


Milton Keynes Settlement Boundary Study

November 2017



Quality information

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1. Introduction

1.1 Milton Keynes Council (MKC / 'the Council') is in the process of preparing a new Local Plan, known as Plan:MK, for the period to 2031. Plan:MK will:

- Update previous plans by incorporating new national planning policy and guidance;
- Provide for development requirements up to 2031, in particular identifying land in the district which is suitable for meeting housing and employment need;
- Plan positively for development, including the provision of infrastructure and community facilities;
- Identify areas for protection, such as important areas for wildlife conservation and key heritage assets.

1.2 Plan:MK will eventually supersede and replace the adopted Core Strategy (2013) and Local Plan (2005).

1.3 This document supports Plan:MK by reviewing settlement boundaries across Milton Keynes Borough for the purposes of planning policy and development management. As such, it is part of the evidence base supporting Plan:MK but does not itself comprise a policy document. It is a snapshot in time (2017) and it will eventually be superseded in the future.

Study Objectives

1.4 The review of settlement boundaries across Milton Keynes will act as an important tool in identifying the interface between 'settlements' and 'countryside' for development management purposes. This has the effect of:

- directing inappropriate development away from rural areas (in line with paragraph 55 of the National Planning Policy Framework)¹; and
- supporting appropriate development and change within existing or proposed urban areas.

¹ Available online at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf.

Note that otherwise, national policy does not address the specific issue of settlement boundaries, meaning that it falls to local authorities like Milton Keynes Council to determine what is an appropriate location for settlement boundaries based on relevant local evidence.

- 1.5 Following the review of settlement boundaries, where an application falls into the definition of 'countryside' it will be covered by appropriate countryside policy and thus needs to demonstrate it is appropriate in a countryside location.
- 1.6 Settlement boundaries in Milton Keynes Borough were last formally reviewed in 1995, meaning this review is necessary in order to take account of new development and consents for development that have taken place between then and now. At Moulsoe no settlement boundary had previously been defined, and this review proposes one for the first time.
- 1.7 Maps of all settlements showing the 1995 (existing) settlement boundaries, the changes made to those boundaries through the current process, and proposed new (2017) settlement boundaries are set out in the Appendix of this report.

2. Methodology

Basic criteria

2.1 To ensure that settlement boundaries are applied across Milton Keynes in a consistent and comprehensive way, criteria were set to inform how and where changes to the settlement boundaries across the Borough should be considered. These comprised the following:

- The 1995 settlement boundaries in the existing local plan being used as a starting point, with changes made to them only where evidence exists to support that change;
- The boundaries of Site Allocations within the emerging Plan:MK (none of which had been consented at the time of writing) and allocations within made neighbourhood plans; and
- Development consents for non-agricultural uses within or adjacent to existing built-up areas, both implemented and not implemented, affecting settlement boundaries between 1995 and present.

2.2 .The only exception to using the 1995 settlement boundaries as a starting point were at Moulsoe, which had no pre-existing boundary.

2.3 In addition to the above factors the approach included an analysis of mapping and building curtilages and built in verification stages with MKC and the Parish Councils.

Development consents since 1995

2.4 The review of MKC's online planning application search facility showed the boundaries of most (but not all) planning applications consented since the last settlement boundary review. Where a development had been consented but not implemented (i.e. permission was granted but no development resulted) the boundaries of the expired permission were nevertheless included within a revised settlement boundary because the principle of development in that location has been established.

2.5 It is also understood that an unspecified number of development consents exist between 1995 and the present day that pre-date the online planning application database, almost all dating from the years immediately following 1995.

2.6 In order to ensure these additional consents were also captured within the new settlement boundaries, comparisons were made between aerial imagery of development from the present day and the original mapping of settlement boundaries from 1995. This enabled a number of developments to be identified that, though

given consent since the last settlement boundary review, do not (for whatever reason) appear in the online planning application database.

2.7 In order for a development consent to amend the existing settlement boundary, it had to pass two tests:

- Firstly, it had to comprise development of, or change of use to, a non-agricultural land use, using the planning use classes as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended)²; and
- Secondly, the consent had to be directly adjacent to the existing settlement boundary.

2.8 So, for example, if twenty new dwellings (use class C3) had been consented adjacent to but outside the 1995 boundary of any settlement, the boundary was extended to recognise that the development now forms part of that urban area. However, if new farm buildings (use class *sui generis* and appropriate for the countryside policy area) had been consented adjacent to but outside the 1995 boundary of a settlement, the boundary remained unchanged.

2.9 Employing use classes allowed for a consistent approach to planning consents since 1995 to be taken across the Borough, and were divided into ‘non-agricultural’ and ‘agricultural’ uses as set out in Table 1.

² For further information, see https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Table 1: Division of planning use classes into ‘non-agricultural’ and ‘agricultural’ uses for the purposes of the Milton Keynes Settlement Boundary Review

| Planning use class | Use class description | Result if post-1995 consent adjacent to but outside existing settlement boundary |
|--------------------|---|--|
| A | Shops, professional and financial services, restaurants and cafes, drinking establishments and hot food takeaways | Boundary amended to include new consent |
| B | Business, general industrial, storage and distribution | Boundary amended to include new consent |
| C | Dwellings | Boundary amended to include new consent |
| D | Non-residential institutions and places of assembly/leisure | Boundary amended to include new consent |
| Sui Generis | Casinos and amusement arcades/centres | Boundary amended to include new consent |
| Sui Generis | Betting offices and payday loan shops | Boundary amended to include new consent |
| Sui Generis | Agricultural buildings | Boundary not amended to include new consent |

Development consented before 1995

2.10 In some cases, it was found that the 1995 boundary excluded, for whatever reason, development in Use Classes A, B, C and D above that existed at the time the boundary was drawn. In such cases, for consistency with the post-1995 consents, the boundary was amended to include pre-1995 development where it was adjacent to the existing settlement boundary.

Neighbourhood plans

2.11 In cases where neighbourhood plans had been adopted, or were very close to adoption, then a pragmatic approach was taken of using the settlement boundaries adopted by those plans, subject to the agreement of the parish council concerned.

Building curtilages

2.12 The 1995 boundary tended to include the curtilages of buildings where they were not particularly extensive, and to exclude the curtilages of buildings where they were more extensive. In practice, this has the effect of resisting what is sometimes referred to as ‘garden grabbing’ development.

2.13 Since the 1995 boundary was drawn, national planning policy has become stricter in terms of resisting ‘garden grabbing’. For example, the National Planning Policy Framework³ states (paragraph 55) that ‘*local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*’

2.14 Reflecting this strengthened national policy position, care has been taken throughout the study to minimise the inclusion within the settlement boundaries of extensive building curtilages, particularly residential gardens, at the edge of the urban area, except where these curtilages were already included within the 1995 settlement boundaries and there was no specific evidence supporting a boundary change.

2.15 There is no commonly agreed formula in either national or local planning policy on the extent of curtilage land that should be included or excluded within settlement boundaries.

2.16 As such, in addressing this issue, there is no alternative but to make a professional judgement on a case-by-case basis, having regard to the requirement to maximise the consistency of such judgements in different locations across the Borough, and seeking to maintain the 1995 settlement boundaries where no specific evidence exists supporting any change.

Mapping quality

2.17 Throughout, Ordnance Survey digital MasterMap (scale of 1:1250) was used to test and, where necessary, modify, emerging spatial conclusions.

³ Available online at
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

2.18 The quality, scale and accuracy of the digital MasterMap is a significant improvement on the (possibly paper-based) mapping that would have been available in 1995 to inform the drafting of the settlement boundaries.

2.19 The net result of this is that in some cases the 1995 settlement boundaries do not align precisely with features on the MasterMap, including buildings, curtilage boundaries and roads.

2.20 For this reason, in some locations where there is no development-based reason to change the 1995 settlement boundary, minor amendments have been made to it nonetheless so that it aligns more accurately with the features on the ground it was originally drafted to follow.

2.21 It should be fairly obvious from the maps of the new settlement boundaries in Chapter 4 below where minor corrections have been made to the 1995 boundary to reflect the improved quality of mapping available in 2017. However, unlike the development-based changes to boundaries, these minor corrections have not been given their own reference numbers because there are so many of them.

Verification process

2.22 The steps outlined above comprise the technical assessment. In parallel with this technical assessment, a separate verification process entailed:

- consultation with the parish councils of all of the smaller settlements;
- consultation and dialogue with MKC for the boundary of Milton Keynes itself.

2.23 In every case, the councils were asked if they were aware of evidence supporting the need for boundaries to be redrawn for any other reason other than those identified through the technical assessment.

2.24 The data given to parish councils for their comment consisted of a breakdown of changes proposed to the existing boundary, with a justification for each one, in both an Excel table and illustrated on a map.

2.25 Emerging draft new settlement boundaries were reviewed both by MKC planning officers and parish councils. Any specific issues were discussed with the parish councils in greater depth.

2.26 Following informal consultation on draft boundaries with parish councils and MKC (recognising that all parishes would have a further opportunity for formal comment as part of future Plan:MK consultation), the recommended new boundaries were mapped in GIS.

3. Proposed Settlement Boundaries for Plan:MK

4.1 The table below sets out those settlements where evidence suggests that boundary changes are needed for Plan:MK. For each individual change, a reference number based on the name of the relevant settlement and a justification for that change has been provided.

4.2 All changes listed are illustrated in the maps that comprise the Appendix to this report.

4.3 The following settlements do not appear in the table as no evidence supporting change to the existing settlement boundaries was found:

- Clifton Reynes;
- Haversham;
- North Crawley; and
- Weston Underwood.

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|----------------|-----------------|-------------------------------|---|--|
| Astwood | A1 | N/A | N/A | A1 is an existing residential dwelling outside the current settlement boundary. It makes sense spatially to include A1 if A2 is to be included. |
| Astwood | A2 | 14/02699/FUL and 16/03395/FUL | Site East of No 3 Main Road Astwood Newport Pagnell and 3A Main Road Astwood Newport Pagnell MK16 9JS | Consent received for two full planning permissions for new residential dwellings. A2 is adjacent to the existing boundary. |
| Astwood | A3 | 12/02643/FUL | Elm Hall Farm Main Road Astwood | Existing residential and full planning permission for the conversion of an existing barn to residential use. As it is adjacent to the existing boundary it makes sense to be included, but excluding the extensive curtilage of the dwellings. |
| Astwood | A4 | 13/00937/FUL | Units 2, 8, 9 and 10 Manor Farm Buildings 6 Main Road Astwood Newport Pagnell MK16 9JS | Change of use of units to B1, B2 and B8. The site is adjacent to the existing boundary. |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|----------------------|-----------------|----------------------|---|---|
| Astwood | A5 | N/A | N/A | Existing residential dwelling directly adjacent to current settlement boundary. |
| Bow Brickhill | BB1 | 16/01377/FUL | Rectory Farm Woburn Sands Road Bow Brickhill Milton Keynes MK17 9JY | Application for 5 dwellings received consent, and boundary is adjacent to existing settlement boundary. |
| Bow Brickhill | BB2 | 16/00762/OUT | Land to the east of Tilbrook Farm Station Road Bow Brickhill | Application for 36 new dwellings received consent, and boundary is adjacent to existing boundary. |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|----------------------|-----------------|----------------------|-----------------------------|--|
| Bow Brickhill | BB3 | N/A | N/A | Village hall ('The Pavilion') directly adjacent to existing settlement boundary. |
| Castlethorpe | C1 | 02/01264/FUL | Land adjoining Castle Field | Two new dwellings have been built since 1995 that are adjacent to the existing settlement boundary. |
| Castlethorpe | C2 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Castlethorpe | C3 | N/A | N/A | Was in the original 1995 boundary. Parish states this was accidentally left out of the NP settlement boundary, and that C3 should still be part of the Castlethorpe settlement boundary. |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|-----------------|-----------------|----------------------|---|---|
| Emberton | E1 | N/A | N/A | Three residential dwellings adjacent to the current settlement boundary. |
| Emberton | E2 | N/A | N/A | Large rear extension to residential building within current settlement boundary; unless amended, existing settlement boundary cuts through a building in this location. |
| Hanslope | H1 | 98/01339/MK | Land at Stocking Green Farm Long Street Road Hanslope Milton Keynes | 14 dwellings built post 1995 that are adjacent to the existing settlement boundary. |
| Hanslope | H2 | 16/02106/OUT | Land Off Castlethorpe Road | There is a resolution to grant outline permission for 150 dwellings on the site and the S106 process is currently underway. |
| Hanslope | H3 | N/A | N/A | Industrial estate (B class use) excluded from 1995 boundary. |
| Hanslope | H4 | N/A | N/A | Two residential dwellings excluded from 1995 boundary. |
| Lavendon | L1 | 14/02893/REM | Land At Saltbox, High Street, Lavendon | Outline planning permission 13/01460/OUT for 9 dwellings. |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|---------------------|-----------------|----------------------|---|--|
| Lavendon | L2 | 99/01540/FUL | The Tannery Warehouse 29-31 Olney Road | Re-roofing of section of warehouse – consented development brings L2 into settlement boundary. |
| Lavendon | L3 | 16/02925/FUL | Land To The South of New Row, Lavendon | Planning application was recommended for approval in July 2017, awaiting completion of S106; settlement expansion also contains housing that received consent before 2000. |
| Little Brickhill | LB1 | 11/02128/FUL | Land At Tall Timbers And Pine Haven Watling Street Little Brickhill | Consented development that has been constructed. |
| Little Brickhill | LB2 | 14/01409/FUL | Former The Old Green Man, Watling Street, Little Brickhill | Conversion of former pub to 3 residential dwellings and erection of 2 dwellings. |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|-------------------------|-----------------|----------------------|--|---|
| Little Brickhill | LB3 | Unknown | Wyness Avenue, Little Brickhill | Consented development after 1995 |
| Little Brickhill | LB4 | 01/02023/FUL | George Farm George, Farm Close, Little Brickhill | Re-cladding of barn and change of use from agriculture to storage of materials (Class B8). |
| Little Brickhill | LB5 | N/A | N/A | The Clock House- larger dwelling converted into multiple smaller dwellings directly adjacent to existing settlement boundary |
| Little Brickhill | LB6 | N/A | N/A | Existing large residential dwelling with other building(s) within curtilage directly adjacent to existing settlement boundary |
| Little Brickhill | LB7 | N/A | N/A | Existing large residential dwelling directly adjacent to existing settlement boundary |
| Little Brickhill | LB8 | N/A | N/A | Two large existing residential dwellings with large curtilages directly adjacent to existing settlement boundary |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|-------------------------|-----------------|----------------------|---|---|
| Little Brickhill | LB9 | N/A | N/A | Large residential dwelling directly adjacent to existing settlement boundary |
| Long Street | LS1 | 05/01574/FUL | 86 Hartwell Road Hanslope Milton Keynes MK19 7BZ | Erection of one dwelling that adjoins existing boundary. |
| Long Street | LS2 | 01/01866/OUT | Glebe Farm Glebe Lane Hanslope Milton Keynes MK19 7DD | Erection of two new dwellings adjacent to the existing boundary. |
| Long Street | LS3 | N/A | Forest Road | Makes sense to include dwellings along Forest Road as they are spatially part of Long Street. |
| Long Street | LS4 | 15/01344/FUL | Land rear of 1 and 2 Rhymer Close Hanslope | Full permission for one dwelling approved in 2015. The site is adjacent to the existing boundary. |
| Milton Keynes | MK1 | N/A | N/A | Strategic Urban Extension: South East |
| Milton Keynes | MK2 | N/A | N/A | Residential Allocation: Eaton Leys |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|----------------------------|-----------------|----------------------|--------------------|---|
| Milton Keynes | MK3 | N/A | N/A | Strategic Employment Allocation: South Caldecotte |
| Milton Keynes | MK4 | N/A | N/A | Two residential dwellings south of Bow Brickhill railway station adjacent to existing settlement boundary but not included within it |
| Moulsoe | N/A | N/A | N/A | As Moulsoe has not previously had a settlement boundary, Milton Keynes Council requires the drafting of a new boundary consistent with the boundaries of other settlements. Reflecting Moulsoe's dispersed, low density character, the new boundary consists of a number of individual boundaries (there is precedent for such an approach elsewhere, for example at Castlethorpe). |
| Newport Pagnell | NP1 | N/A | N/A | Included in neighbourhood plan settlement boundary area as it is a site allocation. |
| Newport Pagnell | NP2 | N/A | N/A | Included in neighbourhood plan settlement boundary. |
| Newton Blossomville | NB1 | N/A | N/A | Existing settlement boundary passes through buildings; boundary adjusted so whole of buildings included |
| Newton Blossomville | NB2 | N/A | N/A | Existing settlement boundary excludes one dwelling and extension to another; boundary adjusted so whole of buildings included |
| Newton Blossomville | NB3 | N/A | N/A | Existing settlement boundary excludes building and its curtilage |
| Newton Blossomville | NB4 | N/A | N/A | Existing settlement boundary passes through buildings; boundary adjusted so whole of buildings included |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|----------------------------|-----------------|--|--|--|
| Newton Blossomville | NB5 | N/A | N/A | Existing settlement boundary passes through buildings; boundary adjusted so whole of buildings included |
| Newton Blossomville | NB6 | N/A | N/A | Existing settlement boundary passes through buildings; boundary adjusted so whole of buildings and their curtilage included |
| Newton Blossomville | NB7 | N/A | N/A | Existing settlement boundary excludes multiple buildings and their curtilages |
| Olney | O1 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Olney | O2 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Olney | O3 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Olney | O4 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Ravenstone | R1 | 05/00859/FUL; 14/00508/FUL; 16/01788/FUL; 17/00032/FUL. | Yew Tree Farm Stoke Goldington Road Ravenstone Olney | Change of use and conversion of agricultural buildings to form 3 dwelling houses (use Class C3) with the erection of a new dwelling within the grounds |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|-------------------|-----------------|----------------------|--------------------|--|
| Ravenstone | R2 | N/A | N/A | Existing settlement boundary cuts through a building in this location. |
| Ravenstone | R3 | N/A | N/A | Existing settlement boundary cuts through a building in this location. |
| Sherington | S1 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Sherington | S2 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Sherington | S3 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|-------------------------|-----------------|----------------------|---|--|
| Sherington | S4 | N/A | N/A | Included in neighbourhood plan (NP) settlement boundary and neighbourhood plan is now adopted. |
| Stoke Goldington | SG1 | 17/00552/FUL | Land To The North of 1, Orchard Way, Stoke Goldington | Erection of detached single storey dwelling, detached garage and associated external works; Application permitted on May 02 2017. |
| Wavendon | W1 | 16/02003/FUL | Land to rear of 34 Newport Road, Wavendon | Full permission for 4 residential dwellings. Adjoins the existing settlement boundary. |
| Wavendon | W2 | 17/00055/FUL | Land to the South of 5 Phoebe Lane, Wavendon | Full permission for 3 dwellings. Area also includes existing residential dwelling adjacent to the south. Adjacent to existing settlement boundary. |

| Settlement | AECOM Reference | Permission Reference | Permission Address | Reason for judgement |
|---------------------|-----------------|----------------------|--|---|
| Wavendon | W3 | 16/02944/OUT | Malting Farm, 80 Walton Road, Wavendon | Outline permission for 2 dwellings. Adjacent to existing settlement boundary. |
| Woburn Sands | WS1 | 14/00703/OUT | Frosts Landscape Construction Newport Road Wavendon Milton Keynes MK17 8UZ | Outline permission granted for 53 homes at appeal in 2015. |

4. Next Steps

- 5.1 This document has set out the methodology and key assumptions informing the emerging new settlement boundaries within Plan:MK.
- 5.2 As stated previously, the new boundaries developed through this study will now be subject to formal public consultation, giving parish councils and other interested persons an opportunity for further comment as part of the Plan:MK development process.
- 5.3 Following the forthcoming consultation, there is potential for further modifications of settlement boundaries, if supported by appropriate and relevant evidence.
- 5.4 Once consultation responses have been processed, Plan:MK will be submitted to the Secretary of State for Communities and Local Government, who will schedule an Examination in Public of all aspects of the Plan, including the new settlement boundaries.

Appendix- Settlement Boundary Mapping

This Appendix sets out mapping of all settlement boundaries reviewed and amended through this study. Each settlement across the Borough is presented in alphabetical order including, for the avoidance of doubt, those settlements whose boundary was not subject to major change and that therefore do not appear in the table within Chapter 3.

For each settlement in Milton Keynes with a settlement boundary, three maps are presented:

- Firstly, a map showing the existing (1995) settlement boundary;
- Secondly, a map illustrating the changes to that boundary based on the methodology set out in Chapter 2 and/or the evidence presented in the table within Chapter 3; and
- Thirdly, a map showing the resulting settlement boundary that is proposed as the new (2017) settlement boundary to be used for the purposes of Plan:MK.

Clifton Reynes, Haversham, Moulsoe, North Crawley and Weston Underwood are all exceptions- Moulsoe has only one map, and the other listed settlements each have only two.

The reasons for this were set out previously in this study; in the case of Moulsoe, this is because no existing (1995) settlement boundary exists. In the case of the other four villages, only minor boundary changes were made, based on the increased accuracy of mapping, rather than the need to include pre-existing or new development within their boundaries. This means that the second and third maps in the bullet points above would be identical and thus do not need to be duplicated.

Ordnance Survey Master Mapping (1:1250 scale) is used for all settlement mapping except for Milton Keynes Urban Area and Newport Pagnell, both of which are sufficiently extensive in area to need mapping at Ordnance Survey Explorer scale (1:25,000).

A GIS layer of the proposed new (2017) settlement boundaries was developed by AECOM and provided to Milton Keynes Council to facilitate digital and online mapping of the proposed new settlement boundaries.

Astwood

Figure A1.1: Existing (1995) Settlement Boundary

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Legend
Settlement Boundary - 1995

Settlement Boundary 1995 - Astwood
Milton Keynes Evidence Studies

0 15 30 60 90
m

AECOM

Figure A1.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

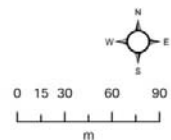
© Crown copyright and database rights 2017 OS [100019593]; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
Settlement Boundary - 2017
Settlement Boundary - 2017 Addition

Settlement Boundary 2017 Addition - Astwood

Milton Keynes Evidence Studies



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Figure A1.3: Proposed Settlement Boundary for Plan:MK (2017)

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Legend

■ Settlement Boundary - 2017

Settlement Boundary 2017 - Astwood

Milton Keynes Evidence Studies

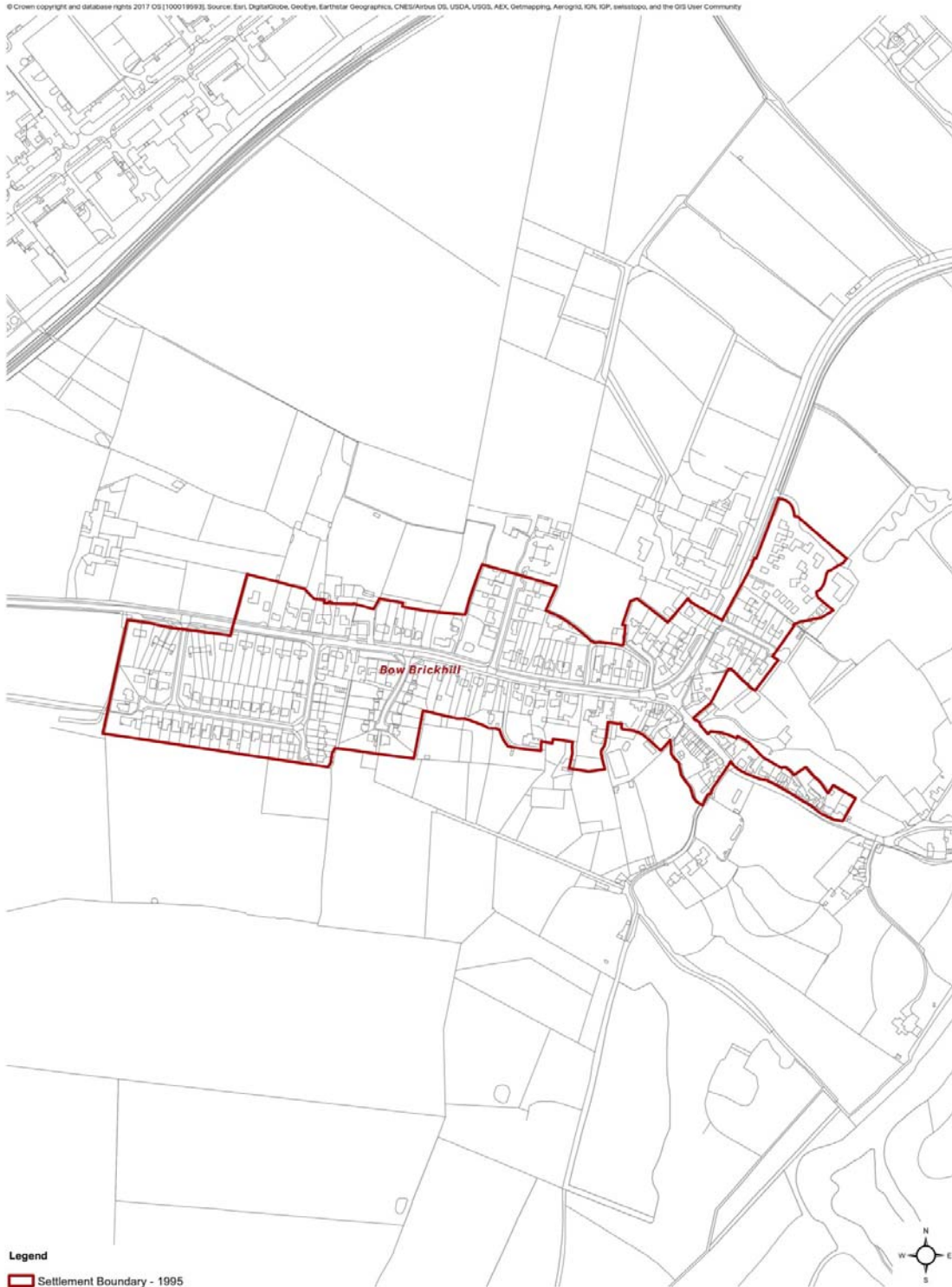
0 15 30 60 90
m



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Bow Brickhill

Figure A2.1: Existing (1995) Settlement Boundary



Settlement Boundary 1995 - Bow Brickhill
Milton Keynes Evidence Studies

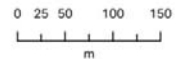
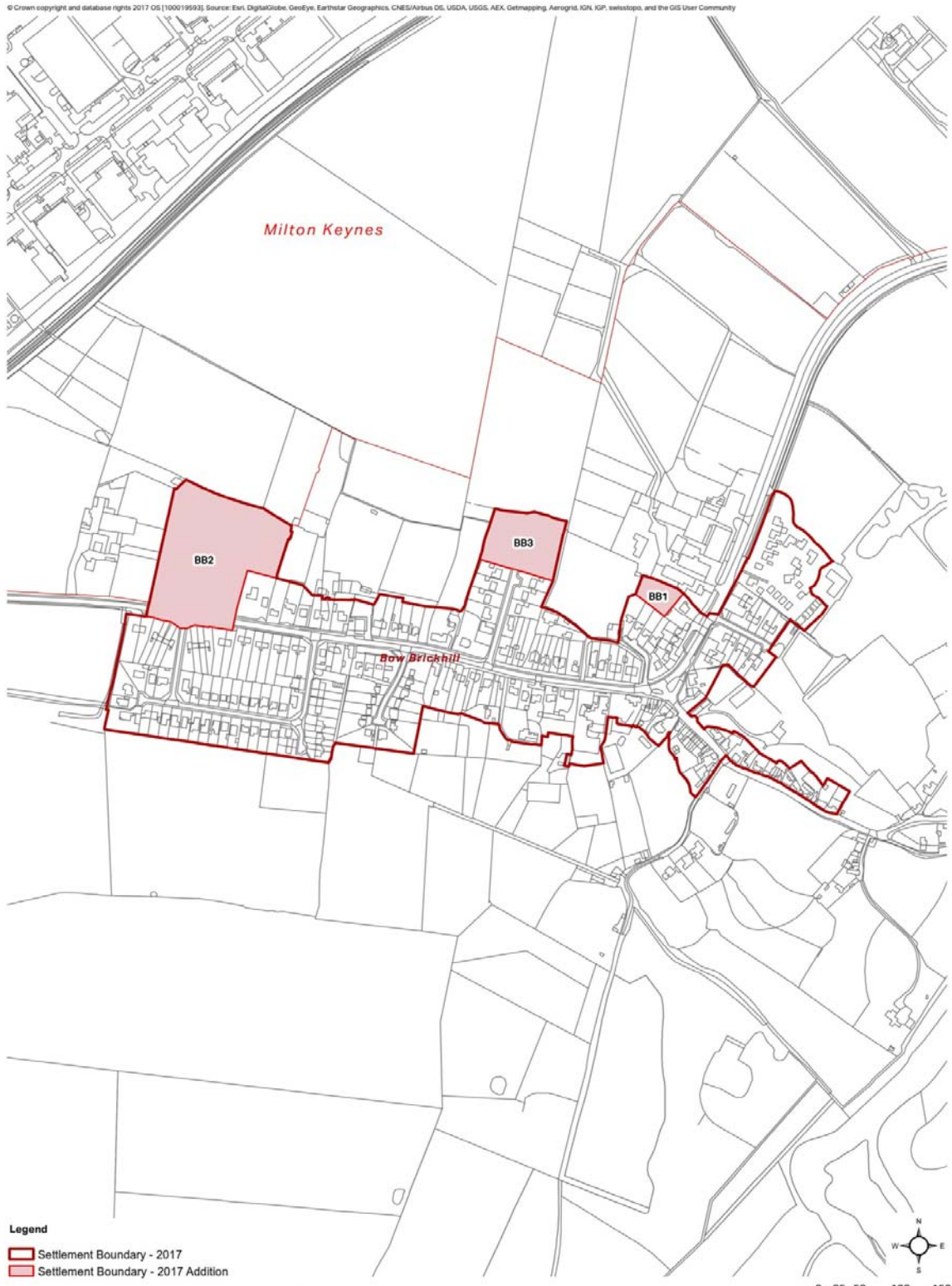


