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**Date:** 31<sup>st</sup> March 2021

**Our ref:** 12491/04/MS/HBe/19431323v2

Dear Ms Verdegem,

## **Hybrid Planning Application for Milton Keynes East Urban Extension.**

On behalf of our client, St James Group Limited ('St James'), we are pleased to submit to Milton Keynes Council a hybrid planning application seeking planning permission for the majority of the development allocated at land known as Milton Keynes East (on the eastern side of the M1, south east of Newport Pagnell on land to the east and west of A509 London Road). The application comprises:

*"Hybrid planning application encompassing:*

- (i) outline element (with all matters reserved) for a large-scale mixed-use urban extension (creating a new community) comprising: residential development; employment including business, general industry and storage/distribution uses; a secondary school and primary schools; a community hub containing a range of commercial and community uses; a new linear park along the River Ouzel corridor; open space and linked amenities; new redways, access roads and associated highways improvements; associated infrastructure works; demolition of existing structures and*
- (ii) detailed element for strategic highway and multi-modal transport infrastructure, including: new road and redway extensions; a new bridge over the M1 motorway; a new bridge over the River Ouzel; works to the Tongwell Street corridor between Tongwell roundabout and Pineham roundabout including new bridge over the River Ouzel; alignment alterations to A509 and Newport Road; and associated utilities, earthworks and drainage works.*

The application has been submitted electronically (via a download link to the Milton Keynes DC admin email address). At Appendix 1 to this letter we set out a schedule of the plans and drawings submitted for approval. At Appendix 2 to this letter we set out validation directory, identifying where in this submission various key reports can be found.

The application comprises the following documents (please note that many of the reports required for validation – i.e. the Transport Assessment – are Technical Appendices to the Environmental Statement):

- 1 Covering Letter;
- 2 Application Form (including relevant certificates and notices);
- 3 Copy of Newspaper Notice (for Certificate C);

- 4 Application Drawings, including:
  - a Site location plan;
  - b Parameter plans (outline element – See Appendix 1);
  - c Detailed drawings (detailed element – See Appendix 1) – collective reference MKE-Dwgs-Plg-Rev.1;
- 5 Design and Access Statement (‘DAS’), prepared by JTP;
- 6 Planning Statement, prepared by Lichfields, including:
  - a Housing Statement; and
  - b Retail Statement.
- 7 Environmental Statement (‘ES’), which is split up into three volumes:
  - Volume 1: Main Technical Assessments
    - Chapter A: Introduction
    - Chapter B: Scope, Methodology and Consultation
    - Chapter C: Site and Scheme Description
    - Chapter D: Transport
    - Chapter E: Landscape and Views
    - Chapter F: Ecology
    - Chapter G: Air Quality
    - Chapter H: Noise
    - Chapter I: Ground Condition & Soils
    - Chapter J: Historic Built Environment
    - Chapter K: Archaeology
    - Chapter L: Water Environment & Drainage
    - Chapter M: Socio-Economics
    - Chapter N: Climate Change & Resilience
    - Chapter O: Waste
    - Chapter P: Cumulative Impact Assessment
    - Chapter Q: Mitigation and Monitoring
  - Volume 2: Technical Appendices;
  - Volume 3: Non-Technical Summary;
- 8 Statement of Community Involvement (‘SCI’), prepared by Lichfields and St James;
- 9 S106 Heads of Terms, prepared by Lichfields and St James;
- 10 Health Impact Assessment, prepared by Lichfields;
- 11 Biodiversity Impact Assessment Metric, prepared by Hankinson Duckett Associates;
- 12 Sustainability Statement, prepared by Hodkinson;
- 13 Outline Energy Assessment, prepared by Hodkinson;

- 14 Overheating Mitigation Strategy, prepared by WSP; and
- 15 Utilities Services Statement, prepared by WSP.

The application fee has been sent under a separate cover. This has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) and is as agreed in pre-application discussion with Milton Keynes Council.

