

# ITEM 7(d)

**Application Number:** 18/00371/REM

**Description** Reserved matters submission of details pursuant to Condition 2 of the outline planning permission 13/01729/OUT comprising the layout, scale, appearance of the building, access thereto and landscaping; in relation to the scheme to provide the redevelopment of the site (following demolition of existing buildings) to provide 19,930 sqm (GEA) of Use Class A1/A2/A3/A4/A5/D2 floorspace in a building up to 3 storeys (25m above AOD) in height and basement. Improvements to the public realm, alterations to and creation of new vehicular and pedestrian access routes. Associated servicing areas and plant

**AT** The Point, 602 Midsummer Boulevard, Central Milton Keynes, Milton Keynes, MK9 3NB

**FOR** Hammerson Milton Keynes Limited

**Target:** 11th March 2019

**Extension of Time:** Yes

**Ward:** Central Milton Keynes

**Parish:** Central Milton Keynes  
Town Council

**Report Author/Case Officer:** Duncan Law, Senior Planning Officer (Development control) – West Team

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## 1.0 RECOMMENDATION

1.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

## 2.0 INTRODUCTION

### 2.1 The Site

The Point site is located between Midsummer Blvd, Lower 9th Street, Lower 10th Street and a multi-storey car park (which has been excluded from the proposed redevelopment) on Avebury Blvd. The site is located within the primary shopping area and city core quarter of Central Milton Keynes. To the north is the grade II listed Shopping Building the Centre:MK, to the west is Midsummer Place Shopping Centre and to the east a temporary surface car park.

The existing buildings contain a gross internal area of 7,428sqm including 5,340sqm of leisure (use class D2), 11sqm of retail (use class A1), 342sqm of restaurant (use class A3) and 1,735sqm of office (use class B1).

## 2.2 The Proposal

The application is pursuant to the submission of Reserved matters required by Condition 2 of the outline planning permission 13/01729/OUT comprising the layout, scale, appearance of the building, access thereto and landscaping in relation to the scheme to provide the redevelopment of the site (following demolition of existing buildings) to provide 19,930 sqm (Gross external area) of Use Class A1/A2/A3/A4/A5/D2 floorspace in a building up to 3 storeys in height and basement. This will include improvements to the public realm, alterations to and creation of new vehicular and pedestrian access routes. Associated servicing areas and plant are also proposed.

2.3 It is proposed to provide a mix of new retail, food & beverages and leisure facilities and it is projected to deliver:

- Retail (Class A1, A2, A3, A4, A5) Gross Internal Area 11856 sqm / 127617 sqft
- Leisure (Class D2) Gross Internal Area 4182 sqm/ 45015 sqft
- Back Of House Gross Internal Area 2902 sqm / 31236 sqft

2.4 The applicant has submitted details required by the outline permission 13/01729/OUT conditions: 7 (floorspace schedules) 8 (finished floor levels) 9 (active and animated frontages) 12 (public art strategy) 16 (mitigation against vehicle borne terrorism) 17 (sustainability strategy) 18 (energy assessment) 21 (ecology and biodiversity) 23 (roof plant and equipment) 26 (highway works) 28 (cycle and car parking) under a separate reference). The applicant has requested that those conditions are discharged through the reserved matters application. The acceptability of this in procedural terms will be discussed later in this report in paragraph 5.12.

## 2.5 Reason for referral to committee

At the time of determination of the Outline Planning application 13/01729/OUT, members requested that any subsequent Reserved Matters application to be determined at Development Control Committee.

## 3.0 **RELEVANT POLICIES**

### 3.1 National Policy

### 3.2 National Planning Policy Framework (2018)

Paragraphs 11-16: Presumption in favour of sustainable development

Paragraph 17: Core Planning Principles

Section 4: Promoting Sustainable Transport

Section 6: Housing

Section 7: Design  
Section 8: Promoting Healthy Communities  
Paragraphs 105 – parking standards  
Paragraphs 187 & 187: Positive approach to decision taking  
Paragraphs 196 & 197: Determining applications  
Paragraphs 203-206: Conditions and Obligations

### 3.3 Local Policy

#### Neighbourhood Planning

Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. If a policy contained in the development plan for an area conflicts with another policy in a development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

Neighbourhood Plans therefore form part of the development plan for the relevant area. They will necessarily be in general conformity with the strategic policies contained in the development plan for the area. If they are the most recent document to become part of the development plan, they will attract statutory priority. Neighbourhood plan policies will also take precedence over non-strategic development plan policies where there is conflict. The Central Milton Keynes Alliance Plan (neighbourhood plan) (CMKAP) was adopted in 2015.