Figure A2.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

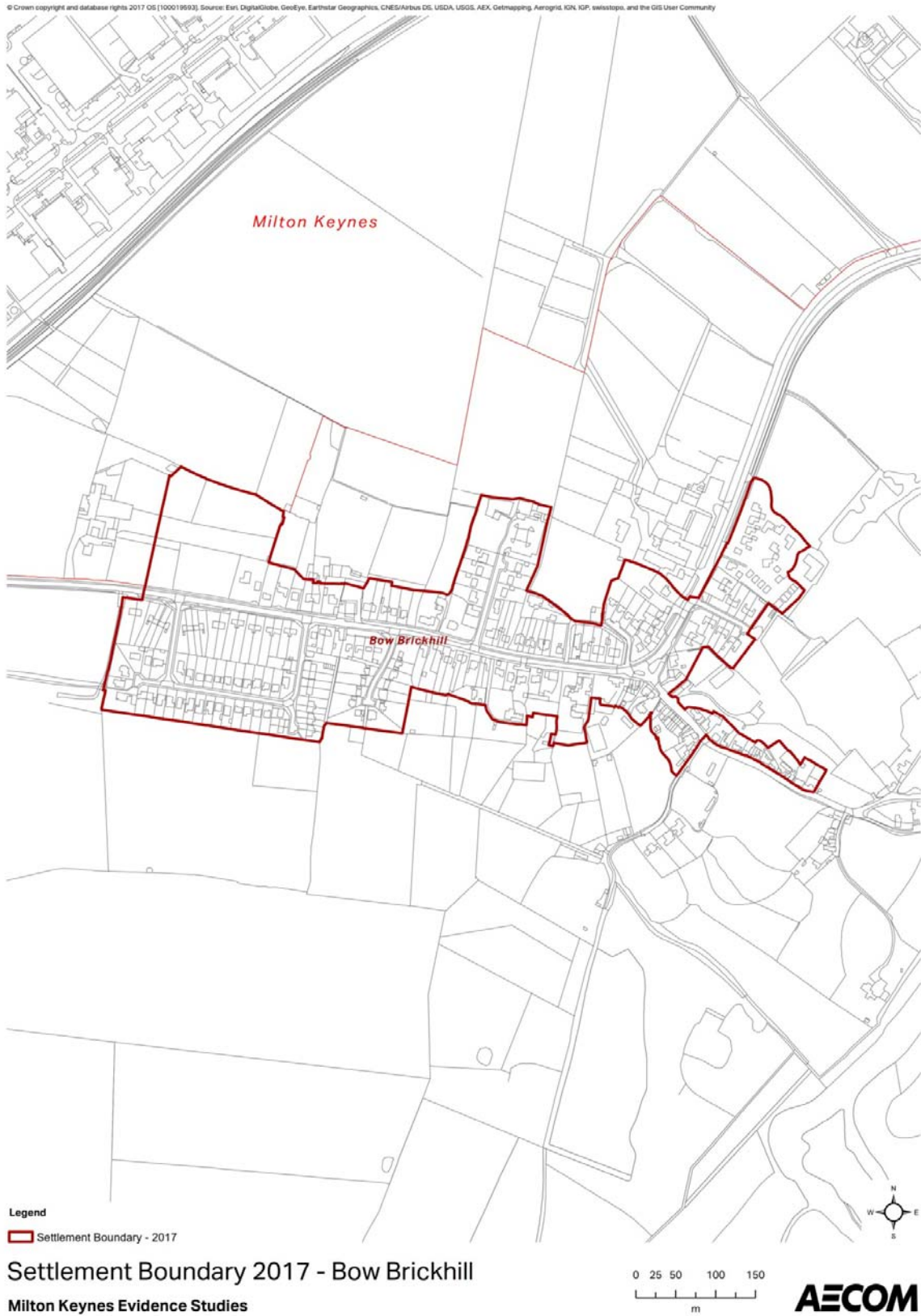


Settlement Boundary 2017 Addition - Bow Brickhill

Milton Keynes Evidence Studies



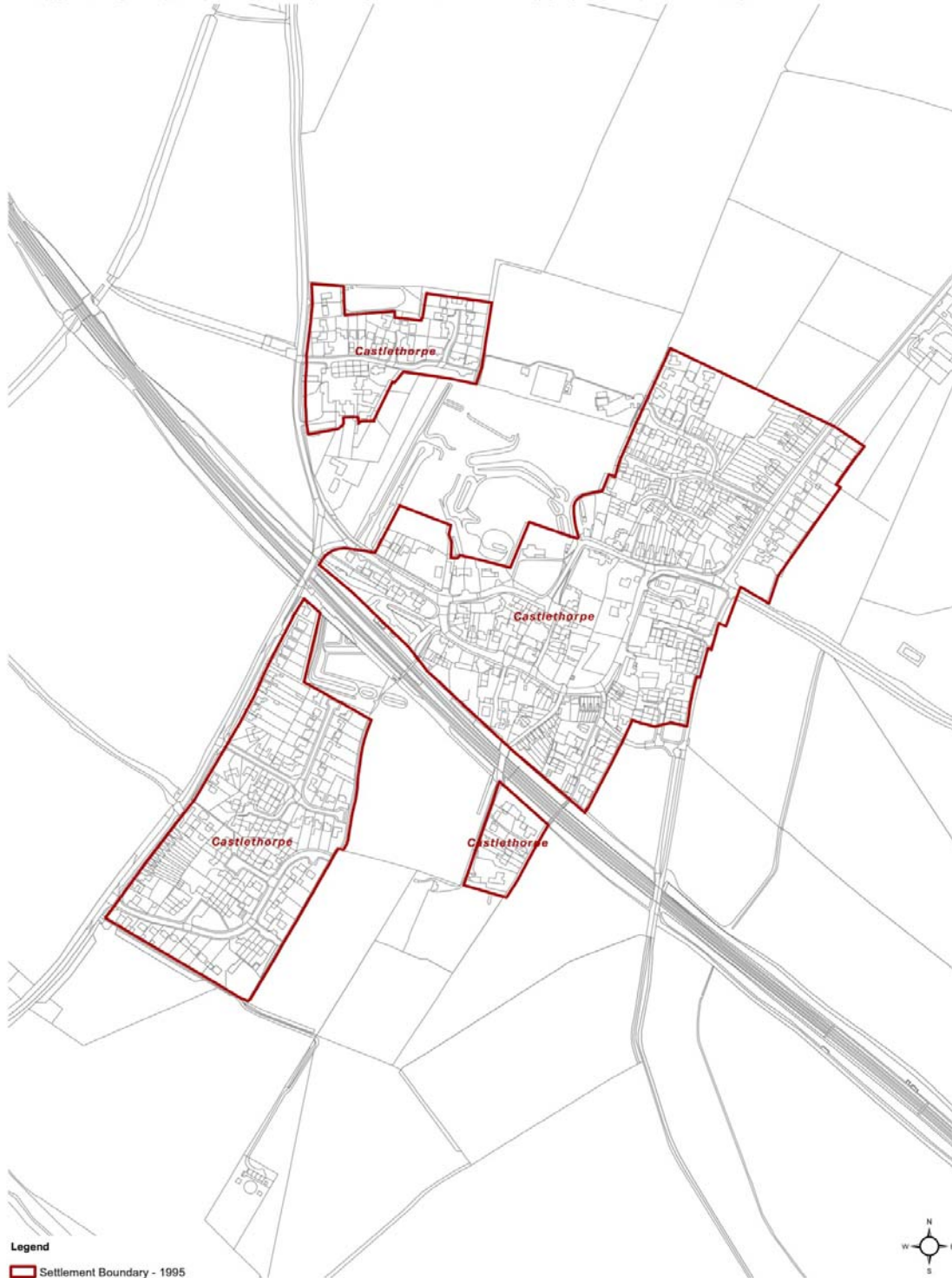
Figure A2.3: Proposed Settlement Boundary for Plan:MK (2017)



Castlethorpe

Figure A3.1: Existing (1995) Settlement Boundary

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Legend
[Red outline] Settlement Boundary - 1995

Settlement Boundary 1995 - Castlethorpe

Milton Keynes Evidence Studies

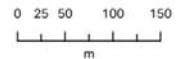
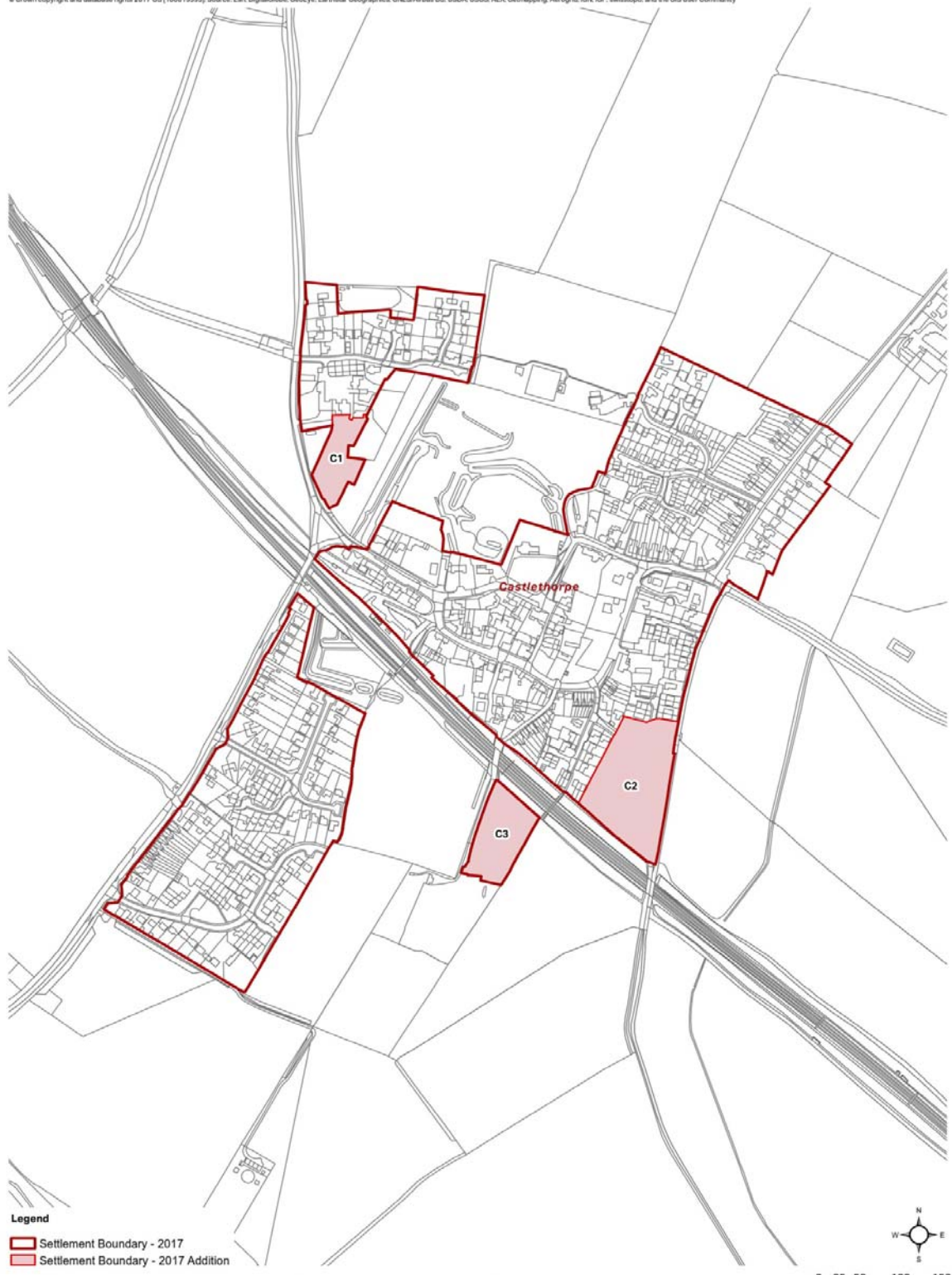


Figure A3.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

© Crown copyright and database rights 2017 OS [100019593]; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



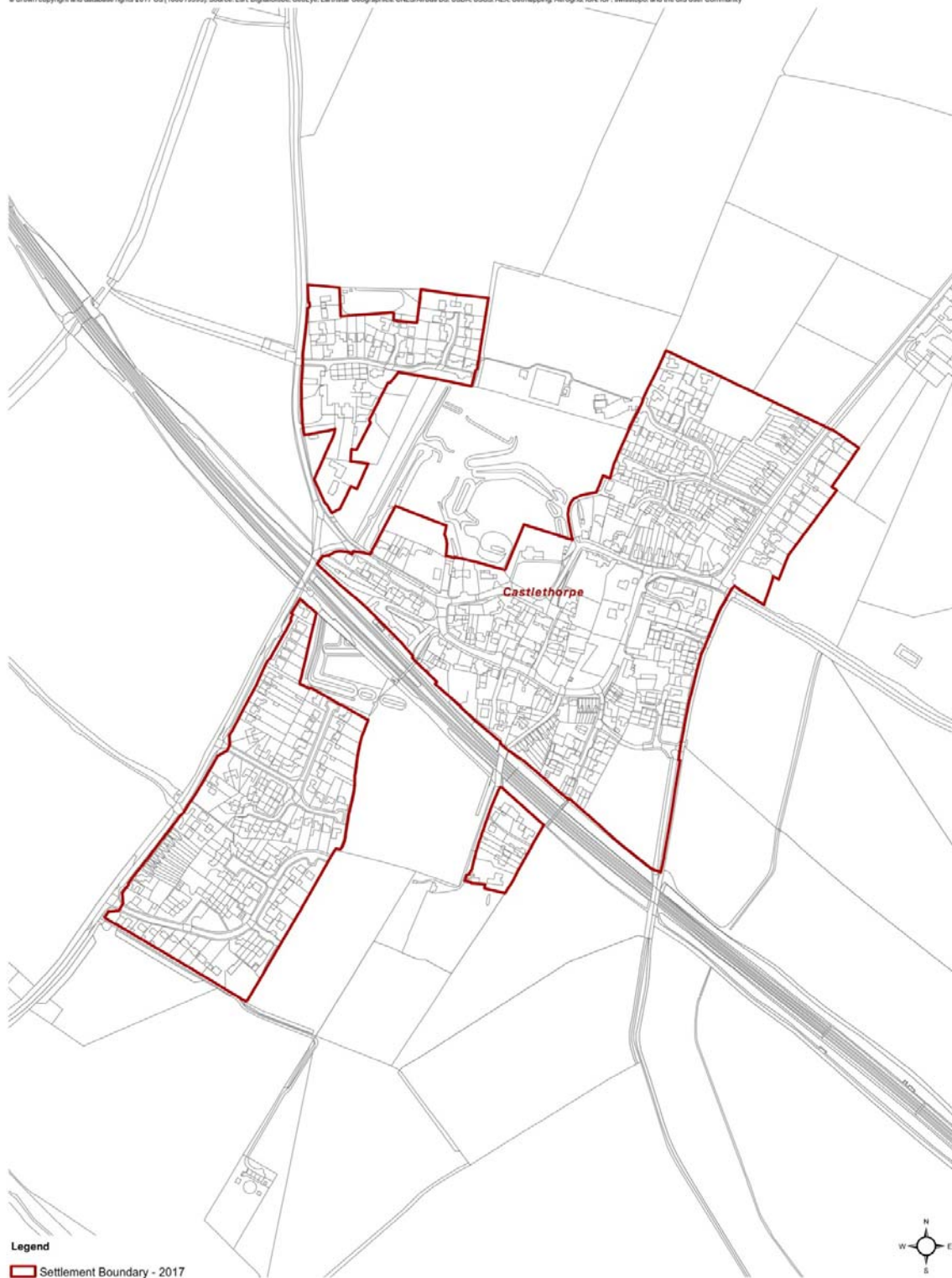
Settlement Boundary 2017 Addition - Castlethorpe

Milton Keynes Evidence Studies



Figure A3.3: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS (100019593). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
Settlement Boundary - 2017

Settlement Boundary 2017 - Castlethorpe
Milton Keynes Evidence Studies

0 25 50 100 150
m

AECOM

Clifton Reynes

Figure A4.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Settlement Boundary 1995 - Clifton Reynes
Milton Keynes Evidence Studies

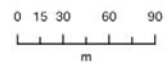


Figure A4.2: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS [100019593]; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
Settlement Boundary - 2017

Settlement Boundary 2017 - Clifton Reynes
Milton Keynes Evidence Studies

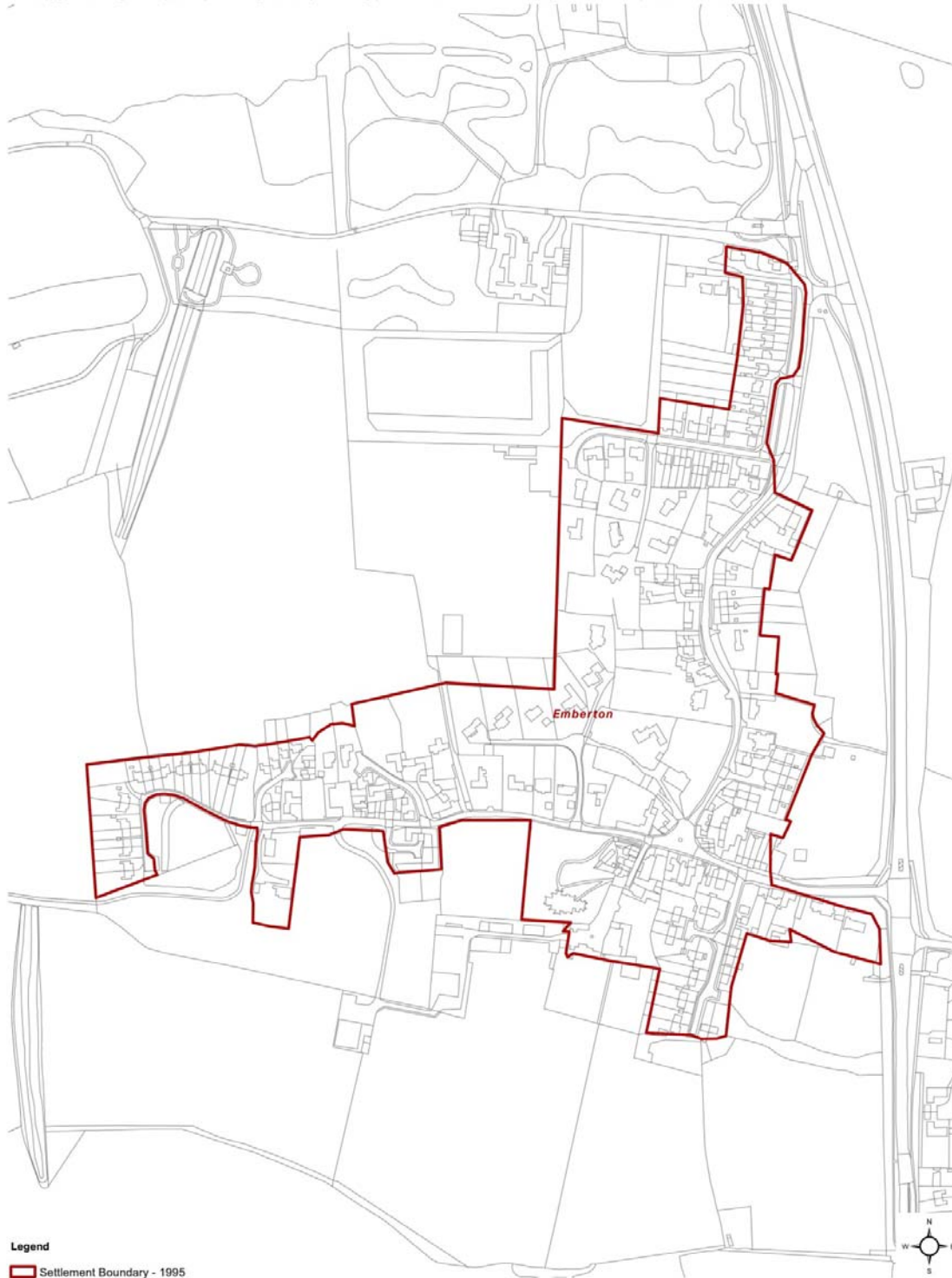
0 15 30 60 90
m

AECOM

Emberton

Figure A5.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Red outline] Settlement Boundary - 1995

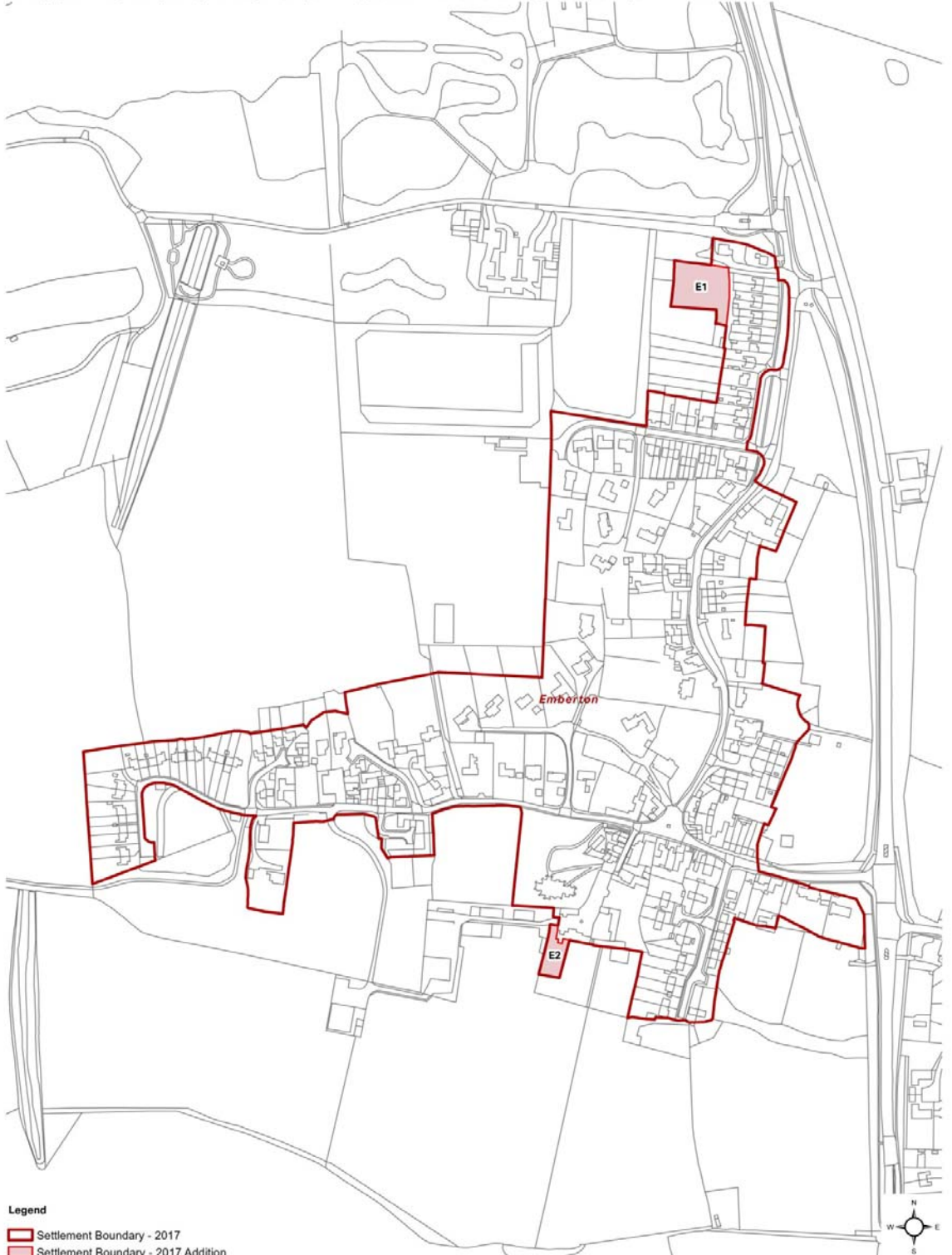
Settlement Boundary 1995 - Emberton

Milton Keynes Evidence Studies



Figure A5.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

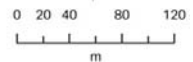
© Crown copyright and database rights 2017 OS (100019593); Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



- Legend**
- Settlement Boundary - 2017
 - Settlement Boundary - 2017 Addition

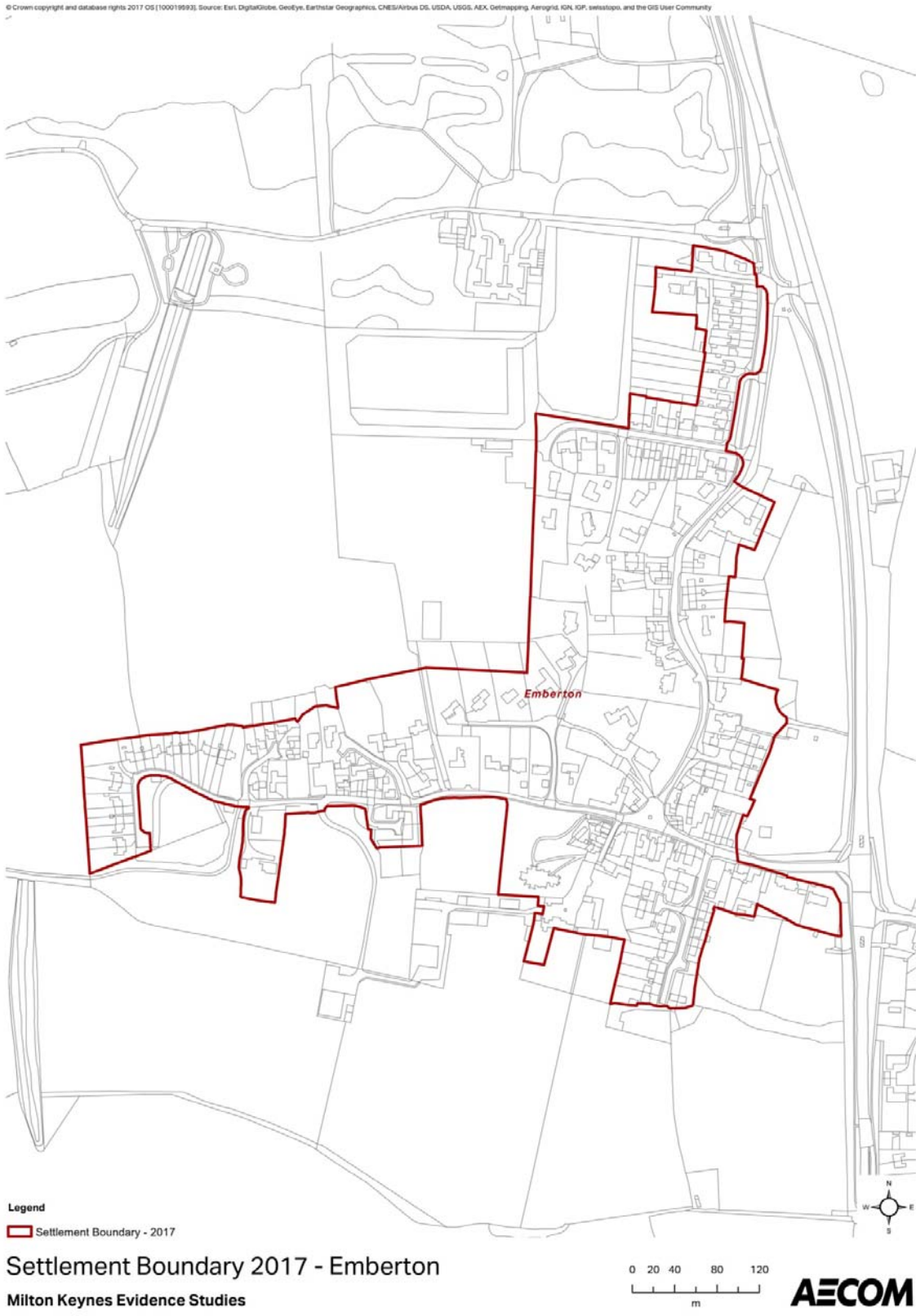
Settlement Boundary 2017 Addition - Emberton