The details on how copies of the ES can be obtained is provided in Chapter A. Reasonable copying charges will be applied to a paper copy (£950) but that an electronic copy can be provided free of charge. In pursuance of the Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment)(England)(Coronavirus)(Amendment) Regulations 2020 it is understood that a copy of the ES (and planning application) may not be available for viewing at the offices of Milton Keynes Council. We therefore request that a full copy of the ES is made available on the Council's website.

We trust that you have sufficient information to validate this application. Should you have any queries, or require any further information, please do not hesitate to contact me or my colleague Harry Bennett.

Yours sincerely,



**Martin Taylor**  
Planning Director

## Appendix 1: Schedule of Application Drawings

Drawing Number	Title	Scale	Size	Rev.
01312_S_100	Site Location Plan	1:5000	A0	P1
Parameter Plans for Outline Element				
01312_PP_01	Land Use Parameter Plan	1:5000	A0	P1
01312_PP_02	Movement and Access Parameter Plan	1:5000	A0	P1
01312_PP_03	Green Infrastructure Parameter Plan	1:5000	A0	P1
01312_PP_04	Building Heights Parameter Plan	1:5000	A0	P1
Detailed Highways, Bridges & Structures, and Drainage Drawings Collective Reference: MKE-Dwgs-Plg-Rev.1				
Highways Drawings				
MKE-WSP-ZZ-ZZ-C-DR-0010	Schematic Overview For Planning	1:5000	A1	P02
MKE-WSP-ZZ-ZZ-C-DR-0011	General Arrangement For Planning Sheet 1	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0012	General Arrangement For Planning Sheet 2	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0013	General Arrangement For Planning Sheet 3	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0014	General Arrangement For Planning Sheet 4	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0015	General Arrangement For Planning Sheet 5	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0016	General Arrangement For Planning Sheet 6	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0017	General Arrangement For Planning Sheet 7	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0018	General Arrangement For Planning Sheet 8	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0019	General Arrangement For Planning Sheet 9	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-DR-0020	General Arrangement For Planning Sheet 10	1:1250	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-0101	Geometry Details of Indicative Cross Sections Sheet 1 of 4	1:250	A1	P04
MKE-WSP-ZZ-ZZ-C-SK-0102	Geometry Details of Indicative Cross Sections Sheet 2 of 4	1:250	A1	P04
MKE-WSP-ZZ-ZZ-C-SK-0103	Geometry Details of Indicative Cross Sections Sheet 3 of 4	1:250	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-0104	Geometry Details of Indicative Cross Sections Sheet 4 of 4	1:250	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-0105	Carriageway Construction Details	As Shown	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2801	Link 101 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2802	Link 102 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2803	Link 103 Long-Sections Sheet 1 of 3	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2804	Link 103 Long-Sections Sheet 2 of 3	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2805	Link 103 Long-Sections Sheet 3 of 3	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2806	Link 104 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2807	Link 105 Long-Sections Sheet 1 of 2	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2808	Link 105 Long-Sections Sheet 2 of 2	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2809	Link 106 Long-Sections Sheet 1 of 2	1:500	A1	P04
MKE-WSP-ZZ-ZZ-C-SK-2810	Link 106 Long-Sections Sheet 2 of 2	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2811	Link 107 Long-Sections Sheet 1 of 2	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2812	Link 107 Long-Sections Sheet 2 of 2	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2813	Link 108 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2815	Link 109 Long-Sections	1:500	A1	P03