#### Central Milton Keynes Alliance Plan (neighbourhood plan) (CMKAP) 2015

CMKAP S1: Strategic Objectives  
CMKAP G1: Public Realm Infrastructure  
CMKAP G2: Heritage Buildings and Public Art  
CMKAP G3: Landscaping and Open Space  
CMKAP G6: Mixed Use  
CMKAP G7: Active Frontages  
CMKAP G8: Block Structure  
CMKAP G9: Design of Buildings  
CMKAP SS2: Shopping Area  
CMKAP SS3: Midsummer Boulevard East  
CMKAP SS4: Indicative Land Use Proposals  
CMKAP T1: Access and Design  
CMKAP T2: Public Transport  
CMKAP T3: Cycling

#### Core Strategy

CSA: NPPF – Presumption in favour of sustainable development  
CS4: Retail and Leisure Development  
CS7: Central Milton Keynes

CS11: A Well Connected Milton Keynes  
CS12: Developing Successful Neighbourhoods  
CS13: Ensuring High Quality, Well Designed Places  
CS15: Delivering Economic Prosperity  
CS18: Healthier and Safer Communities  
CS19: The Historic and Natural Environment

Saved Policies of the Milton Keynes Council Local Plan (2005)

D1: Impact of Development Proposals on Locality  
D2A: Urban Design Aspects of New Development  
D2: Design of Buildings  
D4: Sustainable Construction  
E11: Small Business Units  
NE2: Protected Species  
NE3: Biodiversity & Geological Enhancement  
T1: The Transport User Hierarchy  
T2: Access for those with Impaired Mobility  
T3: Pedestrians & Cyclists  
T5: Public Transport  
T10: Traffic  
CC1: Shopping  
CC7a: Key Transport Principles  
CC7c: Key Principles for Parking  
CC9: Design of New Buildings

PLAN:MK (submission version, October 2017)

Paragraph 48 of the revised NPPF states that weight can be afforded to relevant policies in emerging plans depending on the stage of preparation of the plan.

The Council have now received the Inspector's final report into Plan: MK and the inspector has concluded that Plan:MK, as amended by main modifications, is sound and provides an appropriate basis for the planning of the Borough up to 2031. The plan will now be taken to Cabinet (5 March) and Council (20 March) for approval and adoption. Given Plan:MK has now been found sound by the Inspector it can be afforded very significant to full weight. When adopted, Plan:MK will form part of the statutory 'development plan' for Milton Keynes and alter the Policies Map that indicates land use in the Borough

Policy D1 Designing a High Quality Place  
Policy D2 Creating a Positive Character  
Policy D3 Design of Buildings  
Policy D4 Amenity and Street Scene  
Policy CT10 Parking Provision  
Policy ER10 Character and Function of The Shopping Hierarchy

## **4.0 MAIN ISSUES**

- 4.1 Principle of development
  - Engagement
  - Layout
  - Scale
  - Appearance
  - Access
  - Landscaping
  - Conditions of 13/01729/OUT

## **5.0 CONSIDERATIONS**

### **5.1 Principle of development**

The principle of a mixed use development within this location has previously been approved as an outline planning permission under reference 13/01729/OUT which was granted 17 February 2015.

This reserved matters application deals with outstanding reserved matters of the outline planning permission, namely:

- layout - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development
- scale - the height, width and length of each building proposed within the development in relation to its surroundings.
- appearance - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture
- means of access - the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network (please note that, if means of access is a matter not sought for determination, details of the area where access is to be situated must still be provided)
- landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated

The details of the reserved matters application must accord with the outline approval, including any conditions attached to the permission. The Outline Permission included a number of parameter plans which approve the maximum and minimum limitations of the scheme. In addition the approved Design Code required by condition 5 of the outline permission is a key tool for developers in ensuring a coherent and design quality principles across the site and which the Reserved matters have to adhere to.

## Engagement

5.2 Clause 5.2 of the s106 agreement signed at the Outline stage stated:

*'Prior to submission of the Design Code the Owner shall carry out consultation (including at least one design workshop) with local stakeholder groups including (but not necessarily limited to) the Council and Central Milton Keynes Town Council.'*

Consequently, workshops were held with local stakeholder groups in attendance including the Council, Central Milton Keynes Town Council, the Town Forum, members of the public, Xplain and Milton Keynes Development Partnership. Through these events and internal consultations, the applicant worked with the Council and their architect to prepare a suite of revised plans to address the points raised.

Following the approval of the Design Code at Development Control Committee in August 2018, the application was subject to further consultations with stakeholders, in addition to the obligations set out in the S106 agreement. Subsequently additional workshops were held which formed a crucial part of the development process of both the Design Code and the Reserved Matters Application. These events were held on:

11 September 2018;  
02 October 2018; and  
15 January 2019.

At these events, the progress to date was presented to the stakeholders who, following deliberations provided useful comments and feedback. These responses were reviewed by the developers and incorporated where possible into the Reserved Matters submissions where it helped to inform the resultant submitted design.

