

**Milton Keynes Council Site Allocations Plan (SAP)
Schedule of Proposed Modifications**

February 2018

Ref	Section	Proposed Modification	Reason for Proposed Modification
MM1	Section 1	Remove Section 1	This section is no longer relevant as it relates to a previous consultation period.
MM2	Section 2 (Introduction)	<p>Delete text in Section 2 and replace with following text:</p> <p><i>“Policy CS1 of the Milton Keynes Core Strategy (2013) requires that a site allocations plan be prepared to support the Development Strategy of the Borough and to supplement housing land supply, which in the Core Strategy and Milton Keynes Local Plan (2005) is reliant on large-scale expansion areas, by providing small and medium-sized sites within the main urban area (Core Strategy, Paragraph 1.12)</i></p> <p><i>As outlined in the Core Strategy (paragraphs 5.2 and 17.5 and Policies CS1 and CS2), the role of the Site Allocations Plan is to identify and allocate new, non-strategic development sites to provide short term flexibility and contingency to the existing housing land supply and to help deliver the Core Strategy objectives, specifically to ensure that land for at least 28,000 homes will be provided by 2026.</i></p>	To assist in providing clarity as to the role and scope of the SAP.

		<p><i>Whilst the Inspector's Report on the Core Strategy made reference to a guide figure in the order of 1,000 homes, for which land allocations should be made through the Site Allocations Plan, the Core Strategy itself did not set an explicit housing target for the Plan. The Site Allocations Plan comprises 15 small and medium-sized sites, providing approximately 995 homes, throughout the Milton Keynes urban area which have been selected on the basis of their suitability for residential development and potential to support the wider Core Strategy objectives.</i></p> <p><i>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. The settlements of Newport Pagnell and Olney alone are providing 1700 homes through their respective neighbourhood plans and all the other key settlements and selected villages in the rural area are also making strong progress in identifying their own preferred sites for development.</i></p> <p><i>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</i></p>	
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		<p><i>certain sites.</i></p> <p><i>The Council are also currently in the process of preparing Plan:MK, a new local plan for the Borough. Upon adoption, Plan:MK will replace both the Local Plan and Core Strategy as the key component of the Development Plan for the Borough. Plan:MK will provide a new vision and objectives for the Borough alongside updated strategic and Development Management policies, and a range of new strategic and non-strategic site allocations.</i></p> <p><i>The Site Allocations Plan is not part of the (longer term) Plan:MK process. The Site Allocations Plan will cover the period until 2026, Plan:MK for the period until 2031."</i></p>	
MM3	Section 3 (Context)	Remove Section 3	To assist in providing clarity as to the role of the SAP.
MM4	Objectives	<p>Amend bullet point 1 to read as follows:</p> <p><i>"To allocate a range of non-strategic sites to provide short term flexibility to existing supply and contingency, to ensure that at least 28,000 homes will be provided by 2026."</i></p>	To assist in providing clarity as to the role of the SAP.

MM6	Policy SAP0	<p>Removal of paragraph:</p> <p><i>“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.”</i></p>	<p>Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced.</p>
MM7	Figure 1	<p>Amend Figure 1 by removing sites SAP 1, SAP 2, SAP 7, SAP 10, SAP 11 and SAP 13.</p>	<p>To account for the removal of these allocations from the plan.</p>
MM8	SAP1	<p>Delete Policy SAP 1</p>	<p>The site has now been granted planning permission for residential use and is under construction.</p>
MM9	SAP2	<p>Delete Policy SAP 2</p>	<p>The site has been deemed unsuitable for providing sustainable development as sought by the NPPF.</p>
MM10	SAP3	<ul style="list-style-type: none"> - Amend the site location plan to reflect the correct site boundary and ownership/development area on both the satellite and OS base images (proposed new site boundary attached to this schedule). - Remove reference to permission in principle. 	<ul style="list-style-type: none"> - There is a discrepancy in the site boundary in the plan. - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been

		<ul style="list-style-type: none"> - Add an additional prescribed particular to say: <i>“The planted screening between the site and the grid road should be retained in proposals”</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage network”</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“A water main crosses this site; therefore the site layout should be designed to take this into account.”</i> 	<p>introduced.</p> <ul style="list-style-type: none"> - To protect biodiversity in Milton Keynes. - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the development of this site. - Anglian Water comments outline that an existing water main is located within the boundaries of this site.
MM11	SAP4	<ul style="list-style-type: none"> - Amend the site location plan to reflect the correct site boundary on both the satellite and OS base images (proposed new site boundary attached to this schedule). - Remove reference to permission in principle. - Amend key principle i. so as its refers to the <i>“listed shopping building”</i> and reads as: <i>“Design and materials should be of a high quality,</i> 	<ul style="list-style-type: none"> - There is a discrepancy in the site boundary in the plan. - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - To reflect the status of the shopping building as a heritage asset.

