

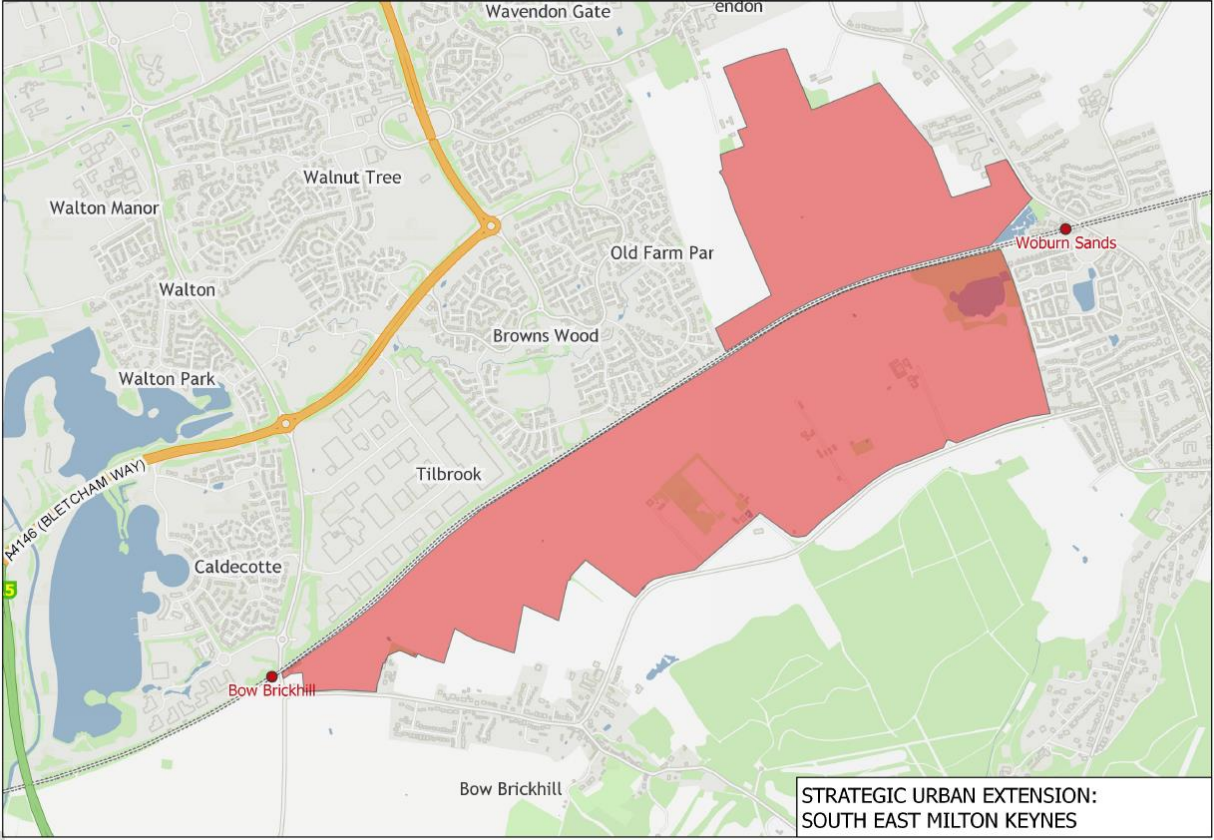
Milton Keynes Council

Plan:MK Submission

Schedule of Proposed Main Modifications (Last updated 27 September 2018)

Ref	Pg No	Policy	Para/Table/ Figure/Bullet	Proposed modification Deletions Additions	Reason for proposed modification
MM1	12	MK1		Delete policy.	The policy essentially repeats NPPF, para 14 and its inclusion in the plan is neither necessary nor justified.
MM2	16	DS1		Insert new paragraph immediately above Table 4.2 as follows: <u>The provision of new homes and jobs will take account of the settlement hierarchy set out in table 4.2. The majority of development will be focused on and adjacent to, the existing urban area of Milton Keynes at the locations specified in table 4.2 and from selective infill, brownfield, regeneration and redevelopment opportunities. Within the rural area of the Borough most new development will be concentrated within the key settlements of Newport Pagnell, Olney and Woburn Sands. Elsewhere within the rural area new development will occur within villages and other rural settlements at locations identified in made neighbourhood plans.</u>	To make Policy DS1 effective in accordance with paragraph 182 of the NPPF
MM3	26	DS3		Insert 'South Caldecotte and Milton Keynes East ' into criterion 3 of policy DS3. 3. The allocation of new employment land at appropriate locations <u>South Caldecotte and Milton Keynes East</u> to provide a flexible supply of sites to cater for future employment needs.	Policy DS3 amended to make reference to the strategic employment allocations to ensure consistency with the approach in Policy DS2
MM4	39		Para 5.13	Insert new sentence at the end of paragraph 5.13 <u>The flanks of Campbell Park will be developed for largely residential (C3) uses with other mixed uses appropriate to a residential area; these could include A1 (shop uses), A2 (Financial and Professional Services uses), A3 (Restaurants and Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways) B1 (Business uses), C1 (Hotels) and D1 uses including uses such as a health centre and a day nursery and D2 uses including such uses as gyms and areas for indoor or outdoor sports and recreation.</u>	Additional text in support of policy SD3 to provide further detail on the type and mix of uses the Council would consider appropriate as part of a primarily residential –led development scheme at Campbell Park.

