
INTRODUCTION

2.1 The following questions and answers provide some background information about the new Local Plan. Some notes follow on how to use the Plan:

What is the Local Plan?

2.2 The Local Plan is the starting point for all planning advice and decisions made by the Council. It sets out what type of development will be allowed and where, and policies that the Council will use to assess development proposals.

Why has the Local Plan been reviewed?

2.3 The previous Local Plan was adopted in 1995, covering the period from 1991 to 2001. This Plan looks forward another 10 years to 2011.

What area does the Plan cover?

2.4 The Local Plan covers the whole of the Borough – Milton Keynes City, the towns of Newport Pagnell, Olney and Woburn Sands, and a substantial rural area, mostly to the north and east of the City.

What time period does the Plan relate to?

2.5 It covers the period to 2011. The base date for many of the housing and employment land statistics in the Plan is April 2005.

2.6 This is the last Local Plan that the Council will produce. The Planning and Compulsory Purchase Act 2004 changed the Development Plans system. Local Plans are replaced with Local Development Frameworks. Regional and Sub-Regional Spatial Strategies replace County Structure Plans. Under the new planning system the Plan is 'saved' in its entirety for three years after its adoption date. This means that policies within it can be used to assess planning applications until December 2008, unless they are replaced by parts of a Local Development Framework. After this period the Council will have to identify which policies in the Plan it considers are still relevant to determining planning applications.

2.7 Although the Council is responsible for all strategic and local planning matters in its area, we produced a Local Plan rather than a Unitary Development Plan as the Structure Plan for Buckinghamshire was to remain part of the "development plan" for the Milton Keynes area.

2.8 The Council is responsible for minerals and waste planning and will adopt a new Minerals Local Plan in May 2006 and will issue its preferred option for the Waste Development Plan Document for consultation in Summer 2006. These documents will replace plans previously adopted by the County Council.

How is the Borough likely to change over this time?

2.9 The Borough's population will increase as more housing is built. Assuming that enough housing is built to meet the target set out in the Milton Keynes and South Midlands Sub-Regional Strategy (Adopted 2005), current forecasts suggest

that the population will increase by approximately 35,000 over the period 2001-2011 to about 247,000 in 2011. Most of this growth will be in the City, where the population will increase to just over 210,000.

2.10 By 2011, the Borough's housing stock could have increased by about 28% to nearly 111,500. However, about 90% of the housing stock in 2011 either already exists or is committed – i.e. it already has planning permission. The Local Plan is mainly concerned with decisions on where the additional 10% should be located.

2.11 An increasing share of the population growth is likely to be due to the “natural growth” of the existing population, although net migration will still account for a higher proportion of the total growth.

2.12 Average household size is projected to continue to fall from 2.48 persons to 2.37 persons– significantly higher than the national average, which is predicted to decline to 2.23 by 2011.

2.13 The Borough will continue to have a young population structure with the number of children increasing, in contrast to falling numbers at national level. However, the number of older people (60 +) is also forecast to increase at a much greater rate than nationally in the period to 2011 – 29% compared to 12%.

2.14 The growing population of the Borough and its changing structure will have significant implications for the planning of new development – in terms of the type of housing and the nature of services and facilities required. This is reflected in the policies and proposals of the Local Plan and will influence more detailed planning guidance for new development areas.

See MKC “Population Bulletin, 2004 - 2005” for more detailed information on population and household forecasts for the City and Borough. A new Bulletin is produced each year. See Milton Keynes Council Quarterly Development report for more information on recent development trends.

2.15 What about the role of Milton Keynes Partnership?

2.16 Milton Keynes Partnership (MKP), has been established as an Urban Regeneration Agency to bring forward growth and development in Milton Keynes. As part of this role, it is the local planning authority for determining major planning applications in the newly designated Urban Regeneration Area (URA). Major developments are defined as housing developments of 10 or more dwellings and most other developments of 1000 square metres or more. The URA is primarily the eastern, western and northern expansion areas of Milton Keynes. MKP reports to a board known as the Milton Keynes Partnership Committee. The Committee comprises representatives from strategic organisations within the City, including two English Partnerships board members, three Milton Keynes Council members, Local Strategic Partnership members (one each from the Chamber of Commerce, the Health and the Community Sectors) and two independent private sector appointments with appropriate property, infrastructure, economic and planning/design backgrounds..