		<p><i>respect setting of the listed shopping building....”</i></p> <ul style="list-style-type: none"> - Remove key principle ii from the allocation. - Amend Key Principle iv. to read “<i>The site should make provision for its own parking</i>”. - Remove Key Principle v. and replace it with the following: <p><i>“ A development brief must be prepared with community and stakeholder engagement and be adopted prior to planning permission being granted, with the exception of that part of the site which relates to the Council’s decision of 8 August 2017 which agreed to its disposal for a hotel proposal.”</i></p> - Add an additional key principle to the allocation to say “<i>The site is suitable for mixed use development consisting of both residential and main town centre uses (such as retail, leisure, office)</i>” 	<ul style="list-style-type: none"> - The requirement that development should not commence until the completion of the adjacent multi-storey car park will be too restrictive. - The site in its current form does not serve a purpose in terms of the provision of parking for goods vehicles that service theatre productions. Therefore there is no requirement for the site to provide this use moving forward. - To provide more clarity with regards to preparing a development brief for the site. - In response to a number of comments made at the Regulation 19 consultation. This included comments from the site owners - Milton Keynes Development Partnership (MKDP). Given its location in CMK a mixed use
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MM12	SAP5	<ul style="list-style-type: none"> - Remove reference to permission in principle. 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been

		<ul style="list-style-type: none"> - Amend Prescribed Particular (i) so as it reads as follows: <i>“Proposals should adhere to the principles outlined in Section 4 and Section 5 of the ‘Pascal Drive, Medbourne’ Development Brief (January 2016).”</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage network”</i> 	<p>introduced.</p> <ul style="list-style-type: none"> - To aid clarity on the principles that development will be expected to adhere to. - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the development of this site.
MM13	SAP6	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage network”</i> 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the development of this site.
MM14	SAP7	Delete Policy SAP 7	The site has been deemed unsuitable for providing sustainable development as sought by the NPPF.
MM15	SAP8	<ul style="list-style-type: none"> - Remove reference to permission in principle. 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site

		<ul style="list-style-type: none"> - Remove the word 'emerging' from prescribed particular (i). - Amend bullet point 2 of prescribed particular (i), so that it reads: <i>"Development provides an active frontage, where possible, to Bergamot Gardens and the school playing field, and"</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>"Demonstrate there is adequate capacity in the water supply and foul sewerage networks"</i> 	<p>allocations process has not yet been introduced.</p> <ul style="list-style-type: none"> - The Walton Neighbourhood Plan has now been 'made'. - Correction so as criteria aligns with Neighbourhood Plan policy. - Anglian Water comments suggest improvements to the water supply and foul sewerage network are expected to be required to enable the development of this site.
MM16	SAP9	<ul style="list-style-type: none"> - Amend the site location plan on both the satellite and OS base images to reflect the correct site boundary and ownership/development area and to expand the allocation to incorporate the entirety of the site (Inclusion of land immediately adjacent to the western edge of the current boundary) (proposed new site boundary attached to this schedule). - Amend the site area to 2.5ha, and the indicative capacity to "up to 90dws". 	<ul style="list-style-type: none"> - There is a small discrepancy in the original site boundary which requires correcting. Furthermore the landowners have outlined that the full site is now available for development and have requested that the allocation be expanded. - To account for the expansion of the allocation to include the entirety of the site as requested

		<ul style="list-style-type: none"> - Remove reference to permission in principle. - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the water supply and foul sewerage networks”</i> 	<p>by the landowner.</p> <ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - Anglian Water comments suggest improvements to the water supply and foul sewerage network are expected to be required to enable the development of this site.
MM17	SAP10	Delete Policy SAP 10	The site has now been granted planning permission for residential use and is under construction.
MM18	SAP11	Delete Policy SAP 11 from the SAP	Due to a lack of current robust evidence on deliverability, it is deemed that there is no reasonable prospect of the site coming forward within the life of the SAP and contributing to the aims of the SAP. The allocation of this site is therefore considered to not be effective.
MM19	SAP12	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage</i> 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the

