

**Milton Keynes Council**

**Site Allocations Proposed Submission Document**

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**Draft Sustainability Appraisal Non-Technical Summary**

**August 2016**

## **1. Introduction**

### **Background**

- 1.1. The Site Allocations Plan process began following the examination of the 2013 Core Strategy. The Core Strategy includes a housing trajectory that plans for lower delivery rates in early years before large expansion areas deliver peak rates later in the plan period. The inspector concluded that a Site Allocations Plan should subsequently be prepared to ‘top-up’ and provide flexibility in housing supply in earlier years of the plan period, to ensure it remains above the required five years.
- 1.2. An Issues & Options consultation was held in September 2014. This covered various factors the Site Allocations Plan would need to address as well as incorporating a call for sites.
- 1.3. Those sites that were newly promoted were intended to be subject to their own high-level consultation in early 2015. However, this ‘Additional Sites’ consultation was withdrawn following concerns about the Council’s own land assets.
- 1.4. An Emerging Preferred Options consultation was subsequently held in October 2015. This summarised the Council’s initial site assessment findings and consulted on the methodology proposed for site selection.
- 1.5. The findings of this Sustainability Appraisal should be read alongside the draft proposed submission plan and, in combination with the consultation statement that will be submitted with the plan, will constitute a ‘site selection’ report. Both documents are being consulted on before they are finalised alongside other documents required for submission to the Secretary of State.

### **Land supply – how many allocations are needed?**

- 1.6. The Council’s latest land supply report (based on April 2016 completion rates) concluded that land supply is 4.8 years, or a deficit of 479 dwellings.
- 1.7. This therefore represents the minimum quantum of development that the Site Allocations Plan should seek to address. It is considered prudent however to allocate beyond this figure to account for the possibility that either new allocations or sites already making up an element of supply will not be delivered as expected (although it is important to note that in respect of existing sites, a discount to forecasts is made to allow for this).

## **2. Legislative requirement for Sustainability Appraisal**

- 2.1. European legislation (the ‘Strategic Environmental Assessment Directive’ (SEA Directive)) requires local authorities to prepare a Strategic Environmental Assessment (SEA) of the effects of certain plans and programmes on the environment, which includes development plans. The SEA Directive was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004.
- 2.2. Under the Planning and Compulsory Purchase Act 2004 (Section 19 and Section 39) (the Act), Sustainability Appraisal (SA) is a mandatory part of the plan making process. The process of undertaking SA assists planning authorities to fulfil the objective of integrating sustainable

development principles into the plan making process. The aim of the SA Report is to fulfil requirements of both the Act and the SEA Directive, and has been produced in accordance with the NPPF. This SA Report has been prepared by officers within the Development Plans Team of Milton Keynes Council.

- 2.3. The requirement to carry out SA and Strategic Environmental Assessment (SEA) are distinct. The latter assessment is only concerned with environmental impacts as opposed to social, economic and environmental impacts within the SA. There is also more prescriptive guidance and tasks that need to be followed in order to meet the SEA Directive's requirements.
- 2.4. However, it is possible to satisfy both through a single appraisal process. This SA Report will therefore include the elements required by the SEA Directive. This is achieved through signposting the places in the main SA Report where the information required by the directive is provided.

### **Habitats Regulations Assessment**

- 2.5. Habitats Regulations Assessment (HRA) is required by the Conservation of Habitats and Species Regulations 2010 (as amended) and the Habitats Directive (Council Directive 92/43/EEC).
- 2.6. HRA is the assessment of the potential impacts that implementing a plan or policy will have on European wildlife sites. Its purpose is to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Plans can only be permitted having ascertained that there will be no adverse effects on the integrity of European wildlife sites (unless there are 'imperative reasons of overriding public interest').
- 2.7. The Site Allocations Plan proposes to allocate 21 relatively small residential sites throughout the Milton Keynes urban area. The Plan has been prepared pursuant to the 2013 Core Strategy, which is the principal spatial plan and Development Plan Document in Milton Keynes Borough.
- 2.8. A Habitats Regulations Assessment (HRA) Screening of the Core Strategy has previously been undertaken. Milton Keynes lies in an area void of any Natura 2000 sites. The nearest European site is the Chiltern Beechwoods to the south of the Borough. Natural England are of the view that the site would not be affected by Milton Keynes planning policy due to the distance of the site from Milton Keynes and there being no obvious impact pathways.
- 2.9. However, in liaison with Natural England, the Council has identified two sites that could potentially be affected by the Core Strategy, and other Local Development Documents, due to the pathway provided by the River Great Ouse, which feeds in to Natura 2000 sites. These sites are: Ouse Washes Special Area of Conservation / Special Protection Areas and Portholme Special Area of Conservation.
- 2.10. As a result of the screening process, it has been concluded that any effect on the flow of water and subsequent impact on the Natura 2000 sites from policies and proposal in the Milton Keynes Core Strategy and other 'in-combination' plans and projects is likely to be minimal and that the Core Strategy should not be subject to a full Appropriate Assessment. It is considered that these findings are still robust and have not become outdated by further