MM5	50	SD13	<p><u>A.</u> Land is allocated at South East Milton Keynes – as shown on the Key Diagram and Policies Map – for a comprehensive residential-led mixed use development of approximately 3,000 dwellings to meet the needs of Milton Keynes up to 2031 and beyond. <u>If the chosen corridor for the Oxford Cambridge Expressway (OCE) maintains the possibility that the OCE could be routed through the site, then</u> planning permission for housing and associated uses will not be permitted until 2019/20, <u>once</u> the detailed alignment of the Cambridge-Milton Keynes-Oxford Expressway <u>OCE</u> is known.</p> <p><u>B. In addition to the requirements set out in other policies within this plan, including policies INF1, SD1, SD11 and SD12, development of the site will be required to:</u></p> <ol style="list-style-type: none"> <u>1. Provide schools to accommodate seven forms of entry for secondary education and 6 forms of entry for primary education, as well as necessary nursery and early years provision. Schools should be capable of dual use as community facilities.</u> <u>2. Ensure Ddevelopment will be <u>is</u> well connected and integrated with the established MK grid squares to its north and west <u>adjacent grid squares, public transport services and the strategic and local highway grid network in line with the Council’s Mobility Strategy. Provision of grade separated crossings of the railway should be provided or retained as appropriate to ensure connectivity of the southern areas of the site with the remainder of the site and the city to the north in line with policies CT1-CT3 and CT5. The number, location and purpose of any such crossings will be set out within the Development Framework.</u></u> <u>3. The urban extension will <u>Incorporate buffer areas, structural landscaping and strategic green infrastructure within the site to prevent coalescence with Woburn Sands and Bow Brickhill, respect and reinforce the distinct character of the surrounding settlements of Wavendon, Woburn Sands and Bow Brickhill through providing new or reinforced green buffers, thereby protecting existing settlement character, ensure ecological connectivity, and mitigate any harm caused to the Brickhills area and wider landscape character.</u></u> <u>4. Be informed by an archaeological field study, including a Geophysical Survey, to identify potential below ground archaeology. Where feasible, the Council will expect below ground archaeology to kept in situ in preference to its removal.</u> <u>5. A site to accommodate 7 pitches for Gypsies and Travellers shall be provided as part of this development.</u> <p><u>C. The development will be brought forward in line with all relevant policies in Plan:MK, particularly Policy SD1, SD11, SD12, NE1-6 and INF1.</u> A comprehensive development framework for the site will be prepared in accordance with policies SD1, SD11, SD12 and INF1 and approved by the Council prior to planning applications being submitted <u>permissions being granted</u>.</p>	
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MM6	50		Map 1	<p>Adjust boundaries for 'Strategic Urban Extension: South East' and reproduce Map 1 to reflect additional land</p> 	To reflect PM1, PM2 and PM63 within the Schedule of Proposed Policies Maps Modifications
MM7	80	ER11		<p>Proposals for main town centre uses outside of defined Town Centre Areas, including significant edge of centre /out of centre retail development, will be subject to sequential testing as required by national planning policy and will only be permitted where:</p> <ol style="list-style-type: none"> 1. The proposal would not have a significant adverse impact on the vitality and viability of the town centre and on existing, committed and planned public and private investment within the centre or centres in the catchment area of the proposal and; 2. Applications for main town centre uses retail and/or leisure uses outside of the city centre CMK primary shopping area which exceed 2,500 900 sq.m (gross) floorspace will be required to undertake and provide an impact assessment in accordance with national planning policy. An impact assessment will also be required to assess the impact of proposals for retail main town centre uses over 350 sq.m (gross) outside town, district and local centres within the Borough and; 	<p>To improve consistency with NPPF and to reflect latest evidence from the Retail Capacity and Leisure Study.</p> <p>This modification replaced by MM25</p>
MM8	86	ER19	Criterion 2	<p>2. There is not an existing over-concentration of such uses within the town centre boundary and with the exception of Kingston they do not create a continuous frontage of 3 or more units in non-retail use within the primary shopping frontage. At Kingston the number of units in non-retail uses should not create a continuous frontage of 5 or more units within the primary shopping frontage.</p>	To allow for a greater amount of non-retail uses within Kingston

MM9	86		Table 6.3	<p>KINGSTON</p> <p>Primary Frontages</p> <ul style="list-style-type: none"> Change of use involving the loss of A1 retail will not normally be acceptable Change of use from one non-retail to another non-retail use may be acceptable Change of use from non-retail use to A1 retail use will be encouraged 	To allow for a greater amount of non-retail uses within Kingston
MM10	97	HN2	A.i	25% of units for rent at a range of rental levels up to 80% of market rents (<u>but at no more than Local Housing Allowance rates</u>), under the Affordable Rent model, including approximately 5% of the total affordable provision at a level broadly equivalent to Social Rent (at the time an application is considered).	To better reflect the evidence within the Strategic Housing Market Assessment February 2017
MM11	153	NE2		<p>A. Where there is a reasonable likelihood of the presence of statutorily protected species or their habitats, or where the site contains priority species or habitats identified in the Buckinghamshire and Milton Keynes Biodiversity Action Plan, development will not be permitted until it has been demonstrated that the proposed development will not result in a negative impact upon those species and habitats.</p> <p><u>B. Where the site contains priority species or habitats, development should wherever possible promote their preservation, restoration, expansion and/or re-creation in line with Policy NE3.</u></p>	To add clarity, improve the effectiveness of the policy, and ensure consistency with para 117 of the NPPF.