		<p><i>network”</i></p> <ul style="list-style-type: none"> - Add an additional key principle/prescribed particular to the allocation to say: <i>“A sewer and water main crosses this site, therefore the site layout should be designed to take this into account.”</i> - Amend criterion (iii) to read: <p><i>“Higher density or residential-led, mixed-use proposals, containing community facilities, will be acceptable where it can be demonstrated the above principles will not be compromised.”</i></p>	<p>development of this site.</p> <ul style="list-style-type: none"> - Anglian Water comments outline that an existing sewer and water main are located within the boundaries of this site. - To provide more clarity on the type of mixed-uses that will be considered appropriate.
MM20	SAP13	Delete policy SAP 13.	Due to a lack of current robust evidence on deliverability, it is deemed that there is no reasonable prospect of the site coming forward within the plan period and contributing to the aims of the SAP. The allocation of this site is therefore considered not to be effective.
MM21	SAP14	<ul style="list-style-type: none"> - Removal of clause (ii). - Remove reference to permission in principle. 	<ul style="list-style-type: none"> - The principle of clause (ii) is already provided for in clause (i) and, following further discussions with Your:MK, it is considered to be unnecessary. - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been

		<ul style="list-style-type: none"> - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the water supply and foul sewerage networks”</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“A sewer crosses this site; therefore the site layout should be designed to take this into account.”</i> 	<p>introduced.</p> <ul style="list-style-type: none"> - Anglian Water comments suggest improvements to the water supply and foul sewerage network are expected to be required to enable the development of this site. - Anglian Water comments outline that an existing sewer is located within the boundaries of this site.
MM22	SAP15	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Amend prescribed particular (i) so as it reads as follows: <i>“Proposals should adhere to the principles outlined in Section 4 and Section 5 of the ‘Kents Hill Park’ Development Brief (October 2015).</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“Residential proposals that incorporate an element of C2 Use (Residential Institutions) will also be considered appropriate for this site”</i> 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - To aid clarity on the principles that development will be expected to adhere to. - To provide some flexibility to the allocation.

		<ul style="list-style-type: none"> - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage network”</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“A water main crosses this site; therefore the site layout should be designed to take this into account.”</i> 	<ul style="list-style-type: none"> - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the development of this site. - Anglian Water comments outline that an existing water main is located within the boundaries of this site.
MM23	SAP16	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Remove key principle (ii). - Add an additional prescribed particular to say: <i>“The planted screening between the site and the grid road should be retained in proposals”</i>. - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the water supply and foul sewerage networks”</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“A water main crosses this site; therefore the site layout should</i> 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - Criterion is not deemed to be effective. - To protect biodiversity in Milton Keynes. - Anglian Water comments suggest improvements to the water supply and foul sewerage network are expected to be required to enable the development of this site. - Anglian Water comments outline that an existing water main is located within the boundaries of this site.

		<i>be designed to take this into account."</i>	
MM24	SAP17	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Amend prescribed particular (i) so as it reads as follows: <i>"Proposals should adhere to the principles outlined in Section 5 of the 'Westcroft Reserve Site 3' Development Brief (October 2014).</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>"Demonstrate there is adequate capacity in the foul sewerage network"</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>"A water main crosses this site; therefore the site layout should be designed to take this into account."</i> 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - To aid clarity on the principles that development will be expected to adhere to. - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the development of this site. - Anglian Water comments outline that an existing water main is located within the boundaries of this site.
MM25	SAP18	<ul style="list-style-type: none"> - Remove reference to permission in principle. 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced.

		<ul style="list-style-type: none"> - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage network”</i> - Amend key principle i) bullet point 3, to read: <i>“any additional access taken from Ortensia Drive (which will require the Parks Trust’s agreement if it crosses Parks Trust parkland) is secondary and provides access to no more than 50 dwellings.”</i> 	<ul style="list-style-type: none"> - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the development of this site. - To aid delivery of the development.
MM26	SAP19	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Amend the OS base site location plan so that it illustrates the approximate locations for proposed residential and employment uses on the site as outlined in Figure 4: <i>Parameters Plan</i>, of the ‘<i>Land adjoining Walton Manor, Walton</i>’ Development Brief (November 2015) (proposed new site boundary attached to this schedule). - Amend prescribed particular (i) so that it reads as follows: <i>“Proposals should adhere to the principles outlined</i> 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - To improve clarity of the allocation, so as to align with Figure 4: <i>Parameters Plan</i>, of the “Walton Manor Development Brief” (SAP examination Document DB5). - To aid clarity on the principles that development will be expected to adhere to.

