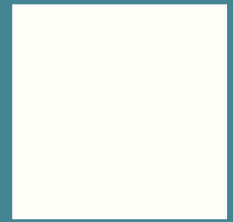
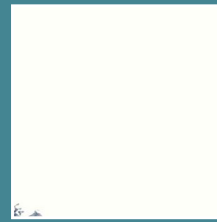


Wolverton Mill, Site G Development Brief



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Approved Version

March 2018



This document has been prepared by
Milton Keynes Council's Urban Design
and Landscape Architecture Team.

For further information please contact:

Matthew Clarke
Urban Design and Landscape Architecture
Planning, Culture and Infrastructure
Milton Keynes Council
Civic Offices
1 Saxon Gate East
Milton Keynes MK9 3EJ

T +44 (0) 1908 254766

E Matthew.Clarke@Milton-keynes.gov.uk

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SECTION 1: INTRODUCTION

1.1 Location and Ownership

- 1.1.1 The site is located to the north west of the city approximately 0.6 miles east of Stony Stratford Town Centre and 1 mile west of Wolverton Town Centre on the western edge of Wolverton Mill an existing employment and residential area.
- 1.1.2 The site extends to approximately 3.19ha split between 2 areas (Site A to the east :1.28ha and Site B to the west: 1.91 ha).
- 1.1.3 The site is in the ownership of Milton Keynes Development Partnership* (MKDP). MKDP have high aspirations that development of this site can help contribute to the mix of employment and residential uses across Milton Keynes.

1.2 Purpose of the Development Brief

- 1.2.1 The purpose of this document is to provide planning and design guidance for the development of this site in Wolverton Mill.
- 1.2.2 This will aid the development process, by allowing developers to submit informed proposals that respond to Council (MKC), landowner and other local stakeholder expectations for the site, and respect the requirements of MKC planning policy.
- 1.2.3 The consultation process associated with the preparation of this development brief has given all interested parties opportunities to set out their aspirations for the site and/or to identify issues and/or constraints that need to be accommodated.

Vision Statement:

“To create a high quality mixed use development with commercial development that builds on the success of the existing development at Wolverton Mill and residential development that helps meet Milton Keynes housing needs, and which complements the existing landscape setting.”

**MKDP is a limited liability partnership set up by and owned by Milton Keynes Council to facilitate Milton Keynes’s continued growth and economic success by promoting the development of land assets acquired by the Council from the Homes and Communities Agency, in line with the Council’s Corporate Plan and Economic Development Strategy. MKDP take a commercial and entrepreneurial approach to sell and develop these assets with third party developers and investors, whilst ensuring full community and stakeholder engagement in the preparation of development briefs for the sites.*

This is intended to enable the Council, following consultation with all interested parties, to set clear expectations for the nature of any future development on the site; but also to assist the MKDP in marketing the site and to give potential bidders/development partners a degree of confidence about the parameters within which they should develop their proposals.



Figure 1: Site Location

- 1.2.4 The early identification of stakeholder issues and expectations helps speed up the planning process and is intended to create a greater level of certainty for both investors and the community.
- 1.2.5 Development Briefs cannot be used as a means to change existing land use policy allocation. They normally therefore accord with the existing land use policy with a key aim/role being to contextualise planning and design policy for the site covered by the Brief. In certain cases there may be material considerations that suggest variations of current policy may be appropriate. Where this is the case, the Brief will state what they are and what the preferred use and / or variation in policy is. This will be weighed against the current policy when determining a planning application for the site. This brief is such a case where for Site B, opportunities for alternative land uses to the allocated land use are being promoted.
- 1.2.6 The Development Brief has been commissioned, not by the Planning Authority, but rather by the landowner and it has not been subject to all the statutory requirements that a planning document would have to undergo. The Brief has however been prepared to accord with current national and local Planning Policy and has been subject to public consultation. In addition it will be submitted for approval by MKC Cabinet and if approved will therefore be a material consideration in helping determine planning applications albeit with limited planning weight.
- 1.2.7 The Brief has been prepared to help deliver the key priorities within the Council Plan as well as the Core Strategy.