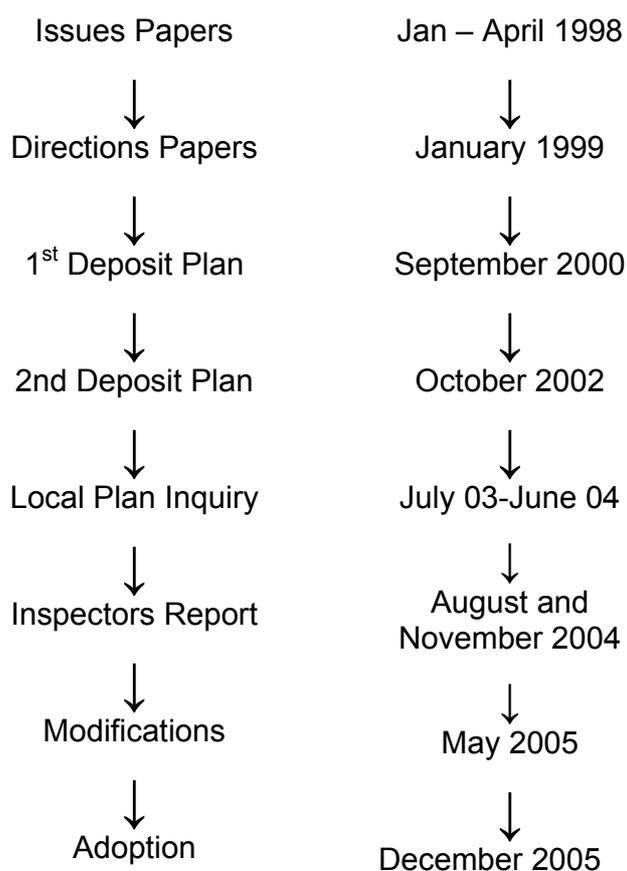
2.17 The Council remains responsible for determining planning applications in the rest of the Borough. It also retains the Plan making function for the whole Borough. The Local Plan applies in the areas in which the Partnership determines planning applications.

2.18 Milton Keynes Partnership is bringing forward for development the substantial landholdings that English Partnerships still have within the areas of the

original New Town Development Area. However, the majority of the land within the expansion areas within the Urban Development Area is privately owned.

The stages that the Plan has been through.

2.19 The Plan has been through a number of stages before its adoption and has been amended where appropriate as a result of representations received and the recommendations of an impartial Planning Inspector. The diagram below shows where we are in the overall process of preparing and approving a new Plan.



How has it dealt with recent national and regional planning guidance that has been published throughout the adoption process?

2.20 The Plan makes reference to national and regional planning guidance at numerous points throughout. Guidance is continually being updated so there may be occasions where more recent national and regional guidance will be relevant when considering planning applications.

HOW TO USE THE LOCAL PLAN

2.21 The Local Plan consists of this **Written Statement** and a **Proposals Map** (at 1:10,000 scale) shown on three large sheets, printed on both sides. The Council

will make decisions based on the Written Statement and the Proposals Maps. If there is any conflict between what is said in the Written Statement and what is shown on the Proposals Map, **the Written Statement takes priority.**

2.22 The **Written Statement** has 15 Chapters. Some of the matters they cover are summarised below:

- 1 **Introduction**
- 2 **Local Plan Vision and Aims** – including targets and indicators to measure performance
- 3 **Strategic Policies** – the overall development strategy.
- 4 **Design of New Development** – design standards for all types of new development in any location
- 5 **Historic Environment** – archaeology, Listed Buildings, Conservation Areas
- 6 **Natural Environment** – wildlife habitats, nature conservation
- 7 **Transport** – facilities for cyclists & pedestrians, roads, traffic, transport schemes
- 8 **City Expansion Areas and Other Key Sites** – the areas for major new development adjoining the City, and other areas in the City where major changes are proposed
- 9 **Housing Policies** – housing land requirements, housing needs, density, sites for Travellers
- 10 **New Housing Sites** – new “infill” sites in the City, and sites for new housing in Newport Pagnell, Woburn Sands, Olney, Hanslope and Bow Brickhill
- 11 **Employment** – employment land, home working, special industries, rural employment & ‘barn conversions’
- 12 **Town Centres and Shopping** – village shops, local & district shopping centres, CMK
- 13 **Leisure and Recreation** – parks, public open spaces, sports & leisure development
- 14 **Community Facilities** – schools, health & childcare facilities, meeting halls, burial grounds
- 15 **Planning Obligations** – requirements for facilities, services and physical infrastructure as part of new development