		<p><i>in Section 4 and Section 5 of the 'Land adjoining Walton Manor, Walton' Development Brief (November 2015), and 'Policy WNP1 Walton Manor' of the 'Walton Neighbourhood Plan 2016-2026 (November 2026)'.</i></p> <ul style="list-style-type: none"> - Add an additional key principle/prescribed particular to the allocation to say: <i>"Demonstrate there is adequate capacity in the water supply and foul sewerage networks"</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>"A sewer crosses this site; therefore the site layout should be designed to take this into account."</i> 	<ul style="list-style-type: none"> - Anglian Water comments suggest improvements to the water supply and foul sewerage network are expected to be required to enable the development of this site. - Anglian Water comments outline that an existing sewer is located within the boundaries of this site.
MM27	SAP20	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Amend prescribed particular (i) so that it reads as follows: <i>"Proposals should adhere to the principles outlined in Section 5 of the 'Atterbury Area 1' Development Brief (July 2014)."</i> - Add an additional key principle/prescribed 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - To aid clarity on the principles that development will be expected to adhere to. - Anglian Water comments suggest

		particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage network”</i>	improvements to the foul sewerage network are expected to be required to enable the development of this site.
MM28	SAP21	<ul style="list-style-type: none"> - Remove reference to permission in principle. - Amend the site location plan to reflect the correct site boundary and ownership/development area on both the satellite and OS base images (proposed new site boundary attached to this schedule). - Amend prescribed particular (i) so that it reads as follows: <i>“Proposals should adhere to the principles outlined in Section 5 of the ‘Atterbury Area 1’ Development Brief (July 2015).</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“Demonstrate there is adequate capacity in the foul sewerage network”</i> - Add an additional key principle/prescribed particular to the allocation to say: <i>“A sewer and water main crosses this site, therefore the site</i> 	<ul style="list-style-type: none"> - Secondary legislation for granting permission in principle through the local plan site allocations process has not yet been introduced. - There is a small discrepancy in the site boundary in the Plan - To aid clarity on the principles that development will be expected to adhere to. - Anglian Water comments suggest improvements to the foul sewerage network are expected to be required to enable the development of this site. - Anglian Water comments outline that an existing sewer and water main are located within the boundaries of this site.

		<i>layout should be designed to take this into account."</i>	
MM29	Paragraph 7.2	Delete Paragraph 7.2	To provide clarity on the role of the SAP and to account for the removal of permission in principle from a number of the proposed allocations.
MM30	Appendix A	Insert an Appendix A into the plan outlining a schedule of amendments to the Core Strategy (2013) and Local Plan (2005) policies as a result of the SAP allocations. Draft Appendix A attached to this schedule.	To clarify where SAP allocations will amend policies in the existing development plan.

Appendix 1: Schedule of Superseded Existing Development Plan Policies

The below table outlines where existing policy contained within Milton Keynes Council's Development Plan (Milton Keynes Core Strategy (2013) and Milton Keynes Local Plan (2005)) will be superseded by new policy within the Site Allocations Plan as a result of its adoption.

SAP Site	Current Development Plan Policy	Amendment
SAP3	Local Plan* Policy C9 (Appendix C9 "Reserve Sites").	Remove site "RS/110/SOC - N of H5 Portway".
SAP9	Local Plan Policy C4 "Education".	Delete "Shenley Church End" from list of sites allocated for Independent Schools.
SAP12	Local Plan Policy C9 (Appendix C9 "Reserve Sites").	Remove site "RS/2/COML – N of H5 between Hampstead Gate & Wimbledon Place".
SAP15	Local Plan Policy C4 "Education".	Delete "Kents Hill" from list of sites allocated for Higher Education.
SAP16	Local Plan Policy C9 (Appendix C9 "Reserve Sites").	Remove site "RS/62/SOC – N of H7 Chaffron Way, E of Shenley Brook End Secondary School".
SAP17	Local Plan Policy C9 (Appendix C9 "Reserve Sites").	Remove site "RS/102/SOC – E of V12, Snelshall Street".
SAP18	Core Strategy** Policy CS3 "Employment Land Supply" Table 5.4.	Amend site area of "Towergate" to 1.5ha, to account for removal of the 5.6ha SAP18 site.
SAP19	Core Strategy Policy CS3 "Employment Land Supply" Table 5.4.	Amend site area of "Walton" to 2ha, to account for removal of 7.5ha for residential and open space use for the SAP19 site.
SAP20	Core Strategy Policy CS3 "Employment Land Supply" Table 5.4.	Remove reference to "Broughton/Atterbury" from table.