## Layout and Scale

5.3 The approved Design Code states that the proposal should create a range of uses that support the primary shopping area and ensure the layout reinforces the Central Milton Keynes grid. The design proposes a mix of uses to include new modern retail and leisure facilities. The massing of the proposal utilises the north south level changes across the site and the aspiration to deliver an identifiable landmark. The Proposal will look to maximise the potential of the site incorporating the following use classes Retail (A1, A2, A3, A4, A5) & Leisure (D2). Facing Midsummer Boulevard, Lower Ninth Street and Lower Tenth Street is the commercial and leisure floorspace, at ground, first and second floor. The outline application provided the quantum of the development which ranges from 20,600sqm to 11,915sqm of Gross Internal Area. The proposed development is of an acceptable quality and is compliant with the Design Code in terms of layout and scale which remain within the parameters dictated by the outline permission. The development is consistent with the Design Code in terms of scale and as a result the proposed scheme is in scale with other buildings in the immediate vicinity in terms of their

height and massing, specifically the neighbouring Centre:mk and Intu buildings. The use threshold as defined through the outline permission is for up to 20600sqm Gross Internal Area of flexible retail and leisure space. The proposal accords with this threshold (and subsequently condition 7 of the outline permission) through the provision of:

Floor Area Schedule:

Basement Level GIA:	2556 sqm / 27513 sqft
Ground Floor GIA:	6140 sqm / 66090 sqft
First Floor GIA:	6619 sqm / 71246 sqft
Second Floor GIA:	4025 sqm / 43324 sqft
Total Gross Internal Area:	19340 sqm

These areas will comprise a mix of retail, food & beverages and leisure facilities with the retail element being flexible A1,A2, A3, A4, A5 & Leisure (D2) uses. The elements will be serviced through an unobtrusive service yard located to the south of the site.

- 5.4 Officers consider that there is good continuity of street frontage and enclosure of space the development throughout the site, which clearly defines public and private areas and locates the main building entrance on the Boulevard which is aligned with the porte cochère. The facades of the building are set back by two metres from the redline boundary to allow for the appropriate canopy width for weather protection along Midsummer Boulevard, Lower Tenth Street and along Lower Ninth Street as required by the Neighbourhood Plan. To the south the proposed building has been set back from the redline boundary to provide an access route. The submissions conformity with approved Design Code has ensured that there will be a good quality public realm consisting of spaces and streets that are accessible, attractive, well related to and overlooked by buildings providing natural surveillance, with active ground floor uses along Midsummer Boulevard, and to a lesser degree, Lower Tenth Street and upper Tenth Street. Officers consider that the proposal responds well to the Design Code and Neighbourhood Plan in this regard. As a result the scheme as a whole recognises the need to design the layout in the interests of the prevention of crime and the surveillance of the public realm and is considered to be in accordance with saved Local Plan policies D2A I, D2 II, D1 III, Core Strategy policy CS13 - Character of Place Continuity and enclosure, and Central Milton Keynes Alliance Plan Policy G8.
- 5.5 The proposal is consistent and within the approved outline parameter plans pertaining to scale and mass and the adopted Design Code. The resultant building is 106.55m long by 66.2m wide, and ranges from a height at Midsummers Boulevard of 25m dropping down to a height of 14.5m to the south and fits well within the existing classic Milton Keynes grid structure. The layout and scale as proposed will enhance the town centre primary shopping area by providing a strong sense of place and a new visual landmark building along Midsummer Boulevard to replace The Point. Given the overall compliance with the Design Code and the parameters of the outline permission, the proposal establishes ease of movement by creating a place that is permeable and well connected with safe, convenient routes along streets. For these reasons the layout, scale and design of the building

is considered to be acceptable with regard to its impact on the character and appearance of the area and is in accordance with aforementioned development plan policies.

### Appearance

- 5.6 Saved policies D1, D2 and D2A of the Milton Keynes Local Plan 2001-2011 and policy CS13 of the Core Strategy 2013 require the decision maker to have particular regard to the design and visual impact of new development and to the context within which it is placed. Policy G9 of Central Milton Keynes Alliance Plan states that a building's form, details, materials and associated public realm should be of high quality and the design should demonstrate an appreciation of and response to the wider context of the site. The approved Design Code states that the design should provide active frontages that will help animate and enliven the public realm along Midsummer Boulevard, the top end of Lower 9th Street and Lower 10th Street. Ground floor frontages facing the public realm will provide predominantly active frontages including shops, retail showcases, cafés, restaurants, Leisure offers, service providers and artistic installations, subject to viability. Active frontages along the North-West edge will help to reinforce the creation of new civic space on Midsummer Boulevard.

Policies G1, G7, G8 and G9 of Central Milton Keynes Alliance Plan refer to design requirements within Central Milton Keynes, regarding height, active frontages, weather protection, form, detail and materials.