MM12	153	NE3		<p>A. Development proposals will be required to maintain and protect biodiversity and geological resources, and wherever possible enhance <u>result in measurable net gain</u> in biodiversity, <u>enhance</u> the structure and function of ecological networks and the ecological status of water bodies in accordance with the vision and principles set out by the Buckinghamshire and Milton Keynes NEP.</p> <p>B. Development proposals must demonstrate that the mitigation hierarchy has been followed to firstly avoid, reduce and mitigate direct and indirect adverse impacts before considering compensation. If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for then planning permission should be refused.</p> <p>C. Where compensation is required, appropriate enhancements will be sought on 'biodiversity offset sites' by provision of replacement habitat of higher quality to achieve a net gain in biodiversity. A Biodiversity Impact Assessment metric should be used to inform what compensation will be required. Development proposals of 5 or more dwellings or non-residential floorspace in excess of 1,000 sq m will be required to use the Defra metric or locally approved Biodiversity Impact Assessment Metric to demonstrate any loss or gain of biodiversity.</p> <p><u>D. Mitigation, compensation and enhancement measures must be secured and be maintained for the lifetime of the development.</u> Enhancement and compensatory measures should seek opportunities for habitat protection, restoration and creation to meet the objectives of the UK and Bucks & Milton Keynes Biodiversity Action Plan and aims of the Biodiversity Opportunity Areas. These measures should also create and enhance habitats to help wildlife adapt to the impact of climate change.</p>	To improve effectiveness of the policy.

MM13	161-162		New paragraphs 12.41 and 12.42	<p><u>12.41 The Agricultural Land Classification system (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system and the presence of best and most versatile agricultural land should be taken into account alongside other sustainability considerations when determining planning applications. Best and Most Versatile Land is land defined as grades 1, 2, and 3a of the Agricultural Land Classification.</u></p> <p><u>12.42 Para.112 of the NPPF requires that planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.</u></p>	To be consistent with para 112 of the NPPF and provide explanatory text to new Policy NE7
MM14	162	New Policy NE7		<p><u>Policy NE7: PROTECTION OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND</u></p> <p><u>In assessing proposals for the development of greenfield sites, the Council will take into account the economic and other benefits of the best and most versatile agricultural land. Development involving the loss of agricultural land should seek to use areas of poorer quality land (grades 3b, 4 and 5 of the Agricultural Land Classification) in preference to that of a higher quality unless other sustainability considerations suggest otherwise.</u></p>	To be consistent with para 112 of the NPPF
MM15	195	CC1		<p><u>Policy CC1 PERCENT FOR PUBLIC ART</u></p> <p>Additional Paragraph:</p> <p><u>A minimum of 0.5% of the gross development cost of proposals for 11 or more dwellings or non-residential development of 1,000sqm or more should, subject to viability, be allocated towards cultural wellbeing. This includes public art that enhances the cultural offer and appearance of the development, <u>its surrounding and Milton Keynes as a whole, and engaging local residents throughout.</u></u></p>	Correct a drafting error between Regulation 18 and Regulation 19 documents, and to improve the effectiveness of the policy
MM16	207-212	Table 18.2	Appendix A	<p>Insert new site:</p> <p><u>Campbell park – Land to the North of Glebe Roundabout, Overgate – 60 dwellings</u></p>	To ensure consistency with the CMK neighbourhood plan and other allocations within Campbell park. The site should have been incorporated within the draft version of the Plan as it forms part of the previous outline application for residential development across Campbell Park.
MM17	258		Insert new Appendix I	<p>Insert new appendix entitled:</p> <p>“Appendix I Housing Trajectory and Delivery Projections”</p> <p>The appendix to be inserted is provided separately in two documents:</p> <p>‘Schedule of Proposed Modifications – Appendix I.1 Housing Trajectory Graph’ and ‘Schedule of Proposed Modifications – Appendix I.2 Housing Trajectory Table’</p>	To provide suitable information to support implementation of the plan.