Milton Keynes Evidence Studies



AECOM

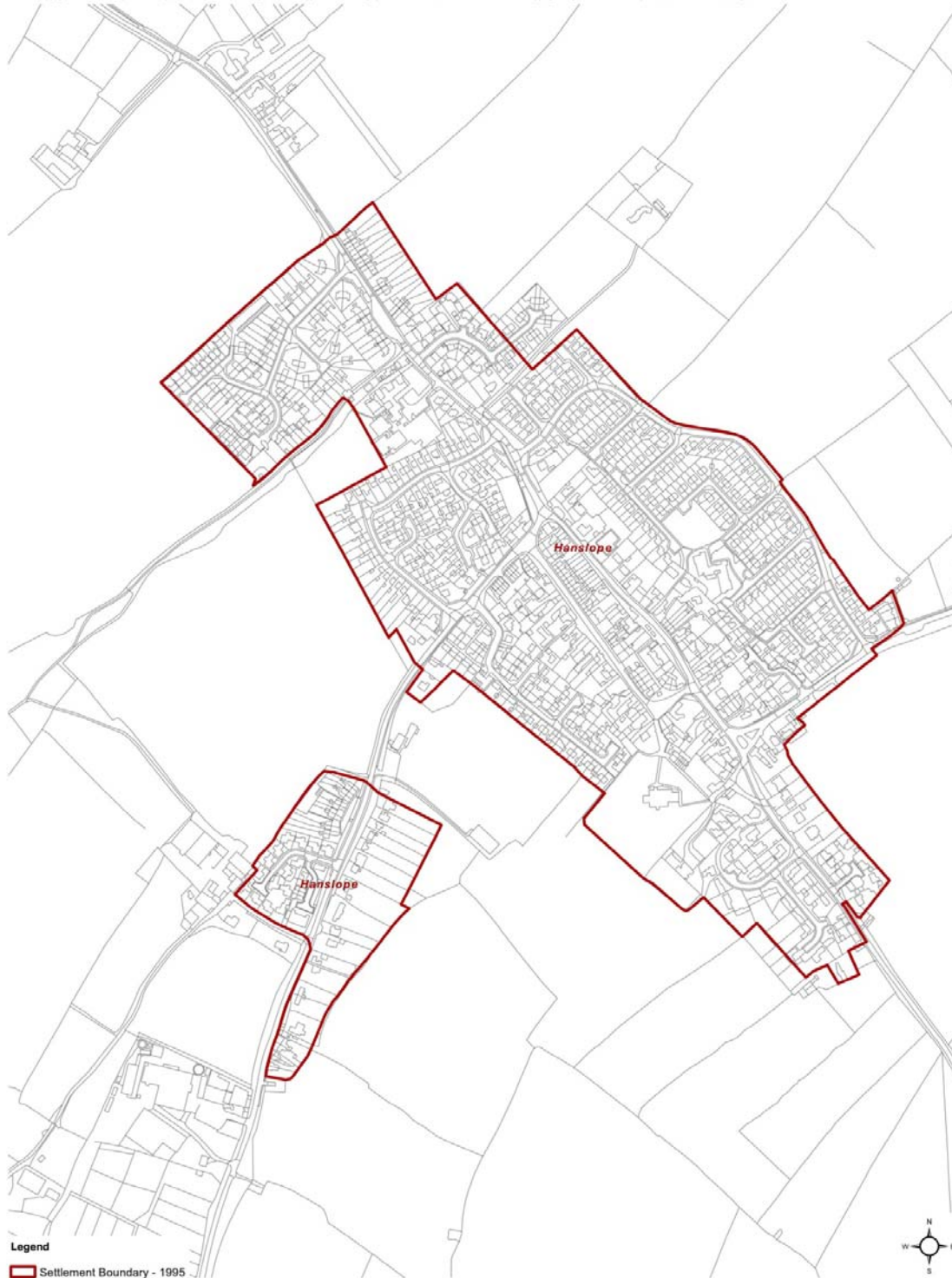
Figure A5.3: Proposed Settlement Boundary for Plan:MK (2017)



Hanslope

Figure A6.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Settlement Boundary 1995 - Hanslope

Milton Keynes Evidence Studies

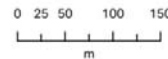


Figure A6.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

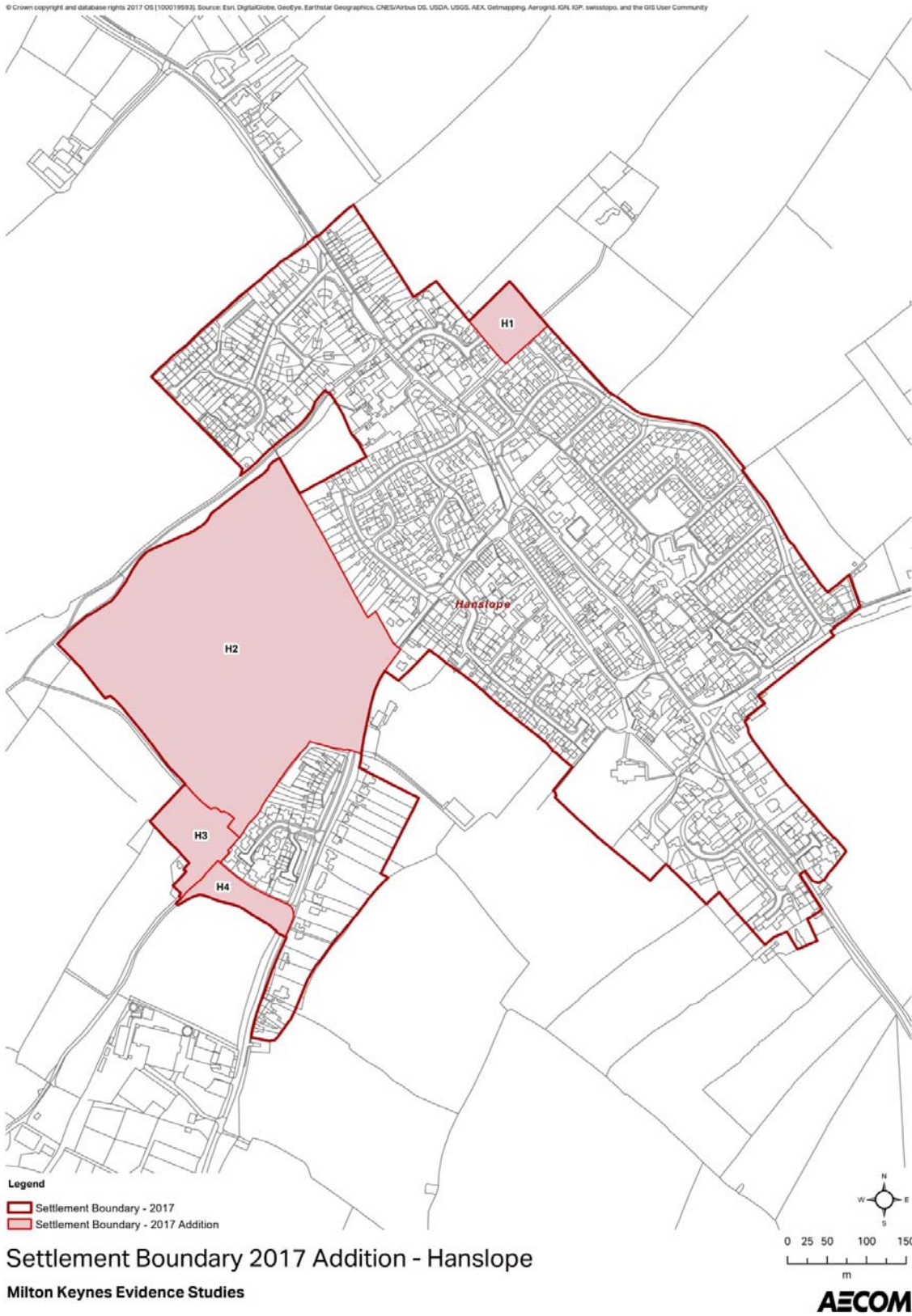
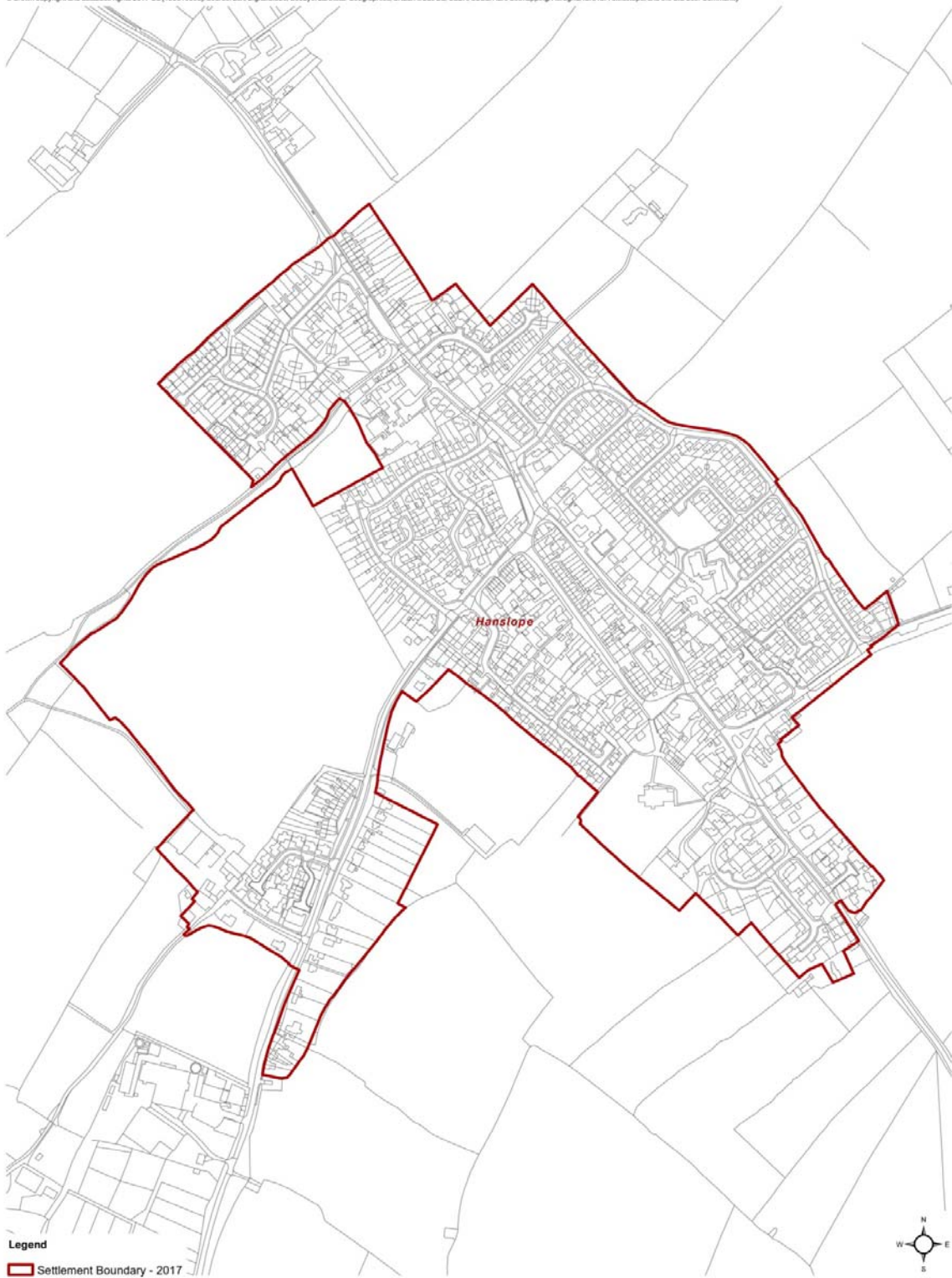


Figure A6.3: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS [100019593]; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
■ Settlement Boundary - 2017

Settlement Boundary 2017 - Hanslope
Milton Keynes Evidence Studies

0 25 50 100 150
m

AECOM

Haversham

Figure A7.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992); Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Red outline] Settlement Boundary - 1995

Settlement Boundary 1995 - Haversham

Milton Keynes Evidence Studies

0 12.5 25 50 75
m



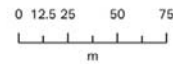
Figure A7.2: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS [100019993]; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Red outline] Settlement Boundary - 2017

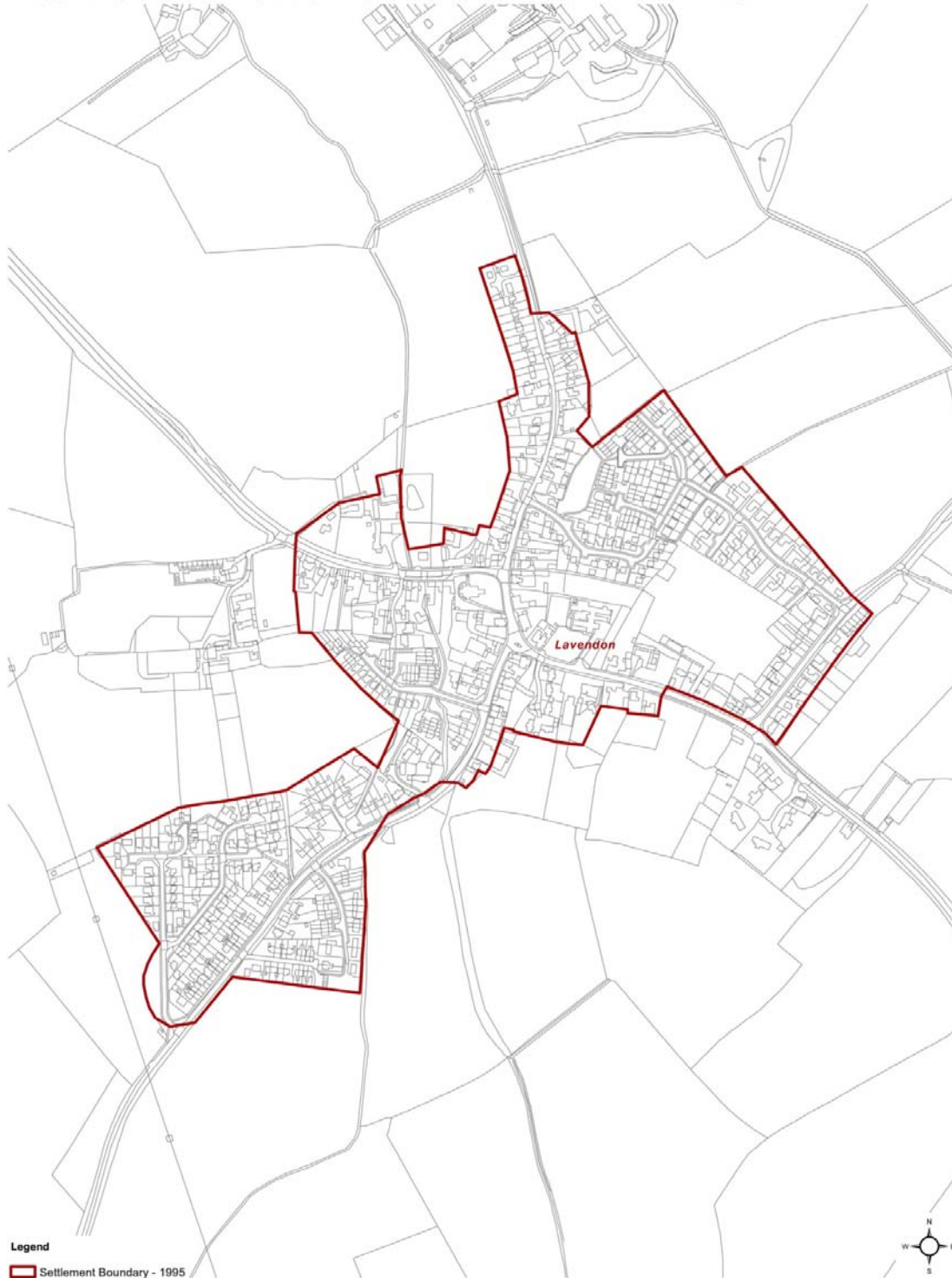
Settlement Boundary 2017 - Haversham
Milton Keynes Evidence Studies



Lavendon

Figure A8.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Settlement Boundary 1995 - Lavendon

Milton Keynes Evidence Studies

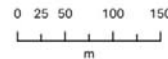
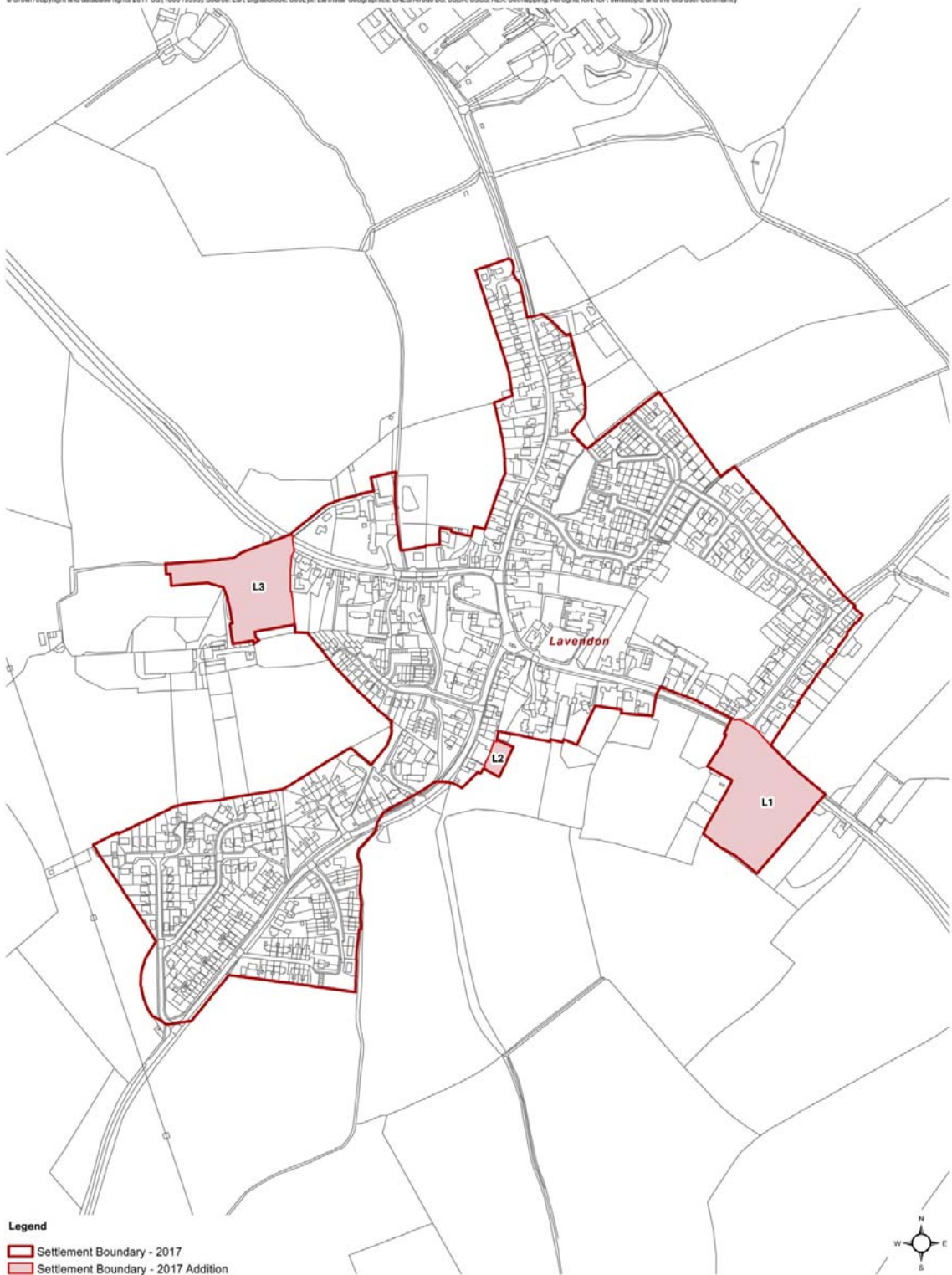


Figure A8.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

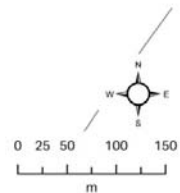
© Crown copyright and database rights 2017 OS 100019593; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Dark Red Outline] Settlement Boundary - 2017
[Light Red Fill] Settlement Boundary - 2017 Addition

Settlement Boundary 2017 Addition - Lavendon

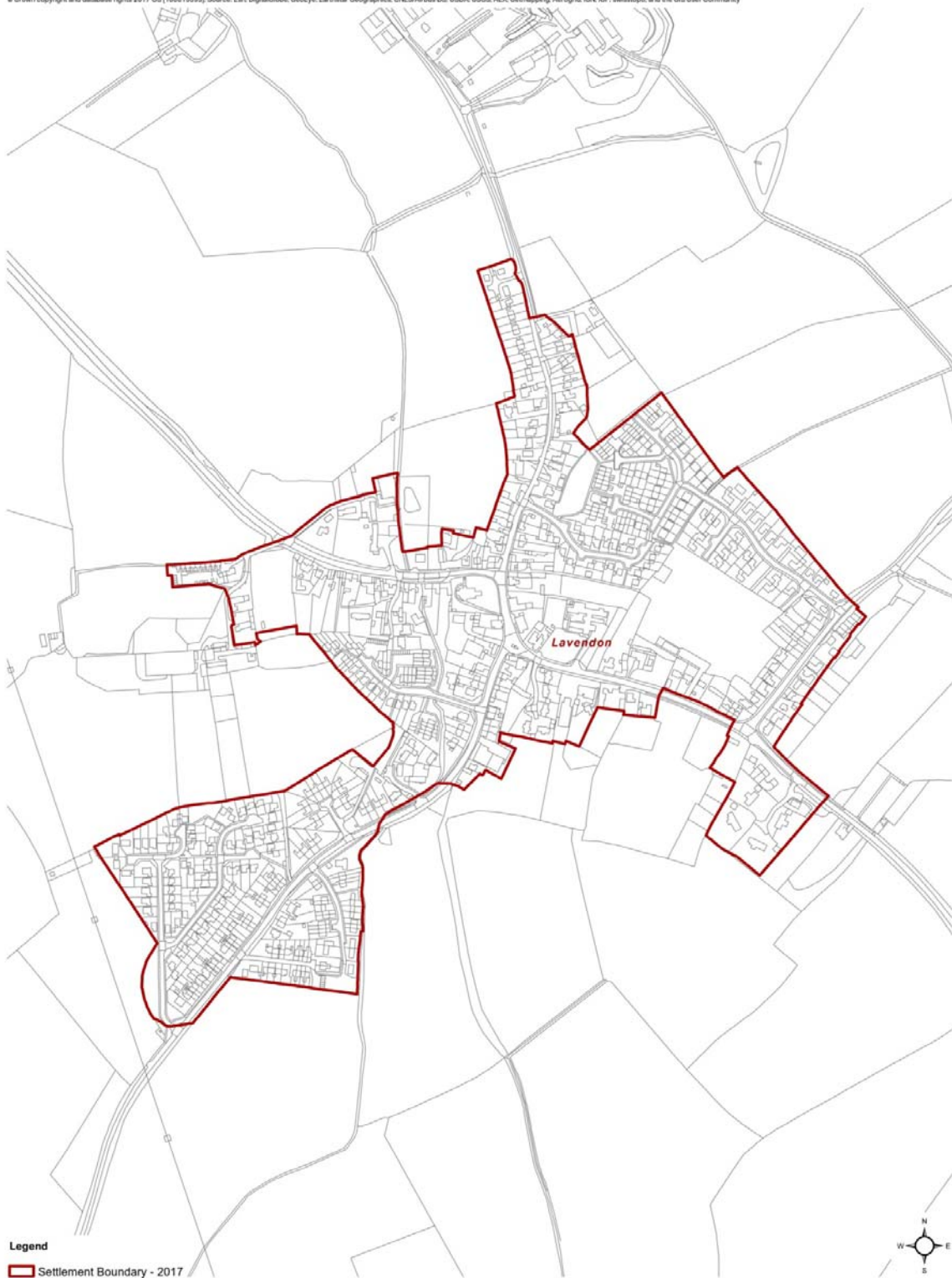
Milton Keynes Evidence Studies



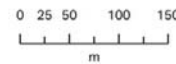
AECOM

Figure A8.3: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS [100019593]. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



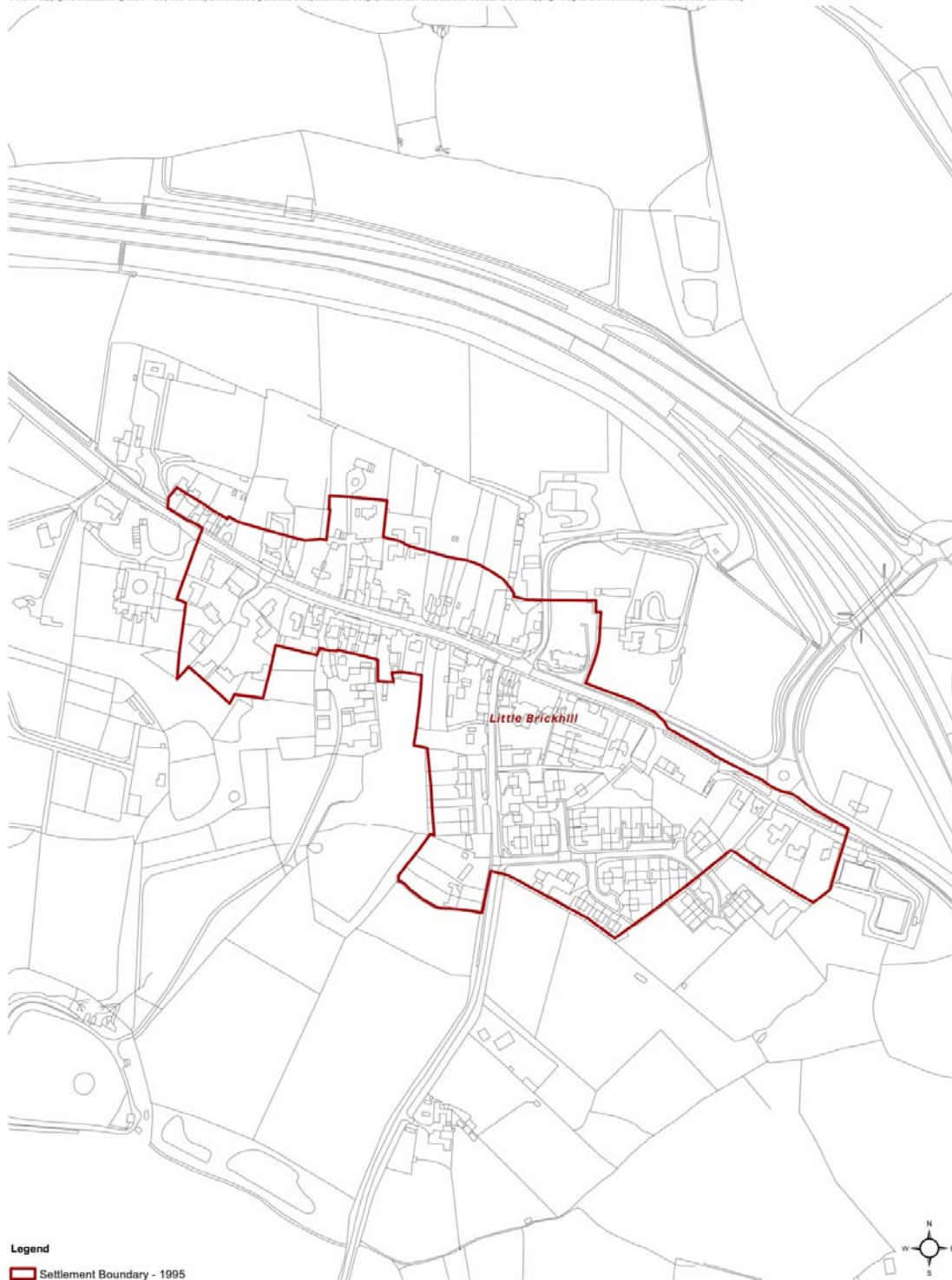
Settlement Boundary 2017 - Lavendon
Milton Keynes Evidence Studies