- 5.7 The design as proposed has been developed in accordance with the principles set out in the approved Design Code established in satisfaction of Condition 5 of the outline approval. The well attended workshops provided an opportunity for consultees to comment on the proposed design which have, where possible been incorporated into the submitted drawing resulting in a building that , as required by the Design Code *'will have a unified and modern expression, reflecting Milton Keynes' reputation as a forward thinking and innovative city'*.
- 5.8 The proposed development is considered by officers to respond well to the character in the surrounding townscape by identifying an appropriate scale and building material to reflect Central Milton Keynes. In proposing a design that complements, but is different in its external appearance to the adjacent buildings, the proposal adds variety of building form through this part of Central Milton Keynes as prescribed through Saved Local Plan Policy D2A V, and Core Strategy Policy CS13 - Diversity - A place with variety and choice.
- 5.8 The design proposes a 'retail podium' on the ground and first floors upon which the second floor 'leisure box', sits upon. The overriding concept is described in the submitted Design and Access Statement as being *'influenced by the natural rhythm created by pleached trees. The linear order of the trunks is replicated in the retail podium, with the more flowing, yet still retaining a sense of rigour, becoming the leisure box and roof terrace wrap'*.

A linear cladding system is proposed with varying openings, strip widths and materials to create visual interest and demarcate between the rigid grid like

appearance of the retail space and the more organic and permeable leisure use to the south of the site that permits views out of the proposed roof top terrace. An area of green wall is also proposed, further emphasising the organic ideals promoted by the overall design. The materials will be of a durable high quality in reflection of surrounding development and is recommended that this is secured through a suitably worded condition. The policy requirement that the Midsummer Boulevard frontage has an “active frontage” with the main entrance, active uses and significant amount of glazing at ground floor level Central Milton Keynes Alliance Plan Policy G7) has been met and will provide for *'shop entrances, retail showcases, cafés, restaurants and leisure access points'*. As a result of comments received at consultation events from stakeholders, the grounding of the upper floor leisure use at street level on Midsummer Boulevard has been improved in the revised drawings, to include an enlarged entrance way and open glazing up the full height of the façade.

The appearance as proposed has been developed throughout the application process with suggestions and input received through the numerous consultation events with stakeholders and the public held by the applicant to ensure that the design is considered appropriate for the centre of Milton Keynes and this high profile site.

#### Access

- 5.9 Saved policies D1 (i) and (vi), T10 and T15 of the Local Plan 2001 – 2011 and CS13 of the Core Strategy require the decision maker to have particular regard to any additional traffic generation a development may cause and the resulting impact on the surrounding road network/parking provision/access. Policy Central Milton Keynes Alliance Plan T4 requires safe and attractive pedestrian access. The approved Design Code states that the development shall achieve inclusive design and easy access for pedestrians on Lower 10th Street and Midsummer Boulevard East. The design must create inclusive access as required in compliance with Part M of the Building Regulations. The design must be in compliance with the Disability Discrimination Act 1995.
- 5.10 The proposal will utilise the existing car parking and access to public transport widely available in the town centre. In addition the site’s location enables easy pedestrian access by capitalising on existing connections with the access to the leisure element entrance having been set out to respond to the crossing point of boulevard and is aligned to the existing port-cochère. An enclosed service area of the building is to be located to the southern end and away from the busy pedestrian area to the north meaning that refuse, deliveries and general servicing needs are inconspicuous. Tracking details have been provided.

#### 5.11 Landscaping

Policy D2A of the Local Plan 2011 – 2011 and CS13 of the Core Strategy seek to ensure high quality, well designed places which include planting on streets and in public open spaces. Emerging policy Plan: MK D1 takes a similar approach. The approved Design Code outlines the key objectives for the landscape and public realm plan which are:

- Follow a landscape approach that complements the existing context
- To protect the historic setting and context
- To guide provision for new Public Realm spaces

5.11 The proposed building will occupy a high proportion of the application site with only some opportunity for landscaping arrangements. The submitted roof plans sets out the landscaping of the roof terrace. The Central Milton Keynes Development Framework illustrates Midsummer Boulevard as a zone of enhanced pedestrian experience. With regard to the interaction of the proposed building with the surrounding public realm, the expanse of glazing along the whole of the frontage with Midsummer Boulevard provides good surveillance of, and a lively, active frontage to, the public realm. This main entrance has the requisite colonnaded overhang for weather protection in accordance with the design principles of Central Milton Keynes and reinforced through the Neighbourhood Plan.

The proposed development offers the opportunity to enhance the existing public space between Intu and Centre:mk by 'defining and creating a sense of enclosure containment on the south side of Midsummer Boulevard'. A s106 contribution of £600,000 for these proposals that are outside of the applicants red line were secured at the outline stage. This accords 'Opportunity two' of the Neighbourhood Plan by creating 'an exceptional public space around and including Midsummer Boulevard north of the Point and west of Market Square, and for it to become a destination in its own right, with a diverse and varied offer for people of all ages and all purses. Part of this transformation includes diversifying the retail offer, to include smaller, independent shops, and to expand the number and breadth of cultural facilities'. The development of the 'The Point Site' is considered to be a key catalyst for the transformation of Midsummer Boulevard East.

