# Planning Policy FAQs

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**Introduction**

The aim of this FAQ document is to provide a guide on planning policy for parish councillors. The document may also be of interest to ward members and perhaps to the general public.

Planning policy shapes the spaces and places in which we live and work. Policy can:

- shape the future of the borough by identifying where new development, such as housing, retail, community facilities and employment, should be located;
- guide and promote development in areas in need of regeneration or change;
- protect existing assets such as recreation areas, wildlife and buildings of special historic interest;
- improve the quality of the physical environment;
- achieve key objectives for the Council and its partners, such as providing more affordable homes and making places safer for people to use,
- give a degree of certainty to landowners, developers and the public as to the likely future pattern and location of development; and
- contribute towards delivering sustainable development.

The planning system is very complex and it consists of a number of different levels. In recent years the planning system has seen some significant changes. This document aims to provide an overview to help people find their way through the planning system.

**1. What legislation governs the planning system in England?**

The basic national legislation governing the planning system comes from the Town and Country Planning Act 1990. However, that has been amended several times, particularly by the recent Planning and Compulsory Purchase Act 2004, which is intended to create a more flexible and responsive planning system for England and Wales.

In a nutshell the 2004 Act:

- Introduces what the government believes is a simpler and more flexible system for producing planning policy at regional and local level;
- Increases the effectiveness and quality of community involvement at regional and local level;
- Improves the planning application process in several ways, including the introduction of a standard application form; and
- Speeds up the handling of major infrastructure projects (e.g. airports and power stations).
2. What levels of planning policy are there in England?

- National
- Regional
- Sub-regional
- Local

3. What are the differences between the old and new planning systems?

Before reading about the different elements of the new planning system, it may be helpful to understand the key changes from the old to the new system.

The introduction of the Planning and Compulsory Purchase Act 2004 brought in significant changes to the planning system.

Under the old planning system, Regional Planning Guidance documents\(^1\) were produced at the regional level, these held little weight in the determination of planning applications. Under the new system, Regional Spatial Strategies are produced at the regional level, these hold much more weight in the determination of planning applications than regional planning guidance did.

Under the new system, the production of sub-regional spatial strategies\(^2\) was made possible for those areas where a regional strategy alone is not sufficient to address issues and priorities which cross regional boundaries. Milton Keynes falls into a sub-region identified because of its growth status.

At a county level, councils produced structure plans under the old system. These no longer exist under the new system. The Regional Spatial Strategy replaces the Structure Plan as well as Regional Planning Guidance.

At the local level\(^3\), the Local Plan has been replaced by a folder of documents called the Local Development Framework. As Milton Keynes is a unitary authority, the Minerals Local Plan and the Waste Local Plan were also produced by the Council. In other areas, the county council would produce these documents. In Milton Keynes, under the new system, waste and minerals planning will be incorporated into the local development framework. Elsewhere, the county council will be responsible for producing minerals and waste local development frameworks.

The diagram below shows the Milton Keynes planning documents under the old and new planning systems.

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1. See question 5 for more information on regional planning
2. See question 6 for more information on sub-regional planning
3. See question 7 for more information on local planning
4. What is National Policy?

Planning Policy Statements (PPSs) provide planning policy at a national level. They are, over time, replacing Planning Policy Guidance notes (PPGs) as a result of the Planning and Compulsory Purchase Act 2004⁴.

Planning Policy Statements are prepared by the government, after public consultation, to provide guidance to local authorities on planning policy and the operation of the planning system. They also explain the relationship between planning policies and those non-planning policies which have an impact on development and land use (e.g. the National Waste Strategy).

Local authorities must take the contents of Planning Policy Statements into account when preparing their development plan documents⁵. The guidance may also be relevant to decisions on planning applications and appeals.

Appendix 1 lists all current national policy statements and guidance.

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⁴ See question 1 for more information on the 2004 Act
⁵ See question 5 for details of development plan documents
5. What is regional policy?

Regional policy is provided by the Regional Spatial Strategy.

Regional Spatial Strategies were introduced by the 2004 Act (Question 1). They are taken into account in the determination of planning applications and replace Regional Planning Guidance which had little or no weight in the determination of planning applications.

Milton Keynes is in the South East region and is covered by the South East Plan, the Spatial Strategy for this region. The South East Plan provides a broad development strategy for the region for a 15-20 year period. The South East Plan forms part of the Statutory Development Plan for Milton Keynes and informs the preparation of Local Development Documents (Question 7) as well as other local and regional strategies and plans.