* "Local Plan" refers to the Milton Keynes Local Plan (2005)

** "Core Strategy" refers to the Milton Keynes Core Strategy (2013)

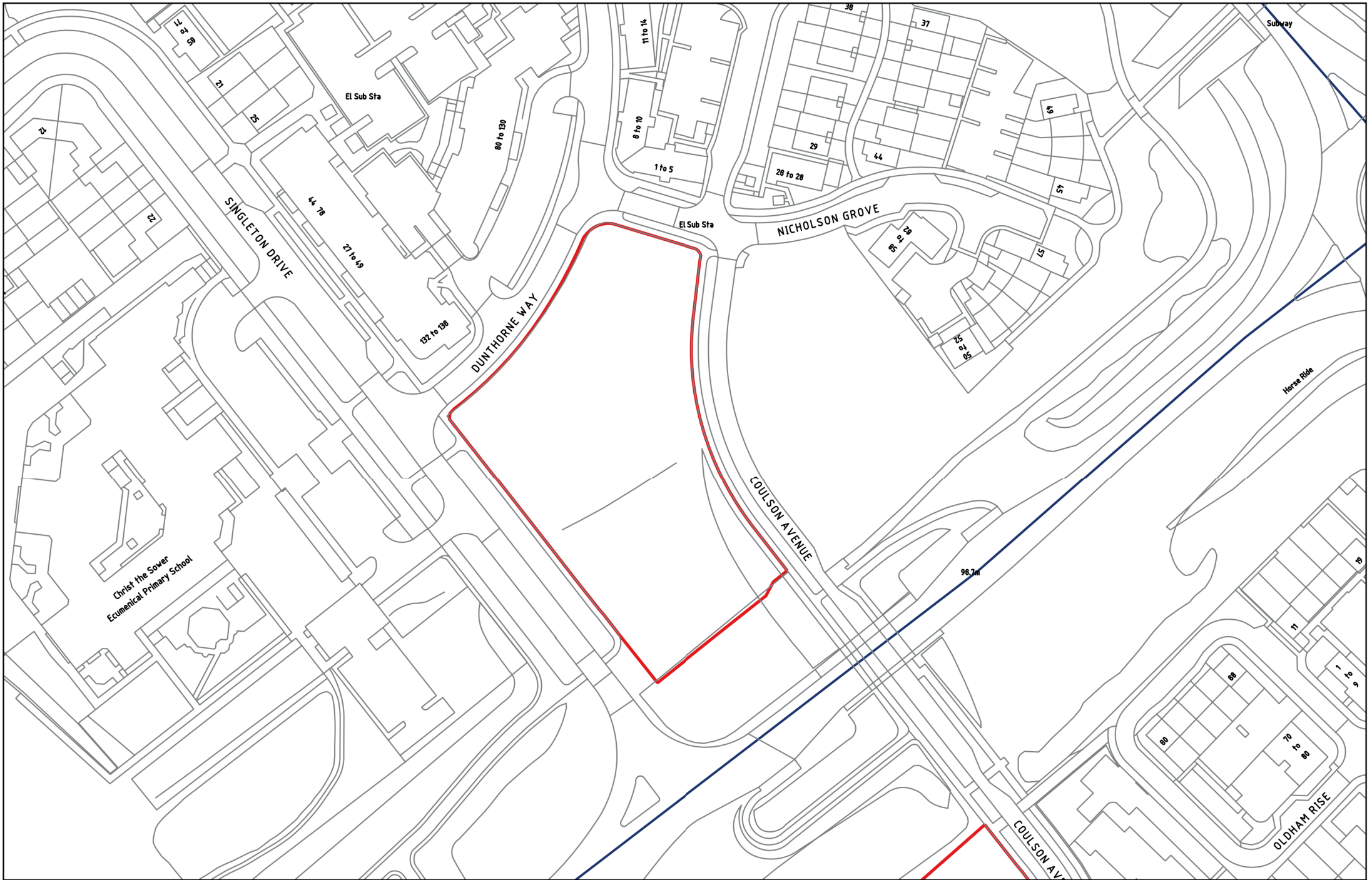
Schedule of Updated Aerial and OS plans

- 1)** SAP3 – Land off Singleton Drive, Grange Farm (Aerial Plan)
- 2)** SAP3 – Land off Singleton Drive, Grange Farm (OS Plan)
- 3)** SAP4 – Land east of John Lewis Car Park, Central Milton Keynes (Aerial Plan)
- 4)** SAP4 – Land east of John Lewis Car Park, Central Milton Keynes (OS Plan)
