

# Site Allocations Plan Proposed Submission Draft

October 2016



[www.milton-keynes.gov.uk/planning-and-building/planning-policy](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy)



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# 1 . What is this consultation?

## 1 What is this consultation?

**1.1** This consultation fulfils Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The document is the proposed submission draft of Milton Keynes Council's Site Allocations Plan.

**1.2** The plan follows two previous consultations in 2014 and 2015 relating to Issues & Options and Emerging Preferred Options. Full details of the consultative process can be found in the accompanying Consultation Statement which, along with the draft plan and technical evidence (including Sustainability Appraisal), will be submitted to the Secretary of State for examination.

**1.3** To respond on the 'soundness' and legal compliance of the plan, please comment using any of the methods below.

**1.4** Comments should be received by 5pm on 21st December 2016. They can be entered online at <http://miltonkeynes-consult.objective.co.uk/portal>, sent to [siteallocations@milton-keynes.gov.uk](mailto:siteallocations@milton-keynes.gov.uk) or posted to: Development Plans, Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Milton Keynes, MK9 3EJ. Response forms can be downloaded from the Council's website at: <http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/site-allocations-plan>.

**1.5** The Secretary of State will appoint a Planning Inspector in due course who will consider any representations received. Respondents will have the opportunity to appear at the Public Examination of the plan, anticipated to be in spring 2017.

## 2 . Introduction

### 2 Introduction

**2.1** This Site Allocations Plan has been prepared pursuant to the 2013 Core Strategy, which is the principal strategic spatial plan within the Development Plan for Milton Keynes. Policies CS1 and CS2 of the Core Strategy explain that a Site Allocations Plan will be prepared to support the Development Strategy of the Borough and supplement housing land supply, which in the Core Strategy and Local Plan is reliant on large-scale expansion areas.

**2.2** The Site Allocations Plan consists of 21 smaller allocations throughout the Milton Keynes urban area which have been selected on the basis of their suitability for residential development. Originally, the Core Strategy proposed that the Site Allocations Plan would also release development sites in the rural area. However, since the adoption of the Core Strategy, this role has largely been fulfilled by the introduction of Neighbourhood Plans, with each key settlement and selected village in the rural area having made strong progress in identifying their own preferred sites for development.

**2.3** Once adopted, this document will form part of the Development Plan. The Local Plan Proposals Map will be amended to give all of the proposed allocations a residential notation. This will also mean that certain policies (e.g. Policy E1 of the Local Plan (Protection of Employment Land) may no longer be applicable for certain sites.

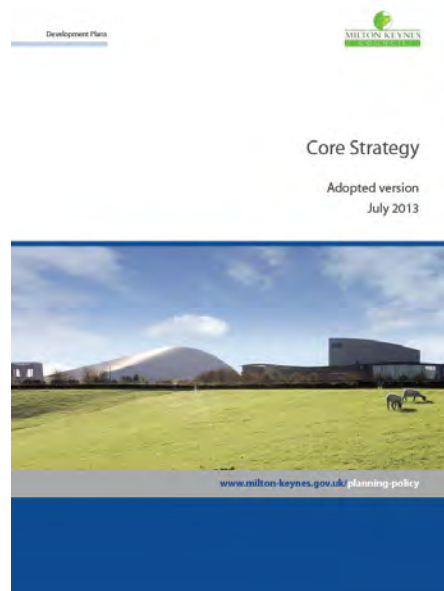
**2.4** The Site Allocations Plan is not part of the (longer term) Plan:MK process on which there will be separate proposals for consultation in due course. The Site Allocations Plan principally concerns the next five years, Plan:MK for the period until 2036.

### 3 Context

**3.1** The 2013 Core Strategy sets a housing target of delivering a minimum of 28,000 new homes across the Borough by 2026. The Council is required by the National Planning Policy Framework (NPPF) to maintain a five-year supply of deliverable housing land to ensure the housing target can be met in a timely manner. The requirement is designed to ensure that there is sufficient land available to enable enough homes to be built year on year to deliver the overall housing target.

**3.2** On top of the basic five-year land supply requirement, which is established by adding five years of the Core Strategy housing target (1,750 homes per year), the Council is also required by the NPPF to include either a 5 or 20% 'buffer', depending on past performance. The Council is also required to include an allowance for any shortfall in housing completions since the start of the Core Strategy Plan period (in 2010) in the requirement. This is further designed to ensure there is sufficient deliverable land available each year to continue to meet the target.

**3.3** Overall, Milton Keynes has a significant stock of available housing land, with sites for around 22,000 new homes already identified either through existing planning permissions, allocations in the existing Local Plan/Core Strategy or as part of a windfall allowance for small scale sites<sup>(1)</sup>.



**3.4** However, this land supply needs to be placed into context. Firstly, there are two separate components to the Council's housing target - the urban area of the Borough and the rural 'rest of the Borough'.

1 Approach to windfall agreed as appropriate by the Core Strategy Planning Inspector.

## 3 . Context

**3.5** Secondly, national policy also requires land to be 'deliverable'<sup>(2)</sup> and at the hearing sessions of the Public Examination of the Core Strategy in July 2012 the Inspector highlighted concerns regarding the need for the short term supply of housing land to be supplemented to ensure rural housing targets can continue to be achieved and to provide some flexibility and contingency to existing urban land supply<sup>(3)</sup>. The expectation of the Inspector was that this would be in the form of non-strategic sites that could come forward quickly (i.e. inside five years), the type of site which was not considered through the Core Strategy process, which focused on strategic allocations (upwards of 2,000 homes).



**3.6** The Council could simply wait and make new land allocations through the emerging Plan:MK process, which will review the overall development strategy in the Core Strategy, extend the plan period to at least 2036, allocate new sites and incorporate new development management policies as appropriate. However, a commitment was made in the adopted Core Strategy that new allocations would be considered ahead of that process.

**3.7** In addition, as of November 2015, the council has been unable to demonstrate that it has a 5-year housing land supply. At June 2016, the Council had 4.8 years of housing land supply, a deficit of 479 homes<sup>(4)</sup>. As a result, the Council is at risk of 'planning by appeal', as the absence of a deliverable five-year land supply means policies that constrain housing development cannot be considered up-to-date, and it is increasingly difficult to defend the refusal of planning applications (and subsequent appeals) for new housing development on speculative sites where the Council does not believe development to be appropriate.

**3.8** Therefore to address this situation, the Council is being proactive by identifying sites where it would be most suitable and sustainable for new housing development to take place.

2 The NPPF (footnote 11) sets out: To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

3 See Inspector's Report paragraphs 93-96  
<http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/core-strategy-examination>

4 <http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/five-year-housing-land-supply-annual-monitoring-report>



**3.9** At this stage, it is important to note that any development planned as a result of this document should not have an impact on strategic infrastructure, such as the hospital or the strategic road network, as it is essentially helping to deliver the level of growth already planned for in the Core Strategy, the impacts on infrastructure provision of which have already been considered in the Local Investment Plan (LIP). There may be longer term impacts of increasing the amount of available land, but these will be considered as part of the preparation of Plan:MK and future revisions of the LIP.

**3.10** Any impacts resulting from the development of sites in this Plan are addressed by the key principles set out for each of the allocations.

## 4 . Vision and Objectives

### 4 Vision and Objectives

**4.1** At the outset, it is important to set out the purpose of the Site Allocations Plan, what it is trying to achieve and how it relates to the wider planning policy framework. On this basis, the Vision and Objectives for the Site Allocations Plan are as follows:

#### **Vision**

Ahead of the preparation of Plan:MK, housing development across the Borough will continue to have been delivered through a plan-led approach, shaped by the input of local communities, which has ensured that the principles adopted in the Core Strategy are maintained.

Development of land identified in the Site Allocations Plan will have provided a wide range of high quality homes in the most sustainable locations across the Milton Keynes urban area. The plan-led approach will have ensured that homes have been built in areas well served by day-to-day facilities, including schools, community facilities, shops and employment, which respect the character of existing communities, and which have been prioritised ahead of ad hoc growth on the edge of the city and rural settlements.

The development of sites will have made efficient use of existing land assets within the city area, including those sites no longer needed for the purpose for which they were originally allocated. Where it has been necessary, greenfield development will have been focused on areas of lesser environmental quality to minimise the impact of essential housing growth. Any greenfield development will have been sensitively planned to sit within the urban landscape.

New homes will have been developed at densities that are appropriate to the area in which they are located. The type, tenure and size of homes provided will have had regard to the assessed need in the latest Strategic Housing Market Assessment ensuring existing residents, and those who wish to move to Milton Keynes, have a suitable choice of home.

The development of housing will have supported wider improvements to the Borough for all residents and visitors to enjoy, including enhanced economic prospects and increased provision of leisure and social facilities. By virtue of their close proximity to key public transport routes, new homes will also have contributed to maximising access to sustainable travel, helping to minimise the impact of new development on the environment.

### Objectives

- To allocate sufficient housing sites to enable Milton Keynes Council to meet its Core Strategy housing target and maintain a deliverable five-year land supply ahead of a review of the housing target and development strategy through Plan:MK.
- To allocate land that will ensure delivery of a range of house types, to provide for existing residents who need a new home and those who want to make Milton Keynes their home.
- To ensure the efficient use of land by encouraging the development of previously developed sites and considering whether there are opportunities to re-designate existing non-housing land allocations which are no longer needed for, or suitable for, their proposed use.
- To ensure that any greenfield development is necessary and planned in a sensitive manner having respect for the local landscape.
- To allocate land which is well located in relation to key day to day facilities and that maximises opportunities for sustainable movement.
- To set out policies which guide development on specific sites, ensuring development respects the context of the area in which it is located, whilst taking advantage of any specific opportunities presented by the site.
- Where appropriate, to allocate sites that maximise opportunities to support delivery of wider Core Strategy objectives including:
  - extending linear parks
  - regenerating older estates
  - encouraging sustainable transport and movement
  - protecting, maintaining and enhancing significant environmental and heritage assets
  - developing an International Sporting City



## 5 . Policy

### 5 Policy

**5.1** The Site Allocations Plan consists of one main policy shown below as SAP 0. This in turn refers to site-specific criteria (known as 'key principles' or 'prescribed particulars') that are outlined in individual allocations for each site.

**5.2** The allocation of a site establishes only the principle of development. In most cases, a further planning application will be required to confirm how proposals address potential issues such as infrastructure or rights of way. Policy SAP 0 refers to 'permission in principle', which has been applied to sites that are particularly free of constraint, have been favourably received during earlier consultations, and benefit already from an adopted Development Brief which has already established the fundamental principles for development. For allocations with Permission in Principle, which has been introduced by the Housing and Planning Act 2016, a further application will still be required to verify that proposals are in accordance with these details. This is referred to as 'Technical Details Consent'.

**5.3** Throughout the preparation of the plan, the capacity of and proximity to health facilities serving potential allocations has been identified as a particularly difficult constraint to overcome. The purpose of the Site Allocations Plan is to maintain a deliverable supply of land suitable for housing, the availability of which does not necessarily match with areas of the Borough that enjoy greater capacity of health services. The Council and promoters of all allocated sites will be expected to maintain a close working relationship with NHS England and the Clinical Commissioning Group to plan for new residential populations and identify future opportunities to enhance healthcare provision in bringing forward allocations. This situation is outlined in further detail in the accompanying Sustainability Appraisal. Similar considerations and expectations will apply to the essential provision of school places where the Council is more directly in control of planning and funding.