#### 5.12 Conditions of 13/01729/OUT

In addition to this reserved matters application, details were submitted for the following conditions of the outline application: 7 (floorspace schedules) 8 (finished floor levels) 9 (active and animated frontages) 12 (public art strategy) 16 (mitigation against vehicle borne terrorism) 17 (sustainability strategy) 18 (energy assessment) 21 (ecology and biodiversity) 23 (roof plant and equipment) 26 (highway works) 28 (cycle and car parking). to be considered under a separate application

## 6.0 CONCLUSIONS

6.1 The developer has amended the submission to address the comments received by Officers and through consultation events. The finalised design and layout is consistent with National and Local Planning Policy, the outline planning permission and the approved Design Code. It is recommended that planning permission for this Reserved Matters application be granted.

## **7.0 CONDITIONS.**

(1) The development hereby permitted 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 section 91 of the Town and Country Planning Act 1990.

(2) No development shall take place above slab level until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

(3) No unit or use hereby permitted shall be occupied or the use commenced until details of the means of ventilation for the extraction and dispersal of odorous smells/fumes, including details of its method of construction, odour control measures, noise levels and its appearance and finish, have been submitted to and approved in writing, by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently maintained in accordance with the specified scheme

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

(4) No unit or use hereby permitted shall be occupied or the use commenced until the vehicular access has been constructed in accordance with the approved plans and shall be retained thereafter

Reason: In the interests of highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001- 2011.

(5) No unit hereby permitted shall be occupied, or any use permitted shall be commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved

Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

(6) No development, including any works of demolition, shall take place until a Construction and Demolition 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:

- o routes for construction traffic
- o Method of prevention of mud being carried onto the highway
- o location of site compound
- o loading and unloading of plant and materials
- o the erection and maintenance of security fencing/hoardings and lighting
- o proposed temporary traffic restrictions
- o 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 Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T10 of the Milton Keynes Local Plan 2001-2011.

(7) The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission was granted on 17.02.2015 under reference 13/01729/OUT; and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

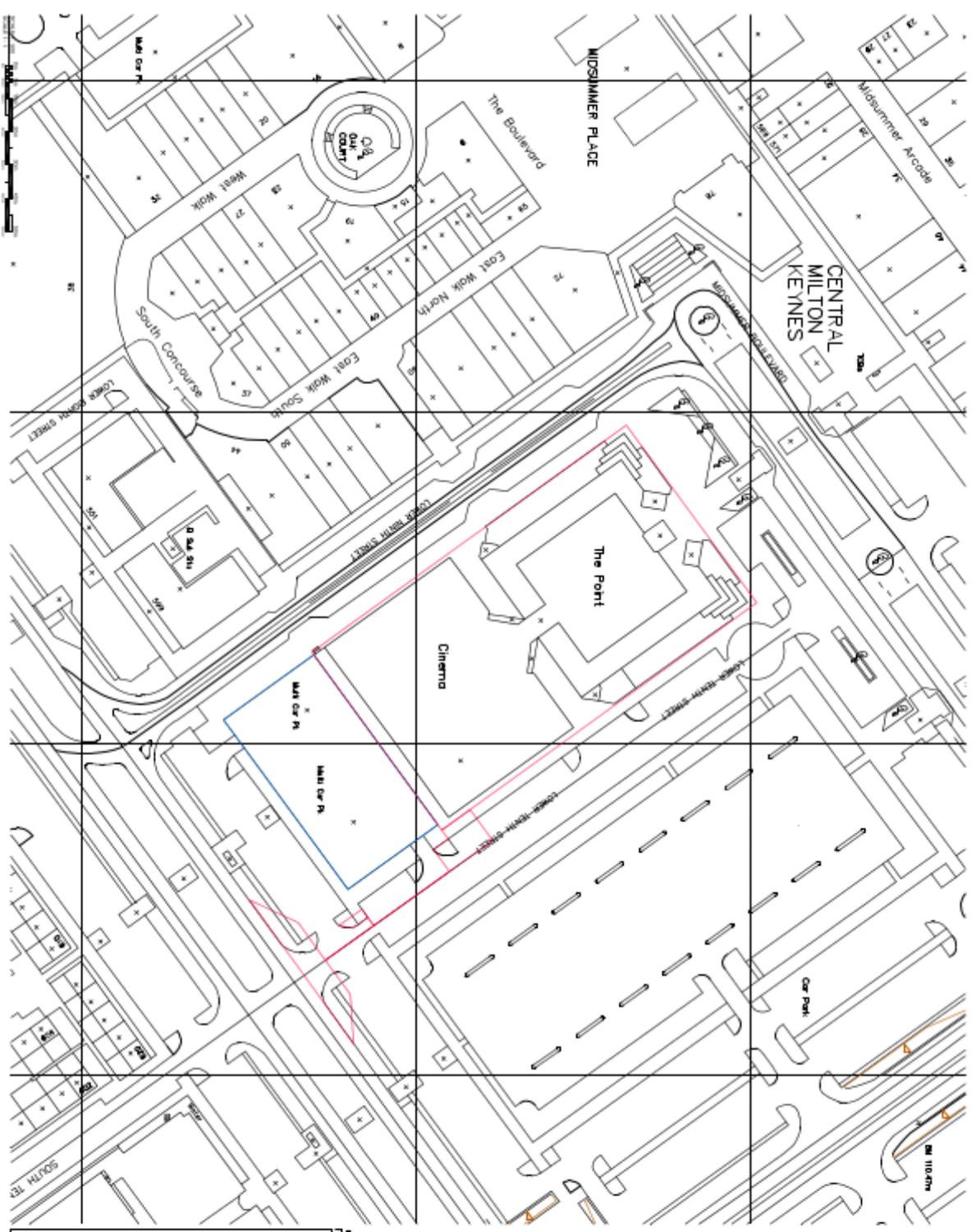
Reason: To ensure the demolition is followed by immediate rebuilding, avoiding the unnecessary loss of buildings and to maintain the character and appearance of the Area in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