- 5)** SAP9 – Independent School Site, Daubeney Gate, Shenley Church End (Aerial Plan)
- 6)** SAP9 – Independent School Site, Daubeney Gate, Shenley Church End (OS Plan)
- 7)** SAP19 – Land at Walton Manor, Groveway/Simpson Road, Walton Manor (OS Plan)
- 8)** SAP21 – Land off Ladbroke Grove, Monkston Park (Aerial Plan)
- 9)** SAP21 – Land off Ladbroke Grove, Monkston Park (OS Plan)

1) SAP3 – Land off Singleton Drive, Grange Farm (Aerial Plan)



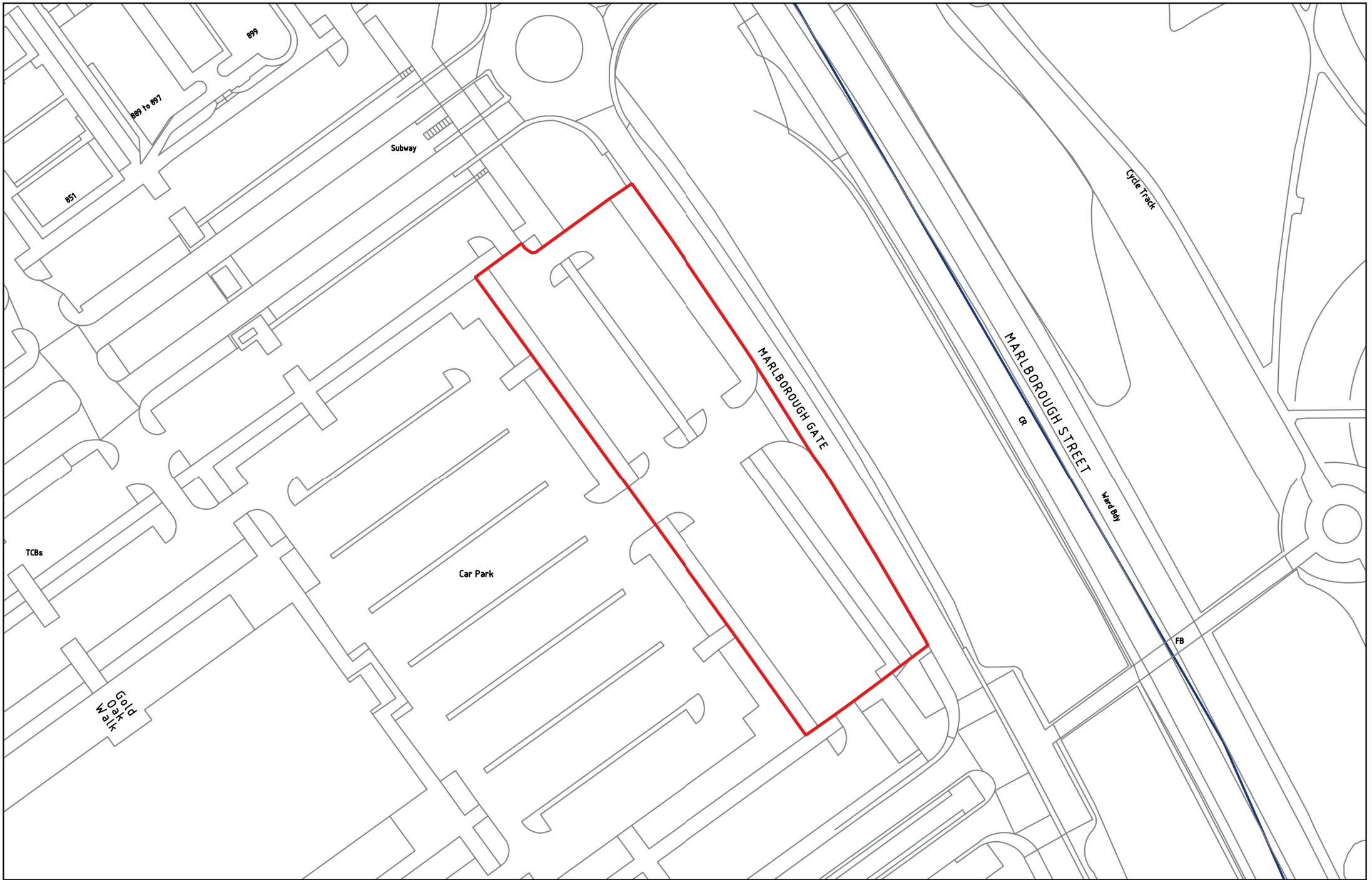
2) SAP3 – Land off Singleton Drive, Grange Farm (OS Plan)