information or developments and therefore there is no need to subject the Site Allocations Plan to a full Appropriate Assessment.

### 3. Sustainability appraisal process

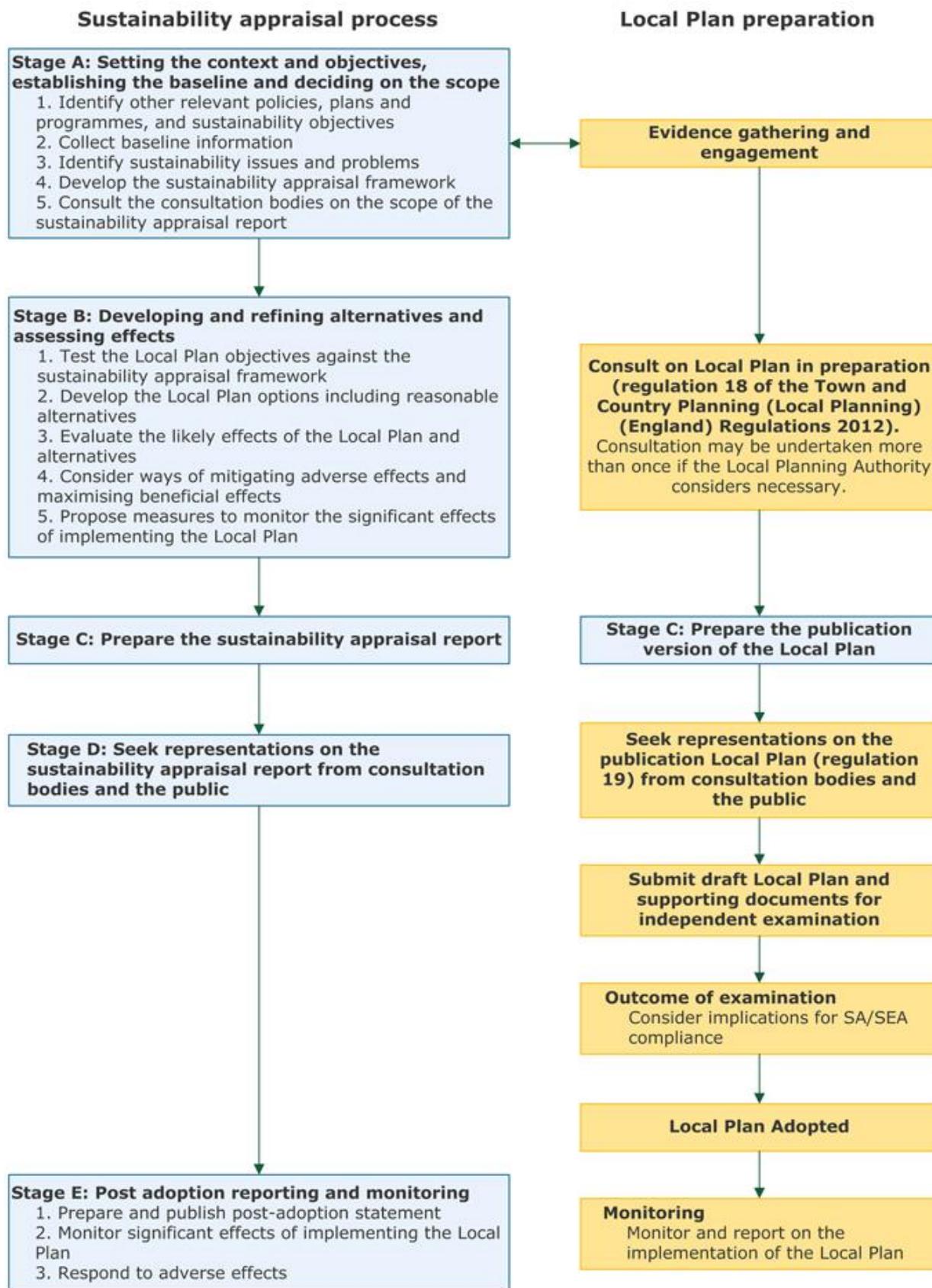
#### Stage A – Scope

- 3.1. The first stage of the Sustainability Appraisal was the review of plans, policies and programmes relevant to the scope of the Site Allocations Plan. A Scoping Report was prepared in August 2013 and consulted with the SA Consultees (English Heritage, Environment Agency and Natural England) and then revised to reflect the comments received. The SA Scoping Report represents Stages A1-A4 of the SA process, as shown in Figure 1 overleaf.
- 3.2. The SA Scoping Report identified a range of sustainability issues for Milton Keynes and proposed 13 sustainability objectives that have been used throughout the process to assess the Site Allocations Plan. These objectives are included in the table below:

Table 1 SA Objectives

<b>Social</b>	
SA1	Ensure that everyone has the opportunity to live in an affordable, sustainably constructed, decent home.
SA2	Reduce crime, poverty, social exclusion and inequalities in health, closing the gap between Milton Keynes' most deprived areas and the average.
SA3	Improve availability and accessibility of key services and facilities
<b>Environmental</b>	
SA4	Make efficient use of land, increasing the use of brownfield sites and encouraging urban renaissance
SA5	Continue to maintain and improve local air quality and limit noise, soil and light pollution
SA6	Encourage the use of more sustainable modes of travel
SA7	Conserve and enhance the Borough's biodiversity and landscape character
SA8	Conserve and enhance the Borough's heritage and cultural assets, and the character of the built environment
SA9	Maintain and improve the Borough's water quality and reduce the risk of flooding
SA10	Encourage the efficient use of energy, water and other natural resources, throughout the life of the development
<b>Economic</b>	
SA11	Ensure good access to employment opportunities to allow all residents to benefit from economic growth
SA12	Sustain economic growth and competitiveness across the Borough
