

Roadside Development, Brecklands, Milton Keynes

Client: Milton Keynes Parks Trust

RAPLEYS



THE PROJECT

Our client sought to create value out of a little used car park within its portfolio through the development of two drive-thru units. However, the site was subject to a number of planning constraints including an open space and recreation designation in policy (where development was strongly discouraged), and the presence of protected species nearby.

OUR SOLUTION

- Provided the client with a **strategy** to respond to the various **site constraints**, in the interests of addressing the policy and other **planning issues** arising
- Robust **pre-application engagement** with the local authority in order to **secure** the local authority's support as far as possible, and narrow the areas of difference
- **Project managed** the various **consultants** in the interests of responding to the local authority's expressed areas of **concern**

- Prepared a detailed **planning statement** supporting the **proposal** in terms of **policy** and any other **material considerations**
- Proactively **monitored** the **planning application** following submission, to ensure that all outstanding **matters** were fully **addressed**, and that planning permission was forthcoming at the earliest opportunity.

By pursuing the strategy recommended by Rapleys, planning permission was secured for development on a site where the local authority applied a presumption against development. Further, the local authority's concerns on other planning matters, such as ecology, were also satisfactorily addressed.

Sector

Automotive & Roadside

Services

Town Planning

Lead Partner

Jason Lowes

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Rapleys Town Planning team are **big enough to deal, small enough to care**, with a commercial focus.