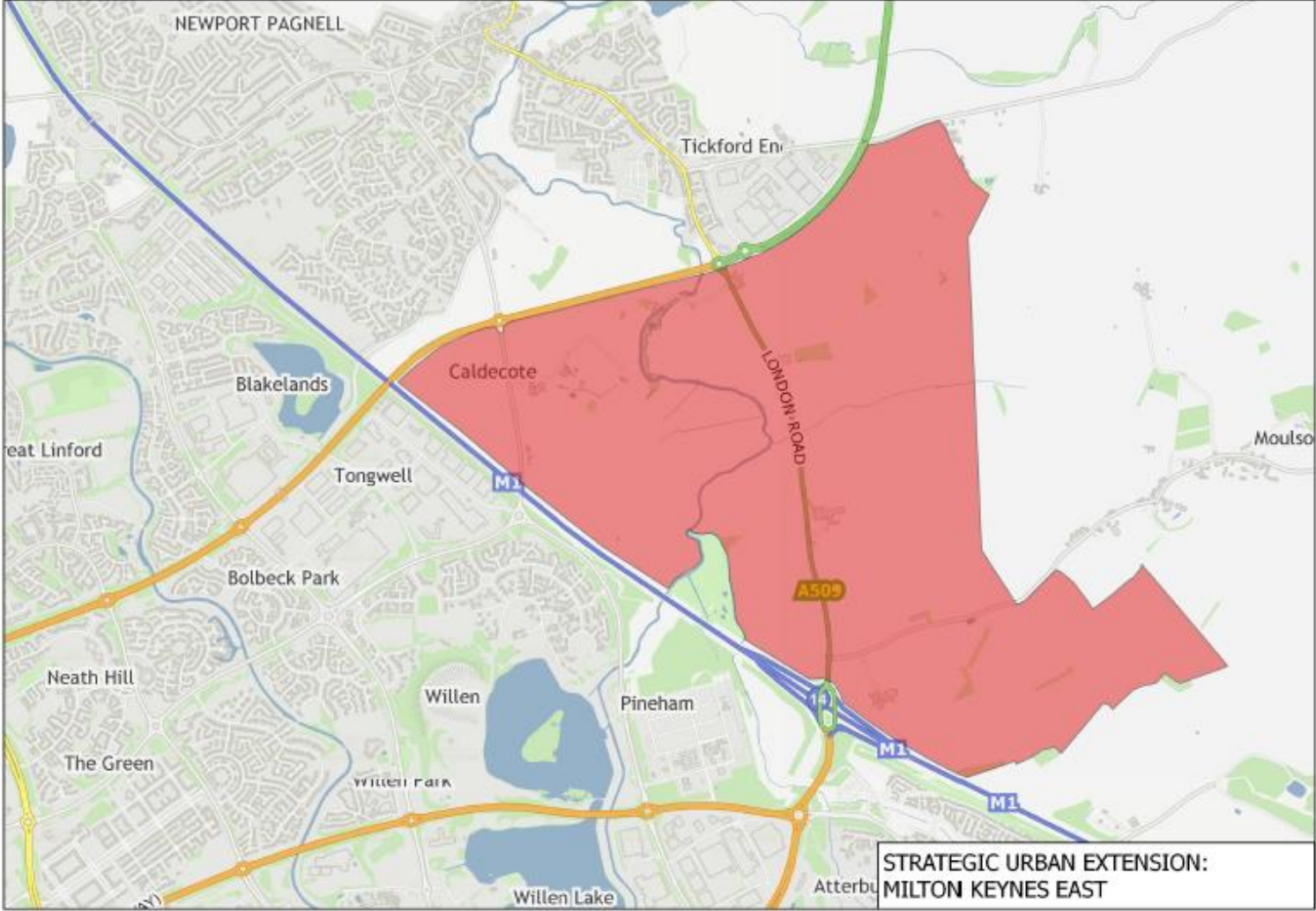
Site Reference	Area	Site	No. of Dwellings
HS1	BLETCHLEY	FORMER MFI BUILDING	28
HS2	BLETCHLEY	BERWICK DRIVE	16
HS3	BLETCHLEY	CHEPSTOW DRIVE	11
HS4	CALDECOTTE	CALDECOTTE SITE C	67
HS5	CAMPBELL PARK	CAMPBELL PARK NORTHSIDE	1,500
HS6	CAMPBELL PARK	F4.4	51
HS7	CAMPBELL PARK	G4.1	141
HS8	CAMPBELL PARK	G4.2	202
HS9	CAMPBELL PARK	G4.3	166
HS10	CAMPBELL PARK	LAND NORTH OF GLEBE ROUNDAABOUT, OVERGATE	60
HS11	CENTRAL MILTON KEYNES	C3.2	135
HS12	CENTRAL MILTON KEYNES	C3.3	113
HS13	CENTRAL MILTON KEYNES	WYEVALE GARDEN CENTRE	280
HS14	CENTRAL MILTON KEYNES	R/O CENTRAL LIBRARY	98
HS15	CENTRAL MILTON KEYNES	R/O SAXON COURT	85
HS16	CENTRAL MILTON KEYNES	R/O WESTMINSTER HOUSE	63
HS17	CENTRAL MILTON KEYNES	C4.2	93
HS18	CENTRAL MILTON KEYNES	D3.4	250
HS19	CENTRAL MILTON KEYNES	FOOD CENTRE	298
HS20	FISHERMEAD	KELLAN DRIVE 1	10
HS21	FULLERS SLADE	CAVENDISH SITE	37
HS22	GREENLEYS	FORMER MILTON KEYNES RUGBY CLUB	125
HS23	LAKES ESTATE	SOUTHERN WINDEMERE DRIVE	11
HS24	MEDBOURNE	S OF VERNIER CRESCENT	18
HS25	MONKSTON	LINDISFARNE DRIVE	20
HS26	MONKSTON	WADHURST DRIVE	17
HS27	OLD FARM PARK	BYRD CRESCENT	25
HS28	REDHOUSE PARK	THE WALNUTS	125
HS29	SPRINGFIELD	SPRINGFIELD BOULEVARD 1	15
HS30	STANTONBURY	REDBRIDGE	19
HS31	STANTONBURY	ROWLE CLOSE	18
HS32	STONY STRATFORD	HIGH STREET (FORMER GAS WORKS SITE)	24
HS33	TATTENHOE	HOWE ROCK PLACE	17
HS34	TATTENHOE	WINFOLD LANE	24
HS35	TATTENHOE	HOLBORN CRESCENT	12
HS36	WALNUT TREE	HOCKCLIFFE BRAE	35
HS37	WALNUT TREE	LICHFIELD DOWN	19
HS38	WESTCROFT	POWIS LANE	24
HS39	WOLVERTON	HIGH PARK DRIVE	68
HS40	WAVENDON GATE	ISAACSON DRIVE	14

MM19	32	DS5	<p>i.A. The Council defines Open Countryside as all land outside the development boundaries defined on the Policies Map. Planning permission within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation <u>highway infrastructure</u> or other development, which is wholly appropriate to a rural area and cannot be located within a settlement, <u>or where other policies within this plan indicate development would be appropriate.</u></p> <p>ii.B. Limited extensions or ancillary structures to existing buildings situated in the open countryside are acceptable in principle, provided that their scale and visual impact do not have a detrimental impact on the open character of the countryside.</p> <p>iii.C. Replacement dwellings might be acceptable provided that the impact on the character of the open countryside is equal to or less than the dwelling it replaces. Replacement dwellings should meet the following criteria:</p> <ul style="list-style-type: none"> • 1. Be compact and well-designed, in turn, retaining sufficient space around the dwelling to provide an attractive setting and to protect the character of the countryside. • 2. To not create a visual intrusion on the skyline or in the open character of the surrounding countryside. • 3. To be within similar scale of the existing dwelling it intends to replace. <p><u>D. New dwellings which are of exceptional quality or innovative in the nature of their design might be accepted where they conform with Paragraph 55 of the NPPF.</u></p>	<p>To clarify that highway infrastructure is appropriate in the open countryside.</p> <p>To ensure consistency with the Framework</p>
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MM20	26-27	DS3	<p>A. Over the plan period the Council will seek to grow and develop the Milton Keynes local economy and capitalise on:</p> <ul style="list-style-type: none"> • 1. The Borough’s location half way between London and Birmingham as part of the single, knowledge-intensive cluster being developed in the Cambridge – Milton Keynes - Oxford corridor. • 2. Good and improving communications including superfast Broadband provision. <p>B. The strategy for supporting the economic needs of the Borough will be delivered by:</p> <p>3. The allocation of new employment land at South Caldecotte and Milton Keynes East appropriate locations to provide a flexible supply of sites to cater for future employment needs ...</p> <p>C. In addition the Council will:</p> <ul style="list-style-type: none"> A) 1. Encourage training and skills development at all levels to enable local residents to access the job opportunities generated by employers B) 2. Attract new businesses, encourage business start-ups and assist businesses to grow. C) 3. Support the land-use needs of further and higher education. D) 4. Promote the provision of extended and enhanced further and higher education to provide lifelong learning and skills at all levels and support the allocation of land for a new central campus. E) 5. Develop Central Milton Keynes (CMK) to become the primary focus for knowledge-based businesses within the Borough. To intensify and densify development in the city centre, the Council will seek to increase the amount of high quality office floorspace and the number of businesses. F) 6. Encourage the redevelopment of existing office developments which are no longer ‘fit for purpose’ and their replacement by office developments which provide a greater amount of floorspace than the buildings they replace. G) 7. Develop the area between the West Coast main railway line and V7 Saxon Street, H5 Portway and H6 Childs Way as a Central Business District (CBD) with major mixed use office led development with active ground floor uses focused around Milton Keynes Central Railway station. H) 8. Facilitate the development of CMK as a business centre and encourage alternative means of transport other than the car, to promote walking, cycling and public transport systems, which will be developed and prioritised to ensure safe and convenient travel to and from the city centre. I) 9. Support good public transport to enable access to other main employment areas. <p>10. Encourage the growth and expansion of existing employment uses where it does not conflict with other policies in the plan”</p> <p>Add a new sentence to policy DS3 so it contains a sentence detailing the potential amount of employment land within the Borough available to be developed.