Little Brickhill

Figure A9.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
■ Settlement Boundary - 1995

Settlement Boundary 1995 - Little Brickhill

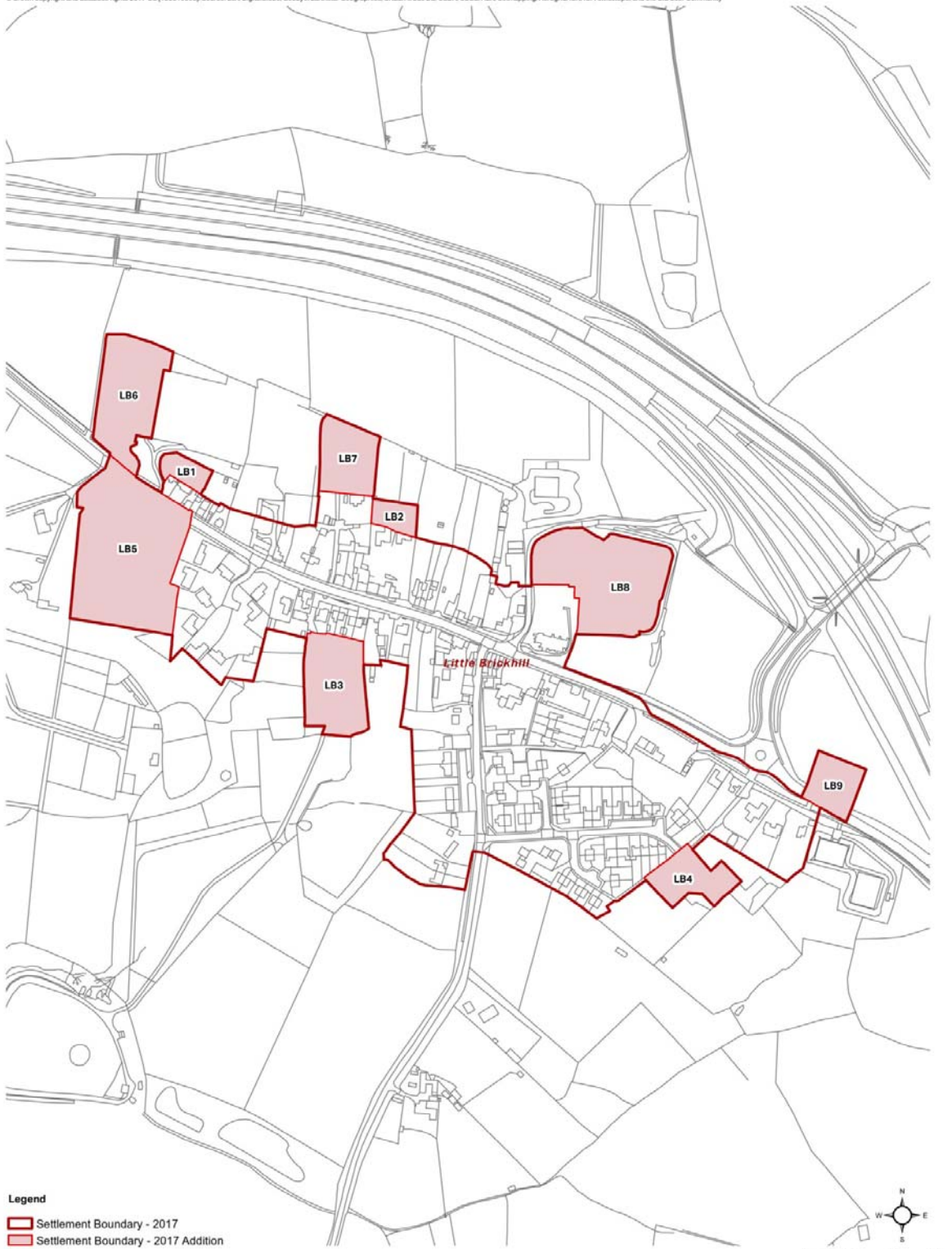
Milton Keynes Evidence Studies

0 20 40 80 120
m

AECOM

Figure A9.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

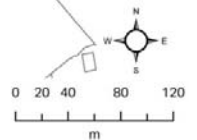
© Crown copyright and database rights 2017 OS [100019593]; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Red outline] Settlement Boundary - 2017
[Red fill] Settlement Boundary - 2017 Addition

Settlement Boundary 2017 Addition - Little Brickhill

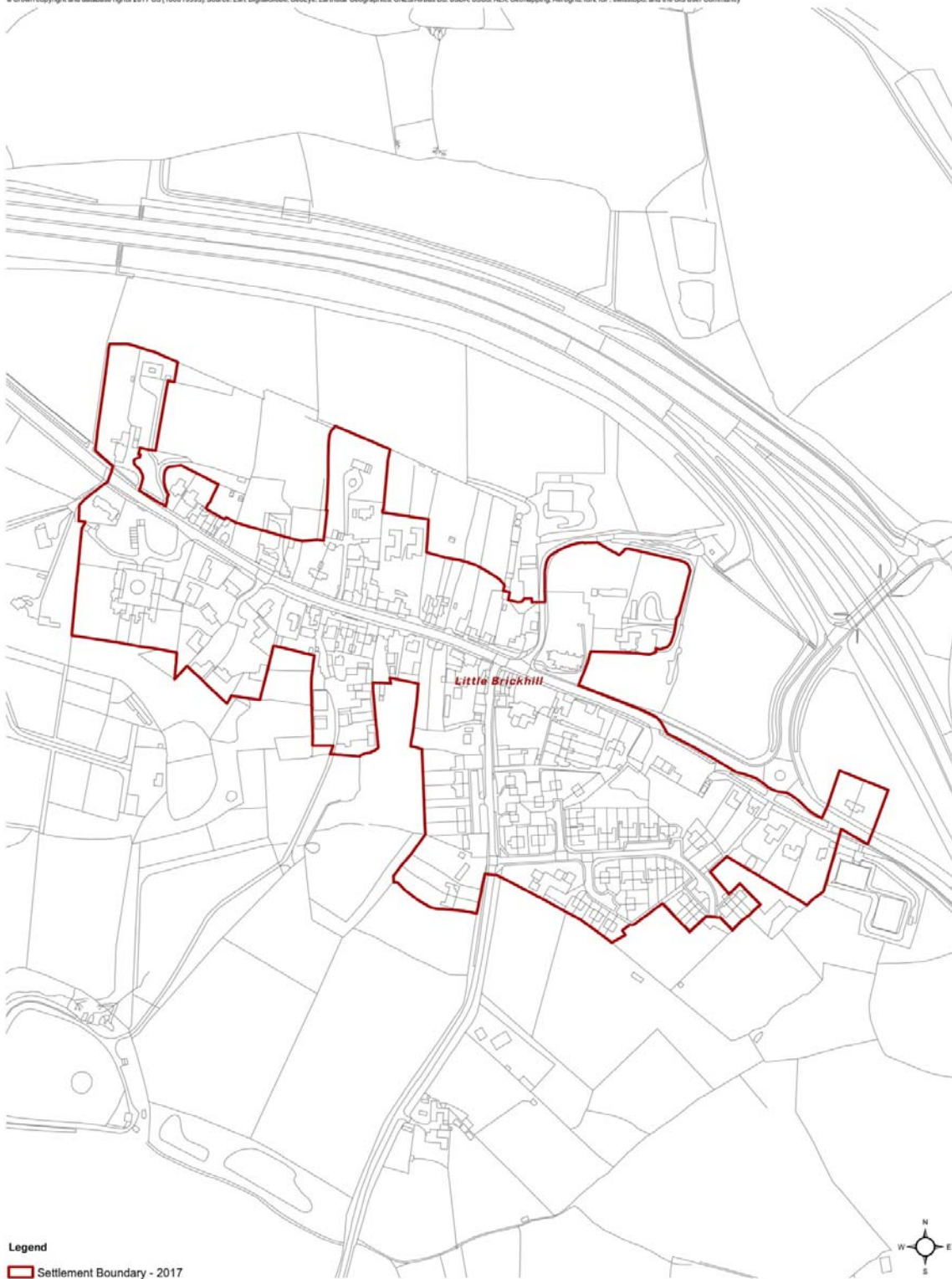
Milton Keynes Evidence Studies



AECOM

Figure A9.3: Proposed Settlement Boundary for Plan:MK (2017)

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Legend
Settlement Boundary - 2017

Settlement Boundary 2017 - Little Brickhill
Milton Keynes Evidence Studies

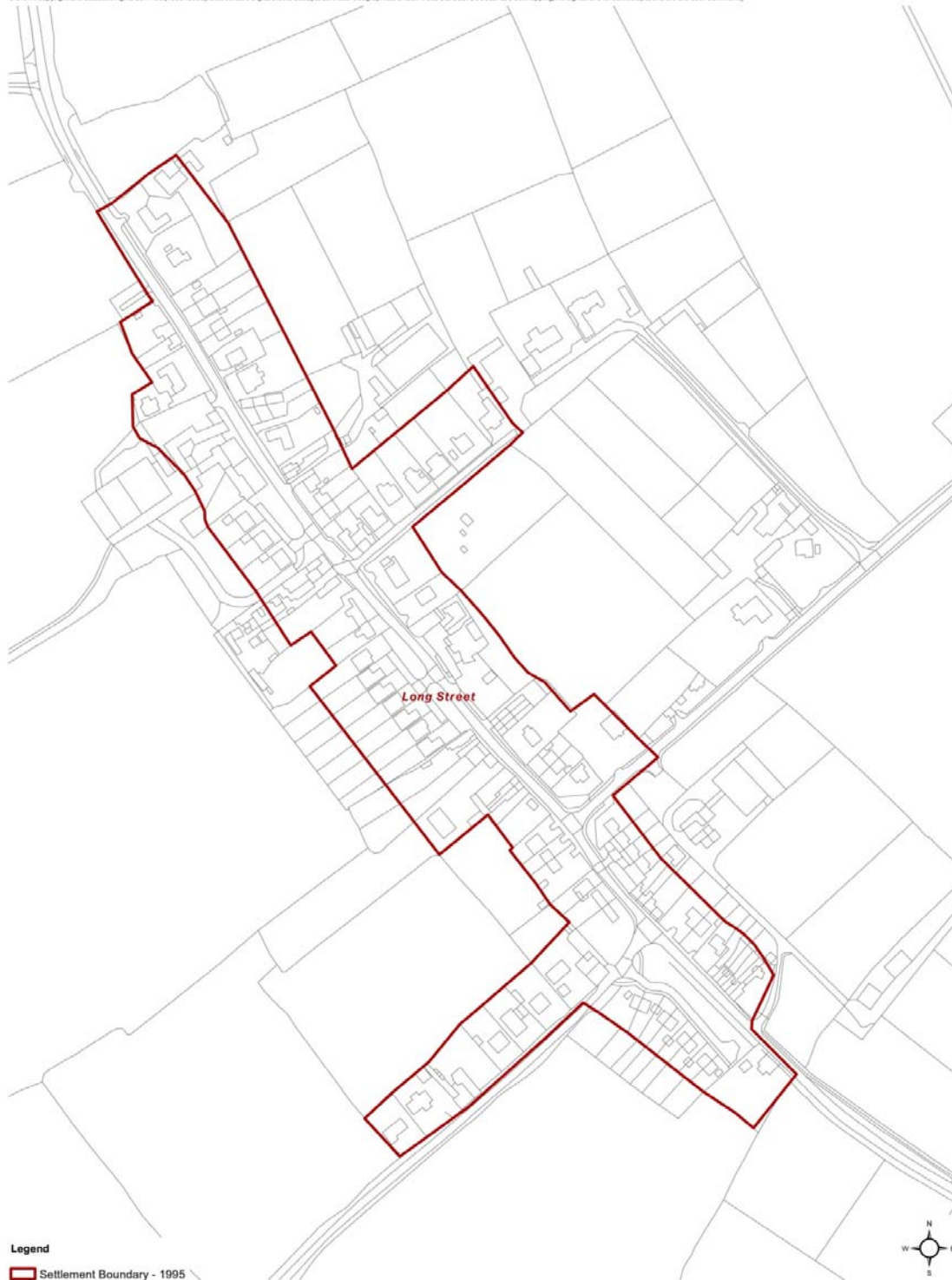
0 20 40 80 120
m

AECOM

Long Street

Figure A10.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend

Settlement Boundary - 1995

Settlement Boundary 1995 - Long Street

Milton Keynes Evidence Studies

0 12.5 25 50 75
m

AECOM

Figure A10.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

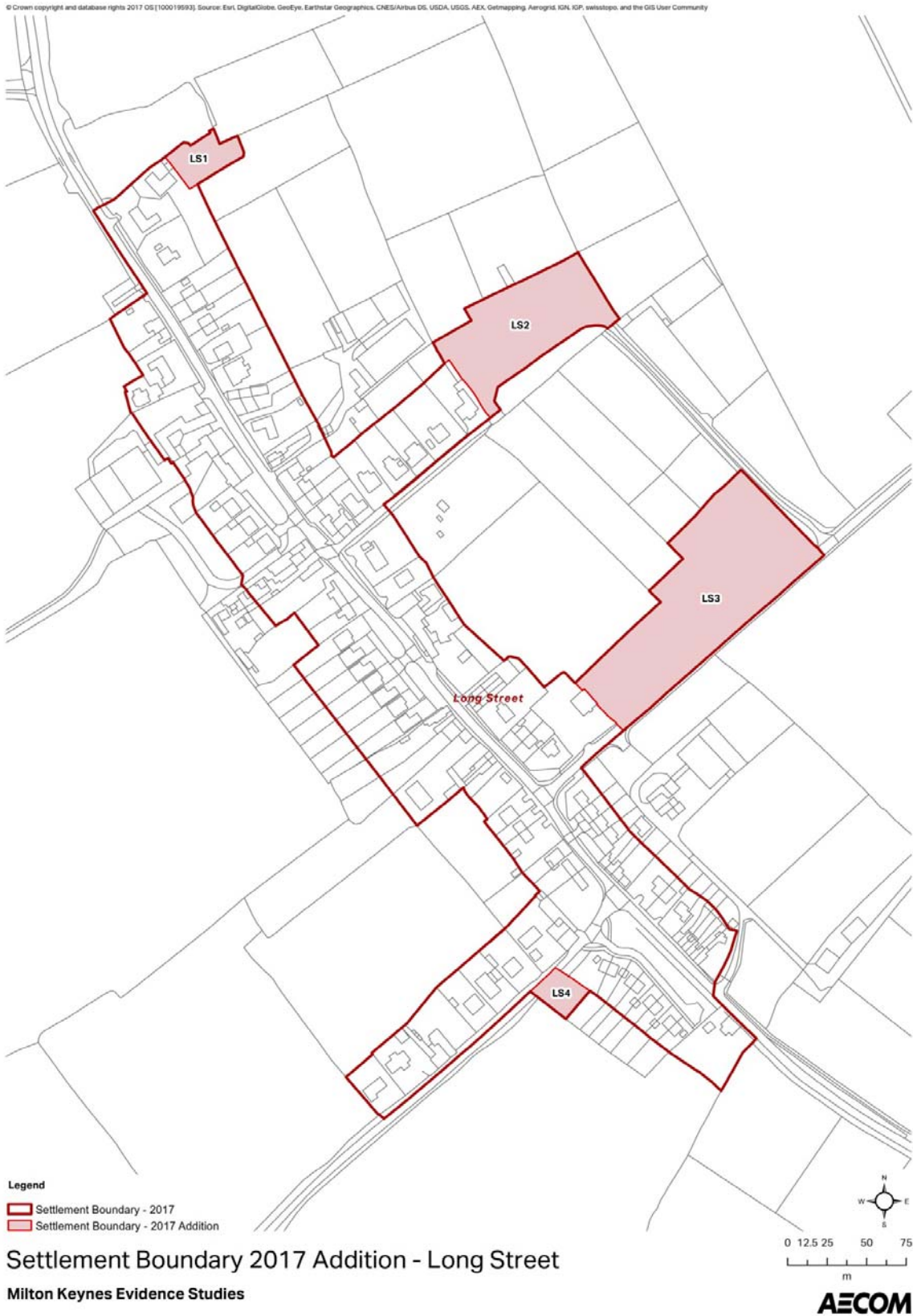
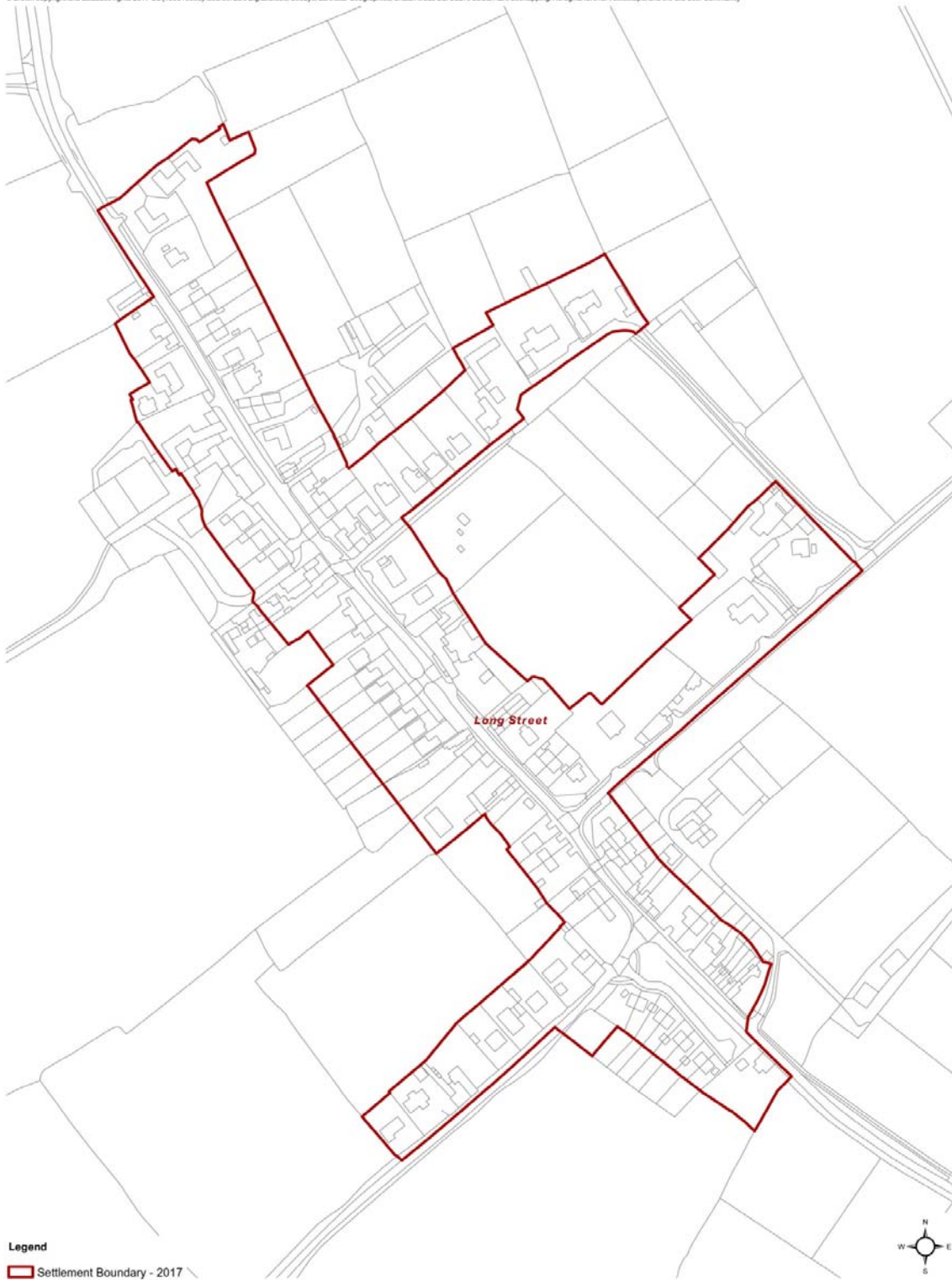


Figure A10.3: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS (100019593); Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



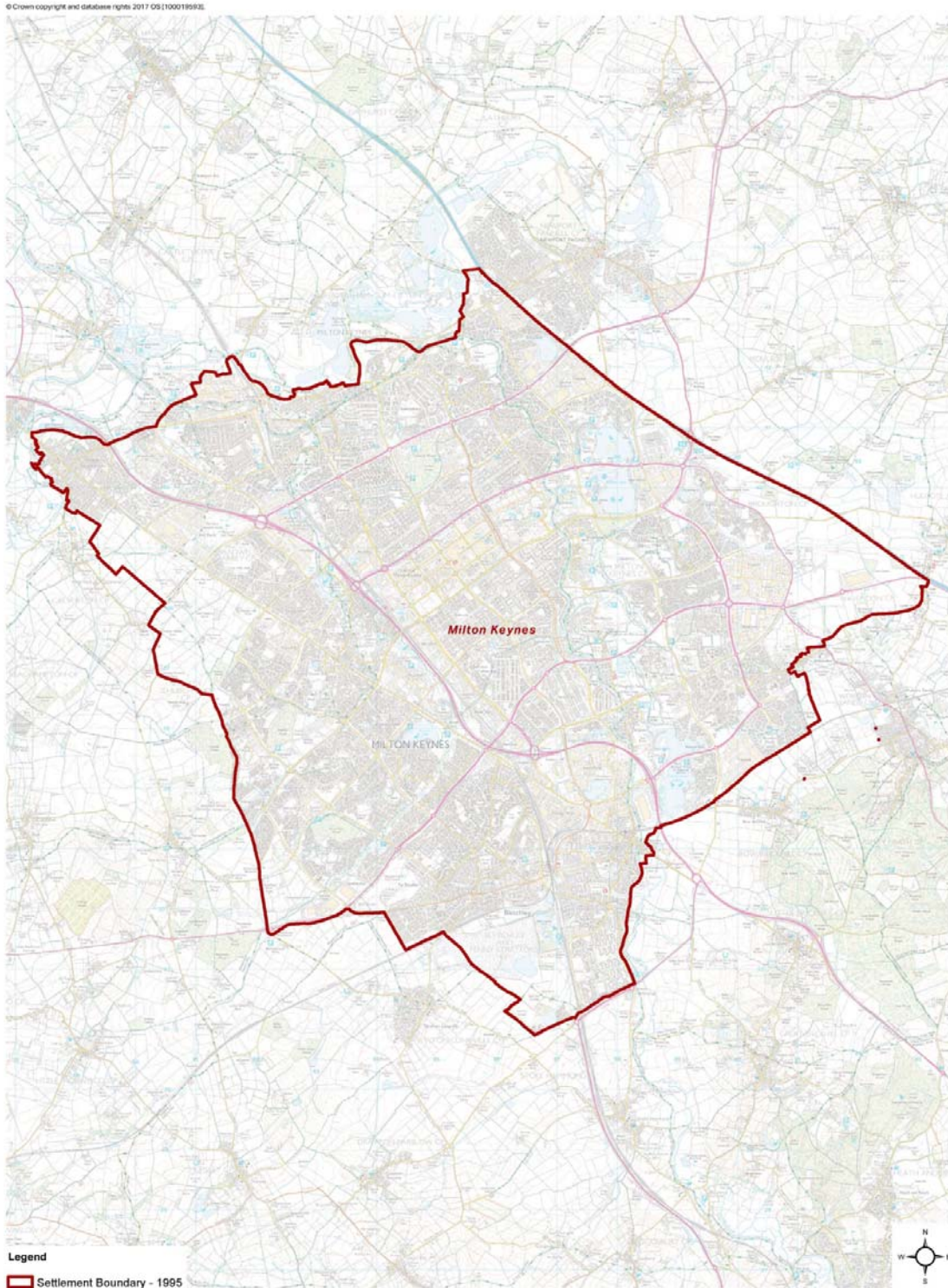
Settlement Boundary 2017 - Long Street
Milton Keynes Evidence Studies