Drawing Number	Title	Scale	Size	Rev.
MKE-WSP-ZZ-ZZ-C-SK-2816	Link 110 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2817	Link 301 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2818	Link 302 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2819	Link 303 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2820	Link 304 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2821	Link 305 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2823	Link 501 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2824	Link 502 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2825	Link 503 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2826	Link 504 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2827	Link 505 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2828	Link 506 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2829	Link 507 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2830	Link 508 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2831	Link 509 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2832	Link 510 Long-Sections	1:500	A1	P03
MKE-WSP-ZZ-ZZ-C-SK-2833	Link 511 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2834	Link 512 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2835	Link 601 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2836	BMX Track Private Access Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2837	New Parks Trust Private Access Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2838	Tongwell Street Car Park Access Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2839	Carleton Gate Roundabout Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2840	Willen Link Roundabout Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2841	A509 Roundabout 1 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2842	Eastern link Roundabout 1 long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2843	A509 Roundabout 2 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2844	Eastern Link Roundabout 2 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2845	Cranfield Link Roundabout Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2846	Eastern Link Roundabout 3 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2847	Eastern Link Roundabout 4 Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2848	Existing Pumping Station Access Long-Sections	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-2849	Link 104 - A509 Long-Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-2850	A509 Dual Carriageway Long-Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-2851	A509 - Link 104 Long-Sections	1:500	A1	P01
<b>Bridges &amp; Structures Drawings</b>				
MKE-WSP-CBR-ZZ-DR-BR-002	Highway Structures Location Plan	1:4000	A1	P03
MKE-WSP-CBR-M1B-DR-BR-001	M1 Milton Keynes East Bridge Sheet 1	As Shown	A1	P05
MKE-WSP-CBR-M1B-DR-BR-002	M1 Milton Keynes East Bridge Sheet 2	As Shown	A1	P01
MKE-WSP-CBR-TSN-DR-BR-001	Tongwell Street Northbound Bridge	As Shown	A1	P05
MKE-WSP-CBR-ROF-DR-BR-001	River Ouzel Floodplain Bridge	As Shown	A1	P04

Drawing Number	Title	Scale	Size	Rev.
MKE-WSP-CBR-MSB-DR-BR-001	Moulsoe Stream Bridge	As Shown	A1	P02
MKE-WSP-CBR-SW1-DR-BR-001	MKE Subway 1	As Shown	A1	P02
MKE-WSP-CBR-SW2-DR-BR-001	MKE Subway 2	As Shown	A1	P01
MKE-WSP-CBR-SW457-DR-BR-001	MKE Subways 4, 5 & 7 Sheet 1	As Shown	A1	P01
MKE-WSP-CBR-SW457-DR-BR-002	MKE Subways 4, 5 & 7 Sheet 2	As Shown	A1	P01
MKE-WSP-CBR-FR-DR-BR-001	Flood Relief Culverts 1 & 2	As Shown	A1	P02
MKE-WSP-CBR-C3-DR-BR-001	MKE Culvert 3	As Shown	A1	P02
MKE-WSP-CBR-CGR-DR-BR-001	Carleton Gate Retaining Wall	As Shown	A1	P01
Drainage Drawings				
Headwall Type A	Headwall Type A	NTS	A3	P01
Headwall Type B	Headwall Type B	NTS	A3	P01
Headwall Type C	Headwall Type C	NTS	A3	P01
Headwall Type D	Headwall Type D	NTS	A3	P01
Headwall Type E	Headwall Type E	NTS	A3	P01
Headwall Type F	Headwall Type F	NTS	A3	P01
Headwall Type G	Headwall Type G	NTS	A3	P01
Headwall Type H	Headwall Type H	NTS	A3	P01
MCHW Construction Details	MCHW Construction Standard Details	NTS	A3	P01
MKE-WSP-ZZ-ZZ-C-SK-0540	Pond 1 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0542	Pond 2 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0543	Pond 3 Long sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0544	Pond 5 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0545	Pond 9 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0546	Pond 14 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0547	Pond 15 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0548	Pond 16 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0549	Pond 18A-1 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0550	Pond 18A-2 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0551	Pond 18A-3 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0552	Pond 22 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0553	Pond 25 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0554	Pond 26 Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0555	Pond 27A Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0556	Pond 27B Long Sections	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0500	Tongwell Street Impermeable Area Plan	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0501	Drainage Plan sheet 1	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0502	Drainage Plan sheet 2	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0503	Drainage Plan sheet 3	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0504	Drainage Plan sheet 4	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0505	Drainage Plan sheet 5	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0506	Drainage Plan sheet 6	1:500	A1	P01