</p> <p>The amount of employment land available to be developed within the Borough is detailed in table 6.1.</p>	<p>To improve consistency with paragraphs 17 and 21 of the Framework</p> <p>In its response to the Inspector’s preliminary letter (INS1a) MKC agreed policy would be more effective if modified to refer to South Caldecotte and MKE.</p> <p>Additional wording to policy is so it contains a target for the provision of employment land within the Borough.</p>
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MM21				<p>The table below will be included to provide guidance on which strategic policies should be followed when preparing a neighbourhood plan – included as an additional appendix (I).</p> <table border="1" data-bbox="1092 298 1947 1352"> <thead> <tr> <th>Policy reference in Plan:MK</th> <th>Policy name in Plan:MK</th> </tr> </thead> <tbody> <tr><td>MK1</td><td>PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</td></tr> <tr><td>DS2</td><td>HOUSING STRATEGY</td></tr> <tr><td>DS3</td><td>EMPLOYMENT DEVELOPMENT STRATEGY</td></tr> <tr><td>DS4</td><td>RETAIL AND LEISURE DEVELOPMENT STRATEGY</td></tr> <tr><td>DS5</td><td>OPEN COUNTRYSIDE</td></tr> <tr><td>SD1</td><td>PLACE-MAKING PRINCIPLES FOR DEVELOPMENT</td></tr> <tr><td>SD2</td><td>CENTRAL MILTON KEYNES – ROLE AND FUNCTION</td></tr> <tr><td>SD3</td><td>CENTRAL MILTON KEYNES – GROWTH AND AREAS OF CHANGE</td></tr> <tr><td>SD4</td><td>CENTRAL MILTON KEYNES – CONNECTIVITY</td></tr> <tr><td>SD6</td><td>EASTERN EXPANSION AREA (FORMERLY 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SD6	EASTERN EXPANSION AREA (FORMERLY POLICY EA3 IN THE MILTON KEYNES LOCAL PLAN)																																																																																																												
SD7	WESTERN EXPANSION AREA (FORMERLY POLICY EA6 IN THE MILTON KEYNES LOCAL PLAN)																																																																																																												
SD8	STRATEGIC LAND ALLOCATION																																																																																																												
SD9	NEWTON LEYS																																																																																																												
SD11	GENERAL PRINCIPLES FOR STRATEGIC URBAN EXTENSIONS																																																																																																												
SD12	DELIVERY OF STRATEGIC URBAN EXTENSIONS																																																																																																												
SD13	SOUTH EAST MILTON KEYNES STRATEGIC URBAN EXTENSION																																																																																																												
SD14	MILTON KEYNES EAST																																																																																																												
SD15	LAND AT EATON LEYS, LITTLE BRICKHILL																																																																																																												
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ER2	PROTECTION OF EXISTING EMPLOYMENT LAND AND PREMISES																																																																																																												
ER3	RETAILING ON EMPLOYMENT LAND																																																																																																												
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ER9	EMPLOYMENT USES AND THE RURAL ECONOMY																																																																																																												
ER10	CHARACTER AND FUNCTION OF THE SHOPPING HIERARCHY																																																																																																												
ER12	PROTECTION OF LOCAL SHOPS, POST OFFICES, BANKS AND PUBLIC HOUSES																																																																																																												
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ER14	NON-RETAIL USES IN LOCAL CENTRES																																																																																																												
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NE5	CONSERVING AND ENHANCING LANDSCAPE CHARACTER																																																																																																												
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D5	CANALSIDE DEVELOPMENT																																																																																																												
SC1	SUSTAINABLE CONSTRUCTION																																																																																																												
MM22	176	L4		<p>Amend fourth paragraph:</p> <p>Proposals for that include new areas of open space, <u>green infrastructure</u> and parks should include a <u>long-term costed maintenance plan management and maintenance strategy outlining details of future ownership and the responsible maintenance body (e.g. Parks Trust), and a long term financially sustainable maintenance plan</u> that can be implemented by local contractors or organisations)</p>	<p>To add clarity and improve effectiveness</p>																																																																																																								