0 12.5 25 50 75
m

AECOM

Milton Keynes

Figure A11.1: Existing (1995) Settlement Boundary



Settlement Boundary 1995 - Milton Keynes

Milton Keynes Evidence Studies

0 360 720 1,440 2,160
m

AECOM

Figure A11.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

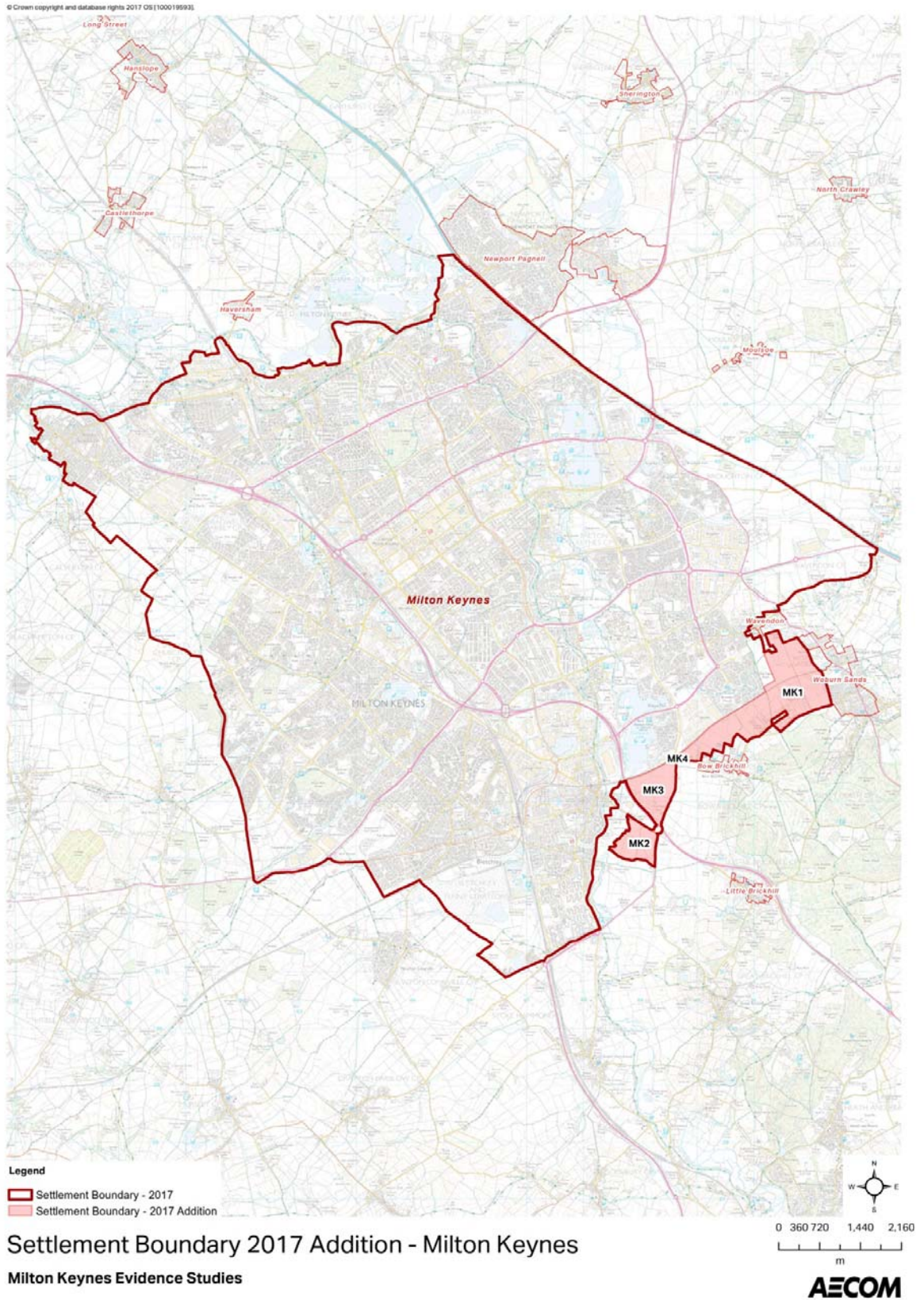
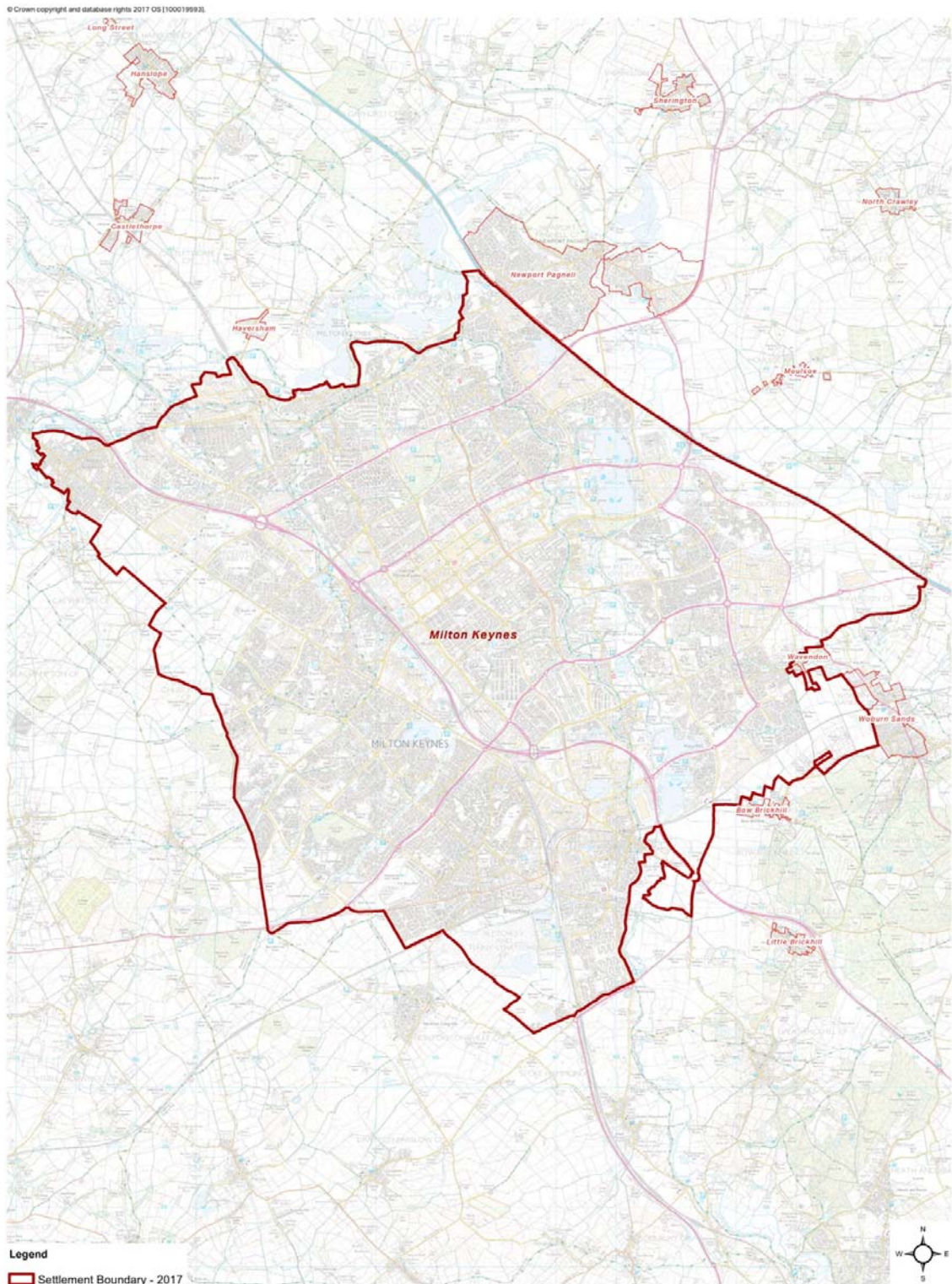


Figure A11.3: Proposed Settlement Boundary for Plan:MK (2017)



Settlement Boundary 2017 - Milton Keynes

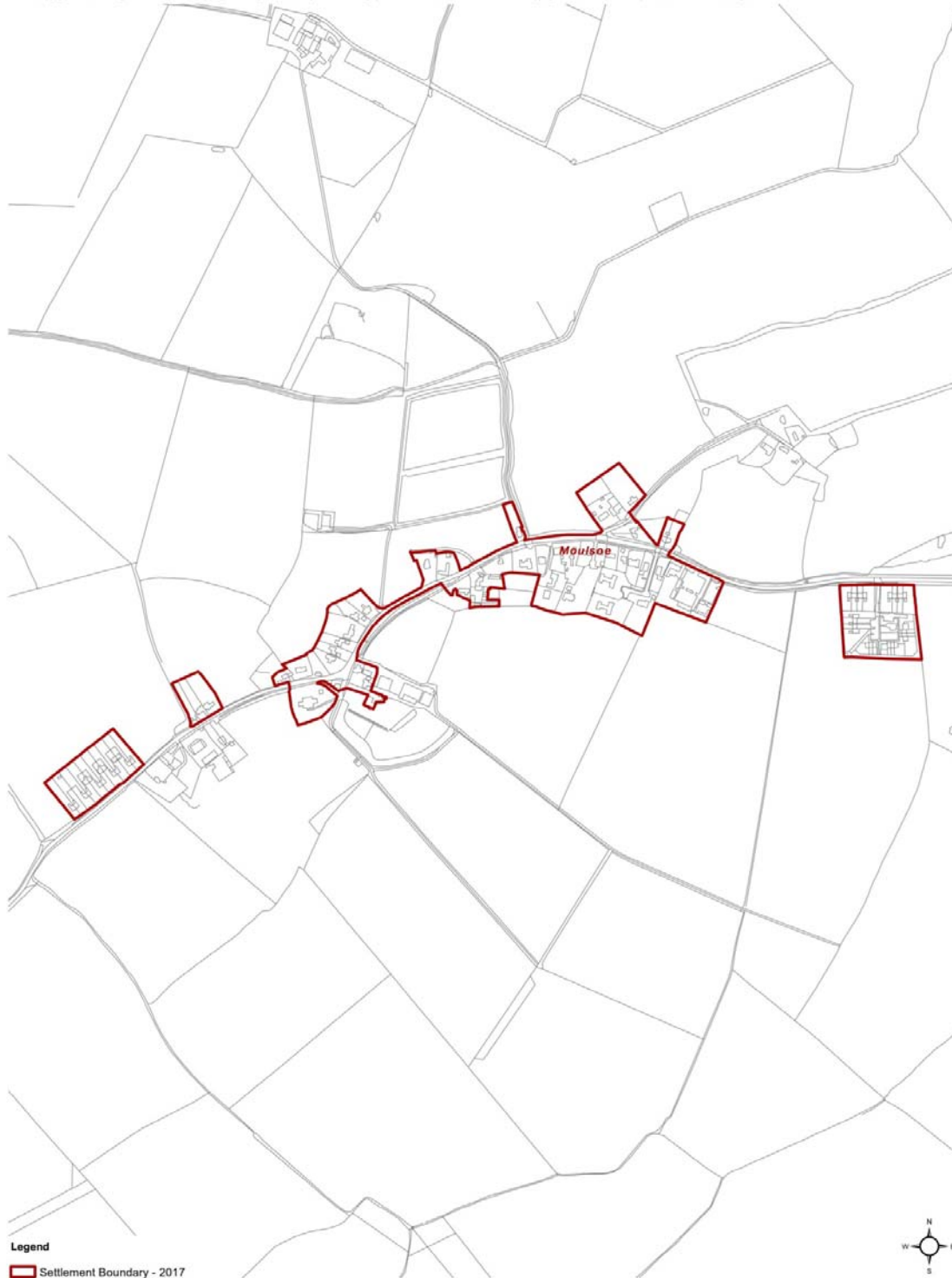
Milton Keynes Evidence Studies



Moulsoe

Figure A12.1: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Red Outline] Settlement Boundary - 2017

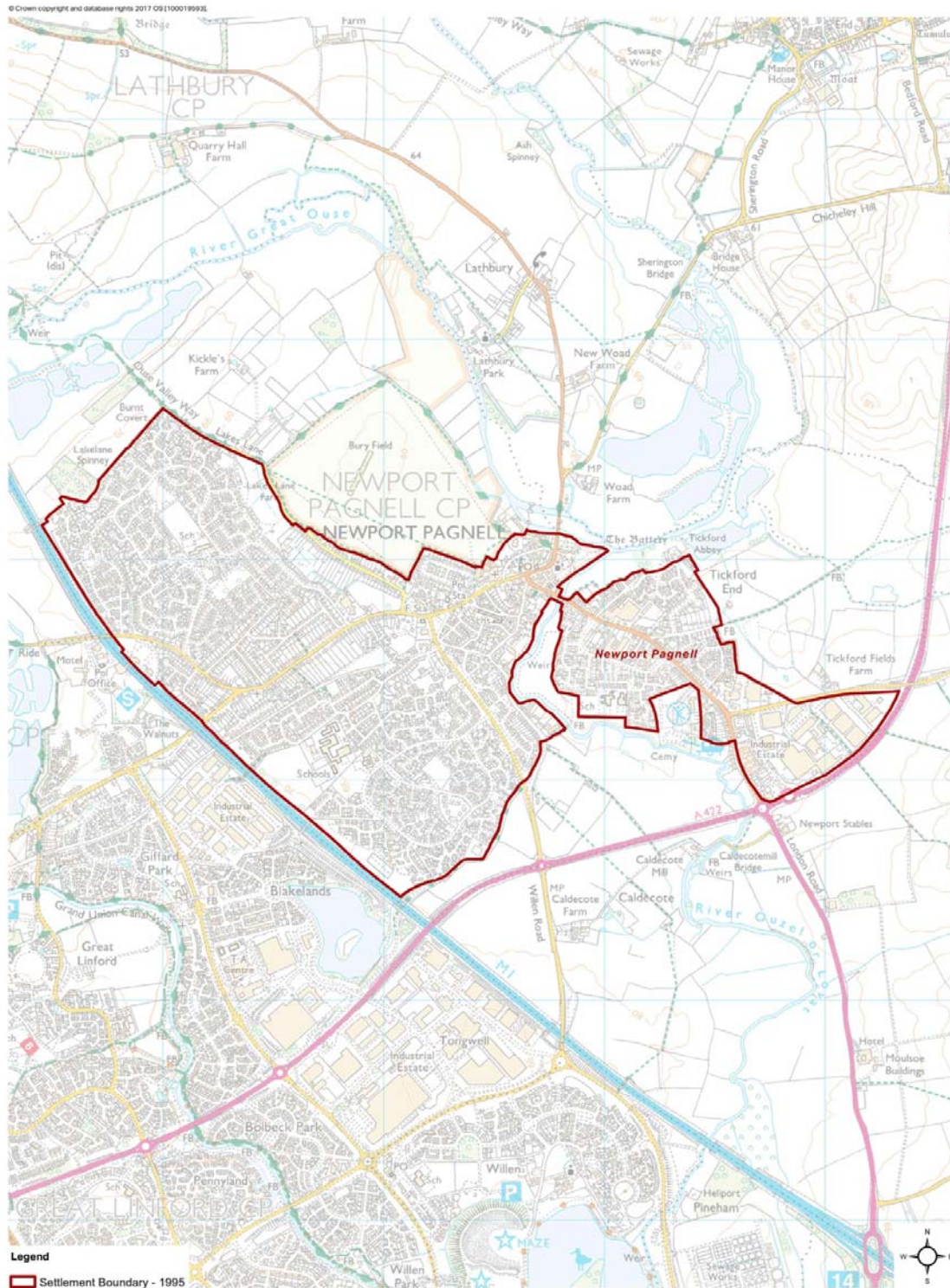
Settlement Boundary 2017 - Moulsoe
Milton Keynes Evidence Studies

0 30 60 120 180
m

AECOM

Newport Pagnell

Figure A13.1: Existing (1995) Settlement Boundary



Settlement Boundary 1995 - Newport Pagnell

Milton Keynes Evidence Studies

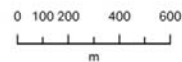


Figure A13.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

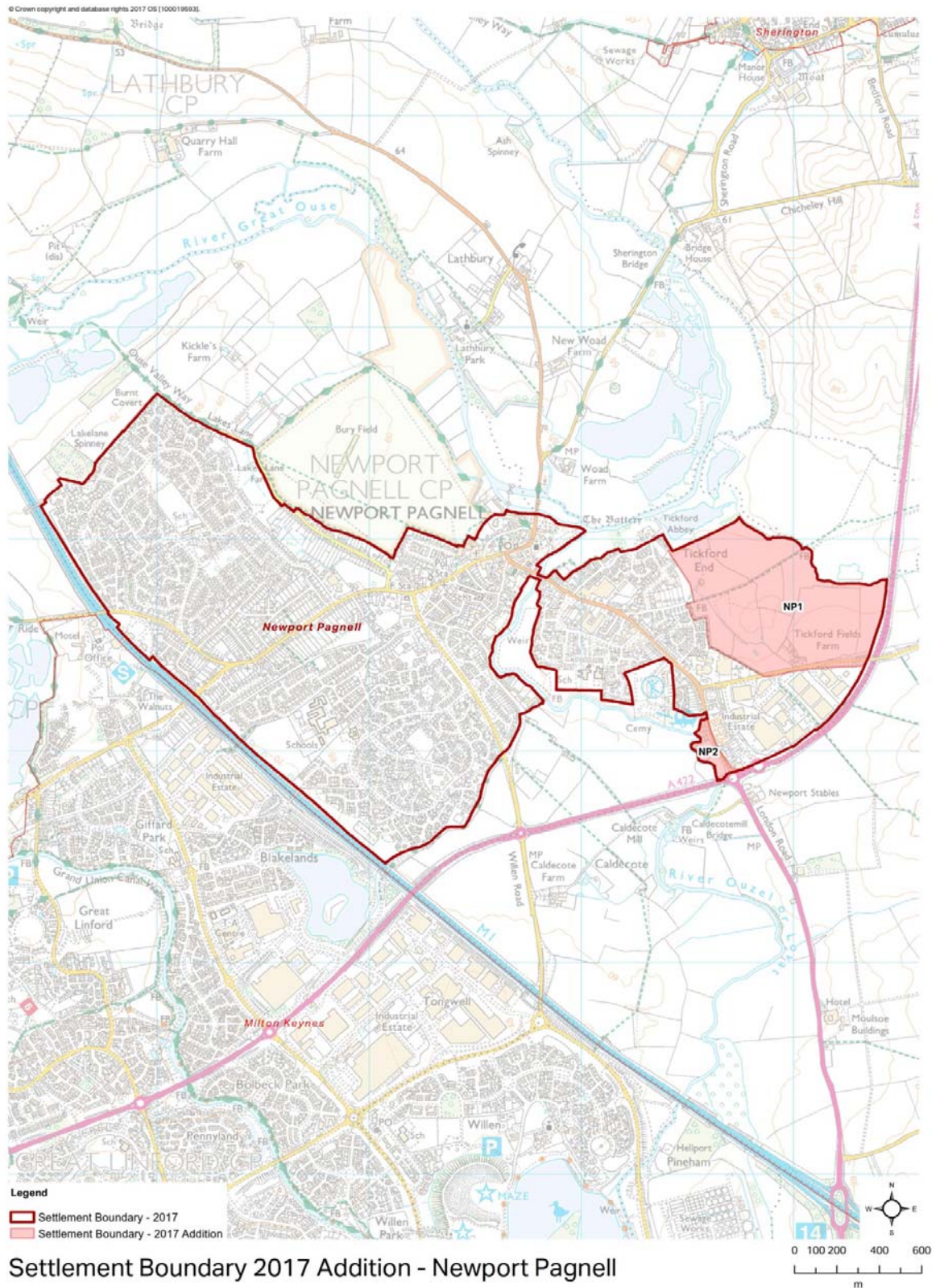
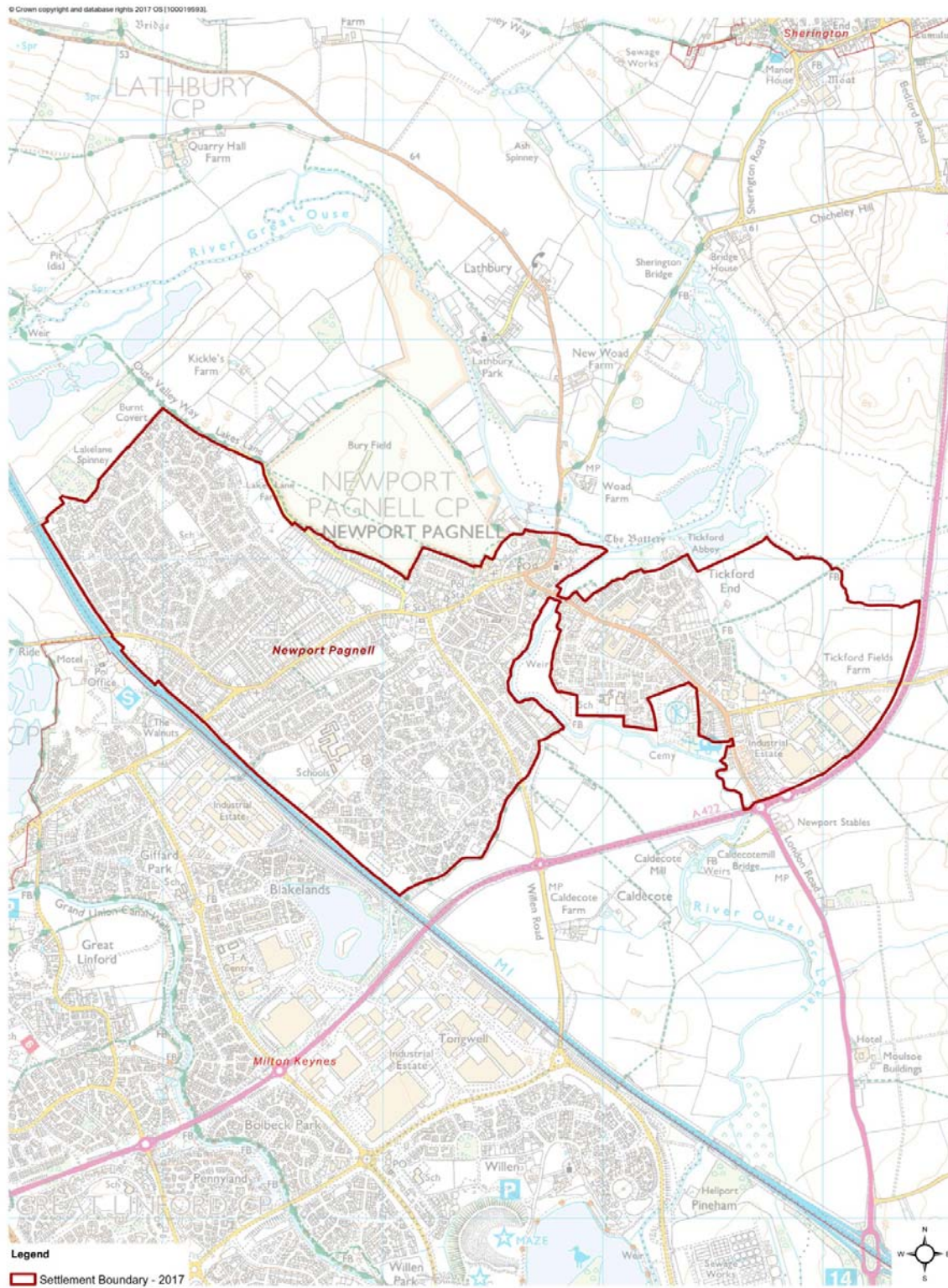
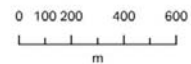


Figure A13.3: Proposed Settlement Boundary for Plan:MK (2017)



Settlement Boundary 2017 - Newport Pagnell

Milton Keynes Evidence Studies



AECOM

Newton Blossomville

Figure A14.1: Existing (1995) Settlement Boundary

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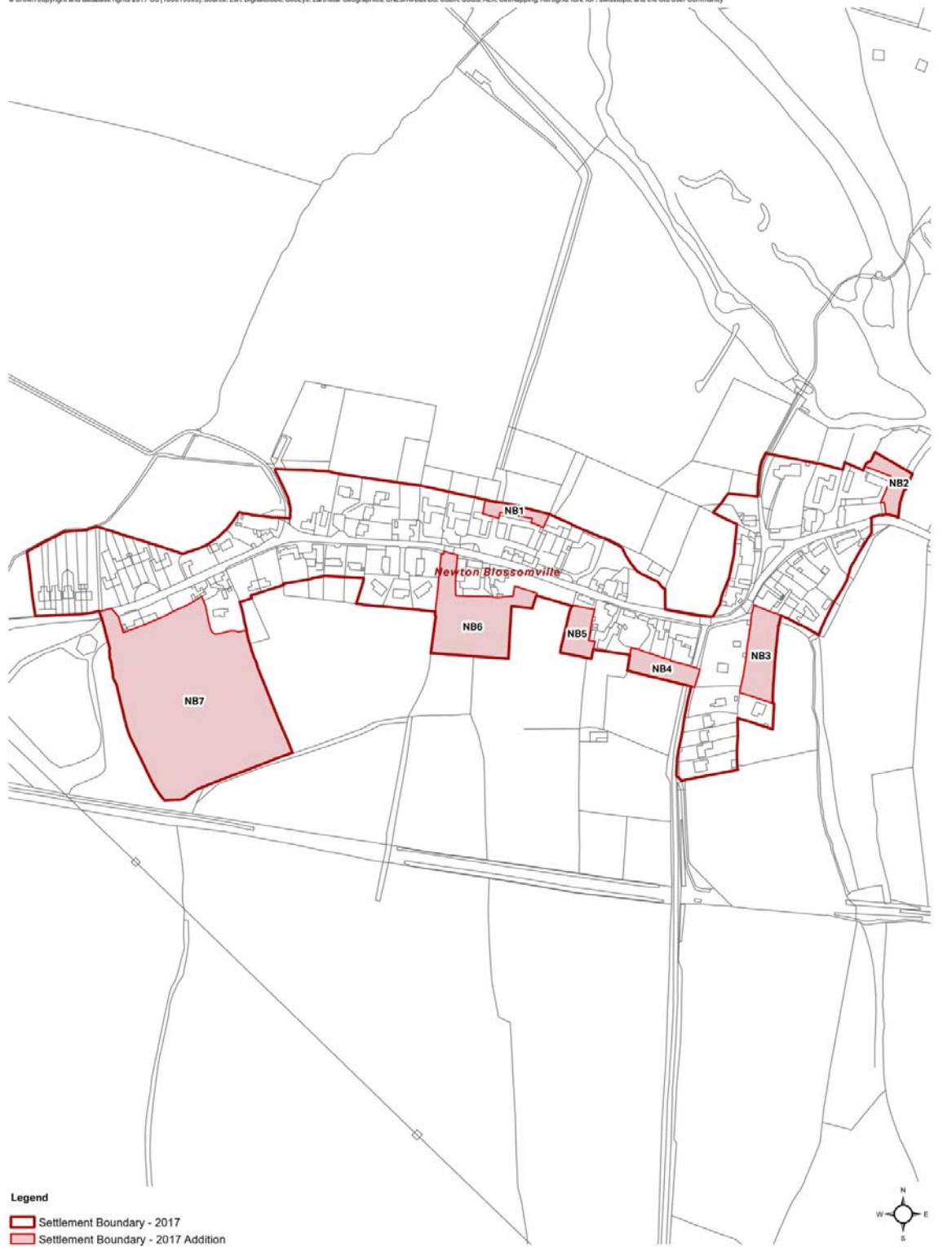


Settlement Boundary 1995 - Newton Blossomville
Milton Keynes Evidence Studies



Figure A14.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

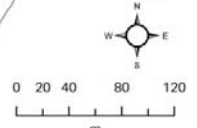
© Crown copyright and database rights 2017 OS [100019593]; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Red outline] Settlement Boundary - 2017
[Light red fill] Settlement Boundary - 2017 Addition

Settlement Boundary 2017 Addition - Newton Blossomville

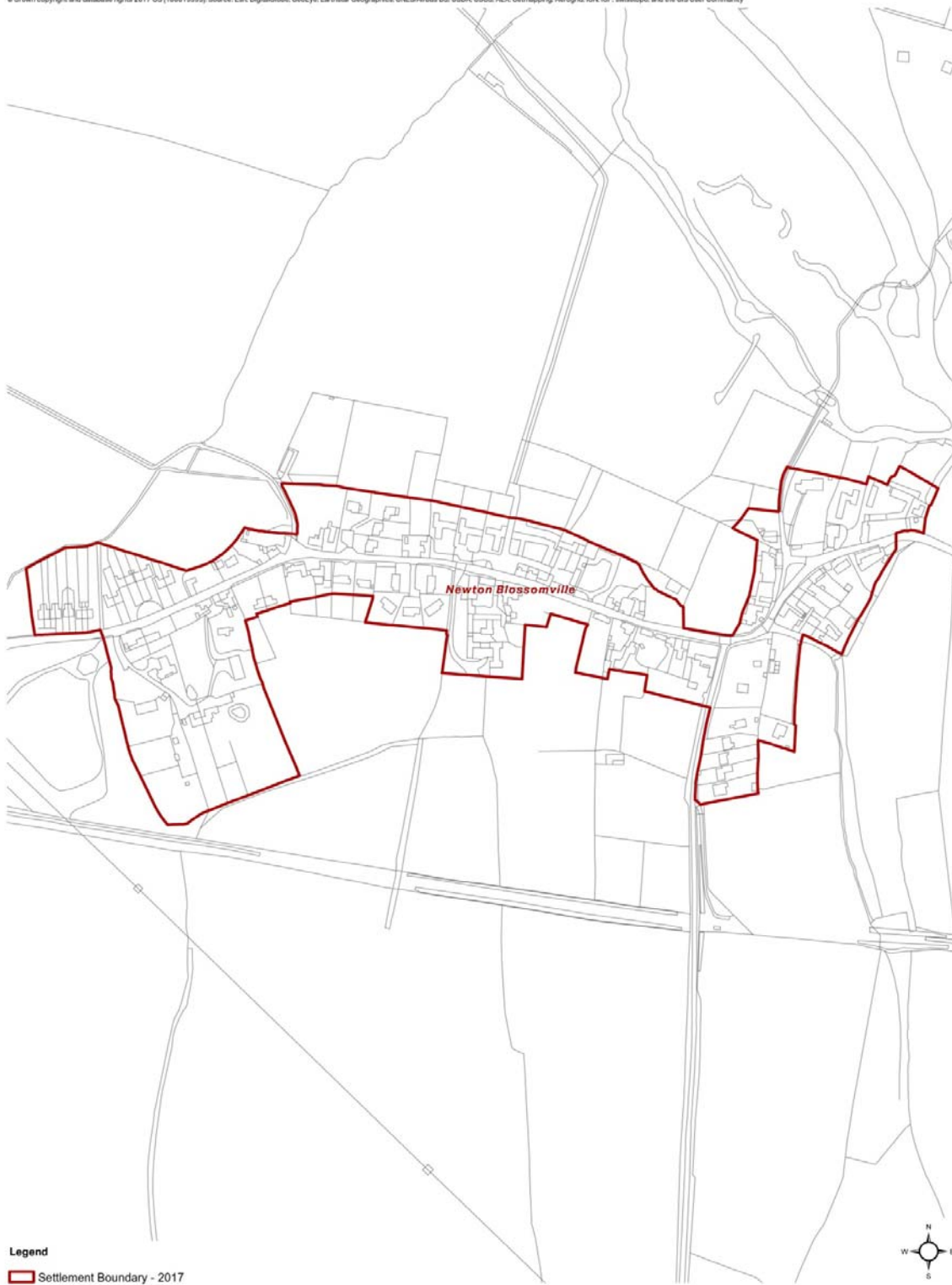
Milton Keynes Evidence Studies



AECOM

Figure A14.3: Proposed Settlement Boundary for Plan:MK (2017)