**3) SAP4 – Land east of John Lewis Car Park, Central Milton Keynes
(Aerial Plan)**



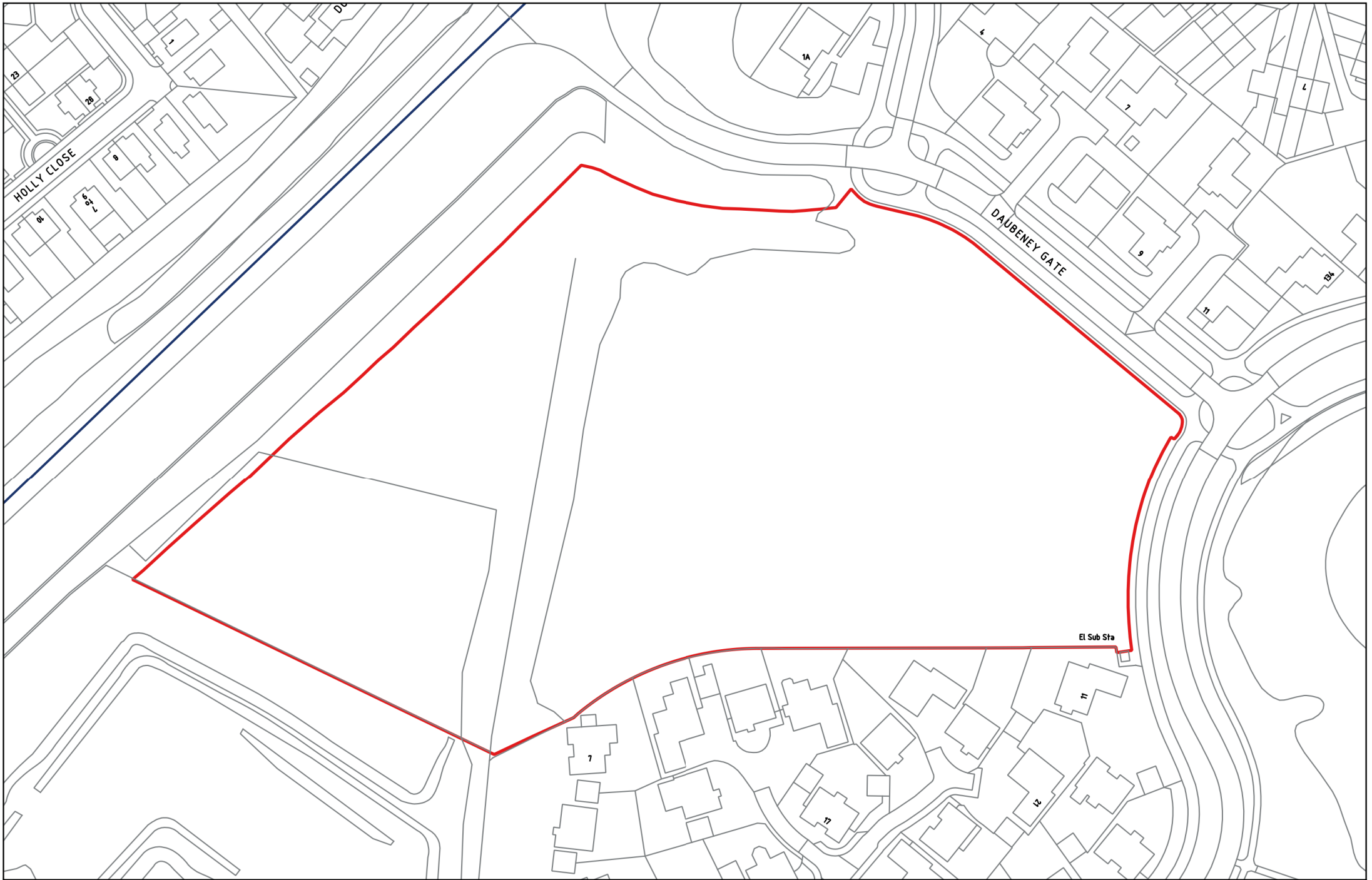
4) SAP4 – Land east of John Lewis Car Park, Central Milton Keynes (OS Plan)