MM23		SD14	<p>Land is allocated at Milton Keynes East – as shown on the Key Diagram and Policies Map – for a comprehensive new residential and employment development to meet the long-term needs of Milton Keynes. Development will not <u>can</u> commence until after 2031 <u>once unless the Council's bid to the Government for the necessary strategic infrastructure required to make the site deliverable is funded is successful and is being delivered</u>. In that circumstance, the development of the site will be allowed to proceed within the plan period as an additional source of housing and employment land supply.</p> <p>Development will be brought forward in line with all relevant policies in Plan:MK, particularly Policies SD1, SD11, SD12 and INF1. <u>A comprehensive development framework for the site will be prepared in accordance with Policies SD1, SD11, SD12 and INF1 and approved by the Council prior to planning permissions being granted.</u></p> <p>Amongst others, the d <u>The development framework and subsequent applications for planning permission will establish the quantum and form of development in more detail, but proposals for development will comprise be expected to meet the following criteria:</u></p> <ul style="list-style-type: none"> • Delivery of <u>around 5,000</u> new homes, providing a range of sizes, types and tenures, including affordable housing, in accordance with other policies in the Plan. • <u>Approximately 105 hectares of land for a mix of employment uses, complementing the role and function of CMK Land for employment uses B1c/B2/B8.</u> • Associated infrastructure including primary and secondary education, community facilities, health, retail and local services and a hotel. The development should comprise at least one district <u>and/or local centre(s), of a scale commensurate to the needs of the new community and that would not adversely affect the viability and vitality of Newport Pagnell district centre,</u> with a co-location of key facilities. • The phased introduction of a comprehensive network of transport infrastructure in line with the Local Investment Plan, to include highway connections to Newport Pagnell and Central Milton Keynes (CMK), <u>including new and/or enhanced vehicular crossings of the M1,</u> involving highway works on and off-site. • A corridor of land safeguarded for a fast mass-transit system, <u>and associated infrastructure,</u> connecting CMK and Cranfield University. <u>The width of the corridor should be sufficient to enable a range of possible systems to come forward whilst also ensuring the efficient use of land for achieving the scale of development proposed within this policy.</u> • A network of <u>segregated and grade-separated new and enhanced</u> footpaths, <u>and</u> cycleways <u>and</u> <u>bridleways (including redways)</u> to connect to existing routes <u>beyond the site,</u> including <u>redways provision of appropriate pedestrian and cyclist crossing of the A422 and suitable safe and attractive crossings of the M1 as appropriate.</u> • A strategic landscape framework and <u>green infrastructure</u> network <u>of green spaces to meet strategic and local requirements</u> <u>that follows the guidance in the Council's Landscape Character Assessment and Green Infrastructure Strategy to ensure ecological connectivity, protect the identity and character of nearby settlements and mitigate any significant impacts on the landscape in accordance with Policy NE5.</u> • <u>The creation of a linear park through the site that broadly correlates with the River Ouzel floodplain and existing green infrastructure assets of value within and adjacent to it.</u> • <u>Be informed by appropriate surveys of archaeology, built heritage and ecology with appropriate mitigation of impact as consistent with other policies of the Plan and the NPPF. An archaeological field study, including a Geophysical Survey, will required to identify potential below ground archaeology. Where feasible, the Council will expect below ground archaeology to kept in situ in preference to its removal.</u> 	<p>To clarify that the clause for allowing earlier delivery of the site is not restricted to the HIF source of funding alone. To improve effectiveness and consistency with national policy.</p>
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MM24	51		Map 2	<p>Adjust boundaries for 'Strategic Urban Extension: Milton Keynes East' and reproduce Map 2 to reflect additional land</p> 	<p>Incorporation of additional land ensures the allocation would be effective. To reflect PM3</p>
MM25			All Policies Map sheets	<p>Addition of the following nature conservation or geological interest GIS layers, as per Policy NE1 PROTECTION OF SITES. Legends of all Policies Maps sheets updated to reflect the additional GIS layers.</p> <ul style="list-style-type: none"> Ancient Woodland Traditional Orchards Local Wildlife Sites Biological Notification Sites Local Nature Reserves Biodiversity Opportunity Areas Local Geological Sites 	<p>To represent the spatial distribution of nature conservation or geological interest sites protected by Policy NE1</p>
MM26			All Policies Map sheets	<p>Addition of the Priority Habitats GIS layer, as per Policy NE2 PROTECTED SPECIES AND PRIORITY SPECIES AND HABITATS. Legends of all Policies Maps sheets updated to reflect the additional GIS layer.</p>	<p>To represent the spatial distribution of priority habitats protected by Policy NE2</p>