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Legend
[Red outline] Settlement Boundary - 2017

Settlement Boundary 2017 - Newton Blossomville
Milton Keynes Evidence Studies

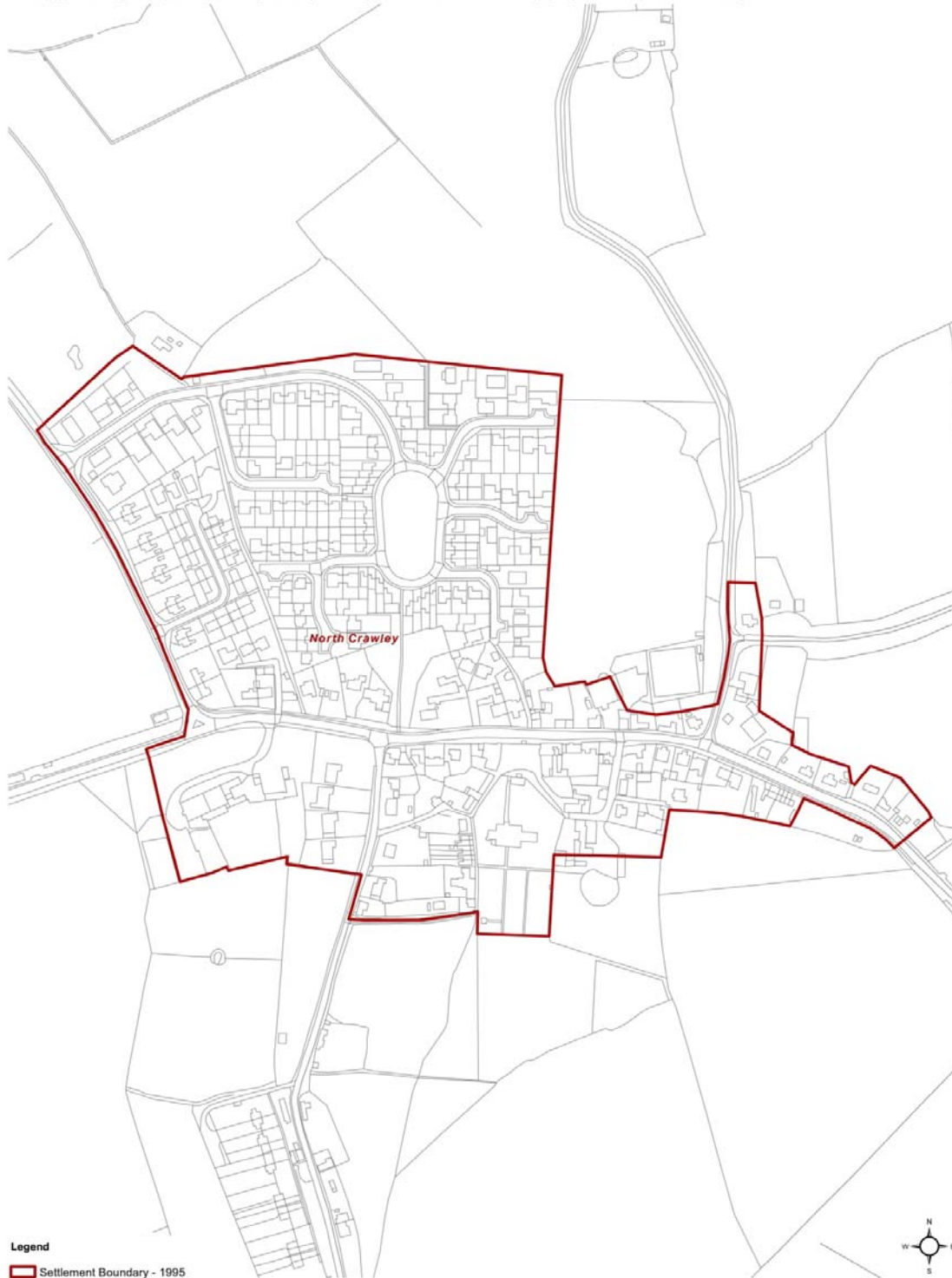
0 20 40 80 120
m

AECOM

North Crawley

Figure A15.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Settlement Boundary 1995 - North Crawley
Milton Keynes Evidence Studies

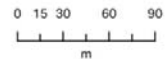
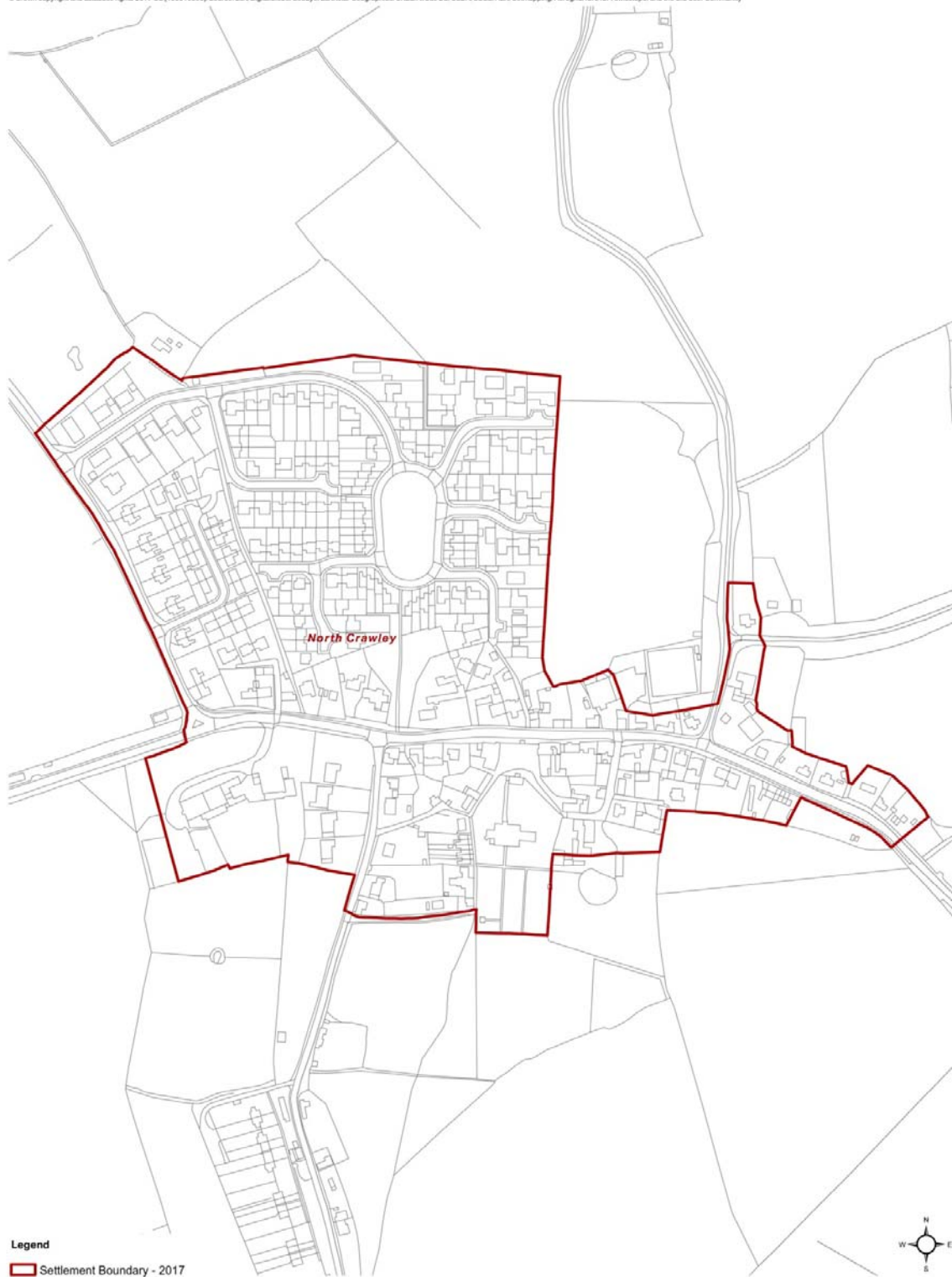


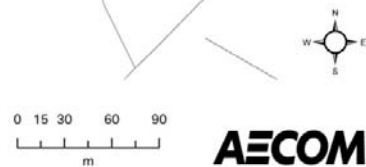
Figure A15.2: Proposed Settlement Boundary for Plan:MK (2017)

© Crown copyright and database rights 2017 OS (100019593). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
Settlement Boundary - 2017

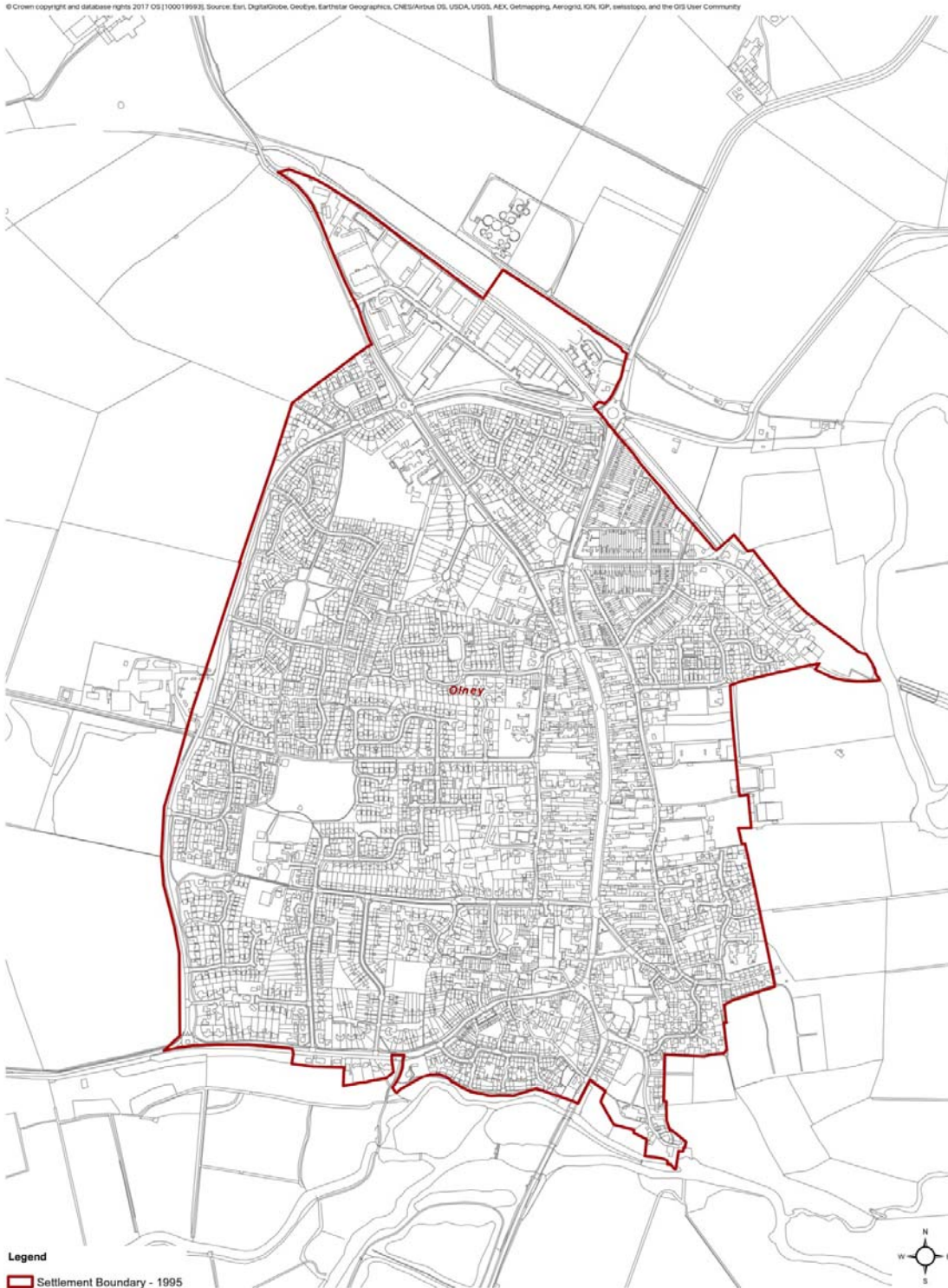
Settlement Boundary 2017 - North Crawley
Milton Keynes Evidence Studies



AECOM

Olney

Figure A16.1: Existing (1995) Settlement Boundary



Settlement Boundary 1995 - Olney
Milton Keynes Evidence Studies

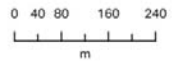
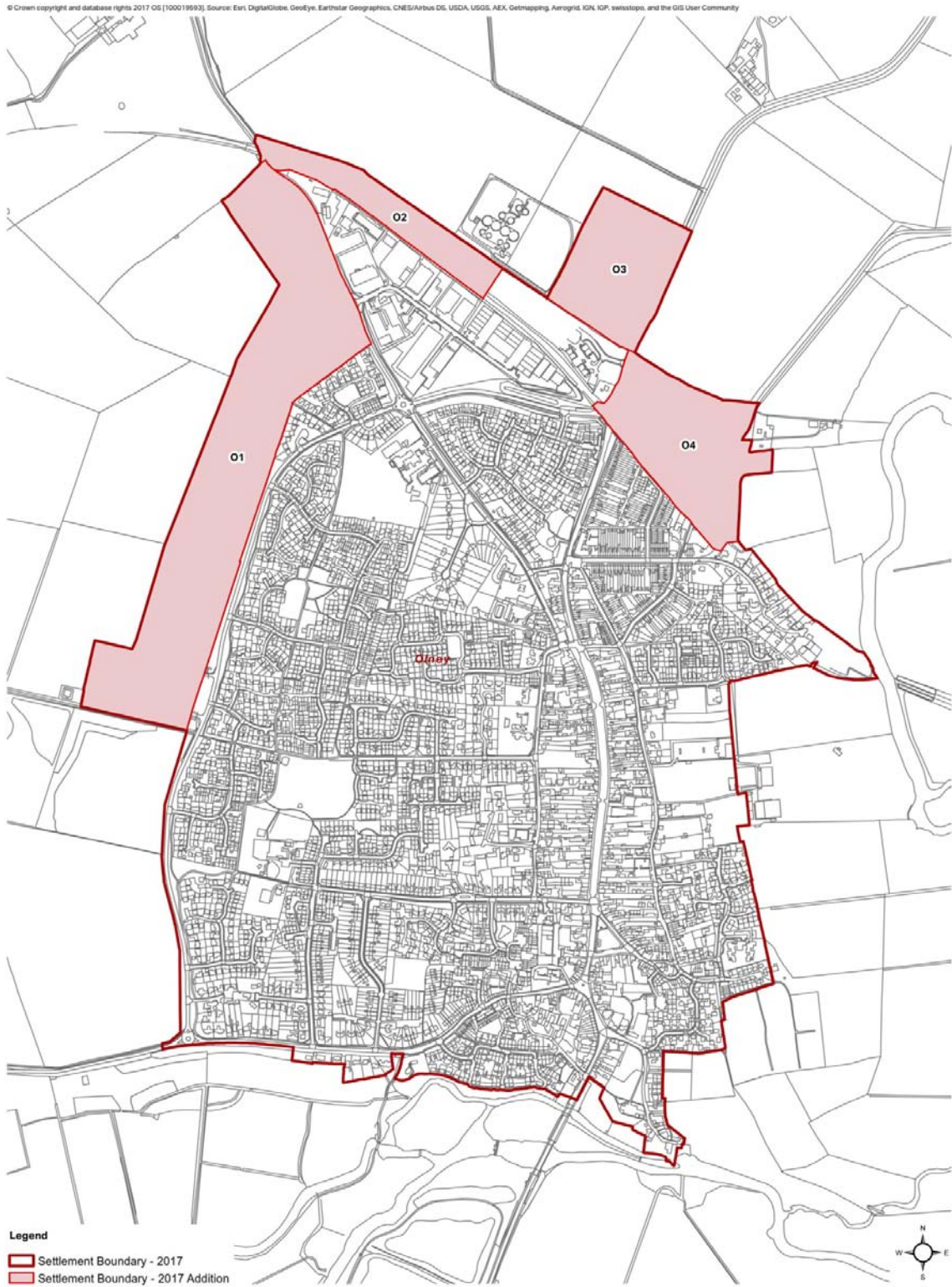


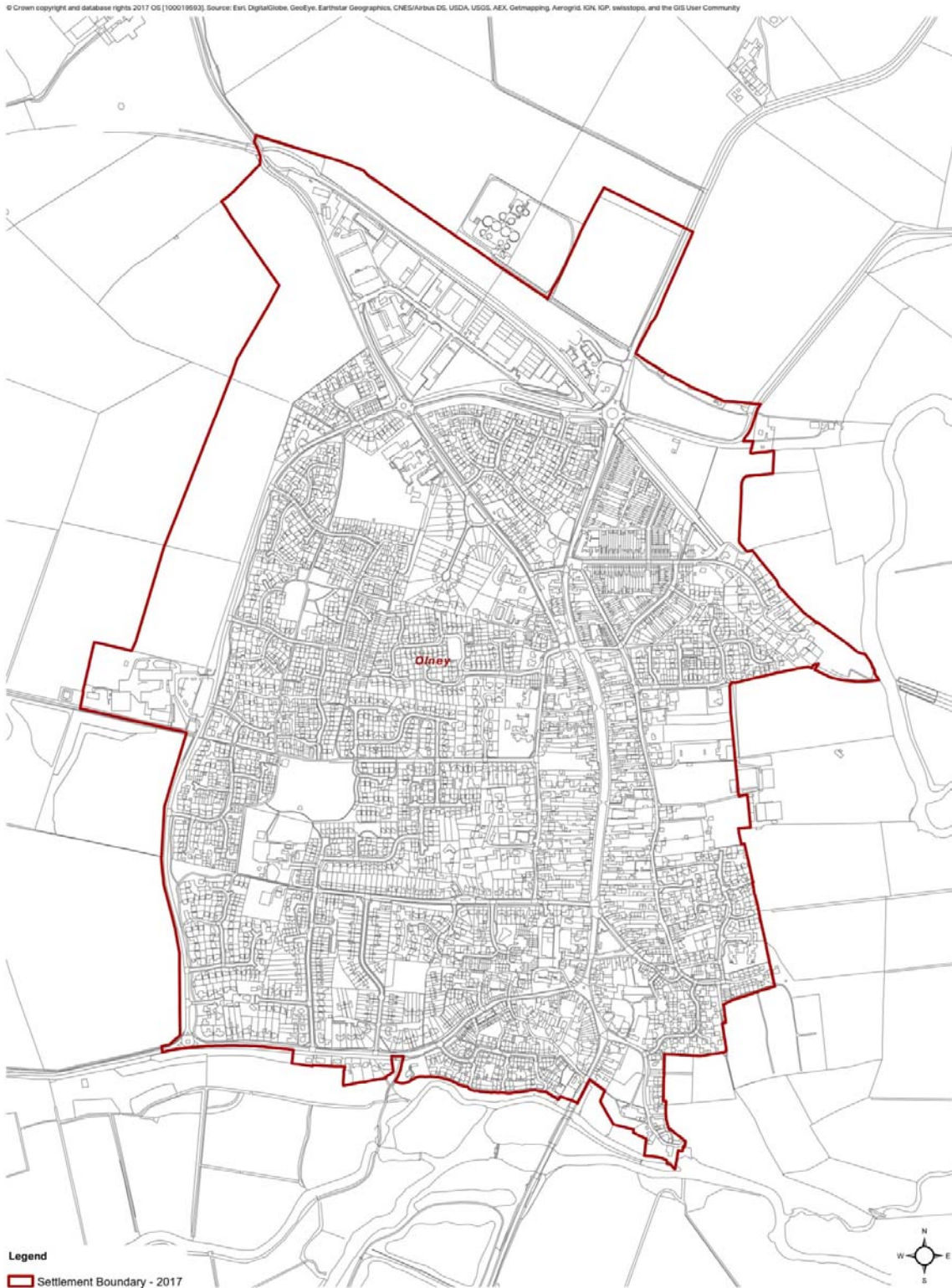
Figure A16.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)



Settlement Boundary 2017 Addition - Olney
Milton Keynes Evidence Studies



Figure A16.3: Proposed Settlement Boundary for Plan:MK (2017)



Legend
■ Settlement Boundary - 2017

Settlement Boundary 2017 - Olney
Milton Keynes Evidence Studies

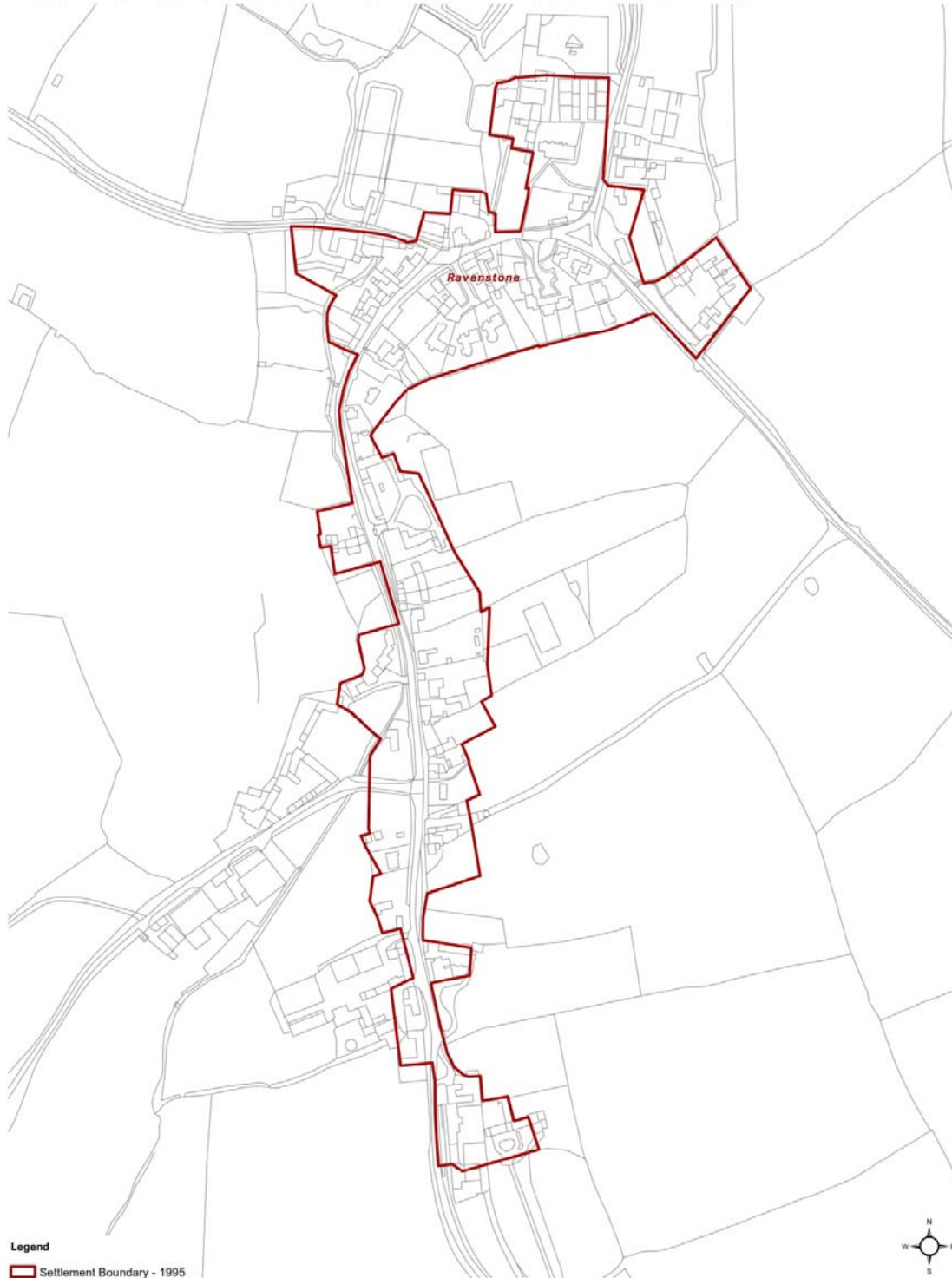
0 40 80 160 240
m



Ravenstone

Figure A17.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
■ Settlement Boundary - 1995

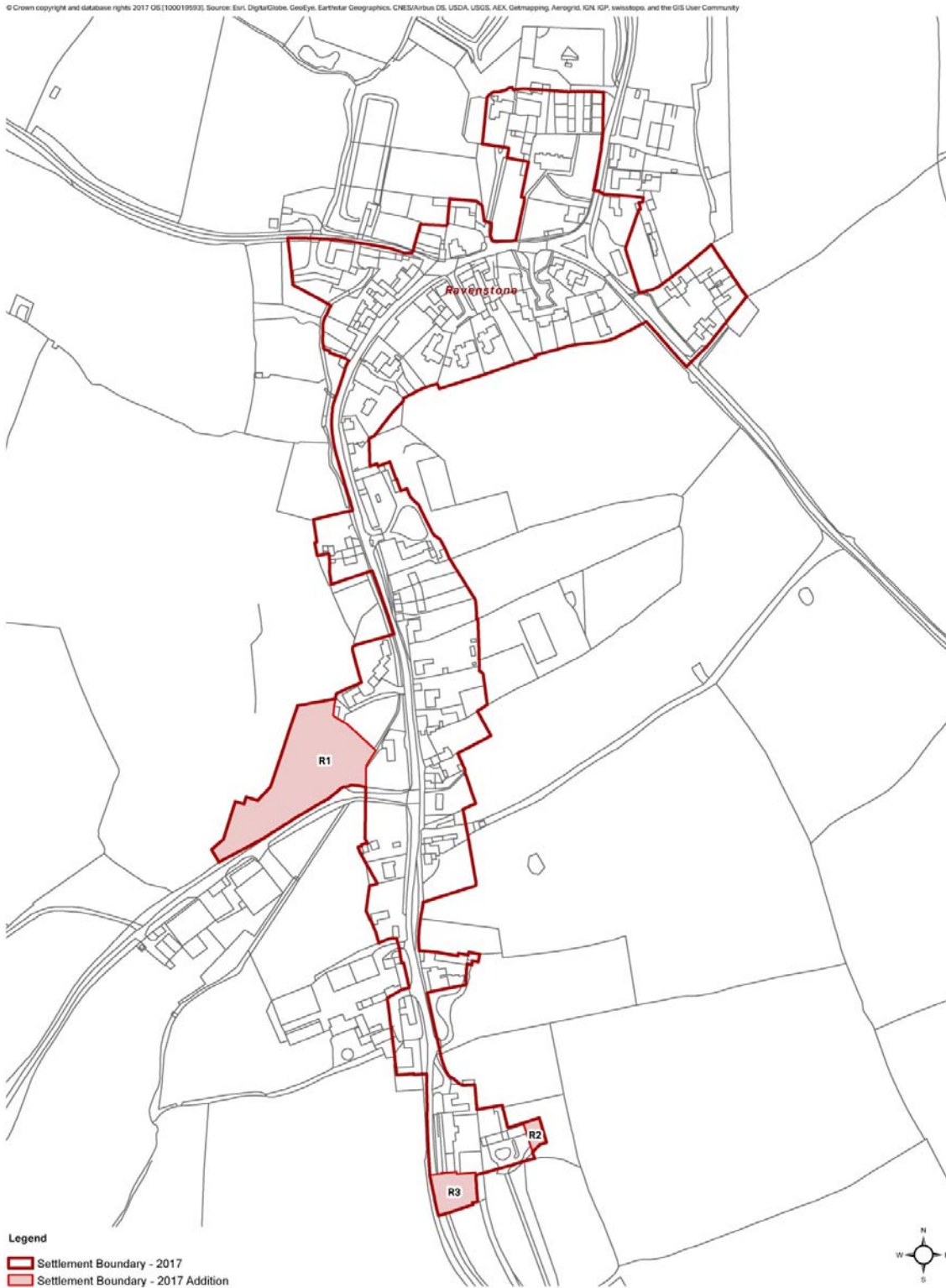
Settlement Boundary 1995 - Ravenstone

Milton Keynes Evidence Studies

0 15 30 60 90
m

AECOM

Figure A17.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)