Drawing Number	Title	Scale	Size	Rev.
MKE-WSP-ZZ-ZZ-C-DR-0507	Drainage Plan sheet 7	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0508	Drainage Plan sheet 8	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0509	Drainage Plan sheet 9	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0510	Drainage Plan sheet 10	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-DR-0511	Drainage Plan sheet 11	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0512	Drainage Plan sheet 12	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0513	Drainage Plan sheet 13	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0514	Drainage Plan sheet 14	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0515	Drainage Plan sheet 15	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0516	Drainage Plan sheet 16	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0517	Drainage Plan sheet 17	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0518	Drainage Plan sheet 18	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0519	Drainage Plan sheet 19	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0520	Drainage Plan sheet 20	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0521	Drainage Plan sheet 21	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0522	Drainage Plan sheet 22	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0523	Drainage Plan sheet 23	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0524	Drainage Plan sheet 24	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0525	Drainage Plan sheet 25	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0526	Drainage Plan sheet 26	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0527	Drainage Plan sheet 27	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0528	Drainage Plan sheet 28	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0529	Drainage Plan sheet 29	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0530	Drainage Plan sheet 30	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0531	Drainage Plan sheet 31	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-DR-0532	Drainage Plan sheet 32	1:500	A1	P02
MKE-WSP-ZZ-ZZ-C-DR-0533	Drainage Plan sheet 33	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0534	Drainage Plan sheet 34	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0535	Drainage Plan sheet 35	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0536	Drainage Plan sheet 36	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0537	Drainage Plan sheet 37	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0538	Drainage Plan sheet 38	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0539	Drainage Plan sheet 39	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0540	Drainage Plan sheet 40	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0541	Drainage Plan sheet 41	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0542	Drainage Plan sheet 42	1:500	A1	P01
MKE-WSP-ZZ-ZZ-C-DR-0594	Drainage Typical Cross Sections	NTS	A1	P02
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 1	Drainage Long Section – Sheet 1	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 2	Drainage Long Section – Sheet 2	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 -	Drainage Long Section – Sheet 3	NTS	A1	P01

Drawing Number	Title	Scale	Size	Rev.
Sheet 3				
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 4	Drainage Long Section – Sheet 4	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 5	Drainage Long Section – Sheet 5	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 6	Drainage Long Section – Sheet 6	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 7	Drainage Long Section – Sheet 7	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 8	Drainage Long Section – Sheet 8	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 9	Drainage Long Section – Sheet 9	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 10	Drainage Long Section – Sheet 10	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 11	Drainage Long Section – Sheet 11	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 12	Drainage Long Section – Sheet 12	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 13	Drainage Long Section – Sheet 13	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 14	Drainage Long Section – Sheet 14	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 15	Drainage Long Section – Sheet 15	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 16	Drainage Long Section – Sheet 16	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 17	Drainage Long Section – Sheet 17	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 18	Drainage Long Section – Sheet 18	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 19	Drainage Long Section – Sheet 19	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 20	Drainage Long Section – Sheet 20	NTS	A1	P01
MKE-WSP-ZZ-ZZ-C-SK-0520-0530 - Sheet 21	Drainage Long Section – Sheet 21	NTS	A1	P01