(8) No unit or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and cyclists have been constructed in accordance with the approved plans. The means of access shall thereafter be retained for these purposes only.

Reason: In the interests of highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T3 of the Milton Keynes Local Plan 2001-2011.

(9) No unit or use hereby permitted shall be occupied or the use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and T3 of the Milton Keynes Local Plan 2001-2011.



**NOTE: EXISTING BUILDINGS SUBJECT TO FURTHER SURVEY.**

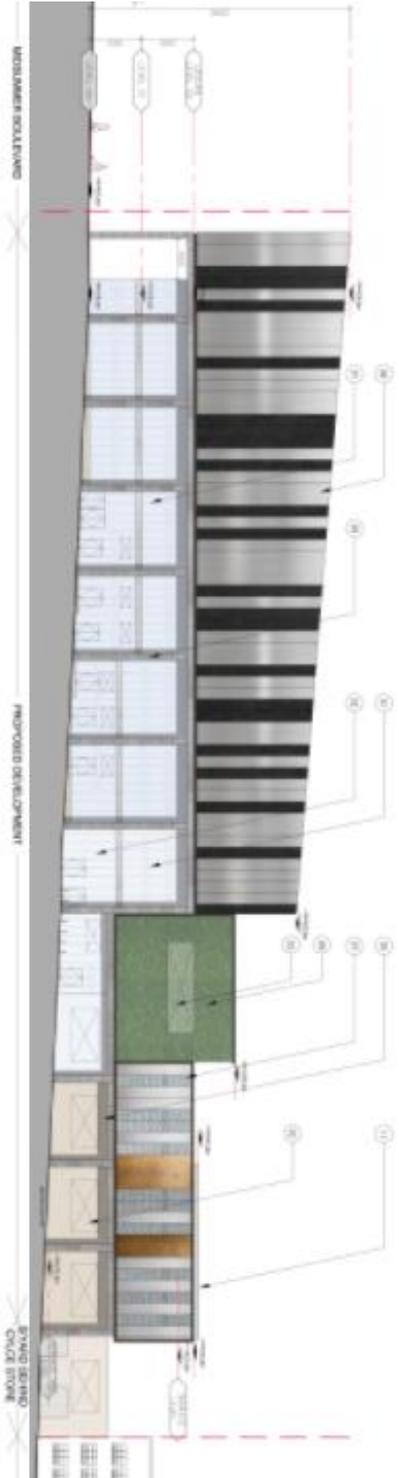
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Proposed Development  
 Not Surveyed Building