6. What is sub-regional policy?

Sub-regions cross regional boundaries and are areas which have similar strategic issues and priorities. Sub-regional policy documents are called sub-regional strategies.

Milton Keynes South Midlands has been identified as a sub-region because it is the largest growth area in the UK. It is made up of parts of the South East, the East and the East Midlands regions. The Milton Keynes & South Midlands Sub-Regional Strategy (MKSM SRS) provides a planning framework for the period 2001-2021. Part A of the Strategy remains part of the Milton Keynes Statutory Development Plan, but part B has been superseded by the South East Plan (Question 5).
7. What is local policy?

The documents within the Local Development Framework (LDF) form planning policy at the local level. The Local Development Framework is a folder of documents that sets out how the local area may change over the next few years. These documents must be consistent with national\(^6\) and regional\(^7\) policy.

There are several different types of document within the LDF, collectively the documents are known as Local Development Documents (LDDs). These set out the planning strategy, policies and proposals for an area. The documents that make up the LDF will be produced over a period of time, not all at once.

When complete, the LDF must contain:
- The Regional Spatial Strategy (RSS)
- A Local Development Scheme (LDS);
- Development Plan Documents (DPDs);
- A Statement of Community Involvement (SCI)
- An Annual Monitoring Report (AMR)

The LDF may also contain:
- Supplementary Planning Documents (SPDs);
- Local Development Orders and/or Simplified Planning Zones

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\(^6\) See question 4 for more information on national policy

\(^7\) See question 5 for more information on regional policy
The different types of Local Development Documents:

**Local Development Scheme (LDS)**
Every LDF must contain a Local Development Scheme, which is a public 'project plan' identifying which local development documents will be produced, in what order and when.

**Development Plan Documents (DPDs)** - These set out the main planning strategy, policies and proposals of the Council. Together with the Regional Spatial Strategy, they will constitute the Statutory Development Plan for the area. All new Development Plan Documents will be open to formal public consultation and an independent public examination run by a Planning Inspector.

- **Core Strategy** – The LDF must contain this. The Core Strategy is the principal development plan document; it sets out the general vision and objectives for delivery of the Local Development Framework.

- **Adopted Proposals Map** – The LDF must contain this. The Adopted Proposals Map illustrates, in map form, all site-specific policies in the development plan documents. The map should also identify areas of protection such as nationally protected landscape and conservation areas.

- **Area Action Plans (AAPs)** – These are optional. An Area Action Plan is focused upon a specific location or an area subject to conservation or significant change. This could include a major regeneration project or a growth area.

- **Other Development Plan Documents** – These are optional and may include thematic documents concerned with housing, employment, retail development etc, but should only be produced when truly necessary and where the Core Strategy cannot guide and/or deliver. As Milton Keynes is a Unitary Authority, the Local Development Framework will contain the planning policy for waste and minerals in the form of DPDs. Elsewhere, County Councils are responsible for waste and minerals planning and they create individual waste and minerals local development frameworks for this.

- **Statement of Community Involvement (SCI)** – The LDF must contain this. It sets out how the community can expect to be involved and consulted on the preparation of Local Development Documents and on major planning applications (applications over 10 dwellings or over 1000sq M of floor area). The Council must follow the consultation approach outlined in the SCI. The community must be consulted during the preparation of the SCI itself.

- **Annual Monitoring Report (AMR)** – The LDF must contain this. It is a report submitted to the government by local planning authority's to assess the progress and the effectiveness of their Local Development Framework.
**Supplementary Planning Documents (SPDs)** – These are optional and replace Supplementary Planning Guidance (SPGs). They provide more detailed guidance to explain policies and proposals set out in Development Plan Documents. They may include, for instance, a development brief for a site setting out in more detail how the site should be developed, or more detailed guidance on how a particular policy should be implemented. The local authority must involve the community in the preparation of SPDs (as detailed in the Statement of Community Involvement).

**Local Development Orders (LDOs) and Simplified Planning Zones (SPZs)** – These are optional. A Local Development Order is made by a planning authority in order to extend permitted rights (development which does not require planning permission) for certain forms of development. The community must be consulted when preparing a LDO.

A Simplified Planning Zone is an area in which a local planning authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for a formal application or the payment of planning fees. The community must be consulted when preparing a SPZ.