1.3 Structure of Brief

The Brief is divided into five sections:

Section 1 outlines the purpose of the brief, its location and ownership and other administrative information for developers.

Section 2 describes the planning policy context of the site.

Section 3 provides an analysis of the site itself and the surrounding area. A thorough understanding of this will have an important bearing on the key design principles and parameters.

Section 4 outlines what the Brief is seeking to deliver in terms of land uses

Section 5 represents the Key Design and Development Principles, that should inform any development proposals. The accompanying Parameters Plan spatially illustrates the design principles.

1.4 Other Information

- 1.4.1 Once adopted, the development brief will be followed and supported by a marketing brief prepared by MKDP which will outline pertinent information where appropriate regarding title, any existing leasehold arrangements, rights of access, restrictive covenants and clawback arrangements.
- 1.4.2 The marketing brief is also intended to set out additional MKDP aspirations for sustainability / energy standards, design and mix of uses and tenures, phasing of development, together with more detail on MKDP's preferred route to the market and selection criteria.



Figure 3: Land Ownership

SECTION 2: POLICY CONTEXT

2.1 Introduction

2.1.1 It is important to understand the existing policy position as this will help inform the development opportunities for the site as well as help shape the key planning and design principles.

2.2 The Development Plan

2.2.1 Planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations dictate otherwise.

2.2.2 The relevant part of the Development Plan for Wolverton Mill G comprises the adopted Core Strategy and the saved policies of the Milton Keynes Local Plan.

2.2.3 Both Sites A and B are identified in the Development Plan as employment sites for a range of B1/B2 and B8 uses. Due to these sites not being developed for over 20 years and scoring poorly in the Employment Land Study, this Brief will be promoting a greater range of uses with employment limited to Site A and residential uses promoted on Site B.

Core Strategy

2.2.4 The Core Strategy was adopted in July 2013 and forms part of the development plan for Milton Keynes.

2.2.5 Relevant Core Strategy policies include:

- Policy CSA National Planning Policy Framework

- Presumption in favour of sustainable development

- Policy CS3 Employment Land Supply
- Policy CS10 Housing
- Policy CS11 A Well Connected Milton Keynes
- Policy CS12 Developing Successful Neighbourhoods
- Policy CS13 Ensuring High Quality, New Designed Places
- CS 16 Supporting Small Businesses
- Policy CS18 Healthier and Safer Communities
- Policy CS19 The Historic and Natural Environment

2.2.6 Milton Keynes benefits from an innovative and strategic approach to open space provision and surface water management. In line with local policy contained within the Core Strategy, all new developments will be required to ensure that flood management is planned at the largest appropriate scale, providing sustainable and strategic surface water drainage as part of a network of multi-purpose open spaces.

Milton Keynes Local Plan

2.2.7 The Milton Keynes Local Plan was adopted in December 2005. The following Local Plan policies relevant to the site have been 'saved' by the Secretary of State. They remain in force until superseded by policies in other development plan documents, e.g. Plan:MK.

2.2.8 E1 - Protection of Existing Employment Land

2.2.9 Part of Site B is included within Linear Parks so Policy S12 applies. Policy L1 outlines where it would be permissible for development to occur within the Linear Parks.

- 2.2.10 Site B borders a wildlife corridor associated with the A5 Motorway and Policy NE1 - Nature Conservation Sites, should therefore be considered.
- 2.2.11 Policy D4 of the Local Plan sets out the Council's requirements with regard to sustainable construction.
- 2.2.12 Policies D1 and D2 are general design policies that apply borough-wide. They look at the impact of development proposals on locality and the design of buildings. Policies T10 and T15 take account of traffic and parking provision respectively, while Policy T11 sets out the Council thresholds regarding whether or not a Transport Assessment/Travel Plan is required.