MM27	80	ER11	<p>Policy ER11</p> <p>ASSESSING EDGE OF CENTRE AND OUT OF CENTRE PROPOSALS</p> <p><u>Sequential Test</u></p> <p>Proposals for main town centre uses which are outside defined Town Centre Areas, including significant edge of centre /out of centre retail development and which are not on sites that are specifically allocated for such uses, will be subject to the sequential testing as required by national planning policy. and will only be permitted where: Furthermore, any such proposal should The development would be readily accessible by a choice of means of transport, including public transport, cycle and on foot, and by people with disabilities, or that such accessibility can be provided.</p> <p><u>Impact Test</u></p> <p><u>Proposals for retail and leisure development which are outside defined Town Centre Areas, and which are not on sites that are specifically allocated for such uses, will be subject to an impact assessment as set out by national planning policy, subject to being above the following thresholds:</u></p> <p><u>A. Central Milton Keynes - 900 sq.m (gross)</u> <u>B. All Other Centres - 350 sq.m (gross)</u></p> <p><u>Furthermore, proposals for retail and leisure development over 900 sq.m (gross) which are within the city centre boundary of Central Milton Keynes but are outside the Primary Shopping Area (PSA), and which are not on sites that are specifically allocated for such uses, will be subject to an impact assessment that seeks to assess the impact of the proposal on the PSA. This should include assessment of:</u></p> <p><u>a) The impact of the proposal on existing, committed and planned public and private investment in the PSA, and</u></p> <p><u>b) The impact of the proposal on vitality and viability of the PSA, including local consumer choice and trade in the PSA.</u></p> <p>1. The proposal would not have a significant adverse impact on the vitality and viability of the town centre and on existing, committed and planned public and private investment within the centre or centres in the catchment area of the proposal and;</p> <p>2. Applications for retail and/or leisure uses outside of the CMK primary shopping area which exceed 900 sq.m (gross) floorspace will be required to undertake and provide an impact assessment in accordance with national planning policy. An impact assessment will also be required to assess the impact of proposals for retail uses over 350 sq.m (gross) outside town, district and local centres within the Borough and;</p>	<p>Policy ER11 has been modified to clarify how the two impact thresholds in the policy for the city centre and for other town, district and local centres within the Borough will be implemented. (AP32)</p> <p>This modification replaces modification MM5 above.</p>
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MM28	86	ER19		<p>Policy ER19</p> <p>NON-RETAIL USES ON GROUND FLOORS IN TOWN CENTRES</p> <p>Planning permission will be granted for non- class retail A1 uses in town centres if they satisfy all of the following criteria:</p> <ol style="list-style-type: none"> 1. The proposed use is appropriate within a town centre setting. 2. There is not an existing over-concentration of non- class A1 such uses within the town centre boundary. and they do not create a continuous frontage of 3 or more units in non-retail use within the primary shopping frontage 3. The general restrictions on the location and proportion of on non-retail uses set out in table 6.3 are met. 4. The proposed use would enhance the vitality of the town centre by extending the range of facilities offered and/or stimulating activity outside normal shopping hours. 5. The non-retail uses They would not have an adverse effect on any nearby residential property. 6. The proposed use would maintain an appropriate window display to avoid the creation of a dead frontage. <p>Above ground floor level, proposals for residential (class C3) financial and professional services (class A2) and office floorspace (class B1a uses) will be encouraged.</p> <p><u>Non retail uses are defined as defined as any use class other than class A1 (Shop uses) as defined in the 1987 Use Classes Order as amended.</u></p>	<p>Policy modified to clarify what is meant by non-retail uses and to improve comprehension of the policy. AP 35</p>
MM29	39	SD2		<p>Amend second paragraph of Policy SD2</p> <p>The retail core ; <u>of CMK is the primary shopping area</u> as defined on the Policies Map, will continue to be focused around the Primary Shopping Area, defined as the area between Silbury Boulevard, Avebury Boulevard, Saxon Gate and Marlborough Gate. and including the area around the Xscape building between Avebury Boulevard, Secklow Gate, Child Way and west of Marlborough Street.</p>	<p>Modification to area comprising the CMK Primary Shopping Area (PSA) required following Inspector's letter after the stage 1 hearings. (Point 10 in document INS 4 refers.) This said the PSA should reflect that in the adopted Core Strategy, excluding the area around the Xscape building.</p> <p>This modification will require modifications to Figure 1 CMK City Centre Boundary Map, the Policies Map and to paragraphs 4.57 and 6.44</p>