**5.4** Each site allocation profile in the plan contains background information, including details of its location, capacity and previous use. The residential capacities provided should be treated as indicative only and are not to be interpreted as either a minimum or maximum figure. Proposals may come forward that justify either a higher or lower level of development. The indicative capacities are based on a site's area and location, with net density assumed to be 35 dwellings per hectare (dph), 40dph or 100dph depending upon location (in line with Policy H8 of the Local Plan). For the purposes of the calculations, net to gross ratios for density are taken to be 100% on sites smaller than 2 hectares, 75% on sites between 2 and 10 hectares, and 50% on sites larger than 10 hectares.

### Policy SAP 0

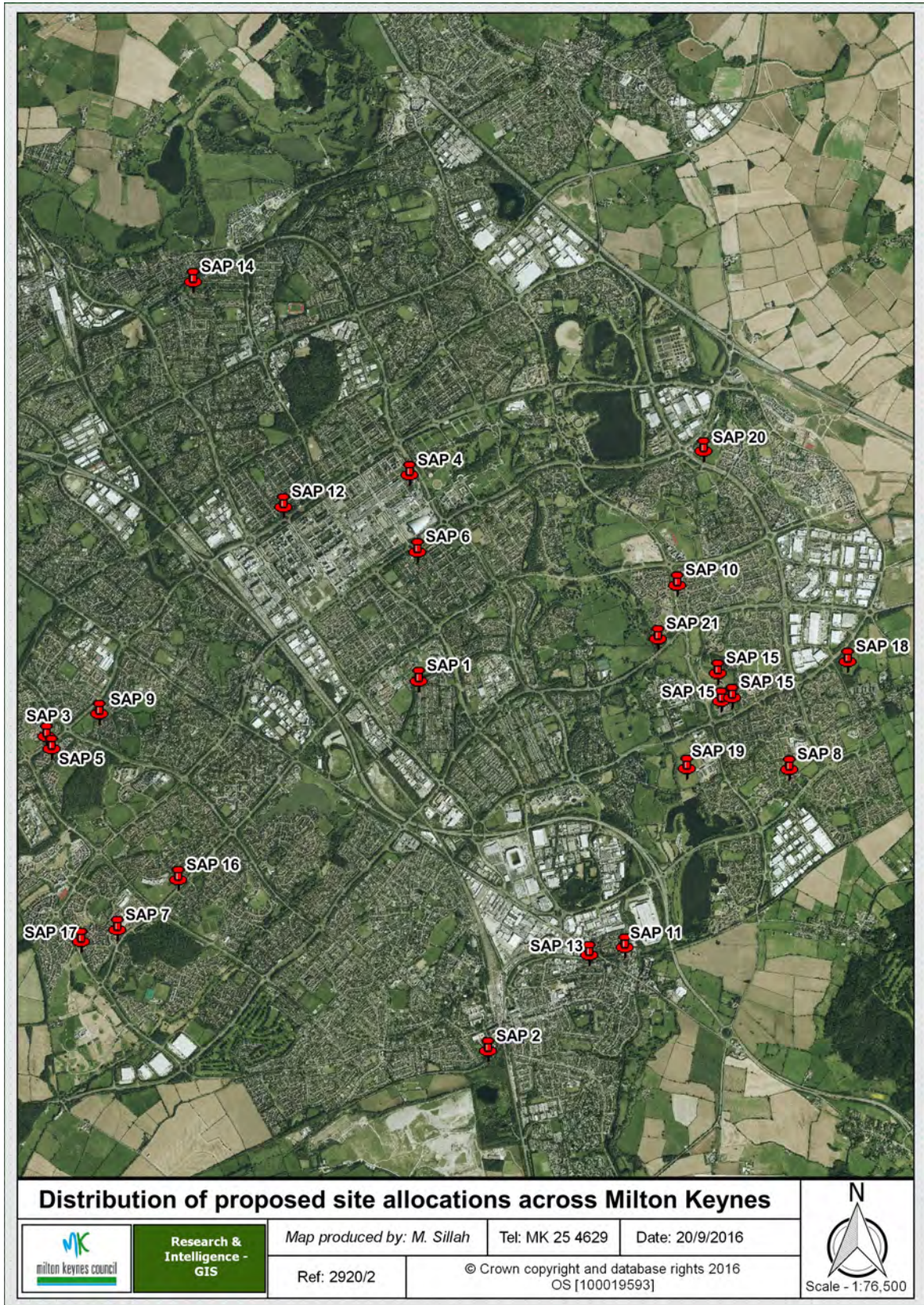
Planning permission will be granted for residential development on the allocated sites SAP1 to SAP21 provided that proposals meet the specified key principles set out for each site and are in accordance with other relevant policies in the Development Plan.

Where indicated, 'permission in principle' is granted. An application for Technical Details Consent (TDC) should be made to the Council prior to development commencing. Applications for TDC should confirm how proposals fulfil the prescribed particulars outlined in the allocation, any other national requirements for permission in principle that exist at the time of application, and other relevant policies in the Development Plan (e.g in relation to affordable housing or design). TDC will only be granted where prescribed particulars are met in full.

**5.5** The distribution of the site allocations proposed within Milton Keynes on the following pages is shown in Fig. 1.



Figure 1 Distribution of proposed allocations across Milton Keynes



## 6 Allocations



## 6 . Allocations

### SAP 1 - Our Lady of Lourdes Church, Lloyds, Coffee Hall

<b>Name and location</b>	<b>Our Lady of Lourdes Church, Lloyds, Coffee Hall</b>
Consultation ref.	U48
Permission in principle?	No
Area and indicative capacity	0.3Ha - up to 11 dwellings
Previous use	Community use

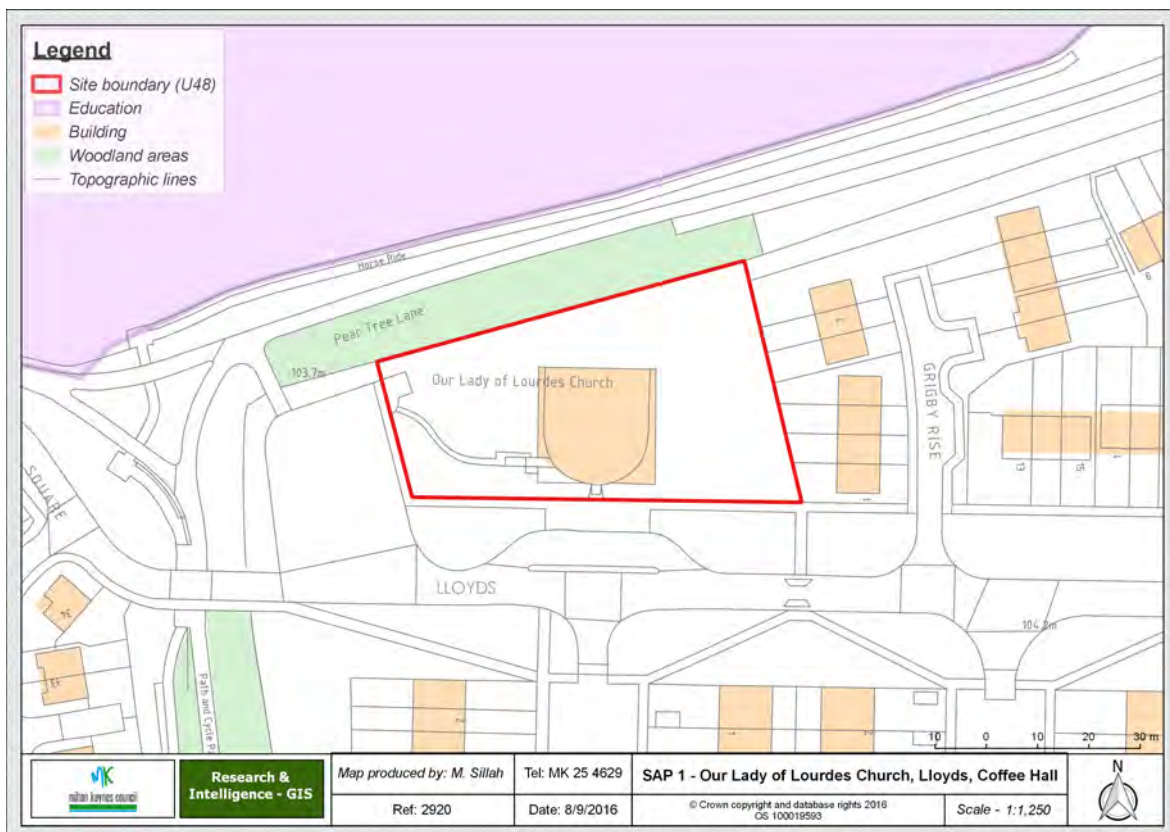
<b>Name and location</b>	<b>Our Lady of Lourdes Church, Lloyds, Coffee Hall</b>
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## 6 . Allocations

Name and location	Our Lady of Lourdes Church, Lloyds, Coffee Hall
Key principles	<ul style="list-style-type: none"> <li>i. Proposals should respect the wildlife corridor on the site's northern edge and include appropriate planting to encourage biodiversity.</li> <li>ii. The design of new dwellings should be distinct and, if requiring the demolition of the existing church building, reflect its unique architecture.</li> </ul>



## 6 . Allocations

### SAP 2 - Wellington Place car park, Bletchley

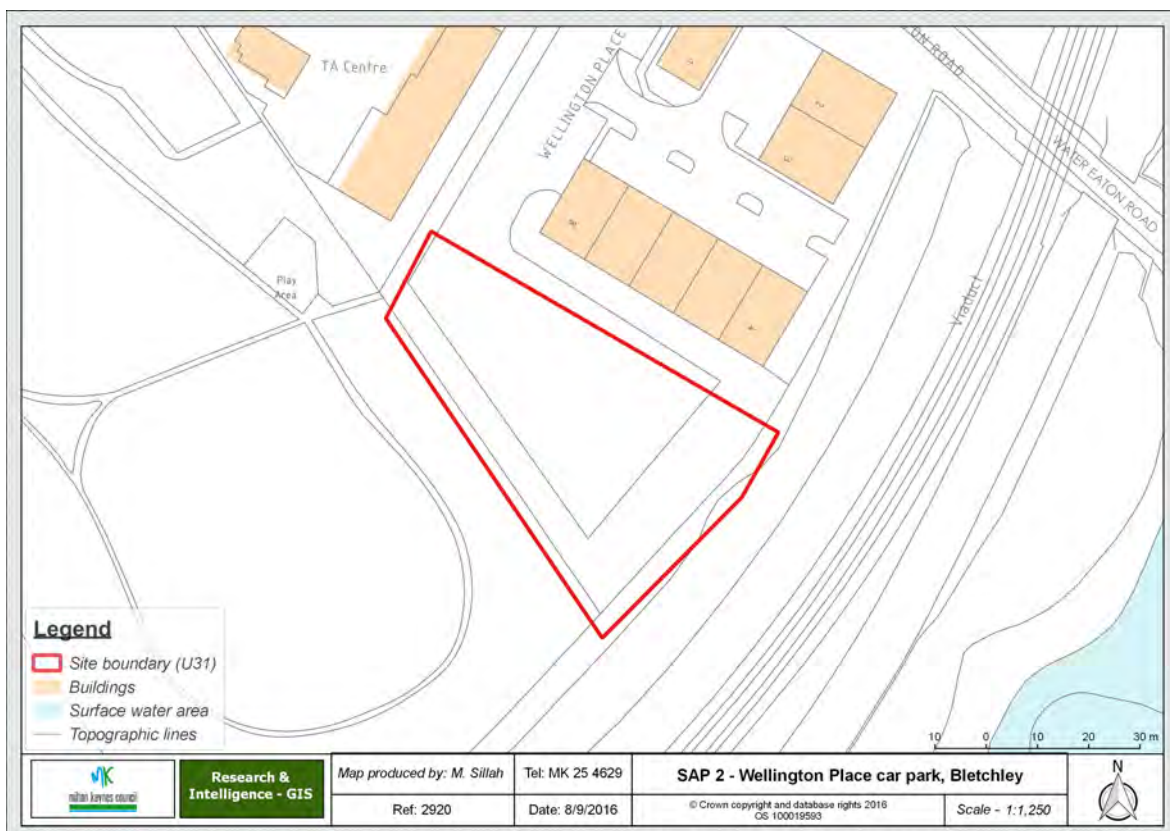
Name and location	Wellington Place car park, Bletchley
Consultation ref.	U31
Permission in principle?	No
Area and indicative capacity	0.27Ha - up to 11 dwellings
Previous use	Employment use (lorry park)

