



Homes England

Date: 7 September 2023

Our Ref: RFI4448

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4448

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

Please can I have copies of the following consents and associated drawings related to a hotel site in Campbell Park: EP0606701 and EP0606702.

Response

We can confirm that we do hold some of the requested information. Please find attached Annex A which contains information held relating to the hotel site in Campbell Park, Milton Keynes.

Section 40 – Personal information

We have redacted some information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.





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Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. Our predecessor New Town Development Corporations (and later the Commission for the New Towns) did not issue planning permissions, as they were not constituted as local planning authorities.

For their own developments, they sought the authority of the Secretary of State for the Environment, under the New Towns Act, sections 6(1) or 6(2). Once in place, a Director of the relevant New Town could Authorise Development under the New Towns Act, section 7(2).

The size and nature of the development under such application varied widely. It could range from a single house plot to a 500-acre site for a whole variety of uses, i.e., a whole neighbourhood. This was the only authority needed by the Development Corporation to permit development within the designated area. Specific classes of development are not indicated on these Authorisations.

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

Information Governance Team
Homes England
Windsor House
6th Floor
42-50 Victoria Street

6th Floor
Windsor House
42 - 50 Victoria Street, Westminster
London, SW1H 0TL

0300 1234 500
@HomesEngland
www.gov.uk/homes-england





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Tel: 0300 1234 500

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London
SW1H 0TL
United Kingdom

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England



COMMISSION FOR THE NEW TOWNS

Section 7 of the New Towns Act 1981 and the Town and Country Planning (New Towns) Special Development Order 1977 as amended by the Town and Country Planning (New Towns) Special Development (Amendment) Order 1985.

**AUTHORISATION FOR DEVELOPMENT
MINOR MODIFICATION**

Site: H1.1 HOTEL SITE, OVERGATE, CAMPBELL PARK, MILTON KEYNES

Developer: STAKIS

1. On the 2nd June 1977, the Secretary of State for the Environment gave his written approval under Section 6(1) of the New Towns Act 1965, for the development of land belonging to Milton Keynes Development Corporation at Campbell Park, for Open Space, Residential and Commercial uses including shops, offices, hotels, catering services, licensed premise, entertainment, social recreational and leisure facilities, together with all necessary road, transport services, car parks and other ancillary development.
2. The Commission authorised development of Site H1.1 Campbell Park, Milton Keynes on 7th October 1997 under Section 7(2) of the New Towns Act 1981, for a hotel with leisure and conference facilities together with a leisure car park .
3. The Commission for the New Towns is the successor authority to the Development Corporation and owner of the land at issue of this Authorisation.
4. The Developer has submitted to the Commission for the New Towns revised proposals, as listed in the attached Schedule titled Appendix A.
5. The Commission has approved such proposals and **HEREBY CERTIFIES** that the development in accordance with the drawings referred to in 4 above is permitted development under the Town and Country Planning (New Towns) Special Development Order 1977 as amended by Town and Country Planning (New Towns) Special Development (Amendment) Order 1985, subject to the following:-

Compliance with all conditions attached to the Authorisation for the development of this site embodied in the original 7(2) Authorisation Agreement dated 7th October 1997.

Full details being submitted for approval on the water feature in front of the main entrance.

6. No other form of permission, approval or authorisation shall be deemed to be given by this notice.

Signed..... **s. 40(2)**
 Planning & Technical Services Director
 CNT Central & South
 Central Business Exchange
 414-428 Midsummer Boulevard
 Central Milton Keynes
 MK9 2EA

Dated..... 25.2.99

Section 7 of the New Towns Act 1981 and the Town and Country Planning (New Towns) Special Development Order 1977 as amended by the Town and Country Planning (New Towns) Special Development (Amendment) Order 1985.

AUTHORISATION FOR DEVELOPMENT

Site: **H1.1 HOTEL SITE, OVERGATE, CAMPBELL PARK, MILTON KEYNES**

Developer: **TURRET PROJECTS LIMITED.**

1. On the 2nd June 1977, the Secretary of State for the Environment gave his written approval under Section 6(1) of the New Towns Act 1965, to the development of land belonging to Milton Keynes Development Corporation at Campbell Park for purposes appropriate to the park grid square adjoining the main area of Central Milton Keynes, including areas of primarily open space and associated uses; areas of primarily residential development and associated uses; and areas of primarily commercial development including uses such as shops, offices, hotels, catering services, licensed premise, entertainment, social, recreational and leisure facilities, together with all necessary road, transport services, car parks and other ancillary development.

2. The Commission for the New Towns is the successor authority to the Development Corporation and owner of the land at issue of this Authorisation.

3. The Developer has submitted to the Commission for the New Towns proposals for a hotel with leisure and conference facilities at Campbell Park, H1.1 Overgate, Campbell Park, Milton Keynes, together with a leisure car park adjacent to the site as shown on the drawings listed in the attached Schedule Titled Appendix A:

4. The Commission has approved such proposals and **HEREBY CERTIFIES** that the development in accordance with the drawings referred to in 3 above is permitted development under the Town and Country Planning (New Towns) Special Development Order 1977 as amended by Town and Country Planning (New Towns) Special Development (Amendment) Order 1985, subject to the following:-

The building shall not be occupied until the area shown on the plan for its specific vehicle parking has been drained and surfaced and that the area shall not thereafter be used for any purposes other than parking of vehicles. The leisure car park shall be implemented prior to the removal of the existing temporary car park at the beginning of the contract and open to the public.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupations of the buildings, or the completion of development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written consent to any variation - in the interests of local amenity.

5. No other form of permission, approval or authorisation shall be deemed to be given by this notice.

s. 40(2)

Signed.....

Dated..... **7.10.97**

Director Central: **s. 40(2)**
Commission for the New Towns (Land)
Central Business Exchange
414-428 Midsummer Boulevard
Central Milton Keynes
MK9 2EA

H1.1 HOTEL SITE, OVERGATE, CAMPBELL PARK, MILTON KEYNES.
Schedule of Drawings Submitted for Approval.

BRAYSHAW HARRISON PARTNERSHIP CHARTERED ARCHITECTS

<u>Drawings</u> <u>Number</u>	<u>Scale</u>	<u>Title</u>
J1868/1B	1:200	Site Layout
J1868/2A	1:200	Basement Plan & Ground Floor Plan
J1868/3A	1:200	First Floor Plan & Second Floor Plan
J1868/4A	1:200	Third Floor Plan & Fourth Floor Plan
J1868/5A	1:200	Roof Plan
J1868/6A	1:200	South Elevation
J1868/7A	1:200	North Elevation
J1868/8A	1:200	West Elevation
J1868/9A	1:200	East Elevation
J1868/10A	1:200	Section (South to North)
J1868/11	1:50	Elevation Design Detail
J1868/13	1:200	Site Layout Drainage Main Runs
J1868/14	1:12500	Site Location Plan
J1868/16A	1:500	Site Drawing Off Site Work

BONINGALE LANDSCAPES LIMITED

0875/A	1:200	Landscape Drawing
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**KEEP THIS SCHEDULE SAFELY - IT FORMS AN IMPORTANT PART OF THE
AUTHORISATION.**