

**Milton Keynes Site Allocations Plan
Proposed Modifications**

April 2017

Ref	Section	Proposed Modification	Reason for Proposed Modification
MM1	SAP 3, 10, 20	Add an additional key principle/prescribed particular to the relevant allocations to say "Improvements to the foul sewerage network may be required to enable the development of the site".	These sites have been allocated permission in principle and therefore it is considered to necessary to point it out at this stage. The proposed modification comes in light of comments made by Anglian Water.
MM2	SAP3,	Add an additional prescribed particular the allocation to say "A water main crosses this site, therefore the site layout should be designed to take this into account".	The site has been allocated permission in principle and therefore it is considered to necessary to point it out at this stage. The proposed modification comes in light of comments made by Anglian Water.
MM3	SAP8	Add an additional key principle/prescribed particular to the relevant allocations to say "Improvements to the water supply and foul sewerage network may be required to enable the development of the site".	The site has been allocated permission in principle and therefore it is considered to necessary to point it out at this stage. The proposed modification comes in light of comments made by Anglian Water.
MM4	SAP21	Add an additional key principle/prescribed particular to the relevant allocations to say "Improvements to the foul sewerage network may be required to enable the development of the site".	The site has been allocated permission in principle and therefore it is considered to necessary to point it out at this stage. The proposed modification comes in light of comments made by Anglian Water.
MM5	SAP21	Add an additional prescribed particular to the allocation to say "A sewer and water main crosses this site, therefore the site layout should be designed to take this into account".	The site has been allocated permission in principle and therefore it is considered to necessary to point it out at this stage. The proposed modification comes in light of comments made by Anglian Water.
MM6	SAP17	Add an additional key principle/prescribed particular to	The site has been allocated permission in principle and

		the relevant allocations to say “Improvements to the foul sewerage network may be required to enable the development of the site”.	therefore it is considered to necessary to point it out at this stage. The proposed modification comes in light of comments made by Anglian Water.
MM7	SAP17	Add an additional prescribed particular to the allocation to say “A water main crosses this site; therefore the site layout should be designed to take this into account”.	The site has been allocated permission in principle and therefore it is considered to necessary to point it out at this stage. The proposed modification comes in light of comments made by Anglian Water.
MM8	SAP4	Add an additional key principle to the allocation to say “The site is suitable for mixed use development consisting of both residential and commercial uses”.	In response to a number of comments made at Regulation 19 consultation. This included comments from the owners of the site – Milton Keynes Development Corporation (MKDP). Given its location in CMK a mixed use development is considered appropriate.
MM9	SAP19	Amend the “area and indicative capacity” section of the allocation to say 9.5ha instead of 5.14ha.	This is so that the stated area matches the site boundary and the adopted development brief.
MM10	SAP4	Amend the site location plan to reflect the correct site boundary on both the satellite and OS base images.	There is a small discrepancy in the site boundary in the Plan.
MM11	Section 6	Include a new sub-section at the beginning of Section 6 (Allocations) to state: “The following sites have been allocated with Permission in Principle in accordance with The Town and Country Planning (Permission in Principle) Order 2017”; and then list the following sites “SAP3, SAP8, SAP10, SAP15, SAP17, SAP20, SAP21.”	To aid clarity and ensure the new legislation in relation to Permission in Principle is referenced in the Plan.
MM12	SAP21	Amend the site location plan to reflect the correct site boundary and ownership/development area on both the satellite and OS base images.	There is a small discrepancy in the site boundary in the Plan.
MM13	SAP9	Amend the site location plan to reflect the correct site boundary and ownership/development area on both the satellite and OS base images.	There is a small discrepancy in the site boundary in the Plan.

MM14	Section 3	<p>Include a new paragraph in section 3 after paragraph 3.8 to say: “The Core Strategy outlined a rural housing target of 613 to be met by the Site Allocations Plan. In the period since the Issues & Options consultation, several neighbourhood plans in the rural area have made excellent progress, most significantly Newport Pagnell's which has now been adopted. There was strong support at the Issues & Options stage for focusing rural allocations in Newport Pagnell, Olney and Sherington, rather than Woburn Sands, which already had an adopted Neighbourhood Plan at the time. To avoid prejudicing Neighbourhood Plans, the emerging Preferred Options focused only on urban sites. Furthermore, the land supply requirement in the rural area is met and exceeded by the Newport Pagnell Neighbourhood Plan and groups in Olney and Sherington are actively working on their own plans. For this reason it was considered that allocation of sites in the rural areas to meet the Core Strategy target could be met by adopted and soon to be adopted neighbourhood plans and therefore rural site have not been allocated in the Site Allocations Plan. The Council’s emerging Local Plan (PlanMK) seeks to deliver further housing in rural areas.”</p>	To aid clarity.
MM15	SAP3	<p>Add an additional prescribed particular to SAP 3 to say: “The planted screening between the site and the grid road should be retained in proposals”.</p>	To protect biodiversity in Milton Keynes.
MM16	SAP16	<p>Add an additional prescribed particular to SAP 16 to say: “The planted screening between the site and the grid road</p>	To protect biodiversity in Milton Keynes.

		should be retained in proposals”.	
MM17	SAP3	Amend the site location plan to reflect the correct site boundary and ownership/development area on both the satellite and OS base images.	There is a discrepancy in the site boundary in the Plan.
MM18	SAP10	Amend the site location plan to reflect the correct site boundary and ownership/development area on both the satellite and OS base images.	There is a discrepancy in the site boundary in the Plan.
MM19	SAP21	Amend the site location plan to reflect the correct site boundary and ownership/development area on both the satellite and OS base images.	There is a discrepancy in the site boundary in the Plan.
MM20	SAP4	Add an additional key principle to the site to say: “The form of any development should be appropriate for the setting of Campbell Park.”	To be in accordance with historic and natural environment policies in the Development Plan.
MM21	SAP18	Amend key principle i) bullet point 3, to read: “any additional access taken from Ortensia Drive (which will require the Parks Trusts agreement if it crosses Park Trust parkland) is secondary and provides access to no more than 50 dwellings”.	To aid delivery of the development.
MM22	SAP4	Remove key principle ii from the allocation.	The requirement that development should not commence until the completion of the adjacent multi-storey car park will be too restrictive.