SA13	Create vibrant communities, and improve the vitality and viability of town, local and district centres

Figure 1 The key stages of Local Plan preparation and their relationship with the sustainability appraisal process (National Planning Practice Guidance, DCLG)



**Stage B – Developing and refining alternatives and assessing the effects**

**Testing the Plan objectives against the SA framework**

- 3.3. The role of the Site Allocations Plan is to allocate appropriate sites for housing to contribute to the overall housing requirement as set out in the Core Strategy and to ‘top-up’ and provide flexibility in housing supply in earlier years of the plan period, to ensure it remains above the required 5 years.
- 3.4. This objective of the Plan is considered to be broadly compatible or neutral with the SA objectives. The only area of potential conflict is of the Plan’s objective on availability and accessibility of key services and facilities. The small-scale nature of the Plan’s allocations means that contributions to new services and facilities will be limited.

**Developing the Plan options including reasonable alternatives**

- 3.5. 61 sites were assessed as part of the Site Allocations Plan SA process. Only 4 of these sites did not pass Stage 1 of the assessment as they were either too small (delivering 10 or fewer dwellings), or would have significant environmental impacts, or due to clear conflicts with national and local policy.
- 3.6. Out of the 61 sites, 36 of them were fully assessed and found to have an unacceptable social, economic or environmental impact. In reaching its final choice of sites, the Council has refined its sifting approach to reflect unavoidable impact on health capacity. Sites were discounted from allocation if a ‘red’ rating has been identified against any criteria other than health. Table 2 below provides reasons for why those sites were not taken forward to the Proposed Submission stage. Further information on this is provided in Appendix 3 of the full SA Report.
- 3.7. It should be noted that the Site Allocations Plan is a short-term ‘top up’ plan. More strategic policy documents like Plan:MK will be able to look at the longer term and revisit sites that have issues yet are not fundamentally unsustainable.

## Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

Table 2. List of rejected sites

Ref	Name	Location	Negative effects and their relation to SA Objectives
	<b>Sites possibly suitable in longer term</b>		
U20	Wolverton Railway Works	Wolverton	Current schools' capacity prohibits allocation (Schools)
U83	Hewlett Packard East site	Wavendon Gate (Expansion)	Housing development would see the loss of part of a high-value employment allocation (Existing use)
U45	Station Square	Central MK	Site allocated as open space on the Proposals Map. In the CMK Neighbourhood Plan it is washed over by a 'classic infrastructure' notation indicating its protection (Open space)
U21	Wolverton Mill Site G	Wolverton Mill	Current schools' capacity prohibits allocation (Schools)
U72	Shenley Wood Site E	Shenley Wood	Housing development would see the loss of a high-value employment allocation (Existing use)
U42	Caldecotte Site C	Caldecotte	The site is allocated for employment purposes is potentially required to facilitate access through/over the forthcoming East-West Rail upgrade (Existing use)
U30	Land off Ridgeway	Stony Stratford - (Expansion)	The site is in the open countryside and would not form a logical extension
	<b>Unsuitable sites</b>		
U84	1 Glyn Square, Wolverton	Wolverton	Access is likely to be a major constraint to residential development (Access) Current schools' capacity prohibits allocation (Schools)
U86	Garages West of Rowle Close	Stantonbury	The site is available, but the long lease terms would require variation. The surrounding green space is not registered to any owner (Ownership)

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

			The site does not have a health centre with capacity within 1km (Health)
U87	Garages East of Rowle Close	Stantonbury	The site is available, but the long lease terms would require variation. The surrounding green space is not registered to any owner (Ownership) The site does not have a health centre with capacity within 1km (Health)
U70	Land at Oakgrove school	Middleton	Access should only be taken from Far Holme and due to the ownership issues this may not be possible (Access) The site has no existing use although is allocated for community facility purposes and is subject to a restrictive covenant in that regard. This would require lifting before the site could be considered for alternative uses (Existing use) There is a restrictive covenant on the land that would require lifting before the site can be considered available for any uses not associated with education (Ownership)
U68	Kents Hill Site B	Kents Hill	The recent development brief process has indicated that site will be delivered for school purposes instead, the need for which would obviously be prejudiced if the site came forward for residential development (Existing use/future use) According to NHS England data, the site does not have a surgery with capacity within 1km. (Health) Development of the site would impede the delivery of a proposed new secondary school (Impede infrastructure)
U69	Kents Hill Site E	Kents Hill	The recent development brief process has indicated that site will be delivered for school purposes instead, the need for which would obviously be prejudiced if the site came forward for residential development (Existing use/future use) According to NHS England data, the site does not have a surgery with capacity within 1km. (Health) Development of the site would impede the delivery of a proposed new secondary school (Impede infrastructure)
U71	Land at the Walnuts	Redhouse Park	The site is adjacent to the M1 motorway and any potential development would be entirely within

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

			<p>the 200m buffer therefore unacceptable in terms of air and noise pollution (Neighbouring use)</p> <p>The site is used for private equestrian purposes but is allocated for employment. Housing development would see the loss of a high-value employment allocation (Existing use)</p> <p>According to NHS England data, the site does not have a surgery with capacity within 1km (Health)</p>
U73	Shenley Wood Site D	Shenley Wood	<p>Housing development would see the loss of a high-value employment allocation. Residential development would also prejudice new school development, which is proposed on the site (Existing use)</p> <p>Development of the site would impede the delivery of a proposed new school (Impede infrastructure)</p>
U07	Woodlands off Breckland	Linford Wood	<p>Housing development would see the loss of a high-value employment allocation (Existing use)</p> <p>According to NHS England data, the site does not have a surgery with capacity within 1km (Health)</p>
U11	Galleon Wharf	Old Wolverton	<p>Access is likely to be a fundamental constraint to delivery (Access)</p> <p>Current schools' capacity prohibits allocation (Schools)</p> <p>According to NHS England data, the site does not have a surgery with capacity within 1km (Health)</p>
U15	Land to the rear of Hayes	Stony Stratford	<p>The owner has indicated the site may not be available for development (Ownership)</p>
U16	Land off Calverton Road	Stony Stratford	<p>There are notable species recorded on the site and an adjacent wildlife corridor (Bio/geological importance)</p> <p>Development would enclose the path that runs along its boundary and make the immediate area less open. The amenity value of the site in terms of its appearance would therefore potentially be harmed by development (Open space)</p>
U29	Shenley Dens Farm	Oakhill -	<p>The site would not form a logical extension to the settlement in terms of enclosure character</p>