2.3 National Planning Policy Framework

- 2.3.1 The National Planning Policy Framework (NPPF) was published in 2012. At the heart of the NPPF is a presumption in favour of sustainable development.
- 2.3.2 The following sections of the NPPF are of particular relevance to the development of this site:
- Building a strong, competitive economy
 - Delivering a wide choice of quality homes
 - Requiring good design
- 2.3.3 Paragraph 22 of the NPPF, States that 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose'.

- 2.3.4 As of 6 April 2015, National Planning Policy has been strengthened to make it clear that the Government's expectation is that Sustainable Drainage Systems (SuDS) will be provided in new developments. To this effect it is expected that, where planning applications are for major development, the Local Planning Authority must ensure that SuDS are put in place, unless demonstrated to be inappropriate. Milton Keynes Council will therefore determine planning applications in accordance with national standards and local policy, whilst taking into account technical advice provided by the Lead Local Flood Authority.

2.4 Plan:MK, a new local plan for Milton Keynes

- 2.4.1 The Draft Plan:MK consultation document was published in November 2017. It is anticipated that an examination into Plan:MK will take place in summer / Autumn 2018.
- 2.4.2 Plan:MK includes policies on place-making (SD1), sustainable construction (SC1), flood risk (FR2), natural environment (NE2, NE3), heritage assets (HE2), open space (L3), design (D1-D4), housing (HN1-HN6), transport (CT1-CT4), digital communications (CT8), and infrastructure (INF1). 2.2 Milton Keynes Local Plan. Policy ER2 would be relevant to this site, Protection of Existing Employment Land and Premises.

2.5 Supplementary Planning Guidance (SPG)/Documents (SPDs)

2.5.1 The following Supplementary Planning Guidance/Documents (SPG/SPDs) will also be considered as material considerations when preparing any planning application for the site:

- New Residential Development Design Guide SPD (2012)
- Sustainable Construction SPD (2007)
- Parking Standards SPD (2016)
- A suite of Supplementary Planning Documents and Guidance relating to Developer Contributions

2.6 Planning Summary

2.6.1 There is an expectation that the site will be developed. It is allocated in the Local Plan for employment uses. The brief does propose employment uses on approximately half the site (ie Site A), The overall site did however score poorly as an employment site in the recent Employment Land Study and has been available as an employment site for over 20 years. For these reasons approximately half the site (Site B) is being proposed for residential uses.

2.6.2 This development brief cannot however be used as a means to change the existing land use policy allocation. Whilst the brief seeks a departure from the Local Plan, the promoted uses for Site B within an approved Brief that has been consulted on will however serve as material evidence and be weighed against the current policy allocation.