8. What is the Statutory Development Plan?

The statutory development plan contains the documents on which planning decisions are based. The 2004 Act\(^8\) made changes to the documents which form the statutory development plan. Under the old system\(^9\), the Local Plan, Minerals Local Plan, Waste Local Plan and county structure plan formed the Statutory Development Plan for the area. Under the new system, the Statutory Development Plan consists of the Regional Spatial Strategy\(^10\), the sub-regional spatial strategy (if one exists in that area) and the Development Plan Documents within the Council’s Local Development Framework\(^11\).

The diagram below shows the statutory development plan under the old system, what the statutory development plan will consist of when the transition from the old to the new planning system in Milton Keynes is complete and what the statutory development plan in Milton Keynes currently consists of in the transitional period.

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8 See question 1 for more information on the 2004 Act
9 See question 11 to see which documents are still in use in Milton Keynes under the old system
10 See question 5 for more information on regional planning
11 See question 7 for more information on local planning
9. What are the transitional arrangements from the old local planning system to the new?

It will take time for the complete set of documents in the Local Development Framework\textsuperscript{12} to be prepared. The new Act makes provision for transitional arrangements to allow for a smooth handover between the old and the new system, so that it is not necessary to replace the entire Local Plan straight away.

It allows for the policies and proposals in the existing Local Plan to be ‘saved’. Any ‘saved’ policies will remain of relevance to decisions on planning applications until they are replaced by Local Development Documents or they become redundant and withdrawn by the Council. Milton Keynes Council’s ‘saved’ polices can be found at www.miltonkeynes.gov.uk/planning-policy/DisplayArticle.asp?ID=61286.

\textsuperscript{12} See question 7 for more information on local planning
10. What documents are there in the Milton Keynes Local Development Framework so far and what will come next?

Core Strategy
We have published and consulted on the 'issues and options' (2006) and 'preferred options' (2007) stages of the Core Strategy and are now preparing a final version to submit to government. When complete, the 'submission version' of the Core Strategy will be put out for consultation so that people can make comments to a Government appointed planning inspector on the soundness of the document (the document must pass a set of tests to be considered sound). The document will then be examined by the planning inspector who will determine whether the document is sound or not. Once the document is found sound, it can be adopted and will provide the strategic planning policy framework for the borough. It will take over from parts of the 2005 Local Plan and will form part of the statutory development plan.

Waste DPD
The Waste DPD sets out how the waste management requirements for Milton Keynes will be achieved. It also sets out the policies and proposals against which waste planning applications are determined. The Waste DPD forms part of the Statutory Development Plan.

Supplementary Planning Documents
Appendix 2 lists the Council's Supplementary Planning Documents. These provide more detailed guidance to explain policies and proposals set out in the Development Plan Documents.

These SPDs have been produced in advance of the adoption of the Core Strategy because the Core Strategy’s production process is much lengthier. The Core Strategy is the highest level strategic document, covering all aspects of planning policy and therefore involves a huge amount of work, much more than SPDs. It is a DPD and therefore has to go through several rounds of formal consultation, more than SPDs. Because the Core Strategy covers the full range of planning issues in the borough, there are many more people and organisations to involve in its production than there are for SPDs. The Core Strategy will also have to go through the examination procedure, which SPDs do not.
Local Development Scheme

The current LDS was approved in April 2009. It sets out which documents will be prepared by the Council as part of the Local Development Framework and shows the timetable for preparing these documents.

Statement of Community Involvement

The Statement of Community Involvement was adopted in December 2006. It sets out guidelines on how communities will be involved in the planning process in Milton Keynes.

Annual Monitoring Report

The 2007/08 Annual Monitoring Report is the fourth produced by the Council. It reports on the progress of the Local Development Framework and contains monitoring data. The 2008/09 AMR is likely to be available in December 2009.

The above documents can be found on the planning policy page of the Council’s website, [www.miltonkeynes.gov.uk/planning-policy](http://www.miltonkeynes.gov.uk/planning-policy). Links to each specific document are available in the ‘Links to Documents’ section.

Appendix 3 lists the documents that will be produced for the Local Development Framework in the next few years.
11. Which documents are currently in use in Milton Keynes under the old system?

**Local Plan**

The Local Plan provides the planning policy framework for development in the borough, up to 2011 or until new documents in the LDF take over. It includes details of the amount and location of housing, employment, shopping and community facilities required. Decisions on planning applications must be made in line with policies in the Adopted Local Plan, unless there are clear material considerations (Question 15) which dictate why this should not be the case. The interactive Local Plan website (see useful links) enables you to check which policies apply to any specific area of land.