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

		Expansion	<p>(Logical extension)</p> <p>The site does not lie within an area of attractive landscape but development would breach a natural ridge that exists between the site and the western edge of the city (Landscape)</p> <p>According to NHS England data the site is not within 1km of a surgery with capacity (Health)</p>
U27	Land West of Bow Brickhill	Caldecotte (Expansion)	<p>Development would represent a noticeable intrusion into open countryside and present coalescence issues between Bow Brickhill and the urban area of Milton Keynes (Logical extension)</p> <p>According to NHS England data, the site does not have a surgery with capacity within 1km (Health)</p>
U22	Land West of Brickhill Street	Caldecotte (Expansion)	<p>There is very little enclosure character in relation to the existing settlement; the site would represent a harmful intrusion into open countryside (Logical extension)</p> <p>There are no health facilities within 1km (Health)</p>
U28	Land at Little Linford Lane	Redhouse Park (Expansion)	<p>Access from Little Linford lane is unlikely to be suitable for any significant amount of new development (Access)</p> <p>The site runs parallel to the M1 motorway which will severely limit development along its eastern edge and is likely to adversely impact the marketability and suitability of the development (Neighbouring use)</p> <p>The site is long and thin in nature and would represent a notable extrusion into open countryside (Logical extension)</p> <p>Consideration of the site at previous enquiries has found that landscape impacts have been a major issue for the site (Landscape)</p> <p>According to NHS England data, the site does not have a surgery with capacity within 1km (Health).</p>
U54	Land at Dropshort Farm	Fenny Stratford (Expansion)	<p>The site does not represent a logical extension into countryside on its own merits (Logical extension)</p> <p>According to NHS England data, the site's nearest health facilities are already operating over</p>

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

			capacity (Health)
U60	Land at corner of Lower End Road & Cranfield Road	Wavendon (SLA expansion)	The site is not a logical extension to the settlement in terms of enclosure character (Logical extension) The nearest health facilities are over 1km away (Health)
U59	Land South of Lower End Road (c)	Wavendon (SLA expansion)	The site is not a logical extension to the settlement in terms of enclosure character (Logical extension) The nearest health facilities are over 1km away (Health)
U26	Land South of Lower End Road (b)	Wavendon (SLA expansion)	The site is not a logical extension to the settlement in terms of enclosure character (Logical extension) The nearest health facilities are over 1km away (Health)
U55	Cross Roads Farm	Fenny Stratford (Expansion)	The site does not represent a logical extension into countryside on its own merits (Logical extension) The site does not have a health centre with capacity within 1km (Health)
U25	Land South of Lower End Road (a)	Wavendon (SLA expansion)	The site is not a logical extension to the settlement in terms of enclosure character (Logical extension) The nearest health facilities are over 1km away (Health)
U56	Land East of A5	Fenny Stratford (Expansion)	The site does not represent a logical extension into countryside on its own merits (Logical extension) The site does not have any health facilities within 1km that have capacity (Health)
U57	Land at Middle Weald	Middle Weald (Expansion)	The site is not a logical extension in terms of enclosure character (Logical extension) The western edge of the WEA follows a natural landscape ridge that development of this site would breach (Landscape)

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

			According to NHS England data, the site is not within 1km of a surgery with capacity (Health)
U58	Kestrel view Stables, Middle Weald	Middle Weald (Expansion)	The site is not a logical extension in terms of enclosure character (Logical extension) The western edge of the WEA follows a natural landscape ridge that development of this site would breach (Landscape) According to NHS England data, the site is not within 1km of a surgery with capacity (Health)
U01	Belvedere Farm	Bletchley/Fenny	The site greenfield within the floodplain (more than 50%) – the site ruled out at stage 1
U14	Former gas works site	Stony Stratford	The site would deliver fewer than 10 dwellings – the site ruled out at stage 1
U23	Land at Eaton Leys	Fenny Stratford (Expansion)	The site is partially within floodplain and largely covered by Scheduled Ancient Monument – the site ruled out at stage 1.
U24	Land at Linford Lakes	Great Linford (Expansion)	The site is greenfield within the floodplain (more than 50%). Development of the site would have a significant negative effect on a site designated for biological or geological importance. The site ruled out at stage 1