Name and location	Wellington Place car park, Bletchley
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## 6 . Allocations

Name and location	<b>Wellington Place car park, Bletchley</b>
Key principles	<ul style="list-style-type: none"> <li>i. Prior to any occupation a footpath should be constructed between the site and Water Eaton road.</li> <li>ii. Proposals should have a layout that provides a link to the park to the West and respects the easement that exists to the railway line to the South.</li> <li>iii. Proposals for a high-density scheme will be acceptable where it can be demonstrated there is sufficient parking provision on-site. Provision elsewhere in Wellington Place will be acceptable where this does not result in the loss of parking for existing commercial premises.</li> <li>iv. Internal layouts should avoid south-facing living rooms to minimise noise disruption from the railway.</li> </ul>





## 6 . Allocations

### SAP 3 - Land off Singleton Drive, Grange Farm

Name and location	Land off Singleton Drive, Grange Farm
Consultation ref.	U6
Permission in principle?	Yes
Area and indicative capacity	0.55Ha - up to 22 dwellings
Previous use	Reserve site

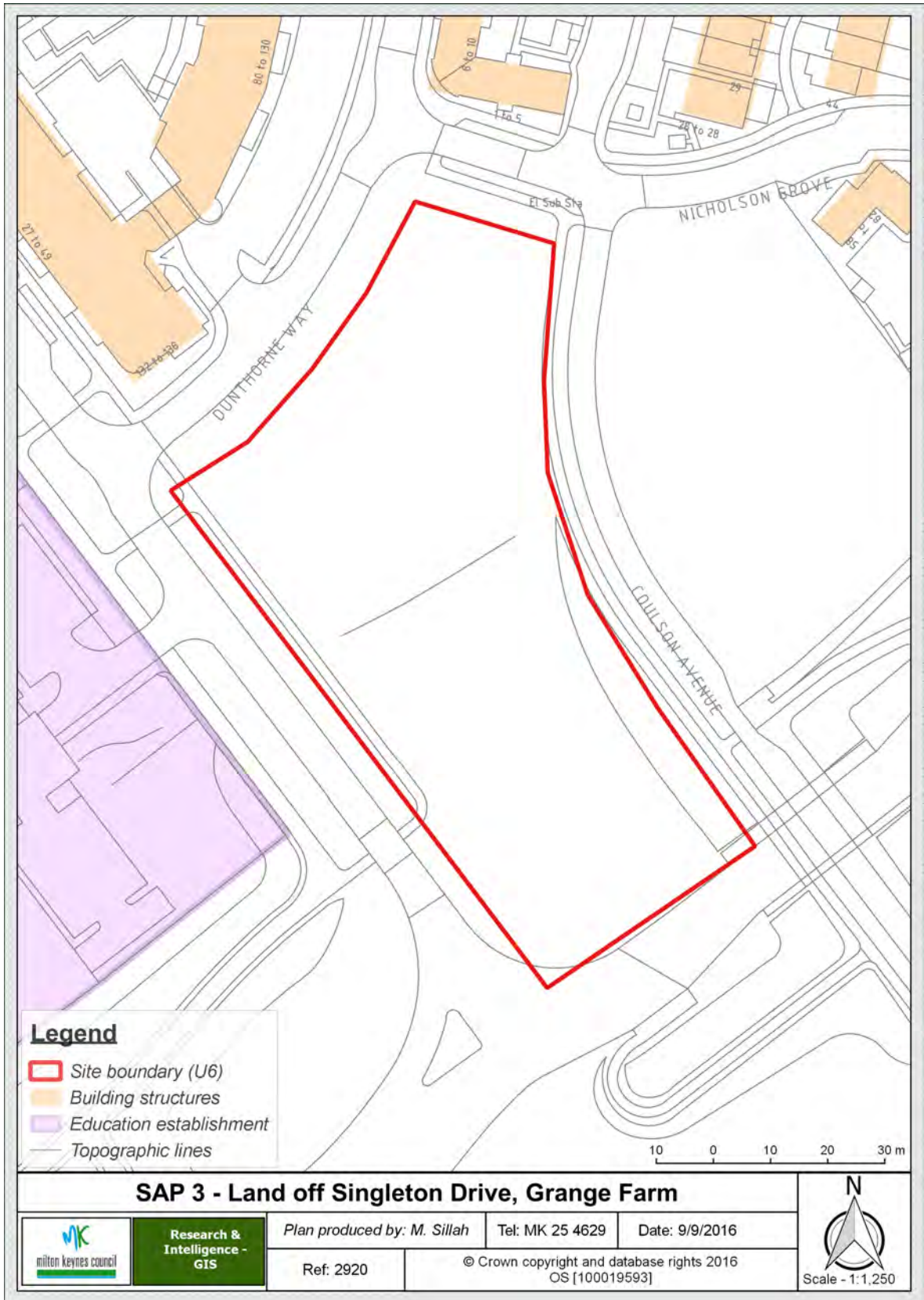
Name and location	Land off Singleton Drive, Grange Farm
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## 6 . Allocations

<b>Name and location</b>	<b>Land off Singleton Drive, Grange Farm</b>
<b>Prescribed particulars</b>	<ul style="list-style-type: none"><li>i. Proposals should maintain pedestrian access through the site and provide enhanced crossing points to both Christ the Sower Ecumenical Primary School and the local centre.</li><li>ii. Proposals should respect any other principles established in any future Development Brief.</li></ul>

# 6 . Allocations





**SAP 4 - Land east of John Lewis car park, Central Milton Keynes**

Name and location	Land East of John Lewis car park, Central Milton Keynes
Consultation ref.	U46
Permission in principle?	No
Area and indicative capacity	0.76Ha - up to 100 dwellings
Previous use	Coach/car park

Name and location	Land East of John Lewis car park, Central Milton Keynes
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## 6 . Allocations

<b>Name and location</b>	<b>Land East of John Lewis car park, Central Milton Keynes</b>
Key principles	<ol style="list-style-type: none"><li>i. Design and materials should be of a high quality, respect the setting of the shopping centre to the west and take advantage of the vista Campbell Park provides to the east.</li><li>ii. Development should not commence until the completion of the adjacent multi-storey car park.</li><li>iii. Proposals should be accompanied by a transport assessment that includes baseline traffic information from the multi-storey car park.</li><li>iv. The site should provide its own parking and make provision for the parking of goods vehicles that service theatre productions.</li><li>v. Should a development brief be published, proposals for the site must respect the principles contained within the brief.</li></ol>





## 6 . Allocations

### SAP 5 - Land north of Vernier Crescent, Medbourne

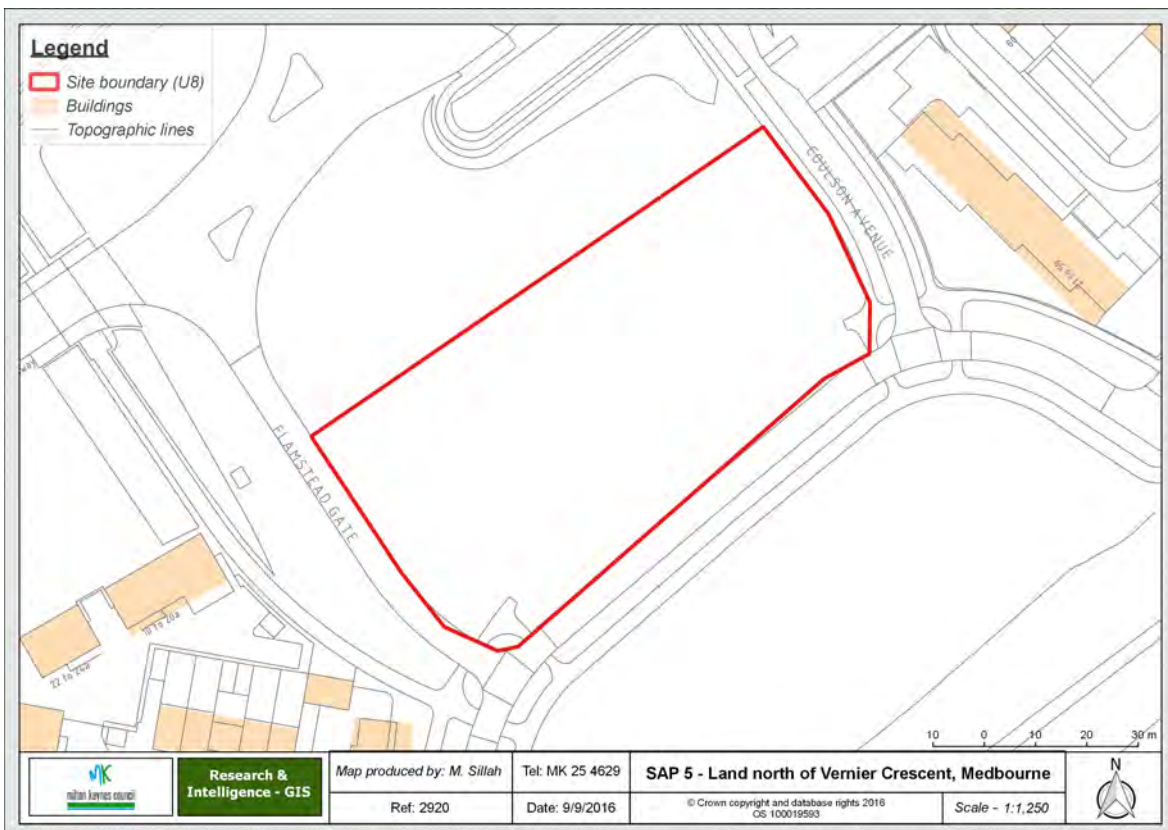
Name and location	Land North of Vernier Crescent, Medbourne
Consultation ref.	U8
Permission in principle?	No
Area and indicative capacity	0.4Ha - up to 14 dwellings
Previous use	Reserve site

Name and location	Land North of Vernier Crescent, Medbourne
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<b>Name and location</b>	<b>Land North of Vernier Crescent, Medbourne</b>
<b>Key principles</b>	<ul style="list-style-type: none"> <li>i. Proposals should adhere to the principles established in the site's Development Brief.</li> <li>ii. The planted screening between the site and the grid road to the north should be retained in proposals.</li> </ul>



