

Drawing Description	Reference	Latest Iteration	Date	Comments
Development Framework (LUB)	SWMK03-073	H	09/14	
Parameter Plan	SWMK03-074	G	09/14	
Open Space Plan	SWMK03-076	E	09/14	
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Note 4 – Question 18 D1/D2 Floorspace

The floorspace of 585 sq.m comprises up to 225 sq.m. for D1 health provision and up to 360 sq.m for D1/D2 community uses. It does not include an estimate of floorspace for the proposed new schools.