2.23 The Written Statement also contains Appendices that provide additional guidance on certain topics. These are referred to in the appropriate Chapter of the Plan.

2.24 At the beginning of each Chapter is a short introduction explaining the background to the subject. Following this are the **policies**, which are set out in boxes. The accompanying text explains the purpose of each policy.

2.25 On the right hand side of each page there are notes where something in the text may need a little more explanation, to define commonly used terms, or to provide cross-references to other policies in the Plan or other relevant documents.

2.26 You may need to look at policies in different parts of the plan that relate to similar subjects or a particular area. Some guidance is provided on the following pages.

The **Proposals Map** covers the whole Borough:

Sheet 1: North West – including Hanslope, Stoke Goldington, Castlethorpe and Haversham

Sheet 2: North East – including Olney, Lavendon, Ravenstone and Newton Blossomville

Sheet 3: Central – including Newport Pagnell, Sherrington, Astwood and North Crawley

Sheet 4: South East – including Milton Keynes City (East), Bletchley and Woburn Sands

Sheet 5: South West – including Milton Keynes City (West), Stony Stratford and Wolverton

Sheet 6: 1:5,000 scale plan of Central Milton Keynes. 1:2,500 scale 'Inset Plans' of the centres of Bletchley, Newport Pagnell, Olney and Stony Stratford

2.27 The table at the end of this section will help you to find those policies and proposals that are most relevant to particular parts of the Borough, although there are many policies that apply across the whole area. The following notes also indicate what type of development might be suitable in different areas. It is only a guide and not part of the policies of the Local Plan.

- *Housing Areas:* shown on the Proposals Map as light brown, with proposed housing development sites as dark brown. Generally suitable for housing development and some community uses.
- *Employment Areas:* shown on the Proposals Map as either light grey (existing) or dark grey (proposed). Suitable for most employment uses, including car showrooms and servicing.
- *City Expansion Areas:* 4 areas north, east and west of the City. These areas will accommodate most of the new development in the Borough, over and above land already identified and committed for development. They will include housing and ancillary uses (such as shops and community uses), as well as employment.
- *Local Centres:* suitable for small retail, employment and community uses.
- *District Centres - Bletchley, Wolverton, Kingston and Westcroft:* suitable for weekly convenience shopping needs of their respective catchment populations, consistent with the particular objectives of regeneration (in Bletchley and Wolverton) and controlled expansion and further diversification (in Westcroft and Kingston).

- *Town Centres - Stony Stratford, Newport Pagnell, Woburn Sands and Olney:* generally suitable for shopping and leisure development compatible with their function primarily as local shopping destinations for the daily or specialist needs of their largely static residential catchment populations, community facilities and some employment uses.
- *Central Milton Keynes:* the city centre, suitable for a mix of uses, including retail, offices, leisure and housing
- *Key Settlements - Newport Pagnell, Woburn Sands and Olney* these settlements have the highest level of service provision outside the City - such as shops, schools, public transport and community facilities. Most new development outside the City is located at these three settlements.
- *Selected Villages - Bow Brickhill and Hanslope:* some limited development is proposed in these villages to support existing services and increase the range of housing available.
- *Other Villages:* only small-scale development within the limits of the development is proposed within those villages with defined development boundaries (a black line around the village on the Proposals Map). Smaller settlements without defined limits are considered as part of the "open countryside" (see below).
- *Open Countryside:* the remainder of the Borough outside the development limits of settlements shown on the Proposals Map. There is a strong presumption against development in these areas unless necessary for agriculture, forestry or countryside recreation.