### **Evaluating the likely effects of the Plan and alternatives**

- 3.8. The Council's main tool in selecting its proposed allocations is a sifting and ranking process based on individual site assessments. The site selection process began with a sifting exercise that distinguished sites that the Council did not find acceptable in sustainability terms, irrespective of their potential contribution to land supply. In the Emerging Preferred Options consultation, an intermediate category of sites was also identified that had sustainability issues that were either minor or could potentially be overcome.
- 3.9. In reaching its final choice of sites, the Council has refined its sifting approach to reflect unavoidable impact on health capacity (the main report explains this in more detail). Sites were discounted from allocation if a 'red' rating has been identified against any criteria other than health. The main report explains in more detail how sites were assessed, but broadly each category was given a Red (negative impact), Amber (slightly negative impact) or Green (positive impact) rating ('RAG' rating) depending on whether sustainability or delivery issues were or were not raised.
- 3.10. In making decisions about the allocation of sites, the conclusions drawn in Stage 2 were considered alongside the sustainability score of each site established at Stage 3. For individual sites, the findings of Stage 2 and Stage 3 should be read together to ascertain sustainability. It should be noted that this relationship has not been severed by the ranking and sifting process used for site selection; this is demonstrated by the fact that despite being categorised by Stage 2 results, there is a negative correlation in average Stage 3 scores between each category of site – 51 for likely options, 49 for possible, and 28 for those sites not considered suitable.
- 3.11. Table 3 shows the sites proposed in the Sites Allocation Plan, and their impacts. There is no significant spatial clustering of proposed allocations. Therefore the cumulative negative impact of the draft plan is generally considered to be low. The specific impact of each site is considered in detail in each of the individual site assessments (Appendix 3).

### **Considering ways of mitigating adverse effects and maximising beneficial effects**

- 3.12. Sites have been selected as broadly sustainable using the assessment process outlined above. There is still a need to maximise the sustainability of any given site through prescribed policies governing how development is delivered. This has been achieved by using the consultation responses received to the Emerging Preferred Options as well as testing the principle of development against the Sustainability Objectives as outlined in Table 4 (p.15).

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

Table 3. Proposed allocated sites and their SA effects

Ref	Name	Physical constraints						Environmental constraints				Deliverability constraints							
		Access	Utilities	Drainage	Site specs	Neighbouring use	Logical extension	Landscape	Bio/geo importance	Open space	Heritage	Existing use	Ownership	Viability	Schools	Health	Infrastructure needs	Market capacity	Impede infrastructure
SAP 1	Our Lady of Lourdes Church, Lloyds, Coffee Hall																		
SAP 2	Wellington Place car park, Bletchley																		
SAP 3	Land off Singleton Drive, Grange Farm																		
SAP 4	Land East of John Lewis car park, Central Milton Keynes																		
SAP 5	Land North of Vernier Crescent, Medbourne																		
SAP 6	Gurnards Avenue, Fishermead																		
SAP 7	Land to the rear of Morrisons supermarket, Barnsdale Drive, Westcroft																		
SAP 8	Land at Bergamot Gardens, Walnut Tree																		
SAP 9	Independent School site, Daubeney Gate, Shenley Church End																		
SAP 10	Land off Lilleshall Avenue, Monkston																		
SAP 11	Builders merchants, Simpson Road, Fenny Stratford																		
SAP 12	Land off Hampstead Gate, Bradwell Common																		
SAP 13	Former MFI Unit, Watling Street, Bletchley																		
SAP 14	Land off Harrowden, Bradville																		
SAP 15	Kents Hill Site D1, Timbold Drive																		
SAP 15	Kents Hill Site C, Timbold Drive																		



Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

Table 4. Mitigating adverse effects and maximising beneficial effects of the Plan