## 6 . Allocations

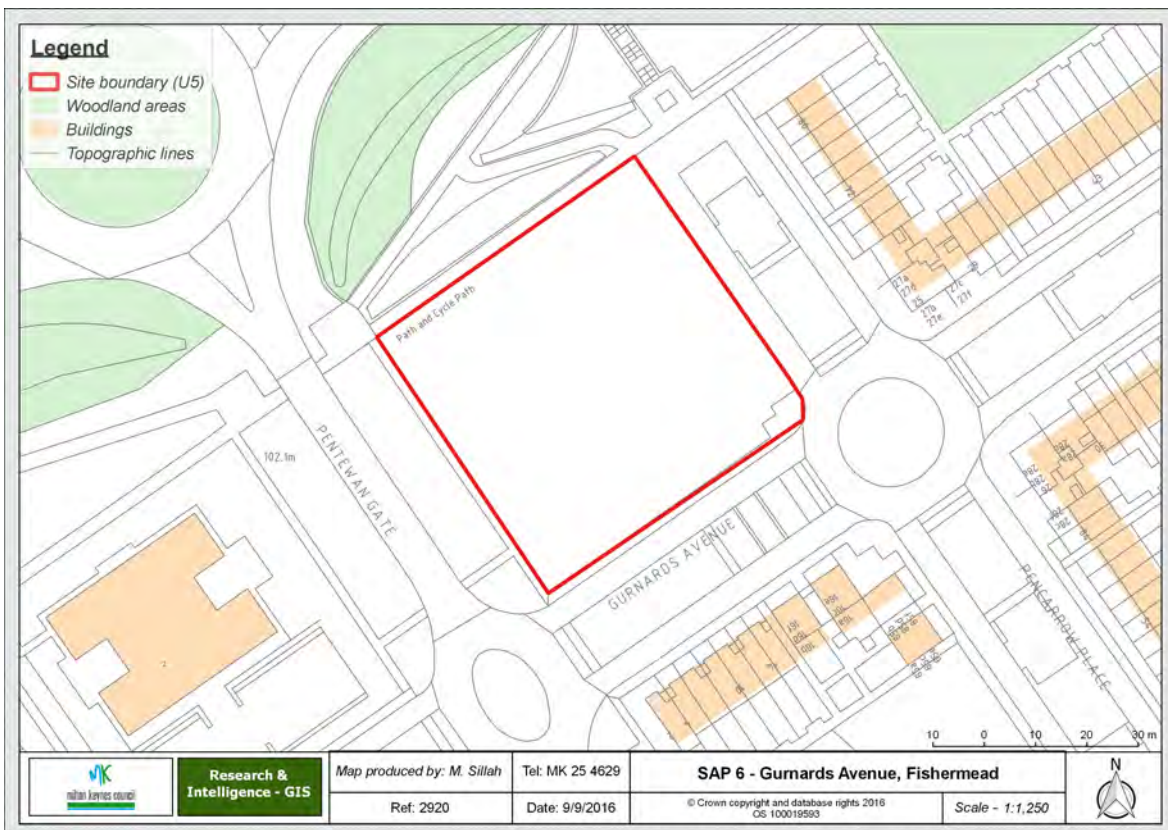
### SAP 6 - Gurnards Avenue, Fishermead

Name and location	Gurnards Avenue, Fishermead
Consultation ref.	U5
Permission in principle?	No
Area and indicative capacity	0.36Ha - up to 14 dwellings
Previous use	Employment (vacant)

Name and location	Gurnards Avenue, Fishermead
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<b>Name and location</b>	<b>Gurnards Avenue, Fishermead</b>
<b>Key principles</b>	<ul style="list-style-type: none"> <li>i. Development should present an active frontage to all four sides.</li> <li>ii. The redway to the north must be retained in proposals.</li> <li>iii. A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties.</li> <li>iv. Schemes incorporating some element of mixed use (B1, A1, A2) will be supported.</li> <li>v. Proposals must include provision for play or an equivalent off-site contribution.</li> </ul>





## 6 . Allocations

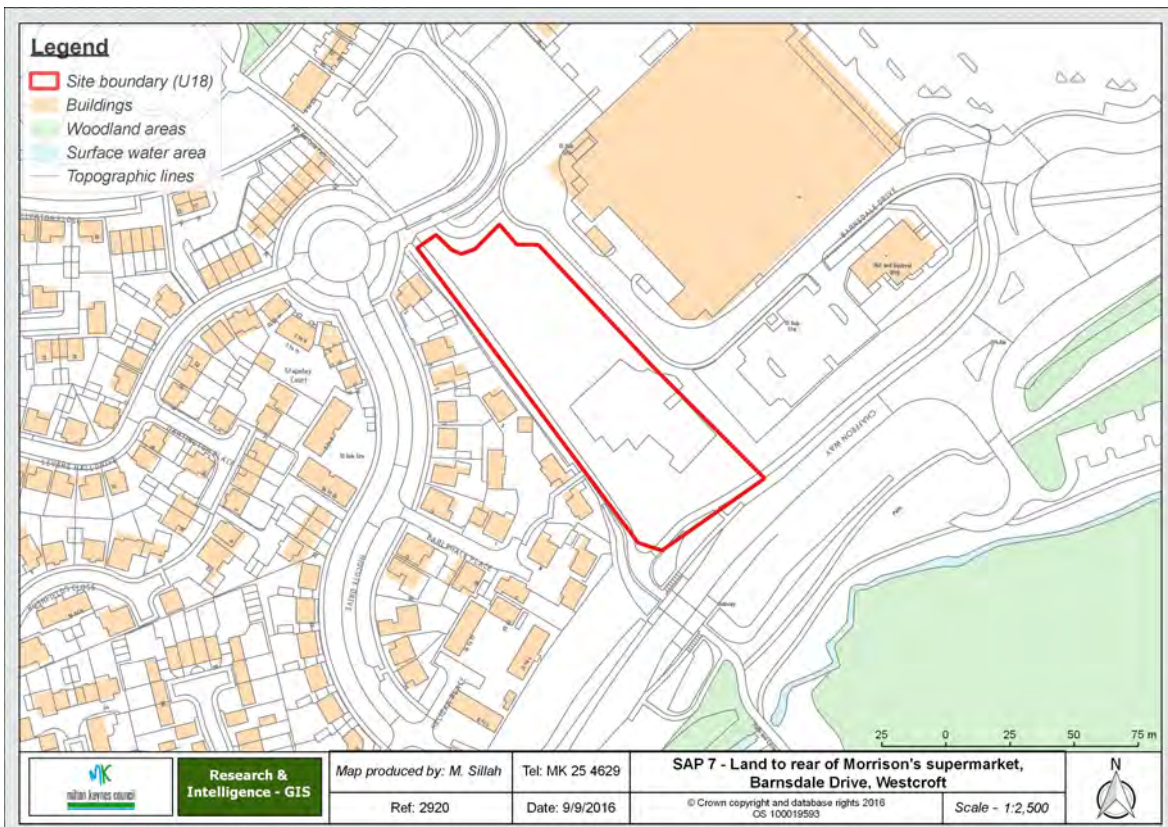
### SAP 7 - Land to rear of Morrison's supermarket, Barnsdale Drive, Westcroft

Name and location	Land to rear of Morrison's supermarket, Barnsdale Drive, Westcroft
Consultation ref.	U18
Permission in principle?	No
Area and indicative capacity	0.63Ha - up to 25 dwellings
Previous use	Commercial (vacant)

Name and location	Land to rear of Morrison's supermarket, Barnsdale Drive, Westcroft
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<p><b>Name and location</b></p>	<p><b>Land to rear of Morrison's supermarket, Barnsdale Drive, Westcroft</b></p>
<p><b>Key principles</b></p>	<ul style="list-style-type: none"> <li>i. Development must provide mitigation against noise from the east. This should be through screening and sensitive internal layouts.</li> <li>ii. Proposals should be supported by an ecological assessment and make mitigation accordingly.</li> <li>iii. Vehicular access should be taken from the north of the site with pedestrian access to the west and east retained.</li> </ul>





## 6 . Allocations

### SAP 8 - Bergamot Gardens, Walnut Tree

Name and location	Land at Bergamot Gardens, Walnut Tree
Consultation ref.	U80
Permission in principle?	Yes
Area and indicative capacity	0.53Ha - up to 19 dwellings
Previous use	Allotments (vacant)

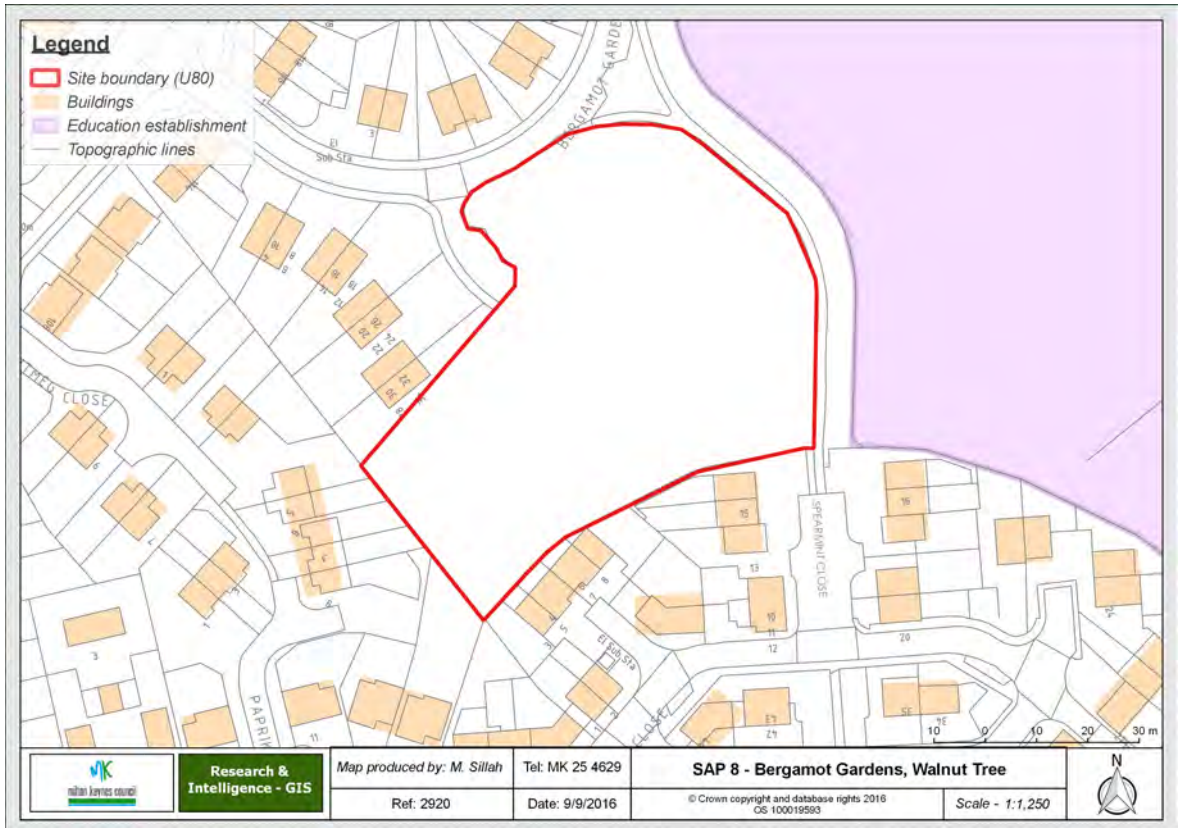
Name and location	Land at Bergamot Gardens, Walnut Tree
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Name and location	Land at Bergamot Gardens, Walnut Tree
Prescribed particulars	<p>i. Proposals should adhere to principles outlined in Policy WNP 4 of the emerging Walton Neighbourhood Plan, which specifies:</p> <ul style="list-style-type: none"> <li>• <i>Development does not exceed 35 dwellings per hectare (net) (15 units),</i></li> <li>• <i>Development provides a positive frontage, where possible, to Bergamot Gardens and the school playing field,</i></li> <li>• <i>Units adjacent to existing residential properties provide acceptable set back distances (minimum 22 metres as specified in the MKC Residential Design Guide) and avoid overlooking, and</i></li> <li>• <i>The proposed design and materials are in keeping with neighbouring properties. This will include the use of red/orange brick construction and dwellings being no more than two and a half storey.</i></li> </ul>