**Minerals Local Plan**

The Minerals Local Plan identifies areas for future minerals working to enable planning permissions to be granted that will allow a given level of production. It also sets out the policies and proposals against which minerals planning applications are determined.

Together with the South East Plan\(^\text{13}\), the MKSM Sub-regional strategy\(^\text{14}\) and the Waste Development Plan Document, the Local Plan and the Minerals Local Plan form the Statutory Development Plan in Milton Keynes. The Statutory Development Plan is the starting point for determining all planning applications.

**Supplementary Planning Guidance**

Appendix 4 lists all the Supplementary Planning Guidance Documents that are still in use. These provide more detailed guidance to explain policies and proposals set out in the Local Plan.

The above documents can be found on the planning policy page of the Milton Keynes website, [www.miltonkeynes.gov.uk/planning-policy](http://www.miltonkeynes.gov.uk/planning-policy). Links to each specific document are available in the ‘Links to Documents’ section.

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\(^{13}\) See question 5 for more information on regional planning

\(^{14}\) See question 6 for more information on sub-regional planning
12. Where does transport and parking policy come from?

Transport policy is separate from planning policy in that it is dealt with by a specific transport team and does not form part of the local development framework. The Local Transport Plan is the main transport policy document; it is a statutory document produced under the Transport Act 2000. The Local Transport Authority (county councils, unitary authorities and partnerships in metropolitan areas) is responsible for producing and maintaining the Local Transport Plan for the area. The Local Transport Plan sets out the authority’s local transport strategies and policies, and an implementation plan. For more information on transport in Milton Keynes, follow this link [http://www.miltonkeynes.gov.uk/transport/](http://www.miltonkeynes.gov.uk/transport/).

Parking policy for the borough is set out in the Parking Standards SPG, which is a document within the local development framework. The SPG provides parking standards for most types of development and includes standards for cycles and motor cycles. Guidance for the provision of parking for people with disabilities is also included. For more information on parking, follow this link [http://www.milton-keynes.gov.uk/mkparking/home.asp](http://www.milton-keynes.gov.uk/mkparking/home.asp).

13. What are Conservation Area Reviews?

Conservation Areas are designated by Local Planning Authorities, they are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local authorities have a duty to, from time to time, appraise and revise their conservation areas, to determine whether any changes to the boundaries are required and to produce character appraisals and management plans.

Character appraisals define the historic, archaeological, architectural and natural components of the conservation area that are considered especially important and contribute most to the area’s character. Management Plans indicate how relevant national, regional and local planning policies relate to the management of the conservation area, but are not themselves a planning document.

Milton Keynes Council has started to review all of its conservation areas. In total, there are 27 conservation areas in Milton Keynes. As each area is reviewed and appraised, a character statement and general description will be written that can be used by applicants to inform the design process of any proposals which fall within the area. The character statements will be used by the council’s officers to assess whether development proposals are suitable for the area. To date, the following conservation areas have been reviewed or are in the process of being reviewed:

- Wolverton – review complete
- Broughton – final stages of review
- Lower Weald Calverton – final stages review
- Newport Pagnell – early stages of review
- Woburn Sands – early stages of review
14. What are Parish Plans?

Communities of any size can produce a Parish Plan, which comprises the socio-economic and environmental issues of a community and their proposed remedies. Parish Plans are intended to be evolving documents, outlining how a community would like to develop over the next ten years. They usually include an action plan detailing how these developments can be achieved. Parish Plans can be submitted to the Council to inform the production of the Local Development Framework. Parishes that have produced Parish Plans include Bow Brickhill and Castlethorpe.

Information on Parish Plans and how to produce them is available under the ‘useful links’ section.

15. How are planning applications determined?

Decisions on planning applications must be made in accordance with the Statutory Development Plan (Question 8), unless material considerations indicate otherwise.

There are certain policies within the Local Plan that apply to specific areas. Some apply to the whole borough, some to the city, or parts of it, and some to the rural area, or parts of it. For example, policy S6 Bletchley only applies to development in Bletchley, not to development across the whole borough. Another example would be those parts of the borough which fall into a conservation area, policy HE6 Conservation Areas would apply here, but not to parts of the borough which do not fall into a conservation area. To find out which policies apply to a particular area of the borough, please follow this link to the interactive proposals map www.cartogold.co.uk/miltonkeynes/.