MM30	13		Para 4.6	<p>Delete Paragraph 4.6 and replace with new section entitled “Review of Plan:MK” with text to read as follows:</p> <p><u>Review of Plan:MK</u></p> <p><u>As outlined in the strategic objectives of Plan:MK, Milton Keynes Council is committed to realising the city’s potential as the hub of the Cambridge-Milton Keynes-Oxford growth corridor, responding positively to the aspirations of the Council’s MK Futures 2050 programme, the Council Plan 2016-2020 and the NIC report ‘Partnering for Prosperity’, to expand the City to a population of approximately 500,000 people by 2050.</u></p> <p><u>It is recognised that to achieve this transformational level of growth, a coordinated, strategic approach which involves joint working with neighbouring authorities will be required. To this end, Milton Keynes Council is already undertaking a joint Strategic Growth Study in partnership with Aylesbury Vale District Council and South Northamptonshire Council to assess how transformational growth can be delivered in this area, alongside the provision of local and strategic infrastructure and mechanisms to support delivery.</u></p> <p><u>Once completed, the study will inform the preparation of Milton Keynes Council’s Strategy for 2050 which will provide a framework for how the aspirational levels of growth supported by the Council should be delivered, to be translated into future reviews of the Local Plan. This study may also form the basis for a potential cross-boundary, joint strategic plan on a wider geography.</u></p> <p><u>Given the ongoing nature of this work and the need for clarity on a range of issues, including the delivery of national infrastructure projects and discussions with Government around potential housing and/or new settlement deals in the growth corridor, it was considered premature for Plan:MK to formalise these growth aspirations.</u></p> <p><u>Milton Keynes Council is therefore committing, as outlined in Policy DS1, to an early review of Plan:MK, with the intention that a draft plan containing strategic policies will be submitted to Government for examination no later than the end of 2022. Determined through ongoing discussions with neighbouring authorities and government, this may take the form of a joint strategic plan.</u></p> <p><u>The commitment to the timing of the review reflects the Council’s acknowledgement that upon adoption, Plan:MK will have a plan period of 12 years to 2031 and although it allocates sites for well above its OAN for housing, it does not set a housing requirement that reflects the long-term aspiration for transformational growth.</u></p> <p><u>A deadline of 2022 will therefore enable the Council to adopt its Strategy for 2050 (envisaged for completion in 2019), allow the plan review to reflect decisions on key infrastructure projects such as the routing of the proposed Cambridge to Oxford expressway, and allow time for the review to take full account of, and be prepared in the context of, the emerging growth agenda across the corridor.</u></p>	Text to support new Policy on review of Plan:MK, to provide the context for an early review.
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MM31	13		Para 4.5	<p>Insert new Policy after new text as outlined in MM30, to read as follows:</p> <p><u>Policy DS0</u> <u>Review of Plan:MK</u></p> <p><u>The Council commits to undertaking an early review of Plan:MK, with the submission of a draft plan for examination, containing strategic policies for the long-term growth of Milton Keynes, no later than December 2022.</u></p> <p><u>Following the completion of the joint Strategic Growth Study and adoption of the Council’s Strategy for 2050, the review of Plan:MK will bring the delivery of the long-term aspirations for transformational growth into a statutory planning policy document.</u></p> <p><u>The parameters and format of the review will also reflect Milton Keynes’ growth proposals within the context of progress on the delivery of the Government’s wider Cambridge – Milton Keynes – Oxford Corridor growth agenda, including associated national infrastructure projects.</u></p> <p><u>The review will also develop and formalise, as appropriate, joint working arrangements with neighbouring authorities which may result in the preparation of a joint strategic plan on a wider geography.</u></p>	Insertion of new policy to outline commitment to an early review of the strategic elements of Plan:MK.
MM32	204	SC1		<p>Criterion 2:</p> <p>Water reuse and recycling and rainwater harvesting should also be incorporated wherever feasible to reduce demand on mains water supply <u>subject to viability.</u></p>	Improve effectiveness and clarity
MM33	139	EH8		<p>Hot food takeaways (<u>Class A5</u>) which are proposed within close proximity to a primary or secondary school will only be permitted if: <u>the takeaway is located more than 400m from the main school entrance.</u></p> <p>•The takeaway is located a minimum of 400m from the school entrance.</p> <ul style="list-style-type: none"> <u>The 400m distance will be assessed on the most logical walking distance from the main school entrance</u> <p>The Council may impose conditions restricting opening hours of hot food takeaways</p>	Improve effectiveness
MM34	139		9.40	<p><u>The Council has produced an indicative map (refer to Appendix I). This confirms the intent of the policy is to manage food options in proximity to schools to address the prevalence of overweight and obesity in children. As such, Policy EH8 would not result in a moratorium on additional Hot Food Takeaway provision in the Borough including locations such as CMK and a number of district/town centres. More detailed analysis of the 400m logical walking distance on a case by case basis may provide some further flexibility.</u></p>	Improve clarity
MM35			New Appendix I	<p><u>Appendix I Indicative Map identifying Hot Food Takeaway exclusion zones</u></p> <p><u>Insert text below map:</u></p> <p><u>Policy EH8 intends to measure 400m based on the most logical walking distance from the main school entrance. It is therefore likely that the buffer zones, as shown in the above map, will be reduced and is only an indicative map</u></p>	Improve clarity and effectiveness