## Appendix 2: Application Validation Directory

Document Required	Where Can it Be Found?	Doc Location/Reference	Author(s)
<b>National Validation Requirements</b>			
Planning Forms	Planning Documents	~	Lichfields
Location Plan	Planning Documents	01312_S_100 rev. P1	JTP
Proposed Drawings	Planning Documents	Various (see schedule) including: <ul style="list-style-type: none"> <li>• Outline Element – Parameter Plans;</li> <li>• Detailed Element – Detailed Highways, Bridges &amp; Structures, &amp; Drainage Drawings.</li> </ul>	JTP / WSP
Design and Access Statement	Planning Documents	~	JTP
Correct Fee	Sent under Separate Cover	~	St James
<b>Local Validation Requirements</b>			
Planning Statement	Planning Documents	~	Lichfields
Statement of Community Involvement	Planning Documents	~	Lichfields / St James
Environmental Statement	Planning Documents	Volume 1: Main Technical Assessments Volume 2: Technical Appendices Volume 3: Non-Technical Summary	Lichfields / Various
Biodiversity / Ecological Assessments	Environmental Statement	ES Chapter F (Ecology) and relevant appendices including ecological survey reports.	Hankinson Duckett Associates
Biodiversity Impact Assessment Metric	Planning Documents	~	Hankinson Duckett Associates
Tree Survey / Arboricultural Assessment	Environmental Statement	ES Appendix C6 (Tree Survey and Arboriculture Impact Assessment)	HDA
Flood Risk Assessment	Environmental Statement	ES Appendix L1 (Flood Risk Assessment)	WSP
SuDS Strategy	Environmental Statement	ES Appendix L2 (Surface Water Strategy)	WSP
Heritage Statement	Environmental Statement	ES Appendix J1 (Built Heritage Assessment)	RPS
Archaeological Assessment	Environmental Statement	ES Appendix K1 (Archaeological Desk-Based Assessment)	WSP
Transport Assessment	Environmental Statement	ES Appendix D1 (Transport Assessment)	WSP
Travel Plan	Environmental Statement	ES Appendix D2 (Residential Travel Plan) ES Appendix D3 (Workplace Travel Plan)	WSP
Parking Assessment Plan	Environmental Statement	Appendix 8 (TTN8 - MKE Parking Strategy) to ES Appendix D1 (Transport Assessment)	WSP
Tracking Diagrams/Visibility Splays	See Detailed Element Planning Drawings	~	WSP
Construction Traffic Management Plan	Environmental Statement	ES Appendix D5 (Outline Construction Logistics Plan)	WSP
Sustainability Statement	Planning Documents	~	Hodkinson

Document Required	Where Can it Be Found?	Doc Location/Reference	Author(s)
Housing Statement	Planning Documents	Appendix 3 to Planning Statement	Lichfields
Economic Statement	Planning Documents Environmental Statement	Appendix 4 to Planning Statement (Retail Impact Assessment) ES Chapter M (Socio-Economic Assessment)	Lichfields
Landscape Visual Impact Assessment	Environmental Statement	Chapter E (Landscape and Views) and ES Appendix E1 (LVIA)	Fabrik
Landscaping Details	Planning Documents	Part of Design and Access Statement	JTP / HTA
Lighting Assessment	Environmental Statement	ES Appendix C5 (Lighting Assessment)	WSP
Open Space Assessment	Planning Documents	Part of Design and Access Statement	JTP / HTA
Noise Assessment	Environmental Statement	ES Chapter H (Noise and Vibration) and ES Appendix H1 (Noise Assessment)	WSP
Land Contamination Assessment	Environmental Statement	ES Appendix I1 (Preliminary Risk Assessment [Contamination])	WSP
Site Waste Management Plan	Environmental Statement	ES Appendix O1 (Outline Site Waste Management Plan)	WSP
Planning Obligations/Heads of Terms	Planning Documents	~	Lichfields
<b>MKE Validation Requirements (as per MKE Development Framework SPD 2020)</b>			
Air Quality Assessment	Environmental Statement	ES Chapter G (Air Quality) and ES Appendix G1-G6 (Air Quality Assessment)	WSP
Odour Impact Assessment	Environmental Statement	ES Appendix G7 (Odour Assessment)	WSP
Energy and Climate Statement	Planning Documents	1. Energy Statement 2. Overheating Mitigation Strategy	Hodkinson
<b>Other Documents Submitted</b>			
Newspaper Notice (Certificate C)	Planning Documents	~	n/a
Utility Services Statement	Planning Documents	~	WSP
Health Impact Assessment	Planning Documents	~	Lichfields
Preliminary Earthworks Strategy	Environmental Statement	ES Appendix C4 (Preliminary Earthworks Strategy)	Lichfields

Local Validation requirements as per latest MKC 'Local Validation List: Requirements for Planning Applications' Version 1.5' (May 2020).

Note: other items identified on the Local Validation List are not relevant to this application including: viability assessment; telecommunications development statement; daylight/sunlight assessment, ventilation/extraction equipment details; and window and door details.