Where there are other material planning considerations, the Statutory Development Plan should be the starting point, and other material considerations should be taken into account. There is no defined list of material considerations, but they must be related to the development and use of land in the public interest and to the application concerned. National Planning Policy Statements\textsuperscript{15}, where relevant, are a material consideration in

\textsuperscript{15} For more information on national policy see question 4
determining planning applications, as are Supplementary Planning Documents. Other material planning considerations can include, for example, loss of privacy, loss of sunlight (where significant), noise, smells, loss of trees and highway issues. Land ownership, legal covenants, loss of views, inconvenience of the associated building works and the potential effect of development on property values are NOT material considerations. The following link provides more detail on material considerations http://www.miltonkeynes.gov.uk/development-control/DisplayArticle.asp?ID=62810.

The Statement of Community Involvement (Question 7) provides details of how organisations and individuals will be consulted on planning applications, particularly major applications.

16. Which documents does a parish councillor need to look at when responding to planning applications?

When responding to a planning application the main document that a parish councillor should look at is the Milton Keynes Local Plan. The Local Plan provides the policies on which a planning decision will be made. A Parish Councillor may also want to look at any Supplementary Planning Documents/Guidance that may be of relevance to the planning application. In addition to this, the councillor may, if he/she believes there is any recent national policy which contradicts a policy in the Local Plan, look at any relevant planning policy statements. Once the Core Strategy is adopted, parish councillors may wish to look at this when responding to a planning application. It is unlikely (because Local Development Frameworks should be consistent with these), but councillors may wish to refer to the regional and sub-regional strategies as well as older, national planning policy guidance.

17. Where are the boundaries of the borough, the ‘city’ and of Central Milton Keynes (CMK)?

Appendix 5 contains maps showing the boundaries of the borough, the city and Central Milton Keynes (CMK).

18. Who are Milton Keynes Partnership (MKP) and what role do they play?

Milton Keynes Partnership (MKP) was established in 2004 to ensure a coordinated approach to planning and delivery of growth and development. The Partnership brings together Milton Keynes Council, the Homes and Communities Agency, Local Strategic Partnership representatives from the health, community and business sectors and independent representation. The role of MKP is to co-ordinate and implement the delivery of growth and ensure that homes, infrastructure, jobs and community facilities are provided as part

16 For more information on Supplementary Planning Documents see question 7
of a joined up approach. MKP works to help make projects happen and to secure money for schemes that will benefit the whole of Milton Keynes.

Milton Keynes Partnership has produced a document called the MK Long Term Sustainable Growth Plan. This is a key document that will underpin much of the preparation of the Milton Keynes Local Development Framework. This work assessed, amongst other things, the key infrastructure requirements to 2031 and the long term directions of the growth of Milton Keynes. It is not a statutory document.

Milton Keynes Council has complete responsibility for planning policy in the borough. MKP has the development control powers for the eastern, western and northern expansion areas; remaining sites within the existing grid squares of Oxley Park, Tattenhoe Park and Kingsmead; as well as land adjoining the A421 (See Appendix 6 for a map). Milton Keynes Council retains development control powers for the remainder of the borough and for smaller development within the expansion areas.

Development Documents for the Expansion Areas

Development frameworks

Development frameworks have been produced jointly by Milton Keynes Council (MKC) and MKP for the Northern, Eastern and Western expansion areas. These frameworks were formally consulted on and have been adopted by MKC as Supplementary Planning Guidance and are used in the assessment of planning applications by MKP.

Development frameworks set out the vision for an area and determine land uses together with the phasing of development. General design and development principles are incorporated to guide the form and nature of development, together with any requirements for infrastructure. They also provide guidance for developers for the preparation of other planning documents, namely development briefs and design codes.

Development briefs

Development briefs are produced by applicants and developers in order to illustrate how their proposals comply with local plan policy and the development framework plans. They are an intermediate document between a development framework and the detailed design codes. They are submitted, for approval, to MKP prior to, or with, the submission of an outline planning application. The Urban Development Area Place Making Group works alongside MKP in an advisory capacity bringing together both local community and specialists to review progress on planning applications, particularly development briefs and design codes.
A development brief:
- Sets out the vision and context of the site
- Establishes the development principles
- Sets out the relationship between existing and new development
- Identifies key infrastructure and phasing
- Should incorporate a master-plan defining density, land use and character areas
- Identify movement network

**Design codes**

Design codes are detailed design documents; they build on the vision contained within the development brief. Design codes are required to be submitted for approval by the applicant, or developer, after the grant of outline planning permission and before the submission of applications for Reserved Matters. The Urban Development Area Place Making Group works alongside MKP in an advisory capacity bringing together both local community and specialists to review progress on planning applications, particularly development briefs and design codes. Design Codes are technical documents which provide a set of design principles. These principles will verify how the vision set out within the development brief will be achieved.