Site Ref	Site	Most significant outstanding assessment issues	Summary of any other outstanding consultee issues	Summary of conclusions and proposed mitigation	Link between proposed mitigation and SA objectives
SAP1 (U48)	Our Lady of Lourdes Church, Lloyds, Coffee Hall	Existing use; heritage; biodiversity	Comments relating to the loss of the unique architecture on the site.	<p>The site is no longer used for a community facility and a recent application was supported by evidence it was not needed for this purpose.</p> <p>Policies have been used that encourage links to the adjacent wildlife corridor and a design that reflects the unique architecture of the current building.</p>	SA7, SA8
SAP2 (U31)	Wellington Place car park, Bletchley	Neighbouring use; existing use; infrastructure	None	<p>The site is a small scale employment site that has no strategic value.</p> <p>The adjacent railway line and access to it are both reflected in policies requiring a layout and design that respect these.</p>	SA5, SA11, SA12
SAP3 (U6)	Land off Singleton Drive, Grange Farm	None	None	<p>The site is largely unconstrained, limited mitigation is needed.</p> <p>Policies to retain access through the site and improve access to nearby local centre and school included for clarity.</p>	SA3, SA6
SAP4 (U46)	Land East of John Lewis car park, Central Milton Keynes	Access, neighbouring use, heritage	Comments relating to the CMK Neighbourhood Plan and protecting the site as 'classic infrastructure'.	The site would be on the edge of CMK in a prominent location. Respecting the setting of the nearby shopping centre and Campbell Park are therefore included as policy requirements as is further detailed work regarding access,	SA7, SA8, SA13

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

Site Ref	Site	Most significant outstanding assessment issues	Summary of any other outstanding consultee issues	Summary of conclusions and proposed mitigation	Link between proposed mitigation and SA objectives
				particularly in terms of the future multi-storey car park.	
SAP5 (U8)	Land North of Vernier Crescent, Medbourne	None	Comments relating to the loss of opportunity for future community facility (specifically a pub).	The site is largely unconstrained, limited mitigation needed.	SA3
SAP6 (U5)	Gurnards Avenue, Fishermead	None	None	The site is largely unconstrained, there is limited mitigation needed. The main issue is the loss of designated employment land but the site's value for this purpose is not considered significant.	SA11, SA12
SAP7 (U18)	Land to the rear of Morrisons supermarket, Barnsdale Drive, Westcroft	Neighbouring use	None	The site will potentially suffer from noise issues due to the adjacent supermarket. Policy requirements introduced to mitigate this including full assessment and sensitive design.	SA5
SAP8 (U80)	Land at Bergamot Gardens, Walnut Tree	None	None	The site is relatively unconstrained and benefits from a supporting policy in a draft neighbourhood plan that specifies aspects of delivery.	SA3, SA4
SAP9 (U10)	Independent School site, Daubeney Gate, Shenley Church End	Heritage, existing use	Access, infrastructure, loss of amenity and privacy	The site is presently allocated for educational purposes although is unlikely to come forward as an independent school as planned. Reallocation as residential development is not constrained by any other significantly different factors. Concerns have been expressed regarding access and the loss	SA7, SA8

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

Site Ref	Site	Most significant outstanding assessment issues	Summary of any other outstanding consultee issues	Summary of conclusions and proposed mitigation	Link between proposed mitigation and SA objectives
				of amenity/privacy. Policy requirements specifying particular solutions to these issues are therefore included.	
SAP10 (U10)	Land off Lilleshall Avenue, Monkston	None	Drainage, access, parking	The site is relatively unconstrained although there is anecdotal evidence of surface water flooding. The site has a development brief that provides indicative principles of development.	SA2, SA3, SA4, SA9
SAP11 (U39)	Builders merchants, Simpson Road, Fenny Stratford	Access, viability, existing use	None – support	The site consists of one builders merchants that is already allocated for residential development (since 2005) and another that is opposite yet is currently still allocated for commercial purposes. Access issues for each depend on the future of the adjacent level crossing during the East-West Rail upgrades but it is likely that residential development would result in a net gain in highways terms.	SA6, SA8
SAP12 (U3)	Land off Hampstead Gate, Bradwell Common	None.	Parking, loss of amenity	The site is a reserve site that has residential development specified as one potential use. It is unconstrained other than a slightly sloping topography. Consultation responses indicate a strong resistance to the loss of the site for amenity purposes although it is not formally allocated for that use. Formal open space is just over 400m away so prescriptive policies for the development of this site have been included to	SA2, SA4