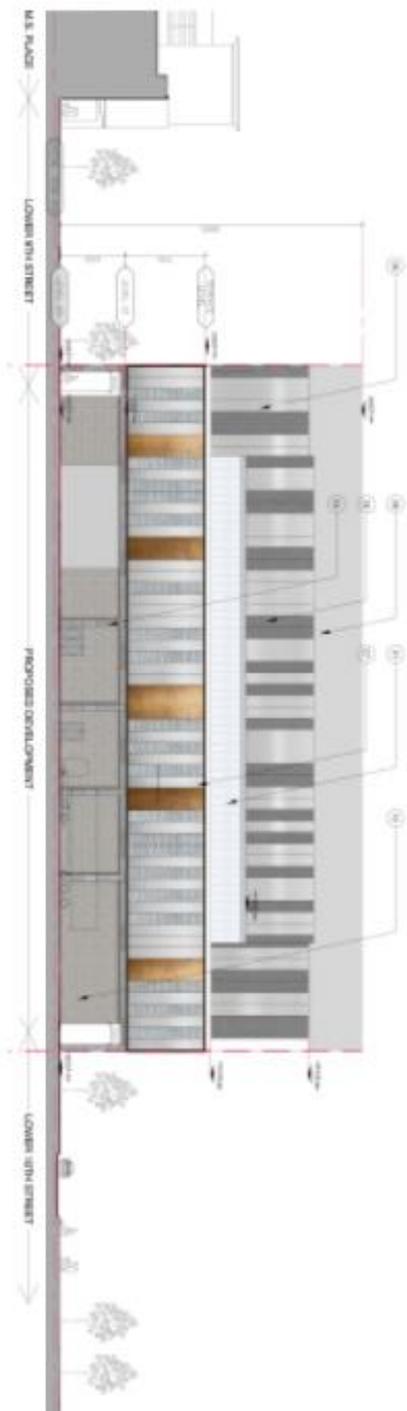
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Project: <b>THE PORT MILTON KEYNES</b> Drawing: <b>EXISTING BLOCK PLAN</b> Date: <b>15/01/08</b> Scale: <b>1:500</b> Author: <b>ALAN WATSON</b> Designer: <b>ALAN WATSON</b> Checker: <b>ALAN WATSON</b> Approver: <b>ALAN WATSON</b> Date: <b>15/01/08</b> Project No: <b>1337 BMR/CA-08-002 000</b> Drawing No: <b>RESERVED MATTERS</b>	





NOTE: EXISTING BUILDINGS SUBJECT TO FURTHER SURVEY

KEY PLAN



MATERIALS

1	Clash and Impure Blending
2	Open Stone Cladding
3	Brickwork
4	Grey Stone Finish
5	Stucco Stone Finish
6	Dark Cladding System Type A (Medium Stone & Dark Grey)
7	Dark Cladding System Type B (Medium Stone & Dark Grey)

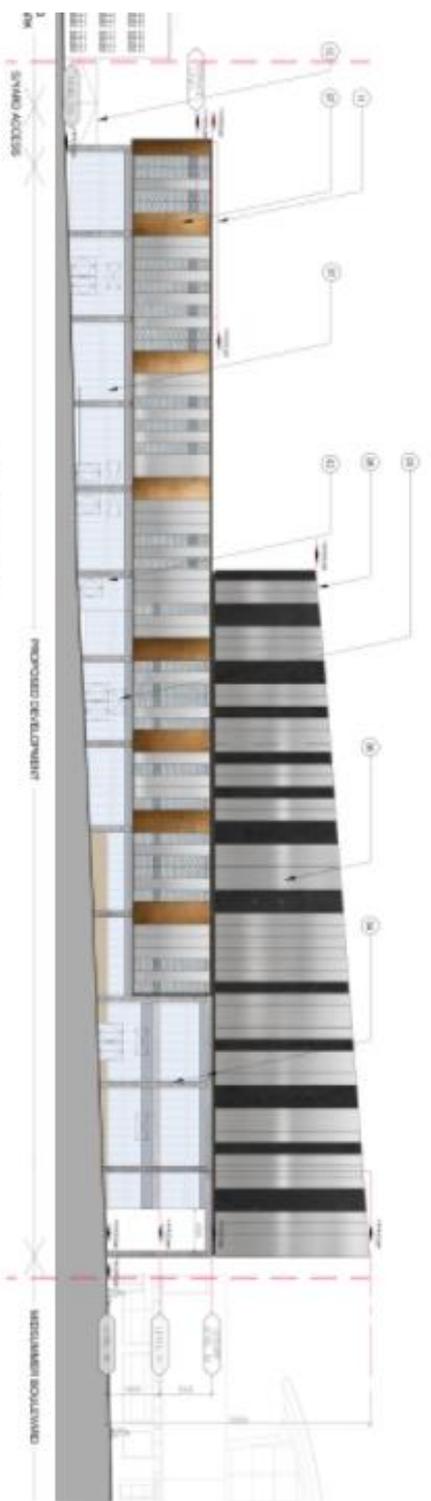
MATERIALS

8	Hard floor Cladding - Dark Grey
9	Clash Wall
10	Brickwork (Medium Stone Type A)
11	Stone Accented Finish (Dark Stone Finish)
12	Dark Grey Stone Cladding
13	Medium Stone Finish