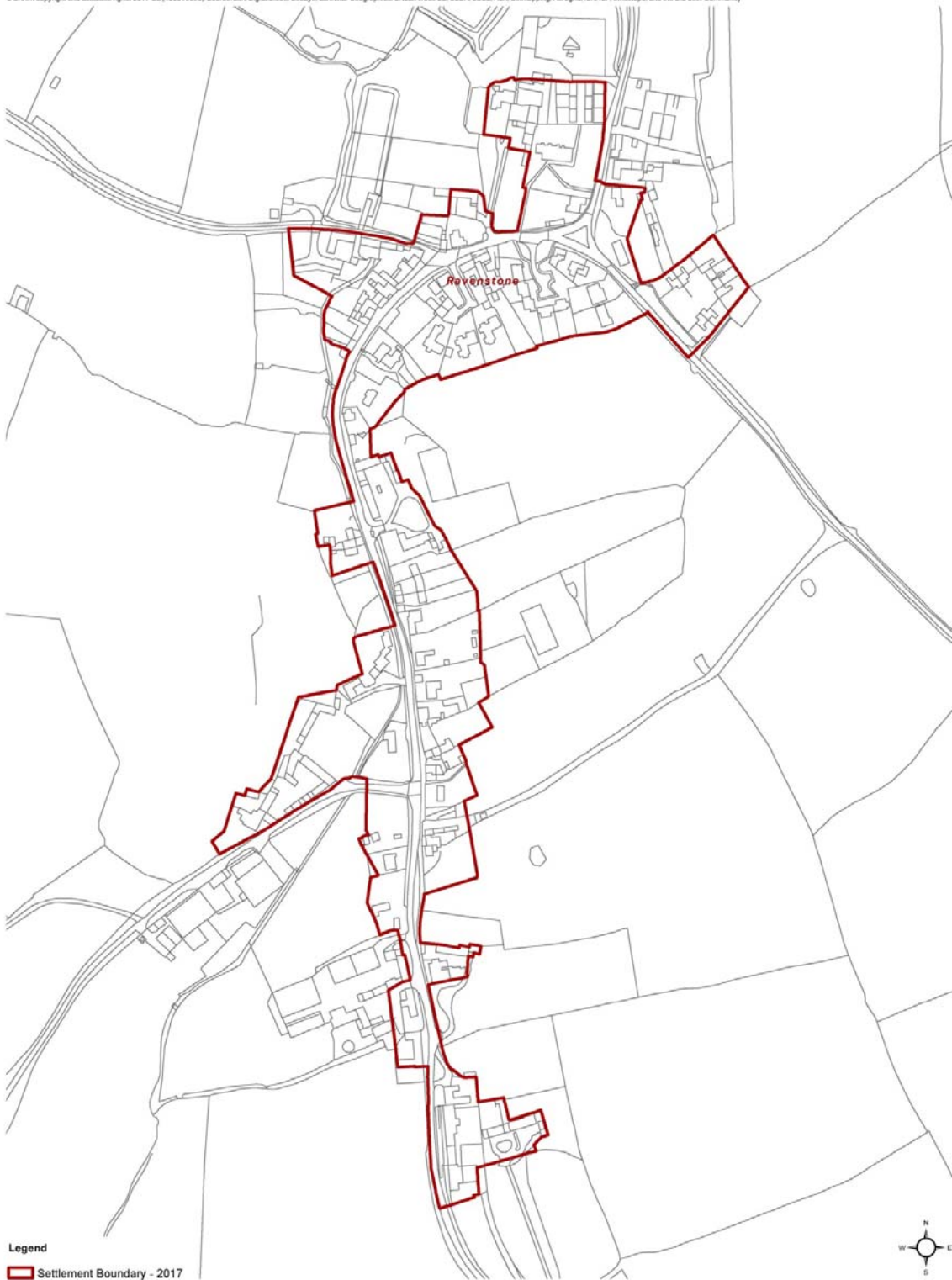
Settlement Boundary 2017 Addition - Ravenstone

Milton Keynes Evidence Studies



Figure A17.3: Proposed Settlement Boundary for Plan:MK (2017)

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Legend
Settlement Boundary - 2017

Settlement Boundary 2017 - Ravenstone
Milton Keynes Evidence Studies

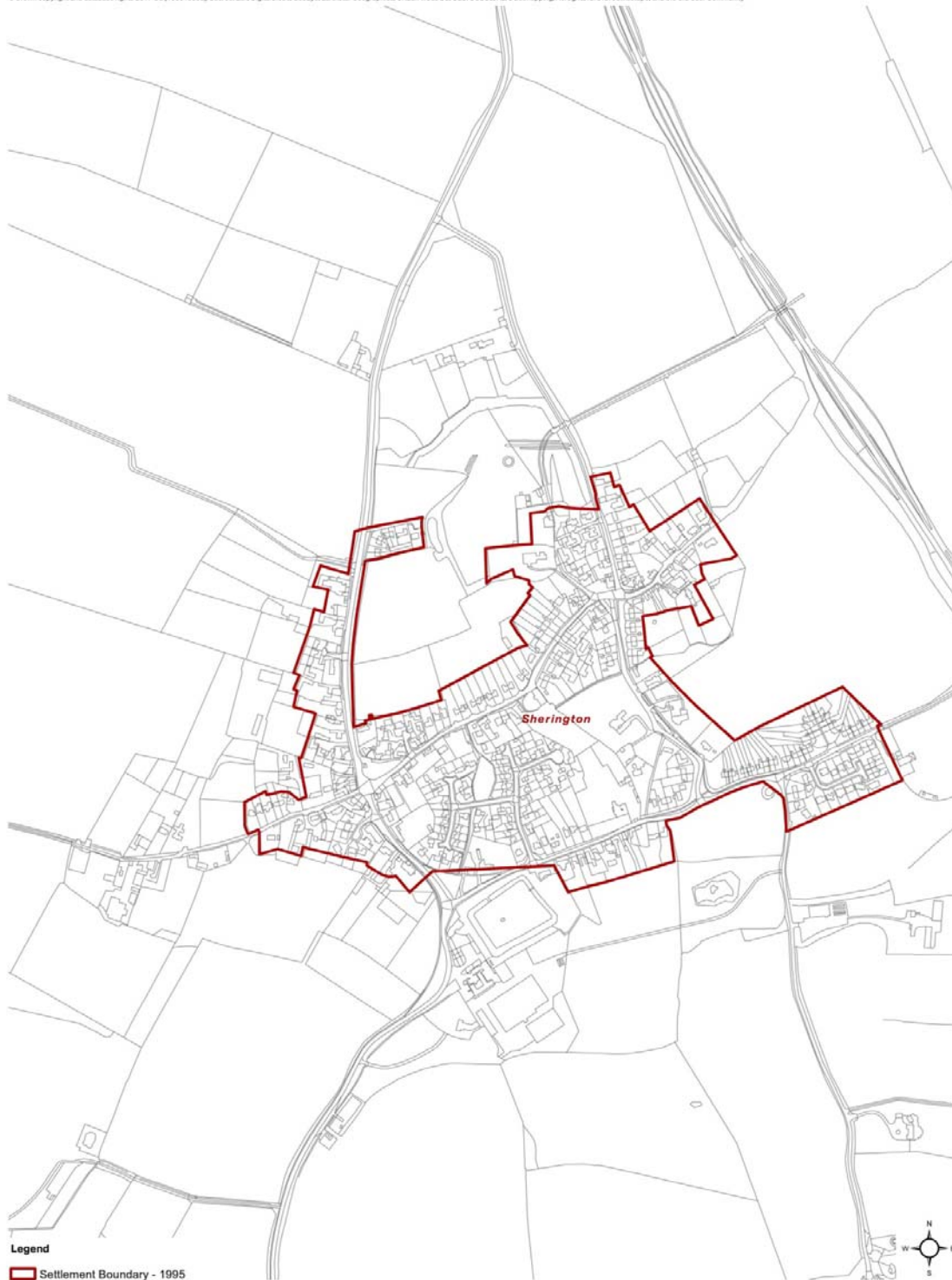
0 15 30 60 90
m

AECOM

Sherington

Figure A18.1: Existing (1995) Settlement Boundary

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Settlement Boundary 1995 - Sherington

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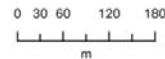
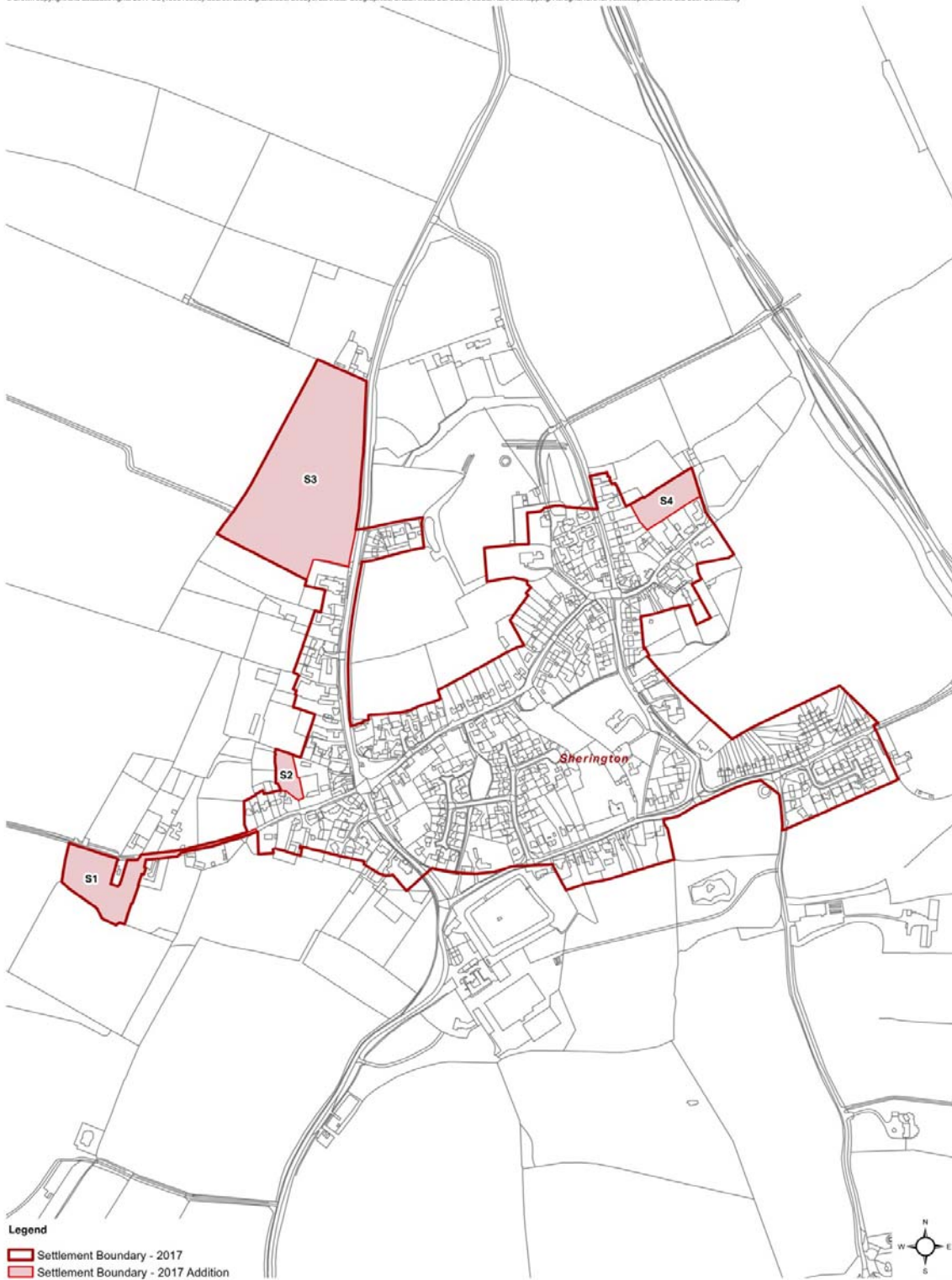


Figure A18.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

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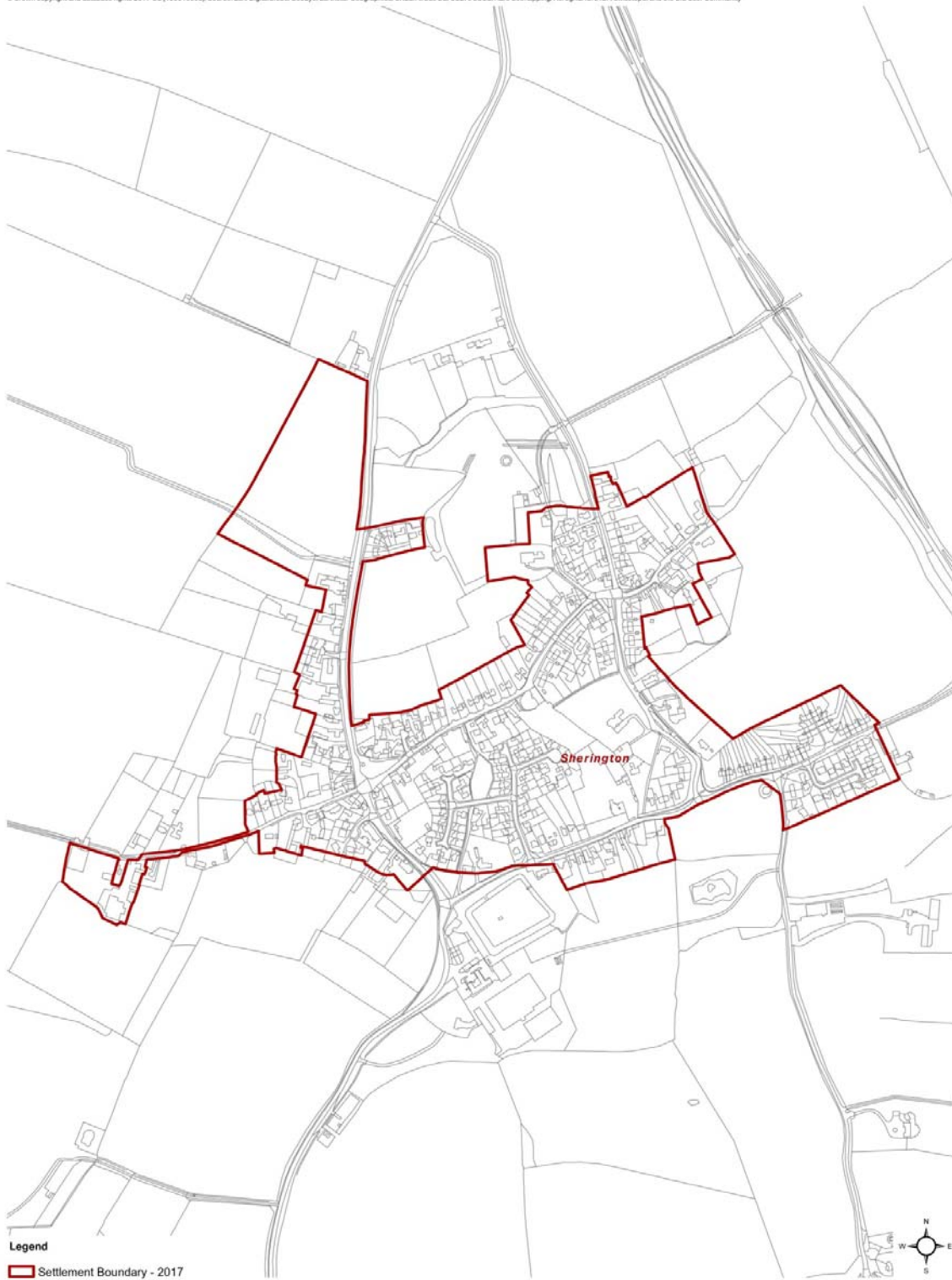
Settlement Boundary 2017 Addition - Sherington

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Figure A18.3: Proposed Settlement Boundary for Plan:MK (2017)

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Legend
■ Settlement Boundary - 2017

Settlement Boundary 2017 - Sherington
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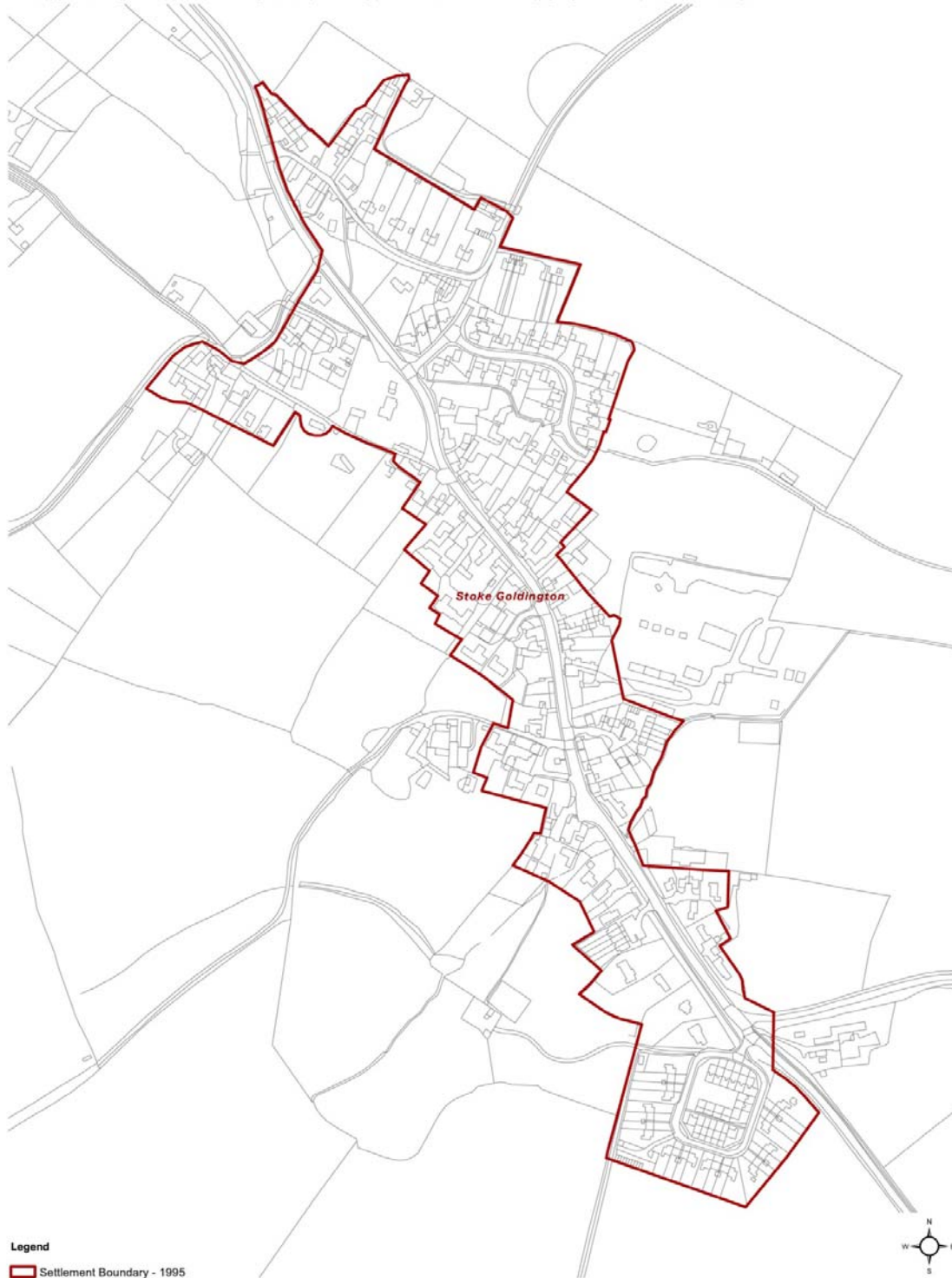
0 30 60 120 180
m

AECOM

Stoke Goldington

Figure A19.1: Existing (1995) Settlement Boundary

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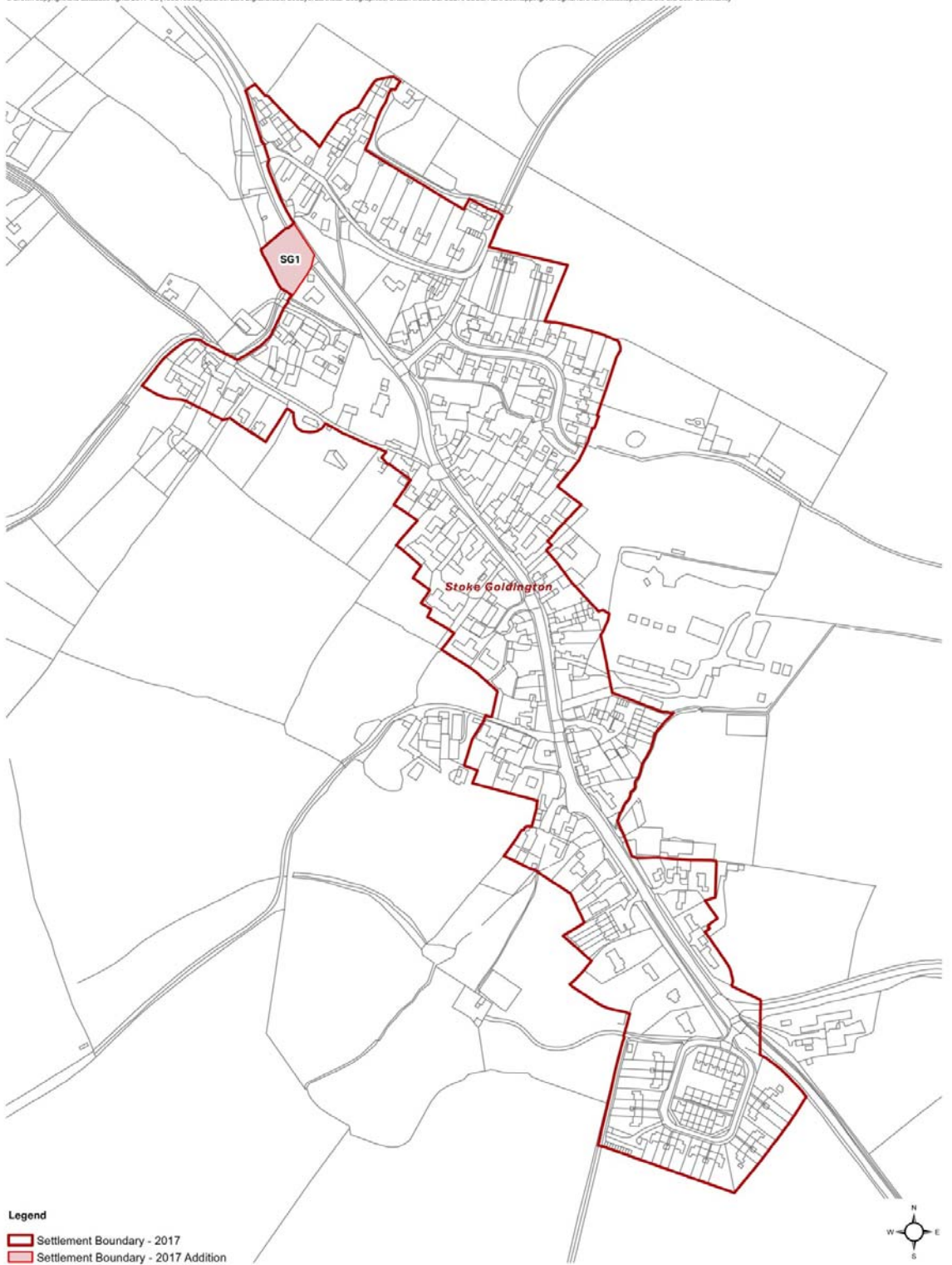


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Figure A19.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

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Legend
[Red outline] Settlement Boundary - 2017
[Red shaded area] Settlement Boundary - 2017 Addition

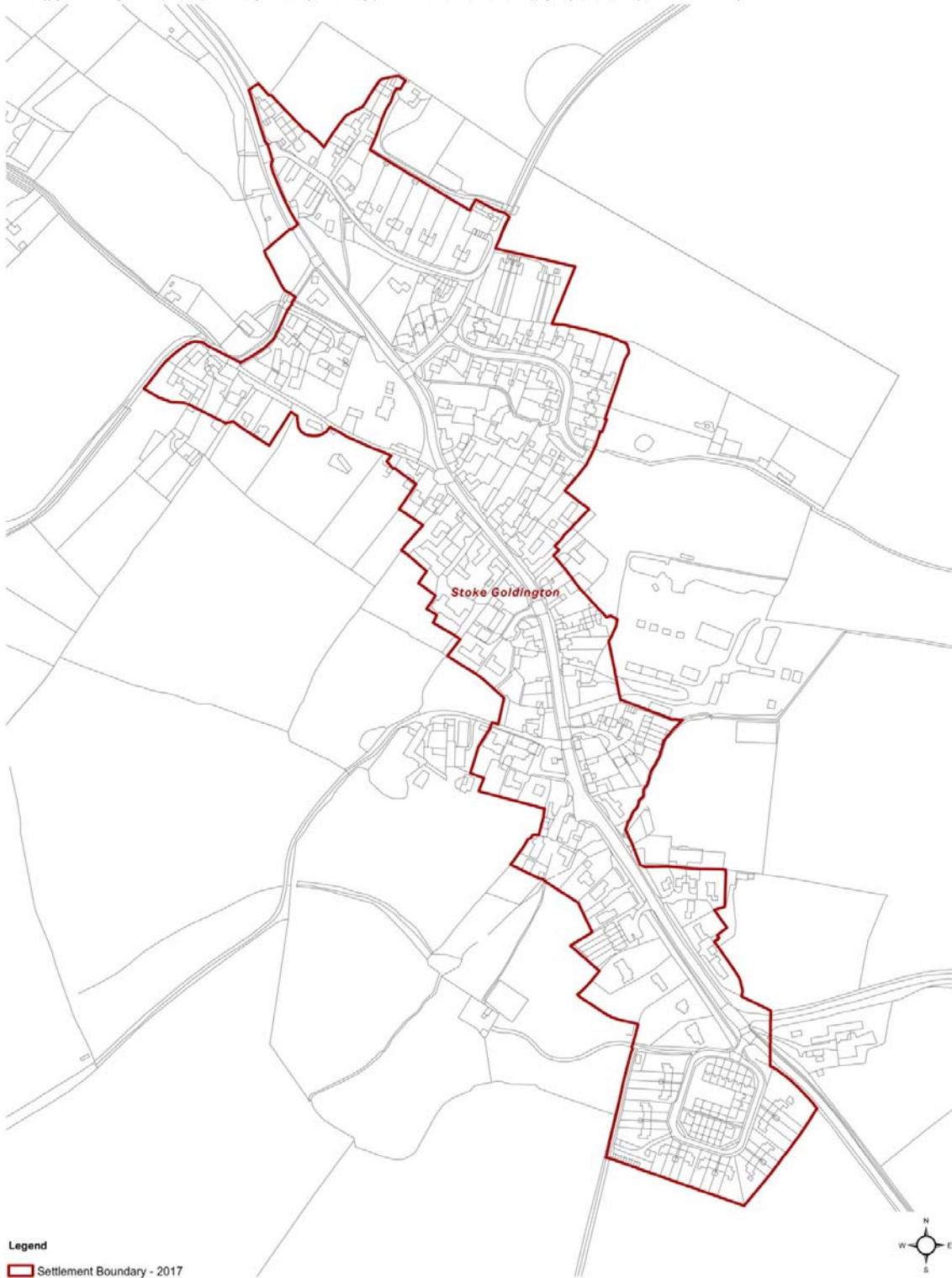
Settlement Boundary 2017 Addition - Stoke Goldington

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Figure A19.3: Proposed Settlement Boundary for Plan:MK (2017)