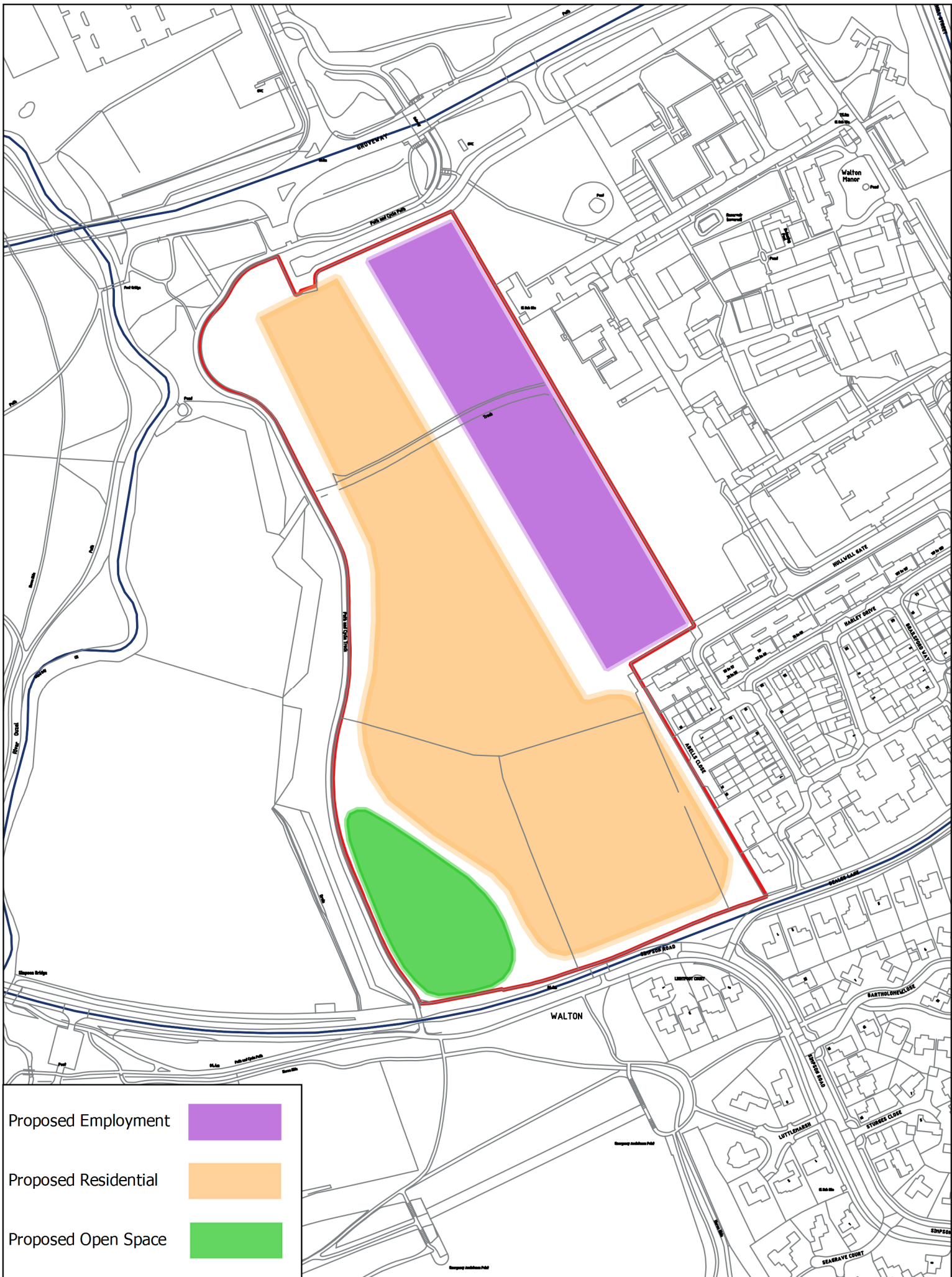
**5) SAP9 – Independent School Site, Daubeney Gate, Shenley Church
End (Aerial Plan)**



**6) SAP9 – Independent School Site, Daubeney Gate, Shenley Church
End (OS Plan)**



7) SAP19 – Land at Walton Manor, Groveway/Simpson Road, Walton Manor (OS Plan)



8) SAP21 – Land off Ladbroke Grove, Monkston Park (Aerial Plan)



9) SAP21 – Land off Ladbroke Grove, Monkston Park (OS Plan)

