

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Development Management
 Planning and Transport
 Civic Offices
 1 Saxon Gate East
 Central Milton Keynes
 MK9 3EJ
 Tel: 01908 252358
 E-mail: dcadmin@milton-keynes.gov.uk

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposal:

Has building or works already been carried out? Yes No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed? Yes No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

Reference no. of permission in principle being relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. 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 a 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 Existing watercourse
 Soakaway Pond/lake
 Main sewer

6. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

7. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? Yes No

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

If Yes, please provide details of their name, role and how you are related to them.

8. Site Area

Please state the site area in hectares (ha)

9. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

 Yes

 No

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>A</i>

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>B</i>

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>C</i>

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>D</i>

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>E</i>

Total proposed residential units (A + B + C + D + E) = _____

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>F</i>

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>G</i>

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>H</i>

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>I</i>

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>J</i>

Total existing residential units (F + G + H + I + J) = _____

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): _____

10. 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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			<input type="checkbox"/>		
	Net tradable area:	<input type="checkbox"/>			<input type="checkbox"/>		
A2	Financial and professional services	<input type="checkbox"/>			<input type="checkbox"/>		
A3	Restaurants and cafes	<input type="checkbox"/>			<input type="checkbox"/>		
A4	Drinking establishments	<input type="checkbox"/>			<input type="checkbox"/>		
A5	Hot food takeaways	<input type="checkbox"/>			<input type="checkbox"/>		
B1 (a)	Office (other than A2)	<input type="checkbox"/>			<input type="checkbox"/>		
B1 (b)	Research and development	<input type="checkbox"/>			<input type="checkbox"/>		
B1 (c)	Light industrial	<input type="checkbox"/>			<input type="checkbox"/>		
B2	General industrial	<input type="checkbox"/>			<input type="checkbox"/>		
B8	Storage or distribution	<input type="checkbox"/>			<input type="checkbox"/>		
C1	Hotels and halls of residence	<input type="checkbox"/>			<input type="checkbox"/>		
C2	Residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		
D1	Non-residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		
D2	Assembly and leisure	<input type="checkbox"/>			<input type="checkbox"/>		
OTHER		<input type="checkbox"/>			<input type="checkbox"/>		
Please Specify		<input type="checkbox"/>			<input type="checkbox"/>		
	Total						

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
OTHER		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

11. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

12. 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

13. 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:

Is the proposal a waste management development? Yes No Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

Is the site currently vacant? Yes No

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

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

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. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

The correct fee:

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

17. 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

18. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

20. 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) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

MKE Planning Application Form: Additional Information

15. Ownership Certificates and Agricultural Land Declaration (Certificate of Ownership – Certificate C)

The steps taken were:

St James Group Limited undertook a search of the site using the land registry. On the land registry there are a number of parcels of unregistered land. A notice was therefore published in the MK Citizen Newspaper (on 18th March 2021) which circulates in the area where the land is situated. In addition, a marketing brochure was sent to over 26,600 homes in the local area. Taking these together, potential landowners locally would be aware of the applications upcoming submission.

Table of known landowners/tenants:

Name of Owner / Agricultural Tenant	Address	Date Notice Served
Carington Estates Ltd. (Neil Taylor on behalf of Rupert Francis John 7th Lord Carrington)	The Courtyard Manor Farm, Church End, Bledlow, Buckinghamshire, HP27 9PD	30/03/21
Moulsoe Buildings Farm (Chris Singer)	Moulsoe Buildings Farm, London Road, Newport Pagnell, Buckinghamshire, MK16 0JA	30/03/21
Hermitage Farm (Councillor Nigel Richards)	Newport Rd, Moulsoe, Milton Keynes, Newport Pagnell, MK16 0HR	30/03/21
Church Farm (Robin Kingham)	Church Farm Newport Road, Moulsoe, Newport Pagnell, MK16 0HW	30/03/21
Tickford Park Farm (Mr John Martin)	Cranfield Road, Moulsoe, MK16 0HN	30/03/21
Jeffrey Alan Cloke (Neil Taylor on behalf of Jeffrey Alan Cloke)	The Courtyard Manor Farm, Church End, Bledlow, Buckinghamshire, HP27 9PD	30/03/21
Ricardo Remon and Yedra Feltrer	27 London Road, Newport Pagnell, Buckinghamshire, MK16 0JB	30/03/21
(Name unknown)	29 London Road, Newport Pagnell, Buckinghamshire, MK16 0JB	30/03/21
Tickford Field Farm	Tickford Field Farm, N Crawley Road, Newport Pagnell	30/03/21
Milton Keynes Development Partnership (Matthew Green)	Civic Offices, 1 Saxon Gate, East, Milton Keynes, MK9 3EJ	30/03/21

Name of Owner / Agricultural Tenant	Address	Date Notice Served
Berkeley Strategic Land Limited (William Smith)	Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG	30/03/21
Milton Keynes Council (Paul van Geete)	Civic Offices, 1 Saxon Gate, East, Milton Keynes, MK9 3EJ	30/03/21
Milton Keynes Parks Trust Limited (Steve Revill-Darton)	The Pavilion, 1300 Silbury Blvd, Milton Keynes, MK9 4AD	30/03/21
Homes and Communities Agency	4th Floor, One Friargate, Coventry, CV1 2GN	30/03/21
Highways England (Penny Mould)	Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	30/03/21
Anglian Water Services Limited (Mr John Young)	Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, PE29 6XU	30/03/21