A design code should address the following:

- Public space
- The form and character of development
- Boundary treatment
- Building heights
- Architectural detail
- Materials
- Environmental standards

**Further Questions**

If you have any further questions that we haven’t addressed here, please let us know, using the contact details for the Development Plans team shown below, and we will endeavour to respond and add them to this document.

**Links to Documents and Websites**

See Appendix 7 for a list of links to the documents mentioned in this document, links to websites that may be of general interest and links to particular web pages that may be of interest.

**Contact Details**

For contact details for planning teams at MKC and for MKP please see appendix 8.
Appendix 1

Planning Policy Statements
(Most up-to-date national policy documents which have replaced Planning Policy Guidance)

**PPS1: Delivering Sustainable Development**
Sets out the Government’s overarching planning policies on the delivery of sustainable development through the planning system.

**PPS1 Supplement: Planning and climate change**
Sets out how planning, in providing for new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and resilience to climate change.

**PPS3: Housing**
Underpins the delivery of the Government’s strategic housing policy objectives and goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.

**Draft PPS4: Planning for Sustainable Economic Development**
Sets out how planning bodies should, in the wider context of delivering sustainable development, positively plan for sustainable economic growth and respond to the challenges of the global economy in their plan policies and planning decisions.

**PPS6: Planning for town centres**
Sets out the Government’s policy on the future of town centres.

**PPS7: Sustainable development in rural areas**
Sets out the Government’s planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside, up to the fringes of larger urban areas.

**PPS9: Biodiversity and geological conservation**
Sets out planning policies on protection of biodiversity and geological conservation through the planning system.

**PPS10: Planning for sustainable waste management**
Sets out the Government’s policy to be taken into account by waste planning authorities and forms part of the national waste management plan.

**PPS11: Regional Spatial Strategies**
Sets out the procedural policy on the nature of Regional Spatial Strategies, focusing on what should happen in preparing revisions to them and explains how this relates to the Planning and Compulsory Purchase Act and associated regulations.

**PPS12: Local Spatial Planning**
Sets out the Government’s policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities.

**PPS22: Renewable Energy**
Sets out the Government’s policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.

**PPS23: Planning and pollution control**
Complements the pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.
**PPS25: Development and flood risk**
This sets out the Government’s policy on development and flood risk. It aims to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk.

**Draft PPS: Eco-towns Consultation**
Defines what constitutes an eco-town, the social, environmental and economic standards that these should achieve and how the towns relate to the planning system. Eco-towns will be significant considerations on a regional scale and one of a range of options that local planning authorities should consider when determining how to meet their housing targets.

**Planning Policy Guidance**
*(National policy documents which will eventually be replaced by Planning Policy Statements)*

**PPG2: Green Belts**
Outlines the history and extent of Green Belts and explains their purposes.

**PPG4: Industrial commercial development and small firms**
*(To be replaced by PPS4 (see above) when finalised)*
Takes a positive approach to locating new business developments and assisting small firms through the planning system. The main message is that economic growth and a high-quality environment have to be pursued together.

**PPG5: Simplified Planning Zones**
Outlines the general nature and role of Simplified Planning Zones, explaining their benefits in the promotion of particular areas, how SPZ schemes can be created and the nature of their relationship to development plans.

**PPG8: Telecommunications**
Gives guidance for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles, and overhead wires.

**PPG13: Transport**
Sets out the objectives to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

**PPG14: Development on unstable land**
Sets out the broad planning and technical issues to be addressed in respect of development on unstable land.

**PPG15: Planning and the historic environment**
Provides a full statement of government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

**PPG16: Archaeology and planning**
Sets out the Secretary of State’s policy on archaeological remains on land and how they should be preserved or recorded both in an urban setting and in the countryside.
PPG17: Planning for open space, sport and recreation
Sets out the policies needed to be taken into account by regional planning bodies in the preparation of development plans.

PPG18: Enforcing planning control
Introduces new and improved enforcement powers given to Local Planning Authorities by the Planning and Compensation Act 1991 and outlines the general approach to enforcement.

PPG19: Outdoor advertisement control
Explains that the main purpose of the advertisement control system is to help those involved in outdoor advertising to contribute positively to the appearance of an attractive environment in cities, towns and the countryside.