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Legend
[Red outline] Settlement Boundary - 2017

Settlement Boundary 2017 - Stoke Goldington
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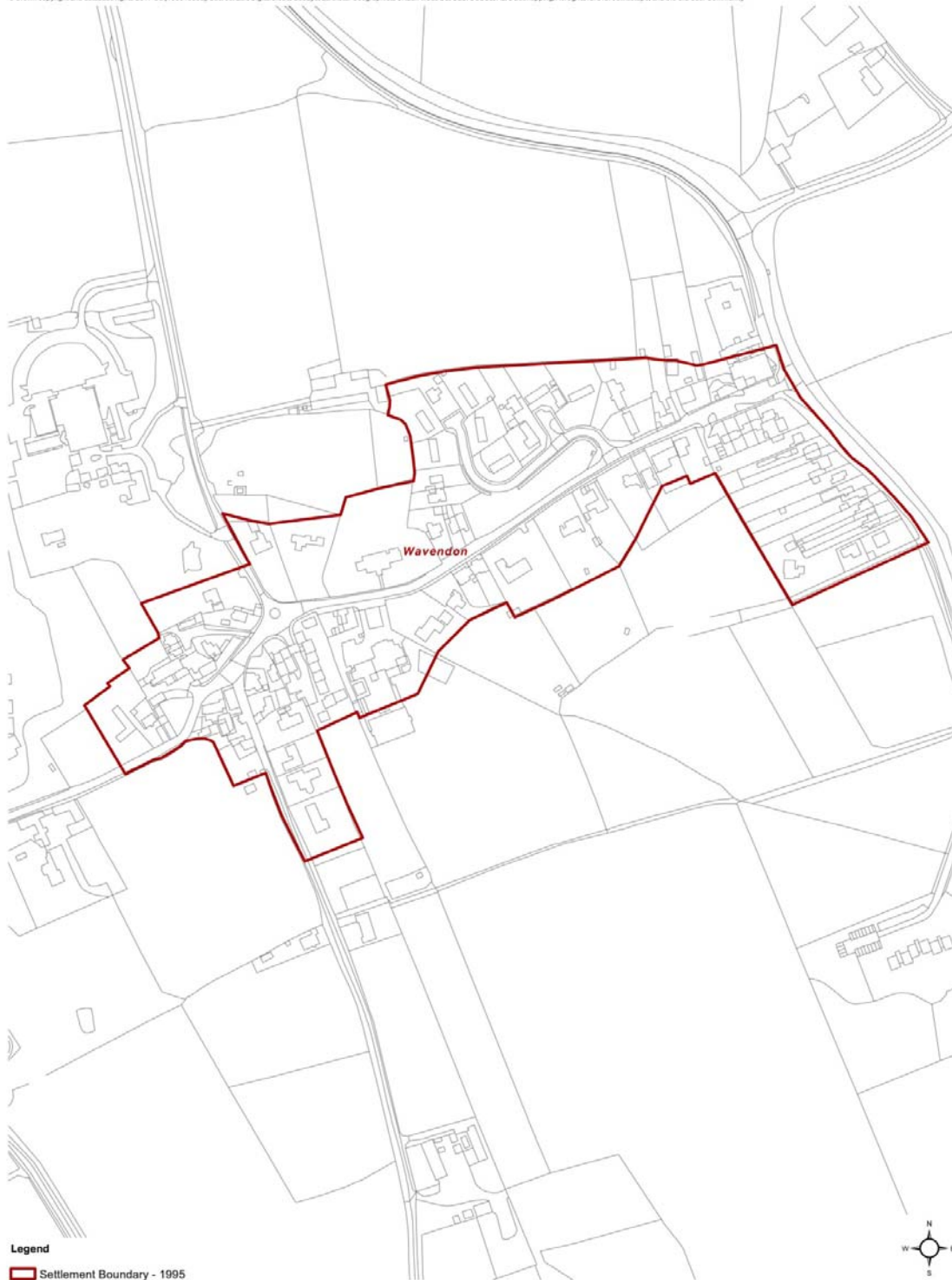
0 20 40 80 120
m

AECOM

Wavendon

Figure A20.1: Existing (1995) Settlement Boundary

© Crown copyright and database rights 2017 OS (100019992). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
[Red Outline] Settlement Boundary - 1995

Settlement Boundary 1995 - Wavendon

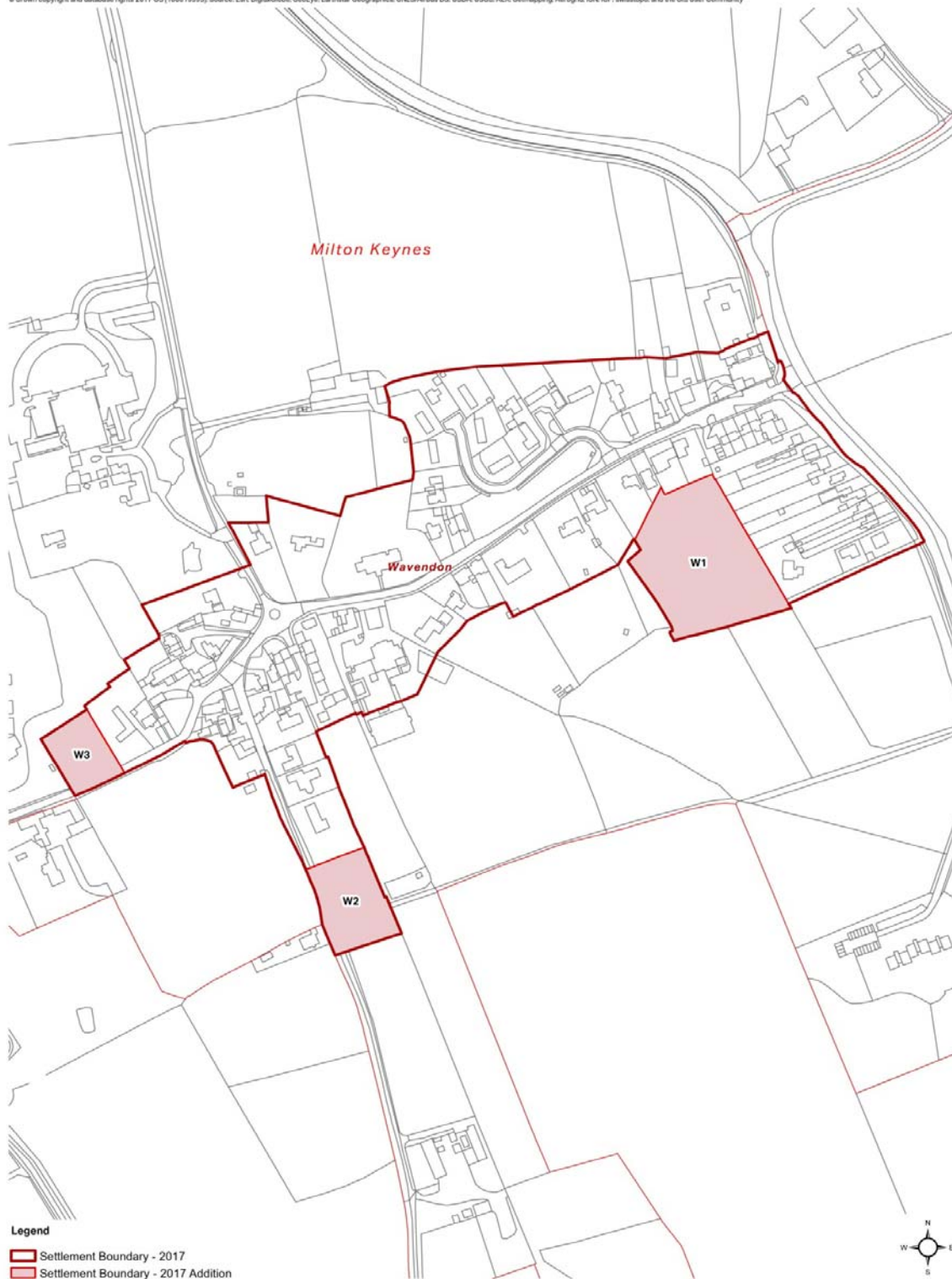
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0 15 30 60 90
m

AECOM

Figure A20.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

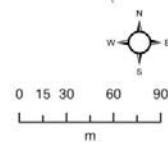
© Crown copyright and database rights 2017 OS (100019593). Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEA, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend
— Settlement Boundary - 2017
■ Settlement Boundary - 2017 Addition

Settlement Boundary 2017 Addition - Wavendon

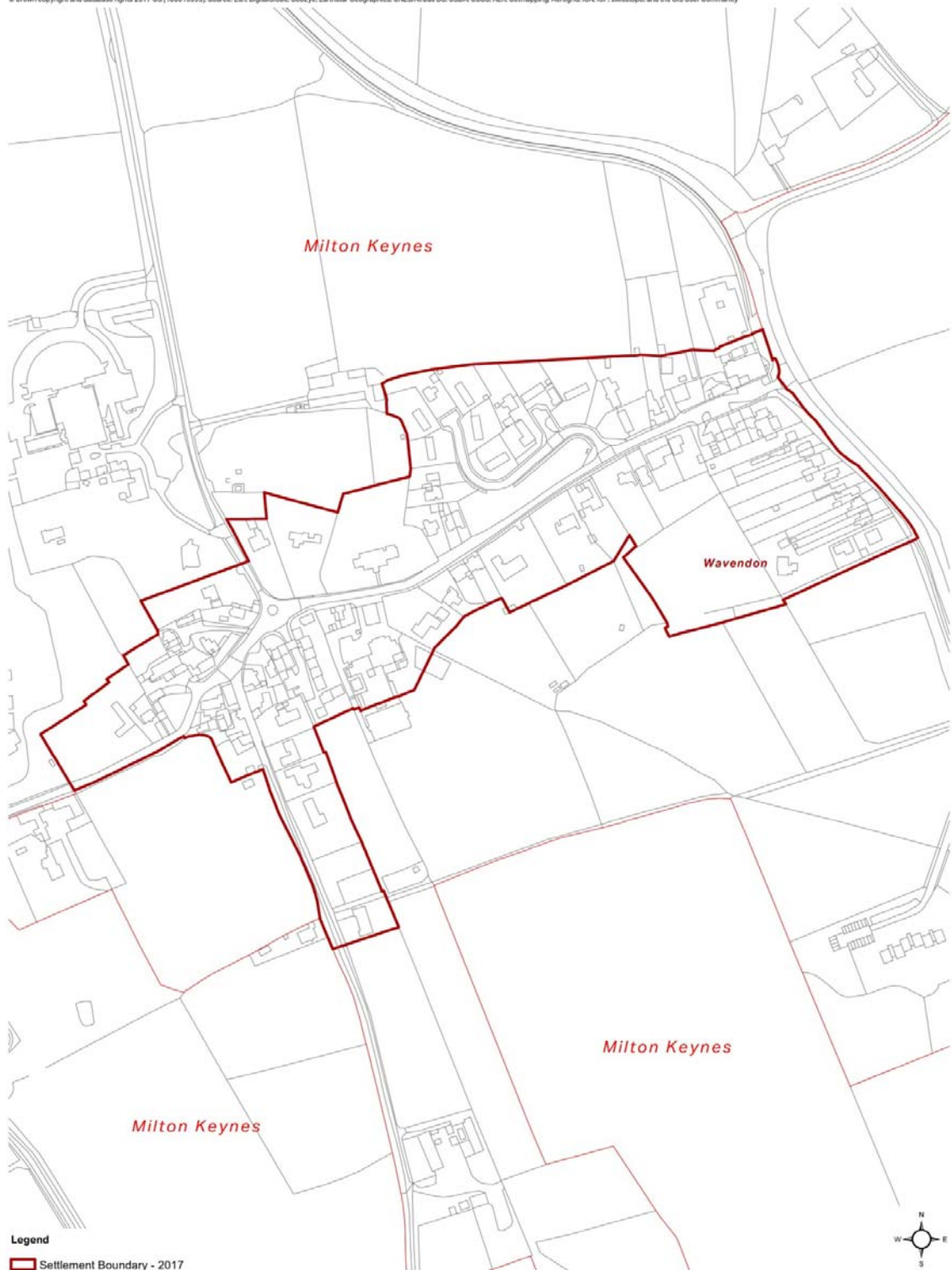
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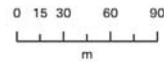
Figure A20.3: Proposed Settlement Boundary for Plan:MK (2017)

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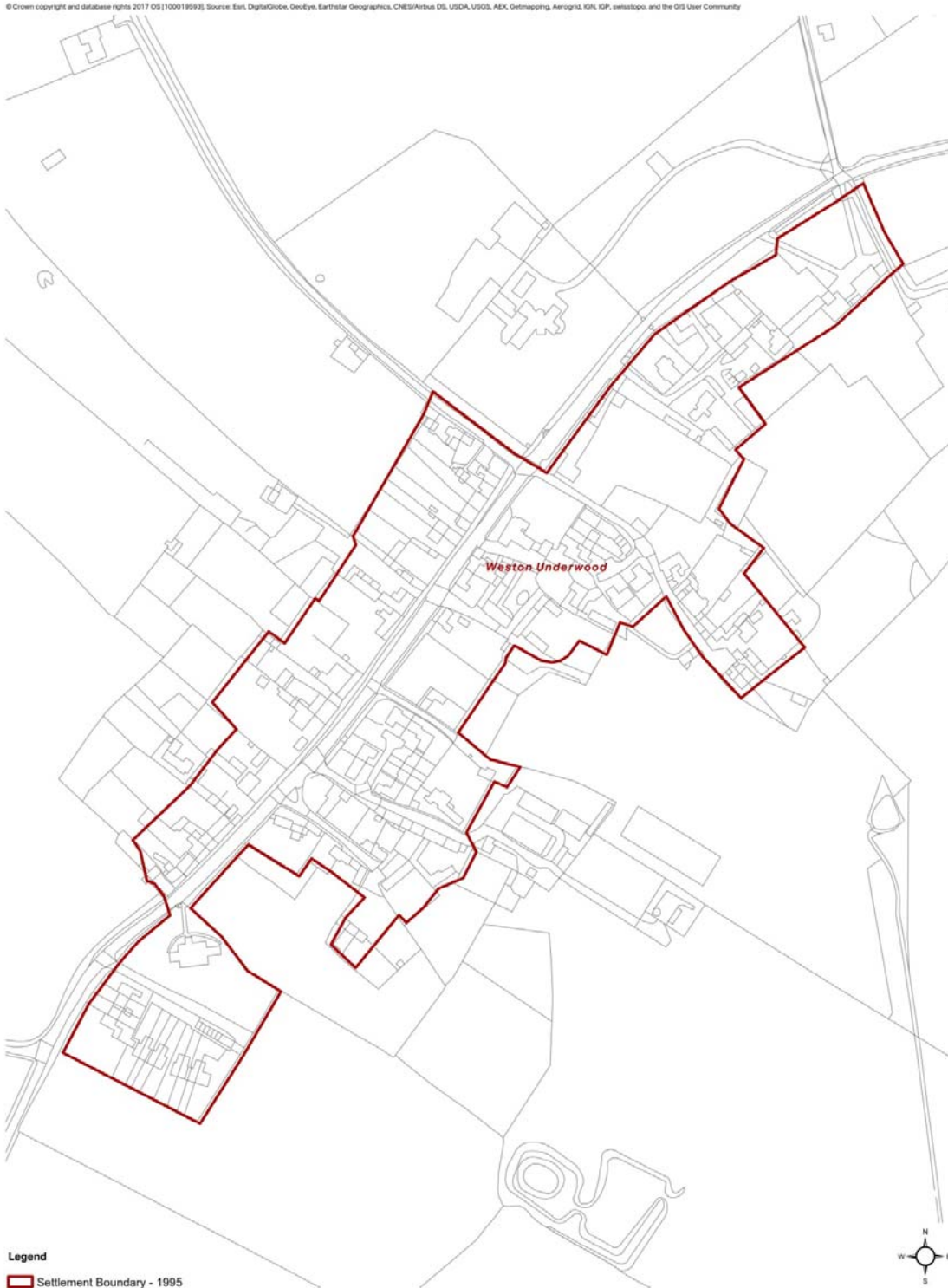
Settlement Boundary 2017 - Wavendon

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Weston Underwood

Figure A21.1: Existing (1995) Settlement Boundary



Legend
Settlement Boundary - 1995

Settlement Boundary 1995 - Weston Underwood
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0 12.5 25 50 75
m



Figure A21.2: Proposed Settlement Boundary for Plan:MK (2017)

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Legend
Settlement Boundary - 2017

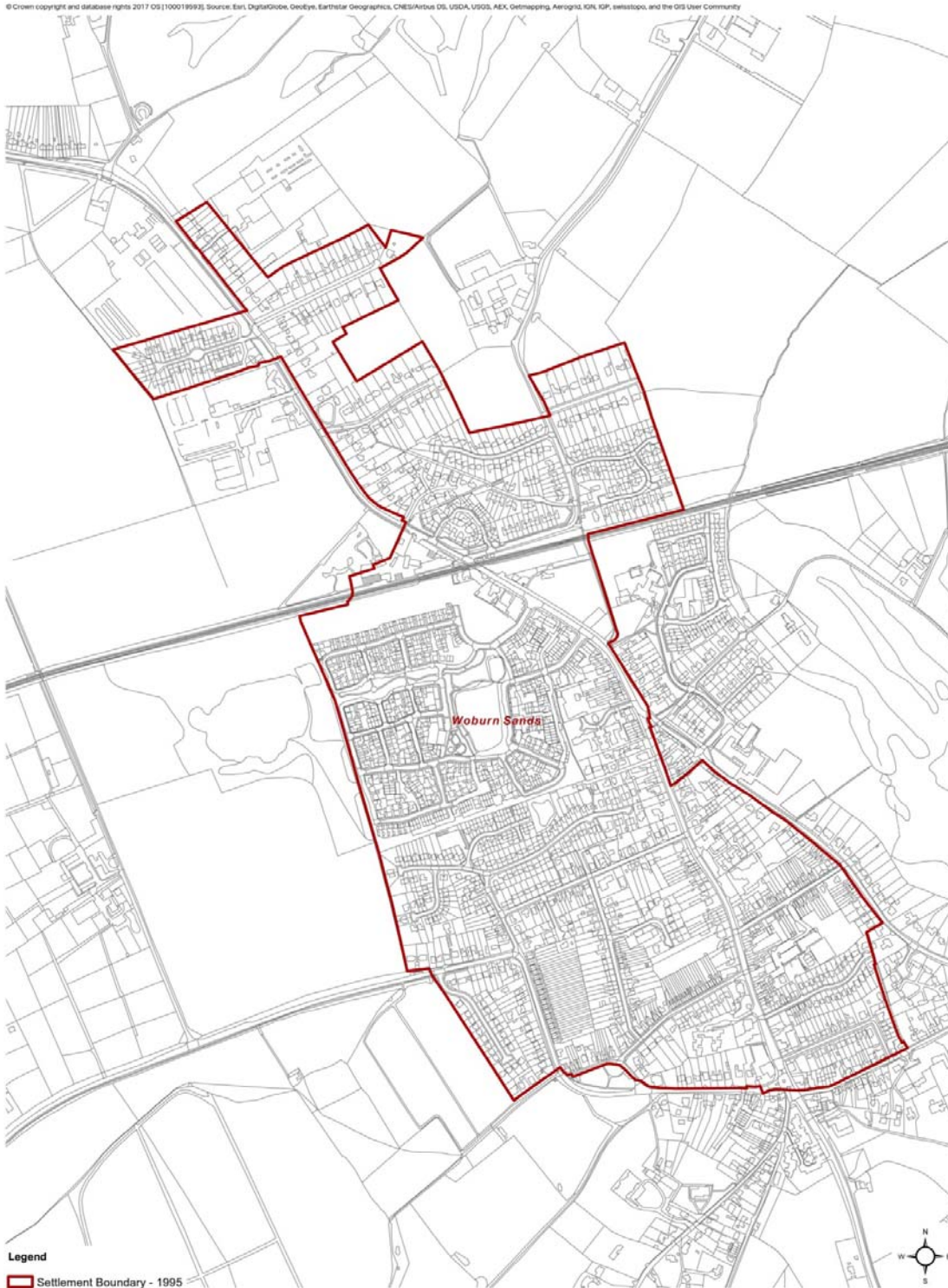
Settlement Boundary 2017 - Weston Underwood
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0 12.5 25 50 75
m

AECOM

Woburn Sands

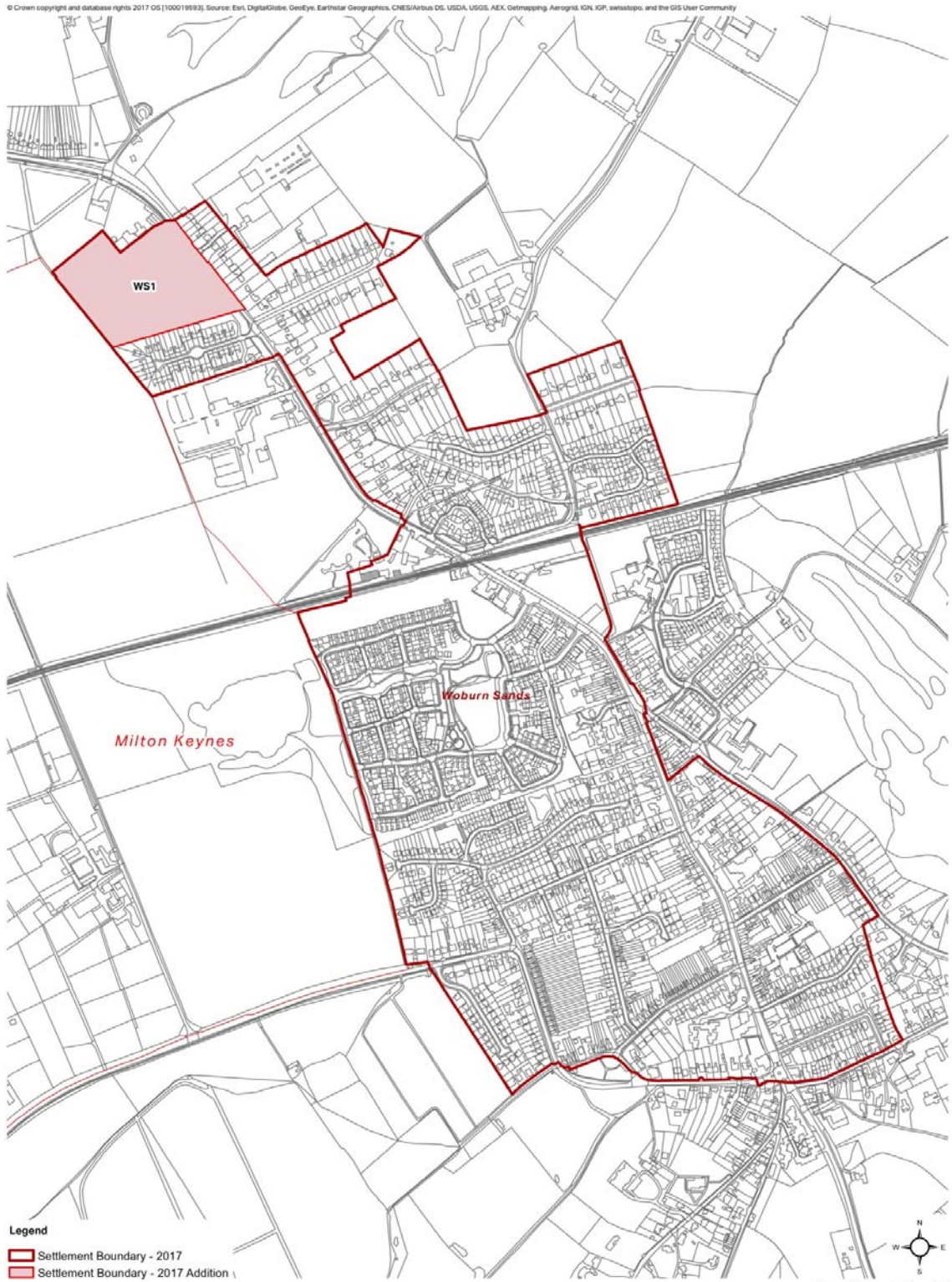
Figure A22.1: Existing (1995) Settlement Boundary



Settlement Boundary 1995 - Woburn Sands

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Figure A22.2: Proposed changes to 1995 Settlement Boundary (see Chapter 3)

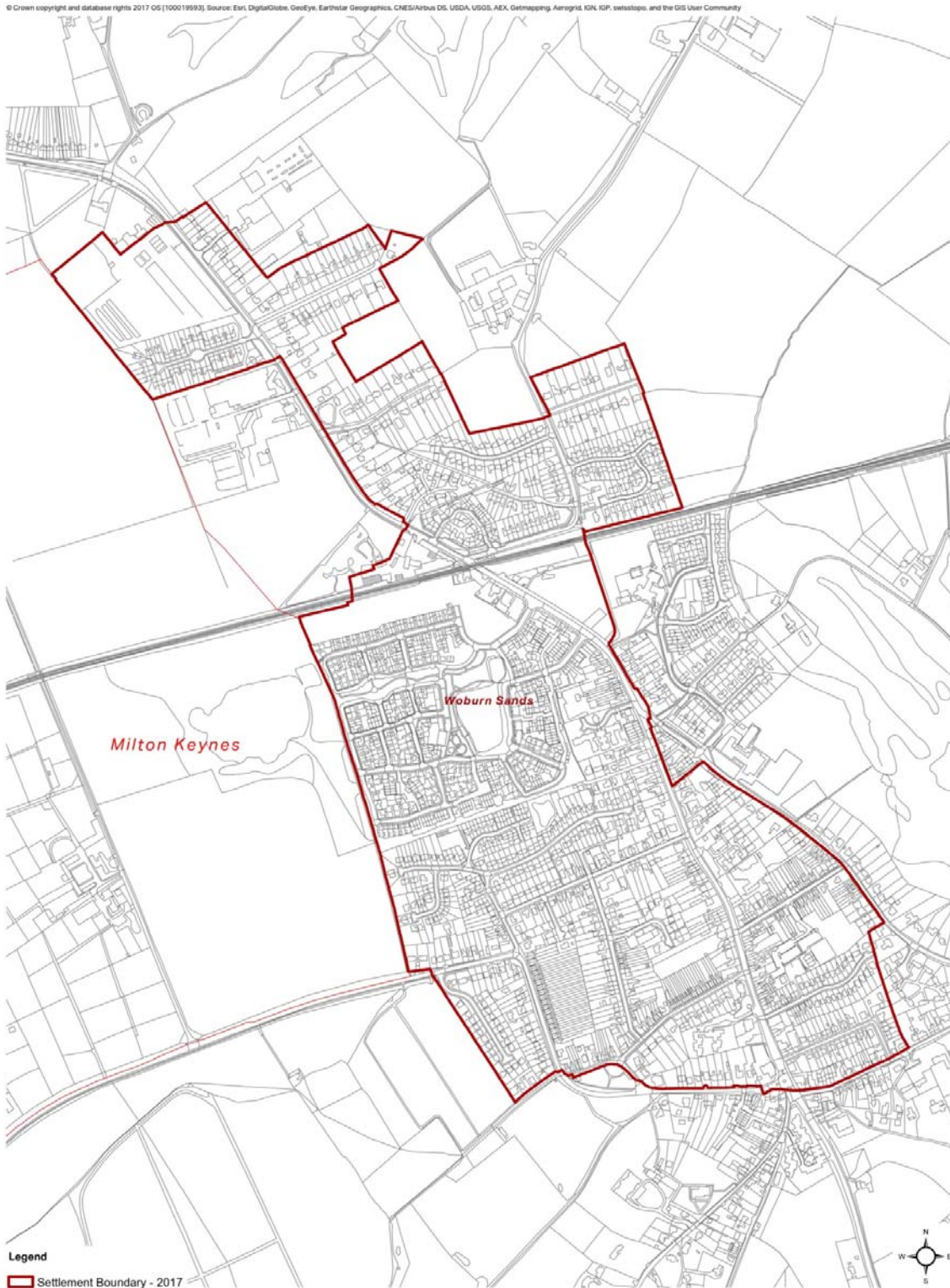


Settlement Boundary 2017 Addition - Woburn Sands

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Figure A22.3: Proposed Settlement Boundary for Plan:MK (2017)



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