THE MAIN CHANGES TO THE LOCAL PLAN SINCE THE 2nd DEPOSIT VERSION

2.28 The key changes to the Plan since the 2nd Deposit Version have been:

- An increase in the amount of additional housing that has to be accommodated in the Borough to 2011 from 20,000 dwellings to 24,100 dwellings
- A revision of the boundary of the western expansion area, replacing Area 10.4 located on the west of the North Bucks Way with Area 11 to the north of Calverton Lane
- On the eastern expansion area, the allocation of the area previously shown as a Strategic Reserve at Brooklands to the east of A5310 for approximately 2000 dwellings
- Additional Strategic Reserves being identified adjacent to the eastern expansion area north of the A421 and east of Fen Farm; Glebe Farm south of the A421; Eagle Farm south of A421; Church Farm, east of Wavendon Gate and Old Farm Park, Wavendon; and also at Tickford Fields Farm and land adjoining, North Crawley Road, Newport Pagnell.
- Land at Stantonbury Park Farm allocated for approximately 500 dwellings
- Land at Caldecotte Lakeside being allocated for recreation uses rather than proposed commercial uses
- Hanslope being identified as a Selected Village rather than a Key Settlement and the number of sites within it allocated for housing development being reduced.

INTRODUCTION

2.29 As well as being updated to reflect changes in designations resulting from changes in the adoption process, the Local Plan Proposals Map has been amended to reflect development progress as at 1st April 2005.

TABLE IN1: GUIDE TO POLICIES RELATING TO PARTICULAR AREAS

AREA	Strategy / Design	Historic Environment	Transport	Housing / New Housing Sites	Employment	Town Centres & Shopping	Leisure / Community Facilities	Planning Obligations
Expansion Areas	S1 S3 S4 D1 D4	HE1 HE2 HE5- HE8	T1-T5 T7 T9 T10 T12	EA1 – EA8 H1 H2-5 H8 H9 H12	E2 E12-15	LC1	C4 C5 C8 C9	PO1 PO2 PO4
CMK	S5		T6 T7 T17	H1 H8		TC19 CC1- CC19 R3	L9 L10 C1	PO1 PO2 PO4
Bletchley	S6	HE1 HE6	T6 T8 T12	H1 H8 H12 KS1 KS5 MK19 MK20, MK21, MK22	E4 KS5	TC14-17 TC18 TC19	L4 L9 L10 L13 C1 KS5	PO1-4
Wolverton	D3	HE1 HE6	T6 T8 T17	H1 H8, KS6	E4	TC11 TC13 TC18 TC19	L9 L10 C1 C8	PO1-4
Stony Stratford	S13	HE1 HE6	T6 T17	H1 H8 MK12 MK23	E4	TC3 TC4 TC18 TC19	L9 L10 C1	PO1-4
District Centres			T6	H8	E4	DC1 DC2 TC18 TC19 R3	L9 L10 C1 C10	PO1 PO2 PO4
Local Centres					E4	LC1 LC2 LC3	C1	PO1 PO2 PO4
Newport Pagnell	S7 S13	HE1 HE6	T6 T12 T17	H1 H6 H7 H8 H10 NP4	E1 E4 E5	LC 1 TC7- TC10 TC18 TC19	L9 L10 C1 C3	PO1-4
Woburn Sands	S7	HE6	T6 T12 T17	H1 H6 H7 H8 H10 WS1	E1 E4 E5	TC5 TC6 TC18 TC19	L9 L10 C1	PO1-4
Olney	S7 S13	HE1 HE6	T6 T12	H1 H6 H7 H8 H10 OY2 OY4	E1 E3 E4 E5	TC1 TC2	L4 L9 L10 C1 C4	PO1-4
Hanslope	S8	HE1 HE6		H1 H6 H7 H10 HP1 HP5	E1 E4 E5	VS1 VS2		PO1-4
Bow Brickhill	S8	HE1		H1 H6 H7 H10 BB1	E5	VS1 VS2		PO1-4
All other villages	S9 S10	HE1 HE6		H1 H6 H10	E5	VS1 VS2		PO1-4
Open countryside	S10 S11 S12 S13 S14	HE8		H6 H11	E5 E6	R5 R6	L1 L5 L6 L11 C7	PO1