PPG20: Coastal planning
Covers the character of the coast, designated areas, heritage coasts and the international dimension.

PPG24: Planning and noise
Guides Local Authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise sensitive developments and for those activities which generate noise.

All of the PPPs and PPGs can be viewed at http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/
Supplementary Planning Documents  
*Produced under the new planning system*

**Stantonbury Park Development Framework**  
Provides strategic guidance for the preparation of Design Codes and planning applications with the Stantonbury Park site

**Affordable Housing SPD**  
Provides detailed advice on how affordable housing policies will be applied to planning applications

**Social infrastructure planning obligations SPD**  
Sets out the types of facilities and level of contribution that will be sought from developers for a wide range of social infrastructure

**Sustainable construction SPD**  
This supplements the Local Plan Sustainable Construction policy (D4). It provides detailed information to help applicants provide the relevant information needed to satisfy policy D4

**Transport and Sustainable Transport SPD**  
The SPD sets out the planning policy framework to secure the necessary transport infrastructure contributions and the general principles for the payment of these contributions, and applies to all areas in Milton Keynes except the Eastern, Western and Northern Expansion Areas, the Strategic Reserve Areas, Oxley Park, Tattenhoe Park, Kingsmead and CMK.

**Milton Keynes Urban Development Area SPD**  
This sets out the fixed amount to be paid by developers per dwelling, or hectare of employment land, towards infrastructure in the Eastern and Western expansion areas, the strategic reserve areas on the east, and development at Tattenhoe Park and Kingsmead South.
Appendix 3

LDF Documents that will be produced in the next few years

Core Strategy – 2010/11
Residential Design Guide SPD – 2009/10
Highway Guide SPD – 2009/10
Parking Standards SPD – 2009/10
CMK: Tall Buildings SPD – 2009/10
Houses in Multiple Occupation SPD – 2010/11
CMK: Green Frame SPD – 2010/11
CMK: Block Parameter Plans SPD – 2010/11
South East Strategic Development Area SPD – 2010/11
Planning Obligations SPD – 2012 (This will replace all of the existing
guidance on Planning Obligations with a single document)
Minerals Core Strategy - 2012
Minerals Sites and Policies DPD - 2012
Affordable Housing SPD – 2012/13
Site Allocations DPD - 2012/13
Development Management DPD - 2012/13
Appendix 4

Supplementary Planning Guidance
*(Produced under the old planning system)*

**Western Expansion Area Development Framework**
**Eastern Expansion Area Development Framework**
**Northern Expansion Area Development Framework**
**Oxley Park Development Framework**
**Oakgrove Millennium Community Development Framework**
**Nampak Development Brief**
**CMK Development Framework**

The SPGs listed above establish a context for determining applications and also provide briefs for individual sites and phases of development.

**Central Bletchley Regeneration Strategy SPG**
Provides the basis for further detailed planning work in Central Bletchley and is a material consideration for development in this area of Bletchley.

**Bletchley Park Area SPG**
Provides a framework to guide future planning decisions for the park, respecting the historic, conservation and architectural value of the buildings, layout and landscape of the Park.

**Wolverton Regeneration Strategy SPG**
Provides guidance for new development in Wolverton and is a useful tool for prospective developers, providing clarity on the way in which development should take place.

**Wolverton West End Development Framework SPG**
Provides guidance for new development in the West End of Wolverton, Greenleys and Wolverton Mill. This will be a useful tool for developers, providing clarity on the way in which development should take place.

**Milton Keynes Drainage Strategy SPG**
Builds on development and flooding policies for the borough.

**Outdoor Advertising SPG**
Provides guidance on the type of advertisements which are suitable in different areas. It is useful for prospective advertisers to determine what is likely to be acceptable, where.

**Parking Standards SPG**
Sets out the parking standards across the borough.

**Planning Obligations for Central Milton Keynes SPG**
Identifies the main requirements for infrastructure and facilities, which may be required as a consequence of development in Central Milton Keynes.

**Planning Obligations for Education Facilities SPG**
Identifies, with the exception of Central Milton Keynes, the main requirements for educational facilities, which will be required as a consequence of new residential development within the borough. It also sets out the financial contributions required where a development generates a need for educational facilities.

