

12/02111/FUL

Local Centre, Selkirk Drive, Oakridge Park

Update 13.12.2012

Environment Agency

The applicant advises that they are continuing to resolve the water drainage issue. However, the applicant to date has not resolved this issue and has requested that the following condition to be imposed:

Prior to the commencement of the development hereby permitted details of the surface water drainage to serve the proposed development shall be submitted and approved in writing by the Local Planning Authority. The development shall not be occupied until the surface water drainage scheme to serve it has been completed, is operational and the development can be connected thereto.

Reason: To ensure the development is served by adequate arrangements for the disposal of surface water.

The Environment Agency would not recommend the suggested condition by the applicant's agent as there is insufficient information to enable them to remove their objection at this stage. However, they would agree to the Development Control Committee resolving to grant planning permission subject to the surface water drainage issue being resolved by the end of the 13 week application period 13/1/2013, otherwise the application should be refused if on this date this issue cannot be resolved.

Economic Development

The proposed development would support the priorities of the Milton Keynes Economic Development Strategy 2011 – 2016, particularly the parts relating to economic regeneration, business support and enabling infrastructure.

The Oakridge Park Local Centre development supports Milton Keynes Council Corporate Plan 2012 – 2016 theme on "Working In Milton Keynes" which envisages that Milton Keynes will have a mix of businesses that give a thriving resilient economy.

The Local Centre is expected to generate 150 new jobs (full and part time). This will provide a significant boost to the local economy in terms of jobs. Stantonbury has overtime had employment rates higher than the Milton Keynes average. The local communities of Oakridge Park, Stantonbury and Bradwell will benefit from the job opportunities created by this development. The jobs created by this development will contribute towards a reduction in unemployment in Bradwell and Stantonbury and Milton Keynes as a whole.

The proposed development will have long lasting economic and social benefits which include 'local investment, economic growth, job creation and social inclusion.

New Bradwell Parish Council

Object to the application for the following reasons:

1. Enlarged store will harm the viability of New Bradwell High Street shops. (see Development Control Committee Report 12/02111/FUL paragraphs 5.6 – 5.10 Impact of Development).
2. Extra Traffic on Newport Road, New Bradwell (see Development Control Committee Report 12/02111/FUL paragraphs 5.17 – 5.19 – Impact on Existing Highway Network).
3. Difficulties for bus operation (Development Control Committee Report 12/02111/FUL paragraph 5.17). The development would result in an increased number of bus services serving Oakridge Park.
4. Adverse visual impact on Newport Road. (see Development Control Committee Report 12/02111/FUL paragraph A2.10)
5. The Proposed Local Centre Encroaches into Country Park (Part of the car parking for the development does encroach into the country park as shown on the Milton Keynes Local Plan 2001 – 2011 proposals map. The site area for the local plan does accord the areas shown in Development Brief for Stantonbury Park which has been adopted by the Council and was produced after the local plan. There was an error in the plans submitted by the Council for the country park, which showed the red line encroaching into the local centre. This is a technical error).

Two further letters of objection have been received relating to:

1. The Proposed Local Centre Encroaches into Country Park (Part of the car parking for the development does encroach into the country park as shown on the Milton Keynes Local Plan 2001 – 2011 proposals map. The site area for the local plan does accord the areas shown in Development Brief for Stantonbury Park which has been adopted by the Council and was produced after the local plan. There was an error in the plans submitted by the Council for the country park, which showed the red line encroaching into the local centre. This is a technical error).
2. The design of the building along Newport Road out of scale with building in the vicinity, encroaches on the building line along Selkirk Drive and presents along blank elevation to Newport Road. (The introduction of glazing around the store entrance and onto Selkirk Drive is considered to be appropriate as this is located in public areas. The applicant advises that the Newport Road elevation is not intended to be publicly accessible or to encourage activity outside by adding windows. This would increase the vulnerability of the external building envelope and introduced unwanted vandalism and maintenance issues. The latter of which have been addressed by the provision of robust

materials in conjunction with new landscaping which responds to the parkland setting and is supported by the Council's Senior Landscape Officer.

It is recommended that planning permission is granted subject to the receipt of an acceptable surface water drainage strategy agreed by the Environment Agency by 9.1.2013, the completion of a S106 agreement and the conditions set out by condition 6. However, if an acceptable surface water drainage strategy is not agreed by the Environment Agency by 9.1.2013 then the application shall be refused on the basis of the development not having a satisfactory surface water drainage scheme to serve the development.