# 6 . Allocations



**SAP 9 - Independent school site, Daubeney Gate, Shenley Church End**

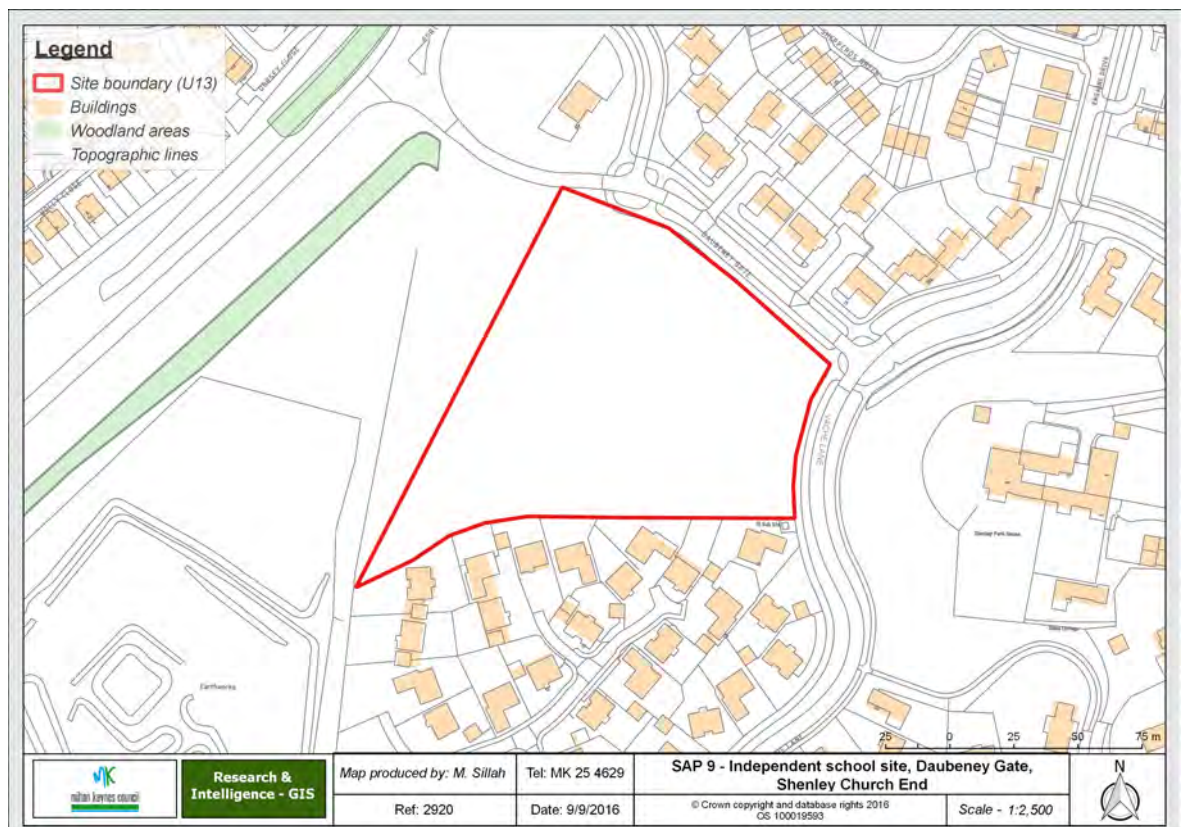
<b>Name and location</b>	Independent school site, Daubeney Gate, Shenley Church End
<b>Consultation ref.</b>	U13
<b>Permission in principle?</b>	No
<b>Area and indicative capacity</b>	1.42Ha - up to 50 dwellings
<b>Previous use</b>	Education (vacant)

<b>Name and location</b>	Independent school site, Daubeney Gate, Shenley Church End
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## 6 . Allocations

Name and location	Independent school site, Daubeney Gate, Shenley Church End
Key principles	<ul style="list-style-type: none"> <li>i. Proposals should incorporate a buffer to the adjacent Scheduled Ancient Monument.</li> <li>ii. Access should be taken from Vache Lane and development should contribute towards appropriate off-site traffic calming measures.</li> <li>iii. Proposals should incorporate measures to improve biodiversity with the western edge of the site left as green space to facilitate this.</li> <li>iv. Dwellings should be orientated to avoid overlooking existing development on Duncan Grove.</li> </ul>





**SAP 10 - Land off Lilleshall Avenue, Monkston**

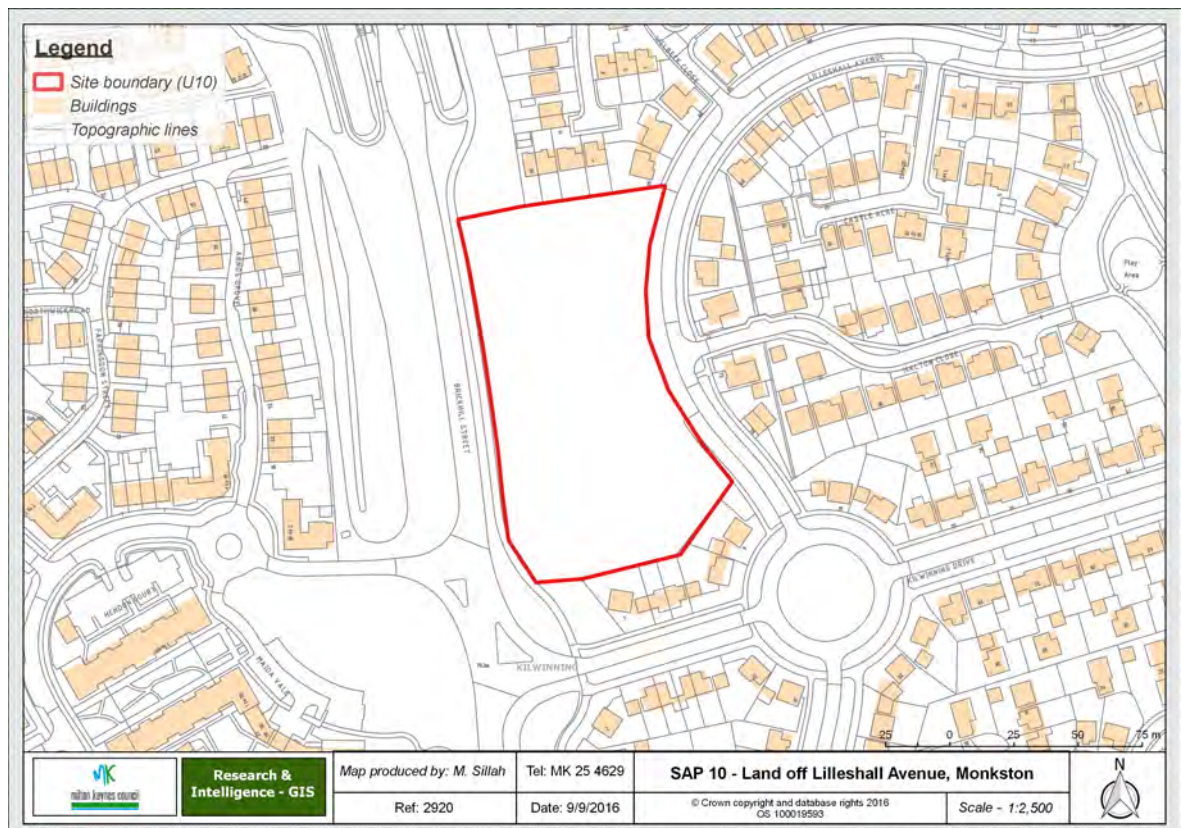
Name and location	Land off Lilleshall Avenue, Monkston
Consultation ref.	U10
Permission in principle?	Yes
Area and indicative capacity	0.69Ha - up to 24 dwellings
Previous use	Reserve site

Name and location	Land off Lilleshall Avenue, Monkston
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## 6 . Allocations

Name and location	Land off Lilleshall Avenue, Monkston
Prescribed particulars	<p>i. Proposals should adhere to the principles established in the site's development brief.</p>





**SAP 11 - Builders' merchants, Simpson Road, Fenny Stratford**

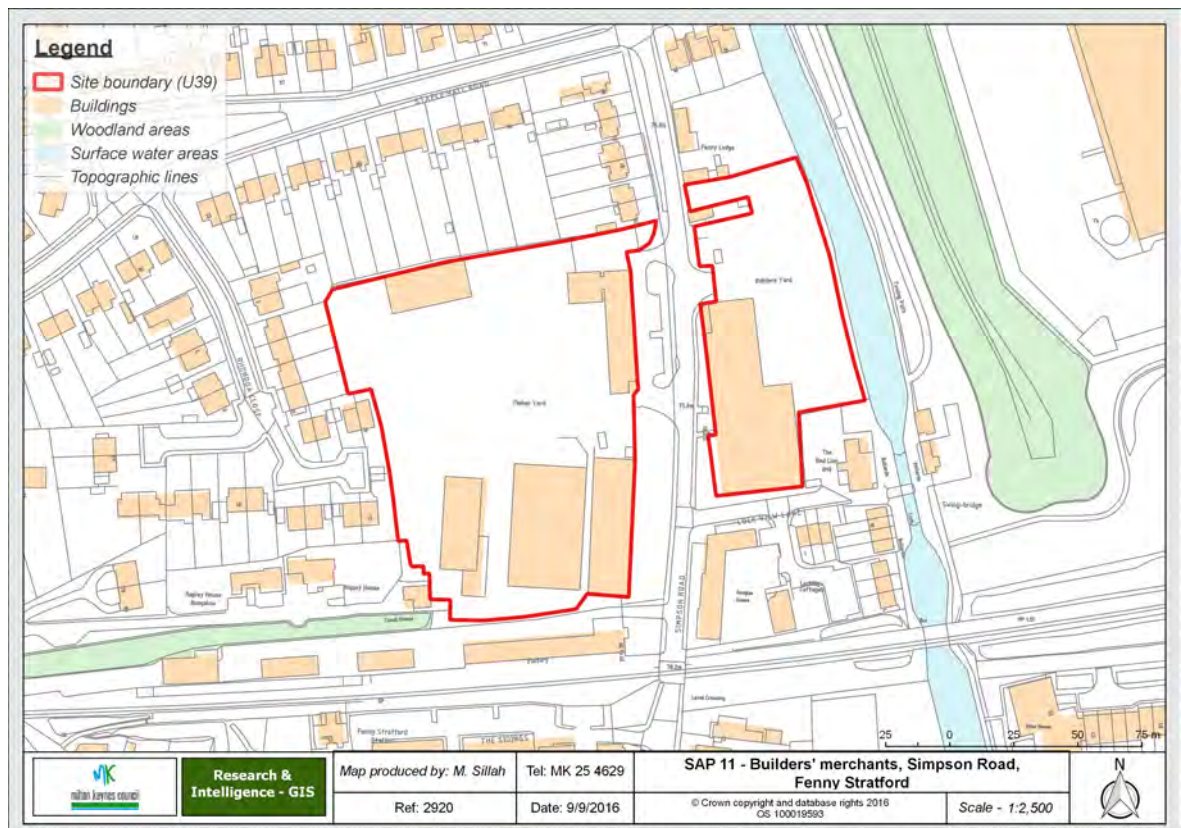
Name and location	Builders' merchants, Simpson Road, Fenny Stratford
Consultation ref.	U39
Permission in principle?	No
Area and indicative capacity	1.98Ha - up to 79 dwellings
Previous use	Employment

Name and location	Builders' merchants, Simpson Road, Fenny Stratford
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## 6 . Allocations