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

Site Ref	Site	Most significant outstanding assessment issues	Summary of any other outstanding consultee issues	Summary of conclusions and proposed mitigation	Link between proposed mitigation and SA objectives
				enhance the links to that area and also to incorporate formal play equipment into any potential development. On-site parking is also required to mitigate against any additional adverse impact in the vicinity.	
SAP13 (U2)	Former MFI Unit, Watling Street, Bletchley	Neighbouring use, noise, existing use, viability	None	The site is currently used for retail although is outside the primary shopping area. Redevelopment would require demolition and there could be contamination affecting viability.	SA4, SA5
SAP14 (U40)	Land off Harrowden, Bradville	None	None	Site is part of wider regeneration area but is relatively unconstrained and suitable for development.	SA2, SA7
SAP15 (U65-67)	Kents Hill Site A, C, D1, Timbold Drive	Existing use	Infrastructure, existing use.	The sites form part of a wider area that is briefed for education and residential use.	SA6, SA7, SA12
SAP16 (U12)	Manifold Lane, Shenley Brook End	None	None	The site is unconstrained and has a development brief.	SA3, SA5, SA12
SAP17 (U19)	East of Snellshall Street, Cranborne Avenue, Westcroft	None	None	The site is unconstrained and has a development brief.	SA3, SA4, SA12
SAP18 (U17)	Land at Towergate, Groveway, Wavendon Gate	Existing use, access	Access, relation to surrounding sites.	The site is relatively unconstrained, it is allocated as employment although is of relatively low value. Specific access requirements would be necessary but are achievable. Consultation issues concern the site's relationship with adjoining parcels, which are either consented or allocated already. This is	SA7, SA13

Site Allocations Plan Draft Sustainability Appraisal Non-technical Summary

Site Ref	Site	Most significant outstanding assessment issues	Summary of any other outstanding consultee issues	Summary of conclusions and proposed mitigation	Link between proposed mitigation and SA objectives
				addressed in a neighbourhood plan, therefore the policy wording for the proposed allocation defers to that plan.	
SAP19 (U81)	Land at Walton Manor, Groveway/Simpson Road, Walton Manor	Existing use	Existing use, access, play provision, density.	The site is relatively unconstrained, it is allocated as employment land although is of relatively low value. It has a development brief that sets out principles of development, most of which address the same concerns that were raised through consultation.	SA3, SA12
SAP20 (U4)	Land at Broughton Atterbury, Oakworth Avenue, Broughton	Drainage, existing use	None	The site is unconstrained, allocated for employment and has an adopted development brief. There was relatively little feedback during consultation beyond the need to avoid the small portions of the site that suffer from drainage issues.	SA3, SA9, SA12
SAP21 (U9)	Land off Ladbroke Grove, Monkston Park	Biodiversity	Access	The site has limited constraints from biodiversity with a river wildlife corridor running along its western edge. Consultation concerns also raised the location of the access and its proximity to the grid road. Specialist highways advice does not indicate this is an issue though.	SA3, SA7

**Proposing measures to monitor the significant effects of implementing the Plan**

- 3.13. The Site Allocations Plan consists of policies for only residential development. Separate monitoring criteria and indicators are therefore not required for the plan.
- 3.14. The delivery of each individual allocation will be monitored through the Council's existing procedure for monitoring housing land supply. This consists of maintaining a housing trajectory that is updated quarterly to reflect latest completion rates and any other 'intelligence' that has been gathered by the Council's Joint Housing Monitoring Team.
- 3.15. Each allocation in the Site Allocations Plan should, in theory, be deliverable within five years. However, the delivery of each site will be contingent on several factors including the timing and outcome of the plan's Public Examination as well how the development industry acts upon the new 'permission in principle' process.
- 3.16. Also, the Council's Monitoring Reports will cover significant social, economic and environmental effects associated with the Plan. This will allow the identification of any unforeseen adverse effects and enable appropriate remedial action to be taken.

**4. Next Steps**

- 4.1. The Site Allocations Plan Proposed Submission document and the SA Report will be consulted on for a period of eight weeks (Stage D of the SA process). Milton Keynes Council will then consider the responses to the Proposed Submission consultation and then submit the Plan to the Secretary of State. Submission of the Site Allocations Plan to the Secretary of State will be followed by an Examination in Public before the Plan can be adopted. Any significant changes made during these stages will need to be subject to further Sustainability Appraisal and public consultation prior to adoption.