**Planning Obligations for Leisure, Recreation and Sports Facilities SPG**
This covers all built up areas of the borough with the exception of Central Milton Keynes. It identifies the main requirements for leisure, recreation and sport which will be required as a result of new residential development.
**Telecommunications Systems Policy SPG**
Provides additional detail on telecommunications policies in the Local Plan. The SPG seeks to promote and encourage sensitive forms of telecommunication development. The following link to the planning portal provides information on the planning system and mobile phone masts www.planningportal.gov.uk/england/genpub/en/1115315371796.html.
Appendix 5

Milton Keynes Borough Boundary

[Map of Milton Keynes Borough Boundary]

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Central Milton Keynes (CMK) Boundary
Appendix 6

Geographic Coverage of Milton Keynes Partnership’s Planning Powers

(Source: The Milton Keynes (Urban Area and Planning Function) Order 2004)
Appendix 7

Links to Documents

- Town and Country Planning Act 1990
  http://www.opsi.gov.uk/ACTS/acts1990/ukpga_19900008_en_1
- Planning and Compulsory Purchase Act 2004
  http://www.opsi.gov.uk/acts/acts2004/ukpga_20040005_en_1
- Planning Policy Statements and Guidance
  http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/
- South East Plan
  http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/
- MKSM sub-regional strategy
  http://www.mksm.org.uk/mksm-strategy
- Core Strategy
- Waste DPD
- SPD/SPGs
- Local Development Scheme
- Statement of Community Involvement
- Annual Monitoring Report
- Local Plan
- Minerals Local Plan
- Local Transport Plan
Useful Websites

- Planning Portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk)
- Planning Aid [www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)
- Government Office for the South East - [www.go-se.gov.uk](http://www.go-se.gov.uk)
- Milton Keynes South Midlands sub-region [www.mksm.org.uk](http://www.mksm.org.uk)
- Parish Planning [www.parishplanning.co.uk](http://www.parishplanning.co.uk)
- Commission for Rural Communities [www.ruralcommunities.gov.uk](http://www.ruralcommunities.gov.uk)
- Milton Keynes Partnership [www.miltonkeynespartnership.info](http://www.miltonkeynespartnership.info)

Useful Links

- MKSM Growth Area [www.mksm.org.uk/](http://www.mksm.org.uk/)
- Milton Keynes Local Plan
- Milton Keynes Interactive Local Plan
  www.cartogold.co.uk/miltonkeynes/

- Milton Keynes Local Plan saved policies
  www.milton-keynes.gov.uk/planning%2Dpolicy/DisplayArticle.asp?ID=61286

- Parish plans
  www.parishplanning.co.uk/index.html

- Community Led Planning
  www.acre.org.uk/communityledplanning_index.html

- Conservation Area Reviews in Milton Keynes
  www.milton-keynes.gov.uk/archaeology/DisplayArticle.asp?ID=55646

- The Plan Led System: General Principles (including determination of planning applications)

- Milton Keynes Partnership
  www.miltonkeynespartnership.info
Appendix 8

The Development Plans Team
Email: development.plans@milton-keynes.gov.uk
Tel: 01908 252599
Write: Development Plans
   Spatial Planning Division
   Milton Keynes Council
   Civic Offices
   1 Saxon Gate East
   Central Milton Keynes
   MK9 3HQ

The Development Control Team
Email: planning.enquiries@milton-keynes.gov.uk
Tel: 01908 252358
Write: Development Control
   Environment Directorate
   Milton Keynes Council
   Civic Offices
   1 Saxon Gate East
   Central Milton Keynes
   MK9 3ZJ

Design and Conservation
Email: archaeology@milton-keynes.gov.uk / designconservation@milton-keynes.gov.uk
Tel: 01908 252599
Write: Design and Conservation
   Land Use & Strategy Division
   Milton Keynes Council
   Civic Offices
   1 Saxon Gate East
   Central Milton Keynes
   Bucks MK9 3HQ

Milton Keynes Intelligence
Email: imr@milton-keynes.gov.uk
Tel: 01908 252599
Write: Milton Keynes Intelligence
   Spatial Planning Department
   Milton Keynes Council
   Civic Offices
   1 Saxon Gate East
   Central Milton Keynes
   MK9 3HQ
Urban Design and Landscape
Email: urban.design@milton-keynes.gov.uk
Tel: 01908 254766
Write: Urban Design & Landscape Architecture
     Planning
     Environment Directorate
     Milton Keynes Council
     Civic Offices
     1 Saxon Gate East
     Central Milton Keynes
     Bucks MK9 3HN

Milton Keynes Partnership
Email: enquiries@miltonkeynespartnership.info
Tel: 01908 353636
Write: Central Business Exchange II
     414-428 Midsummer Boulevard
     Milton Keynes
     MK9 2EA