<b>Name and location</b>	<b>Builders' merchants, Simpson Road, Fenny Stratford</b>
<b>Key principles</b>	<ul style="list-style-type: none"> <li>i. Proposals should adhere to the principles laid out in policy Site MK22 in the 2005 Local Plan.</li> <li>ii. Applicants should engage Network Rail regarding the Simpson Road level crossing and demonstrate that redevelopment will not prejudice or interfere with any solution being brought forward to support East West Rail.</li> <li>iii. The canal frontage should be publicly accessible. Mixed uses to encourage this will be acceptable.</li> <li>iv. Proposals should incorporate local canal heritage in their materials or design.</li> </ul>





**SAP 12 - Land off Hampstead Gate, Bradwell Common**

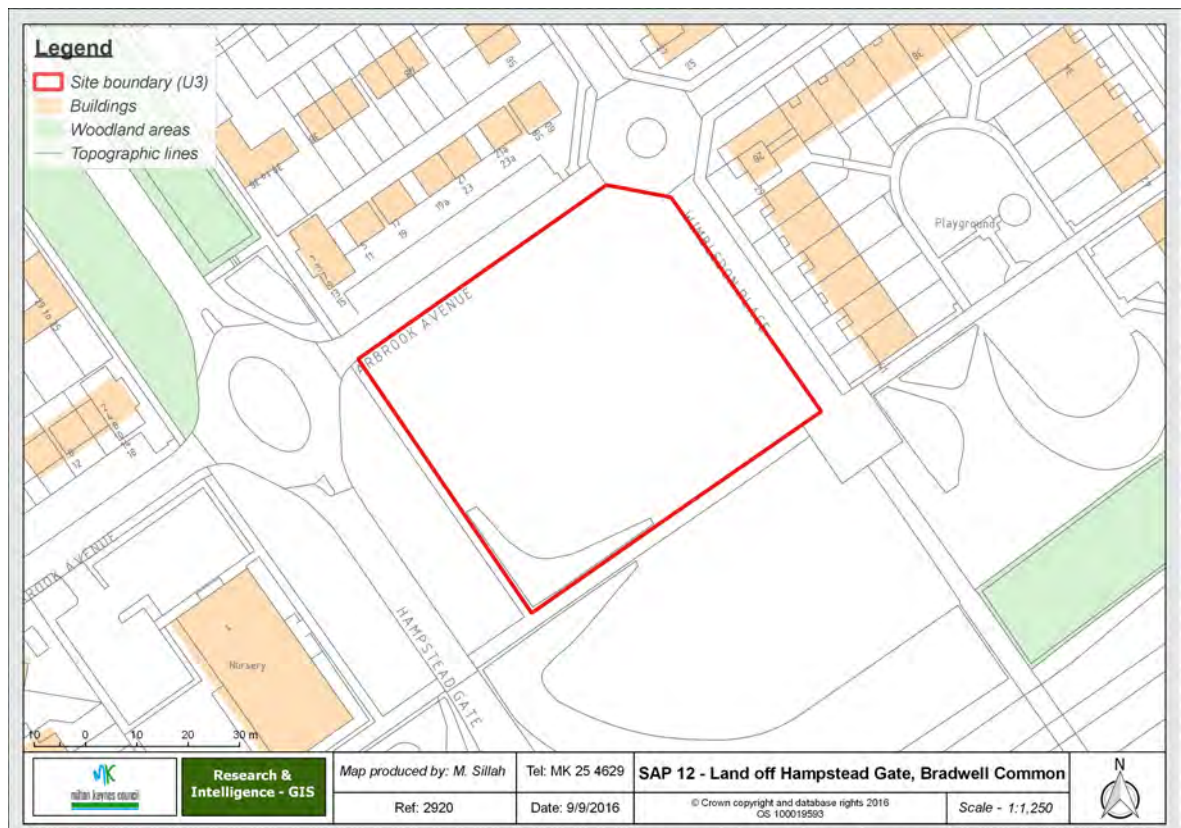
Name and location	Land off Hampstead Gate, Bradwell Common
Consultation ref.	U3
Permission in principle?	No
Area and indicative capacity	0.4Ha - up to 16 dwellings
Previous use	Reserve site

Name and location	Land off Hampstead Gate, Bradwell Common
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## 6 . Allocations

Name and location	Land off Hampstead Gate, Bradwell Common
Key principles	<ul style="list-style-type: none"> <li>i. Proposals should include provision for play and contributions to improve access to and signposting of formal open space elsewhere in Bradwell Common.</li> <li>ii. Proposals should incorporate on-site parking, not on-street.</li> <li>iii. Higher density or mixed-use proposals will be acceptable where it can be demonstrated the above principles will not be compromised.</li> </ul>





**SAP 13 - Former MFI unit, Watling Street, Bletchley**

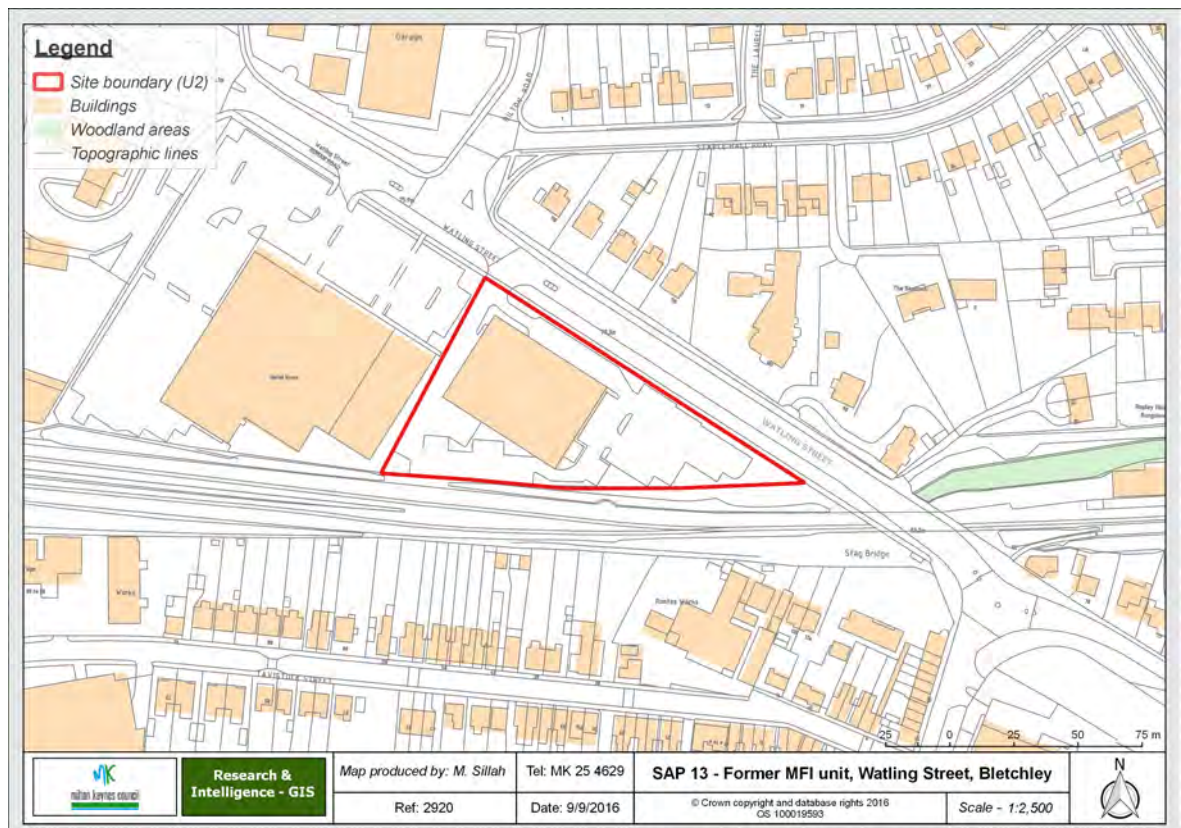
Name and location	Former MFI Unit, Watling Street, Bletchley
Consultation ref.	U2
Permission in principle?	No
Area and indicative capacity	0.7Ha - up to 28 dwellings
Previous use	Retail

Name and location	Former MFI Unit, Watling Street, Bletchley
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## 6 . Allocations

<b>Name and location</b>	<b>Former MFI Unit, Watling Street, Bletchley</b>
<b>Key principles</b>	<ul style="list-style-type: none"> <li>i. Proposals should be supported by a ground contamination study and make remediation measures accordingly.</li> <li>ii. Higher density development will be acceptable where it can be demonstrated adequate parking is available on site.</li> <li>iii. Proposals should provide mitigation against noise and vibration from the adjacent railway.</li> </ul>





**SAP 14 - Land off Harrowden, Bradville**

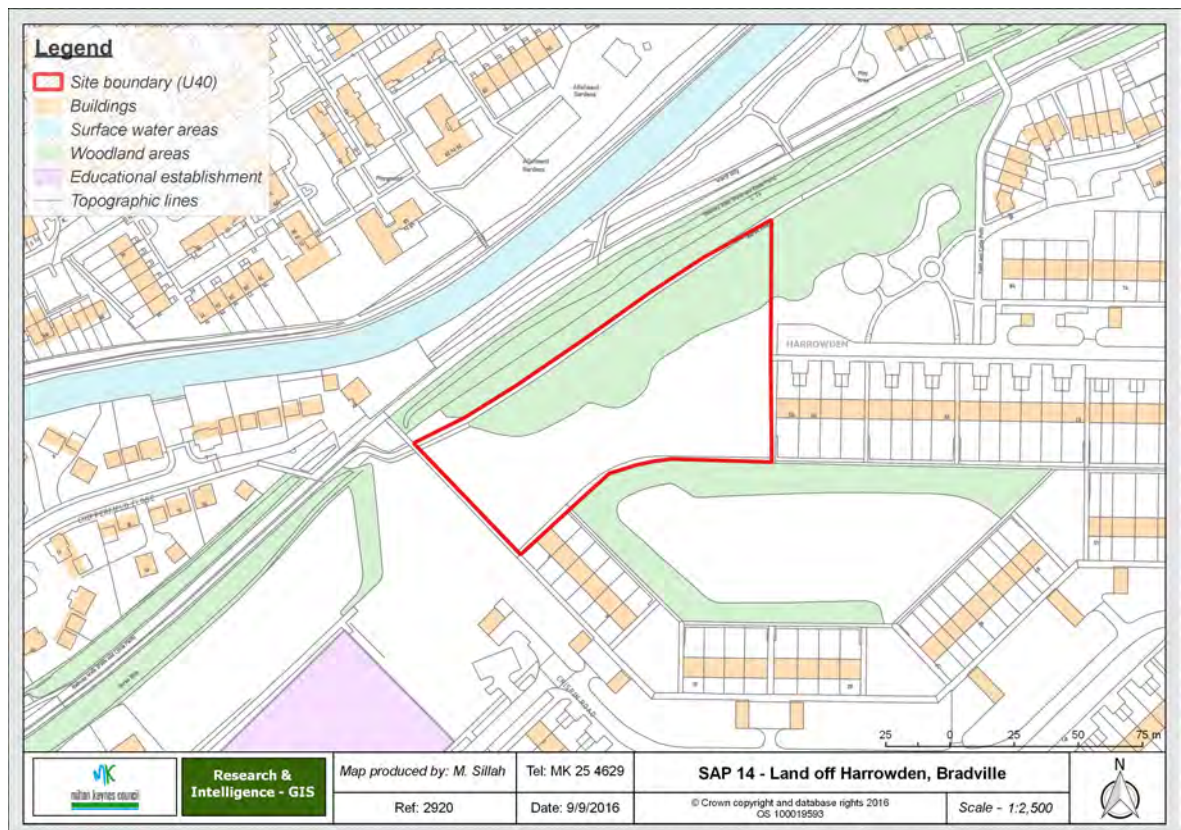
Name and location	Land off Harrowden, Bradville
Consultation ref.	U40
Permission in principle?	No
Area and indicative capacity	0.77Ha - up to 27 dwellings
Previous use	Unused residential allocation