**BIRNOV**

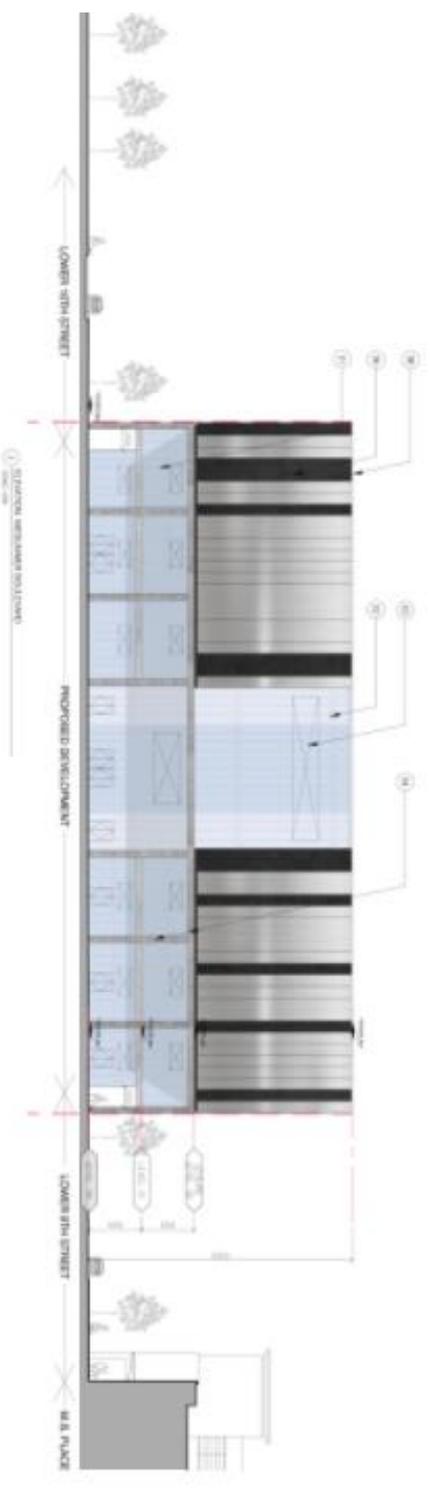
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RESERVED MATTERS



NOTE EXISTING BUILDINGS SUBJECT TO FURTHER SURVEY.

KEY PLAN



MATERIAL	
1	Carbon Steel Structural Steaming
2	Charcoal Stone Cladding
3	Signature Stone
4	Grey Stone Finish
5	Medium Stone Finish
6	Mid-Century Modern (See A through D and E through G)
7	Mid-Century Modern (See H through J and K through M)
8	Mid-Century Modern (See N through P)

MATERIAL	
9	Hard Ford Cladding - Dark Grey
10	Dark Wood
11	Mid-Century Modern (See Q through R)
12	Dark Charcoal Stone (See S through T)
13	Open Grey Stone (See U through V)
14	Public art areas

Project Name: **Berney**  
 Project No: **10000000000000000000**  
 Date: **10/10/2023**  
 Scale: **1:100**  
 Author: **RESERVED MATTER**  
 Date: **10/10/2023**  
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 Date: **10/10/2023**



## **Appendix to 18/00371/REM**

### **A1.0 RELEVANT PLANNING HISTORY**

13/01729/OUT Outline planning permission for the demolition of The Point and redevelopment of the site to provide a range of retail (use classes A1, A2, A3, A4 and A5) and leisure (use class D2) uses and incorporating a maximum of 20,600 sq. m (Gross Internal Area) floorspace. PER 17.02.2015

17/03398/NMA Non material amendment to planning application 13/01729/OUT to the wording of Condition 5 (Design Codes) PER 29.01.2018

18/00266/DISCON Details submitted pursuant to discharge of condition 5 (Design Code) attached to planning permission 13/01729/OUT. PER 06.08.2018

### **A2.0 ADDITIONAL MATTERS**

None

## **A3.0 CONSULTATIONS AND REPRESENTATIONS**

### **A3.1 Central Milton Keynes Town Council**

The Town Council supports the revised reserved matters application for The Point, recognising the role played by the workshops and the positive manner in which the applicant has engaged in consultation with the Town Council and other stakeholders to achieve changes and refinements to the design proposals as originally conceived.

As a result of these representations three interactive public workshops were held which has resulted in a transformation of the detailed design originally submitted, whilst remaining within the approved parameters of access, layout and scale established by the Outline planning consent and the subsequently approved Design Code.

The revised scheme addresses all the concerns raised by ourselves on the original outline scheme. Notable improvements include an increased amount of weather protection for pedestrians, by replacing the originally proposed canopies with more extensive colonnades. The colonnades, being double height on the main facade, are a more impressive and elegant design solution whilst also being functional.

The change to align the main entrance with the porte cochère crossing is also a significant improvement, as is the recognition of the way the building sits within the rigorous lines of the grid, and has now been designed to provide more interesting views from north, south, east and west.

The simplified design of the facades, along with the proposed materials, is also felt to be of higher quality than the original proposal, as it complements the established character of CMK whilst also having a distinctive presence of its own.