Name and location	Land off Harrowden, Bradville
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## 6 . Allocations

Name and location	Land off Harrowden, Bradville
Key principles	<ul style="list-style-type: none"> <li>i. Proposals should reflect the wider regeneration work being undertaken by YourMK in Bradville.</li> <li>ii. Development should not commence until the wider regeneration plan is formalised and the site is confirmed as not being required for other purposes.</li> <li>iii. Proposals should respect the wildlife corridor on the site's northern edge and include appropriate planting to encourage biodiversity.</li> </ul>





**SAP 15 - Timbold Drive, Kents Hill, sites A, C and D1**

Name and location	Timbold Drive, Kents Hill, sites A, C and D1
Consultation ref.	U65-67
Permission in principle?	Yes
Area and indicative capacity	8.3Ha - up to 228 dwellings
Previous use	Education/commercial (vacant)

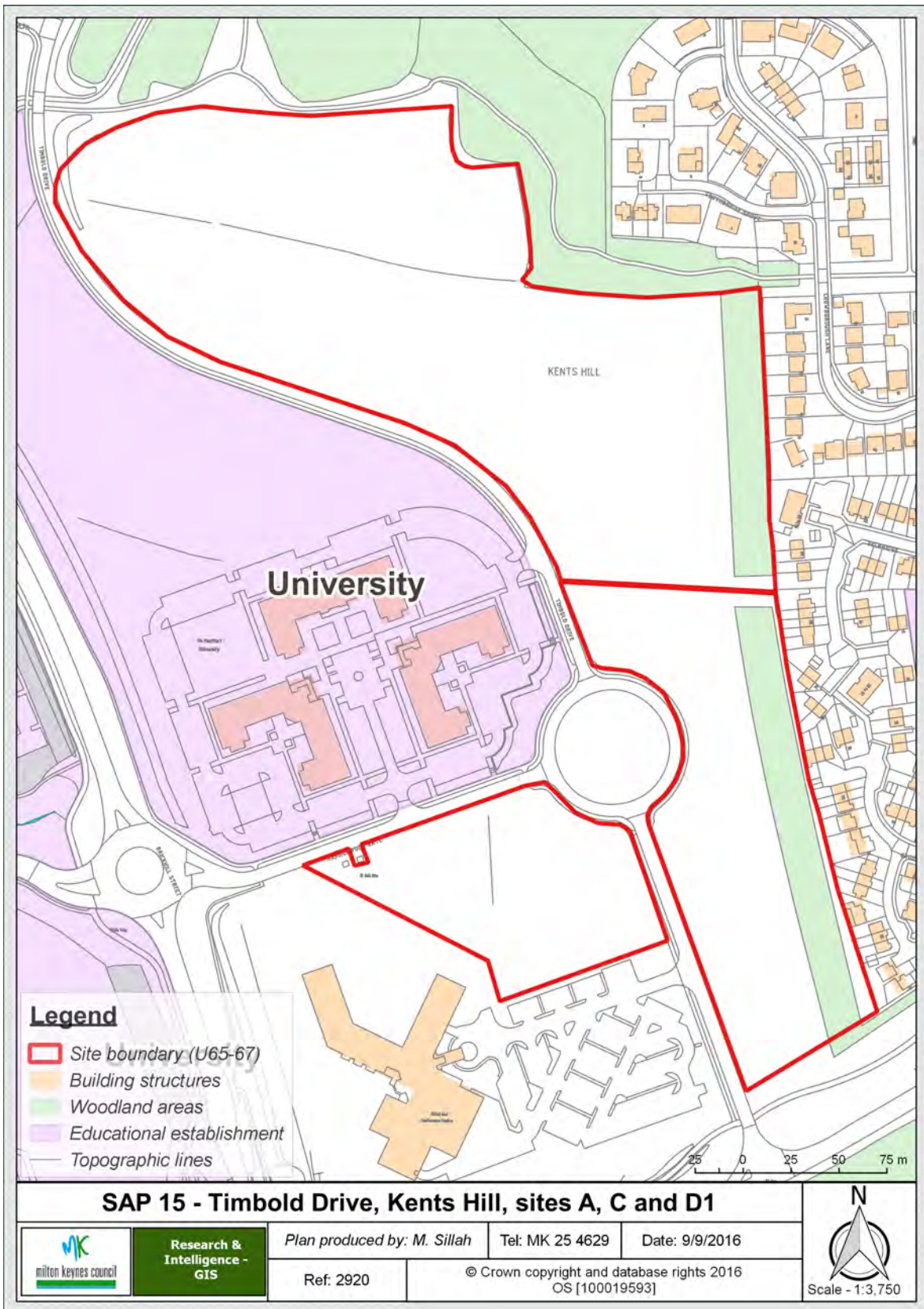
Name and location	Timbold Drive, Kents Hill, sites A, C and D1
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## 6 . Allocations

<b>Name and location</b>	<b>Timbold Drive, Kents Hill, sites A, C and D1</b>
Prescribed particulars	<ul style="list-style-type: none"><li>i. Development should adhere to the principles outlined in the site's adopted development brief.</li><li>ii. Proposals should be supported by a Transport Assessment that covers the full Kents Hill Park development (including schools) and make junction improvements accordingly.</li></ul>





## 6 . Allocations

### SAP 16 - Manifold Lane, Shenley Brook End

Name and location	Manifold Lane reserve site, Shenley Brook End
Consultation ref.	U12
Permission in principle?	No
Area and indicative capacity	0.52Ha - up to 18 dwellings
Previous use	Reserve site

Name and location	Manifold Lane reserve site, Shenley Brook End
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## 6 . Allocations

Name and location	Manifold Lane reserve site, Shenley Brook End
Key principles	<ul style="list-style-type: none"> <li>i. Proposals should respect the community facility adjacent to the site and include appropriate screening for visual and noise mitigation.</li> <li>ii. The site layout should be designed to discourage on-street parking.</li> </ul>



## 6 . Allocations

### SAP 17 - East of Snelshall Street reserve site, Cranborne Avenue, Westcroft

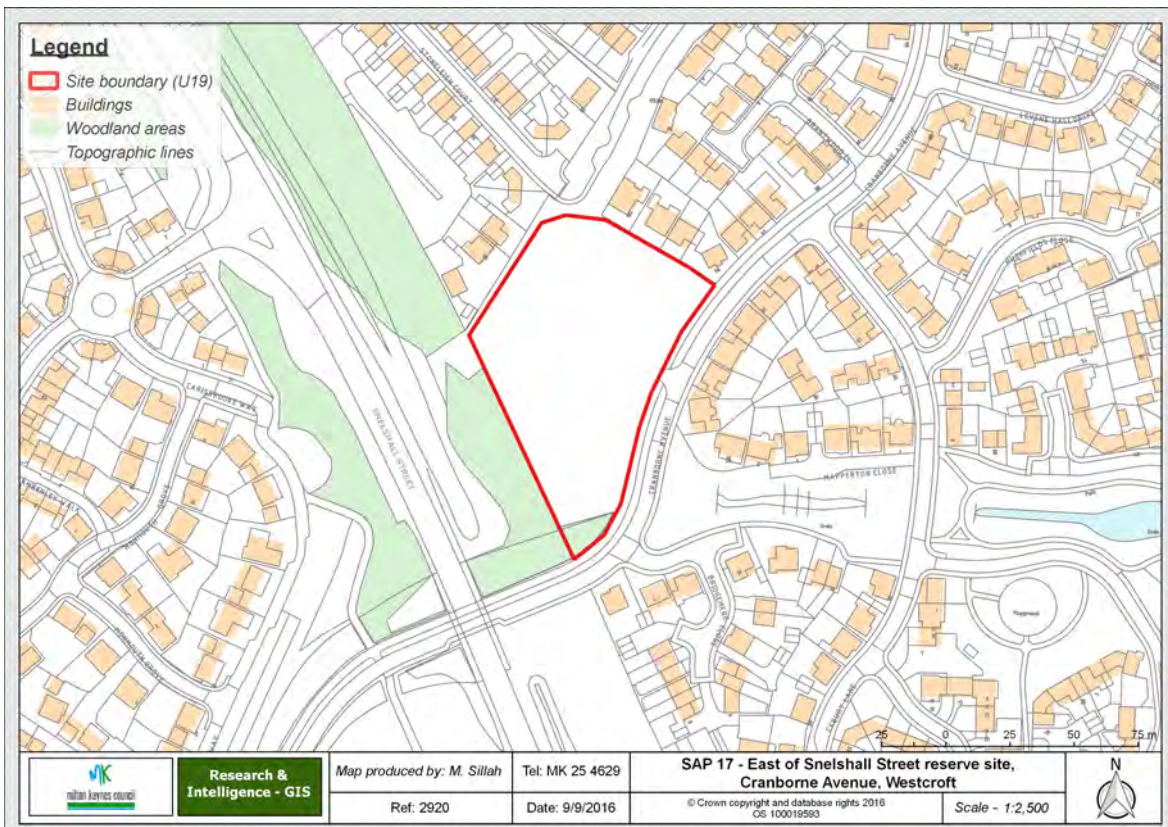
<b>Name and location</b>	East of Snelshall Street reserve site, Cranborne Avenue, Westcroft
<b>Consultation ref.</b>	U19
<b>Permission in principle?</b>	Yes
<b>Area and indicative capacity</b>	0.54Ha - up to 22 dwellings
<b>Previous use</b>	Reserve site

<b>Name and location</b>	East of Snelshall Street reserve site, Cranborne Avenue, Westcroft
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Name and location	East of Snelshall Street reserve site, Cranborne Avenue, Westcroft
Prescribed particulars	i. Proposals should adhere to the principles outlined in the site's adopted development brief.



## 6 . Allocations

### SAP 18 - Land at Towergate, Groveway, Wavendon Gate

Name and location	Land at Towergate, Groveway, Wavendon Gate
Consultation ref.	U17
Permission in principle?	No
Area and indicative capacity	5.6Ha - up to 147 dwellings
Previous use	Employment (vacant)

Name and location	Land at Towergate, Groveway, Wavendon Gate
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Name and location	Land at Towergate, Groveway, Wavendon Gate
Key principles	<p>i. Proposals should adhere to the principles outlined in Policy WNP2 of the Walton Neighbourhood Plan, which states proposals will be supported where:</p> <ul style="list-style-type: none"> <li>• A residential led development is provided which takes account of proposals on the adjacent sites in the 'Wavendon Triangle' that includes the land at Hewlett Packard (WNP 3) and the Fairfields development to the east,</li> <li>• Primary access is taken from H9 Groveway, with the main estate road providing connection through to the Fairfields development,</li> <li>• Any additional access taken from Ortensia Drive is secondary and provides access to no more than 50 dwellings,</li> <li>• Footpath and redway connections are provided to Ortensia Drive, the Fairfields development and the Hewlett Packard site to the south (if developed),</li> <li>• The extensive tree belt to the northern and western boundaries of the site are retained,</li> </ul>





## 6 . Allocations

### SAP 19 - Land at Walton Manor, Groveway/Simpson Road, Walton Manor

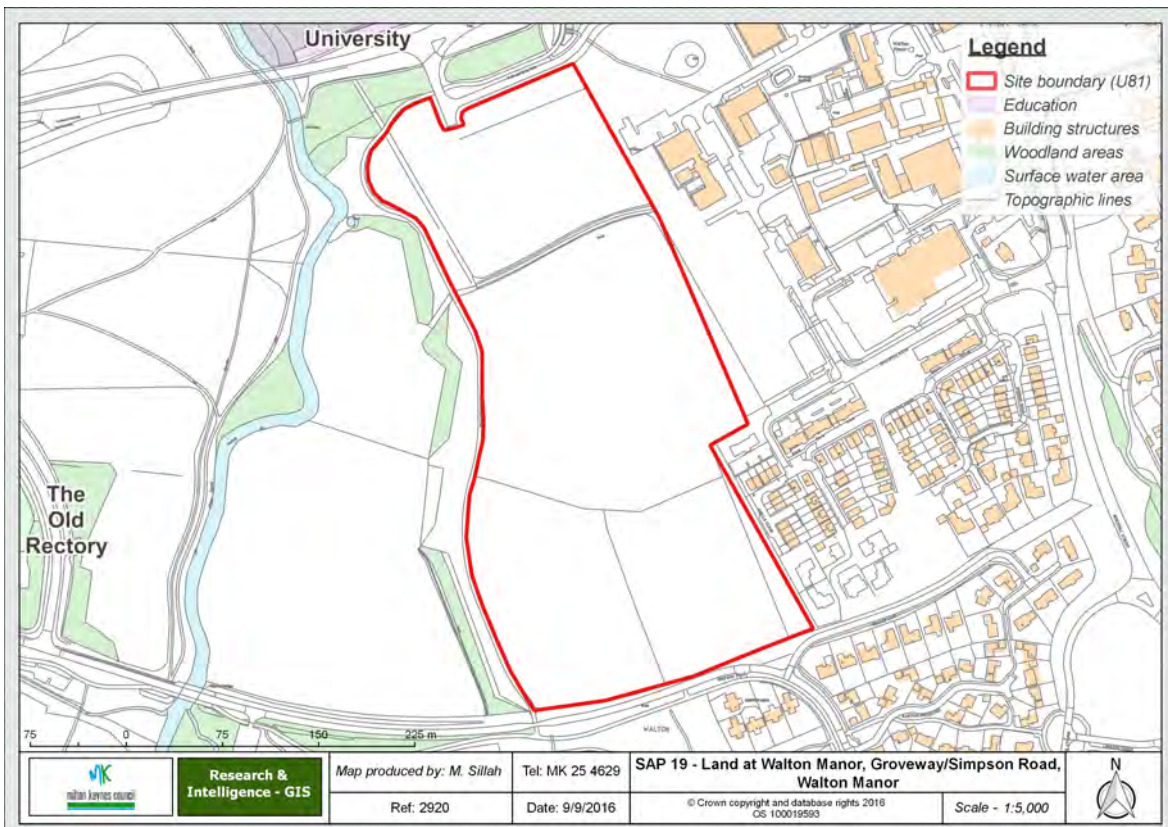
Name and location	Land at Walton Manor, Groveway/Simpson Road, Walton Manor
Consultation ref.	U81
Permission in principle?	No
Area and indicative capacity	5.14Ha - up to 135 dwellings
Previous use	Employment (vacant)

Name and location	Land at Walton Manor, Groveway/Simpson Road, Walton Manor
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## 6 . Allocations

Name and location	Land at Walton Manor, Groveway/Simpson Road, Walton Manor
Prescribed particulars	i. Proposals should adhere to the principles outlined in the site's adopted development brief.





## 6 . Allocations

### SAP 20 - Land at Broughton Atterbury, Oakworth Avenue, Broughton

Name and location	Land at Broughton Atterbury, Oakworth Avenue, Broughton
Consultation ref.	U4
Permission in principle?	Yes
Area and indicative capacity	4.5Ha - up to 118 dwellings
Previous use	Employment (vacant)

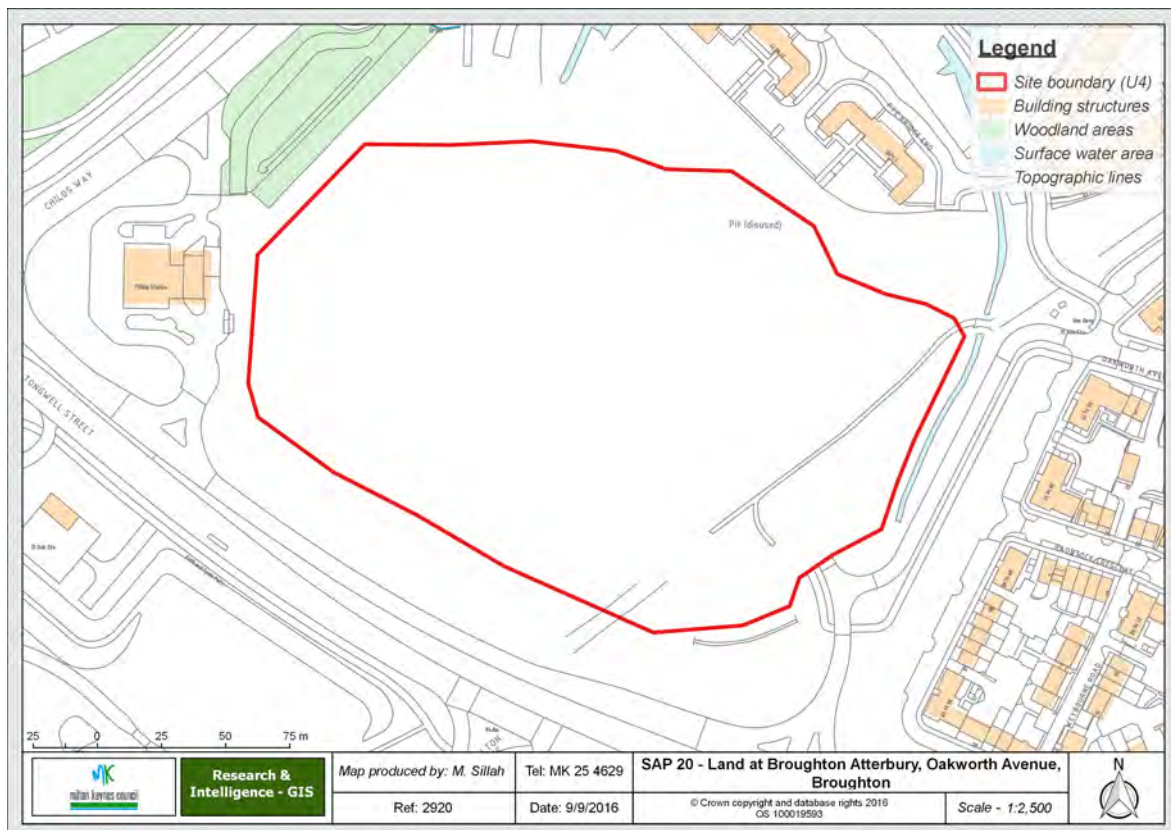
Name and location	Land at Broughton Atterbury, Oakworth Avenue, Broughton
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## 6 . Allocations

Name and location	Land at Broughton Atterbury, Oakworth Avenue, Broughton
Prescribed particulars	i. Proposals should adhere to the principles outlined in the site's adopted development brief.



## 6 . Allocations

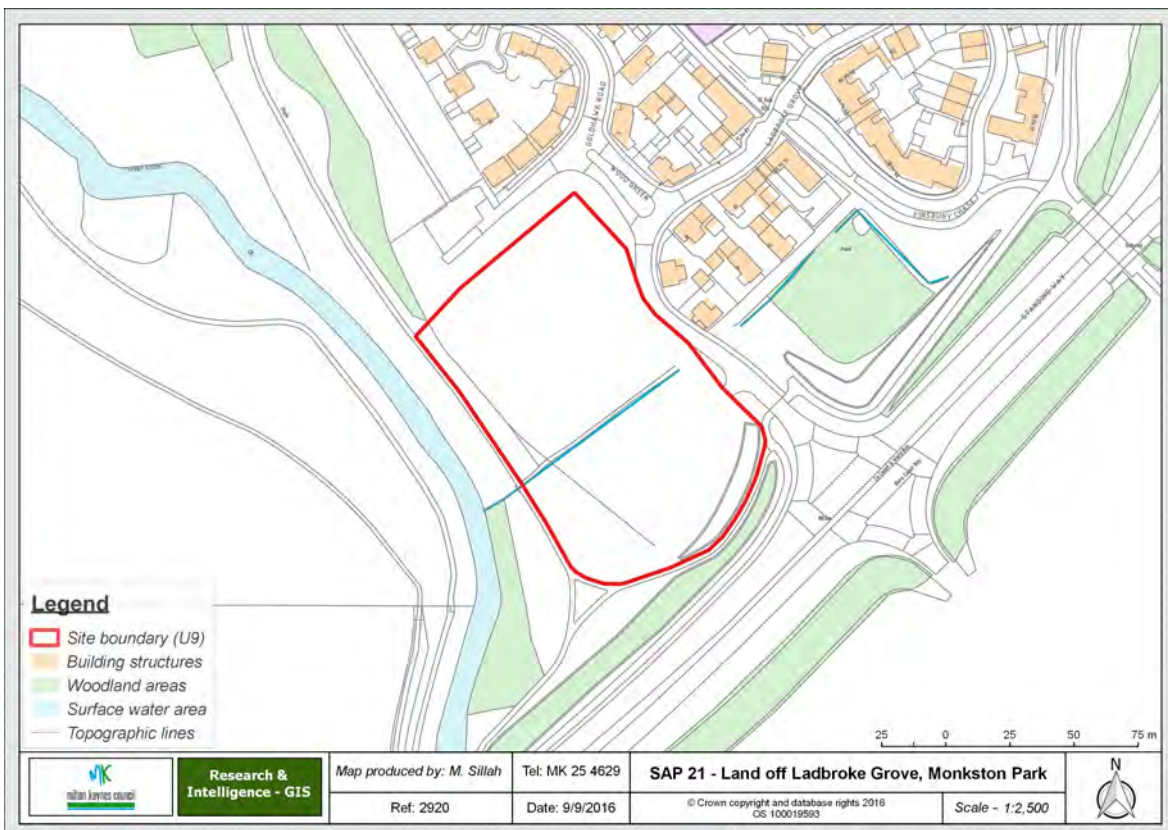
### SAP 21 - Land off Ladbroke Grove, Monkston Park

Name and location	Land off Ladbroke Grove, Monkston Park
Consultation ref.	U9
Permission in principle?	Yes
Area and indicative capacity	0.71Ha - up to 25 dwellings
Previous use	Commercial (vacant)

Name and location	Land off Ladbroke Grove, Monkston Park
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Name and location	Land off Ladbroke Grove, Monkston Park
Prescribed particulars	i. Proposals should adhere to the principles outlined in the site's adopted development brief.





## 7 . Monitoring

### 7 Monitoring

**7.1** The Site Allocations Plan consists of policies for only residential development. Separate monitoring criteria and indicators are therefore not required for the plan. The delivery of each individual allocation will be monitored through the Council's existing procedure for monitoring housing land supply. This consists of maintaining a housing trajectory (in accordance with the National Planning Policy Framework's requirement for a list of specific deliverable sites sufficient to provide five years' supply of housing land). This will be updated quarterly to reflect latest completion rates and any other 'intelligence' that has been gathered by the Council's Joint Housing Monitoring Team.

**7.2** Each allocation in the Site Allocations Plan should, in theory, be deliverable within five years. However, the delivery of each site will be contingent on several factors including the timing and outcome of the plan's Public Examination as well how the development industry acts upon the new 'permission in principle' process.



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