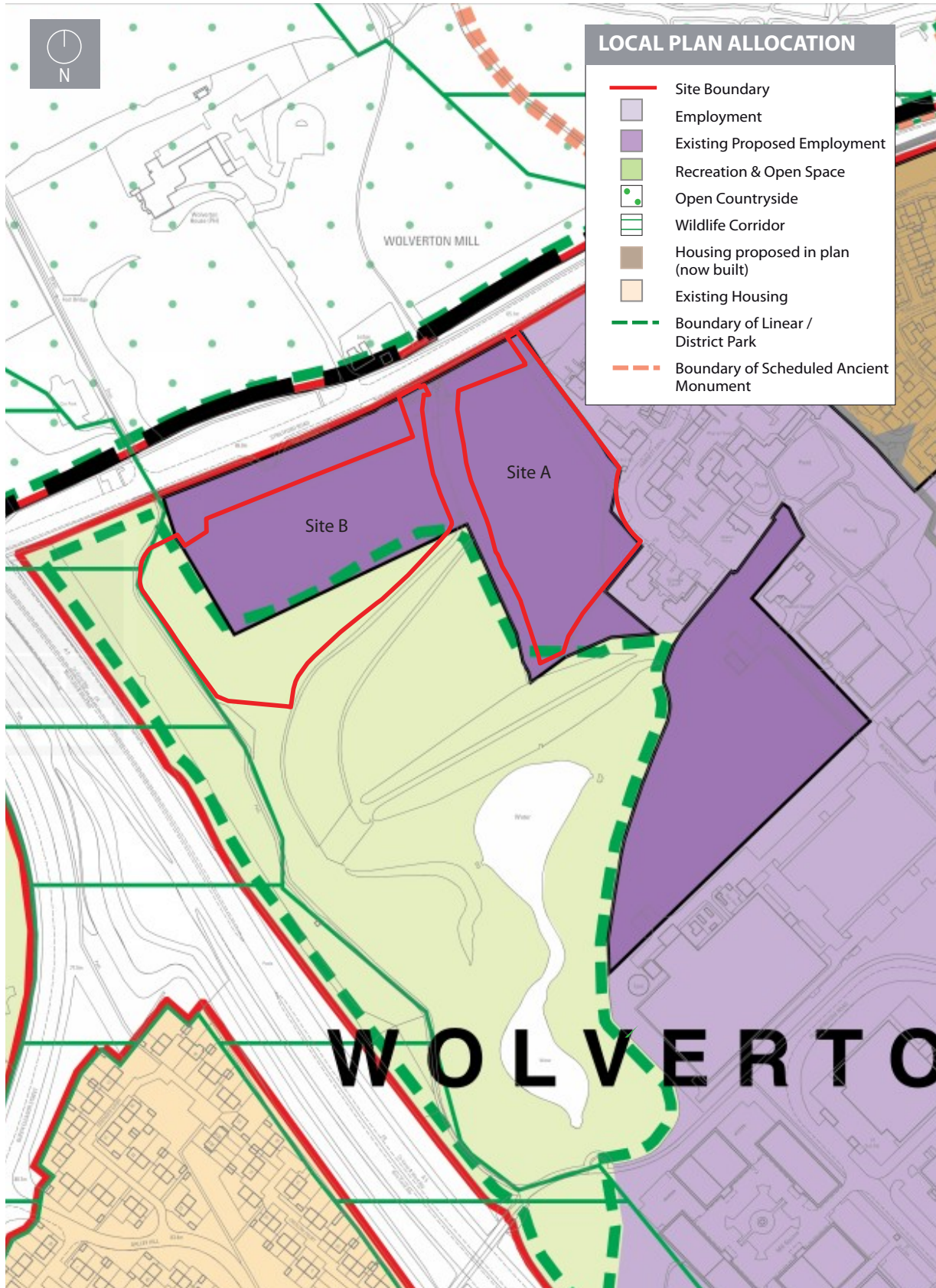


Figure 4: Local Plan Allocation

SECTION 3: CONTEXTUAL ANALYSIS

3.1 Introduction

3.1.1 It is important to understand the existing site and surrounding area and their features, as this informs the layout and design principles for any development of the site. Figures 3 and 4 provide an analysis of the site and its context.

3.2 Surrounding Area

Land Uses

- 3.2.1 Immediately to the east of the site is the existing office development of Wolverton Mill, known as Warren Park. These buildings are generally 2 storeys tall and have a domestic character comprising some converted barns and are generally occupied by small businesses.
- 3.2.2 To the north of the site is the Ouse Valley Linear Park while to the west is the A5 dual carriageway and Stony Stratford beyond. To the south of the site are existing balancing ponds within a linear park.



The existing offices have been design to fit into a semi rural location.

Public Transport Access

- 3.2.3 The nearest bus stops are on Stratford Road directly opposite Site B (see figure 3).

Cycle/Pedestrian Access

- 3.2.4 There is an existing redway which runs along Stratford Road to the north of the site and provides access between Wolverton and Stony Stratford Town Centres.
- 3.2.5 An existing leisure footpath runs just outside the western edge of the site in a north-south direction within the existing wildlife corridor adjacent to the A5. This path connects to an existing redway to the south that provides access over the A5 into Galley Hill and also connects over Stratford Road into the Ouse Valley Park.



Existing infrastructure associated with the balancing lakes nearby.

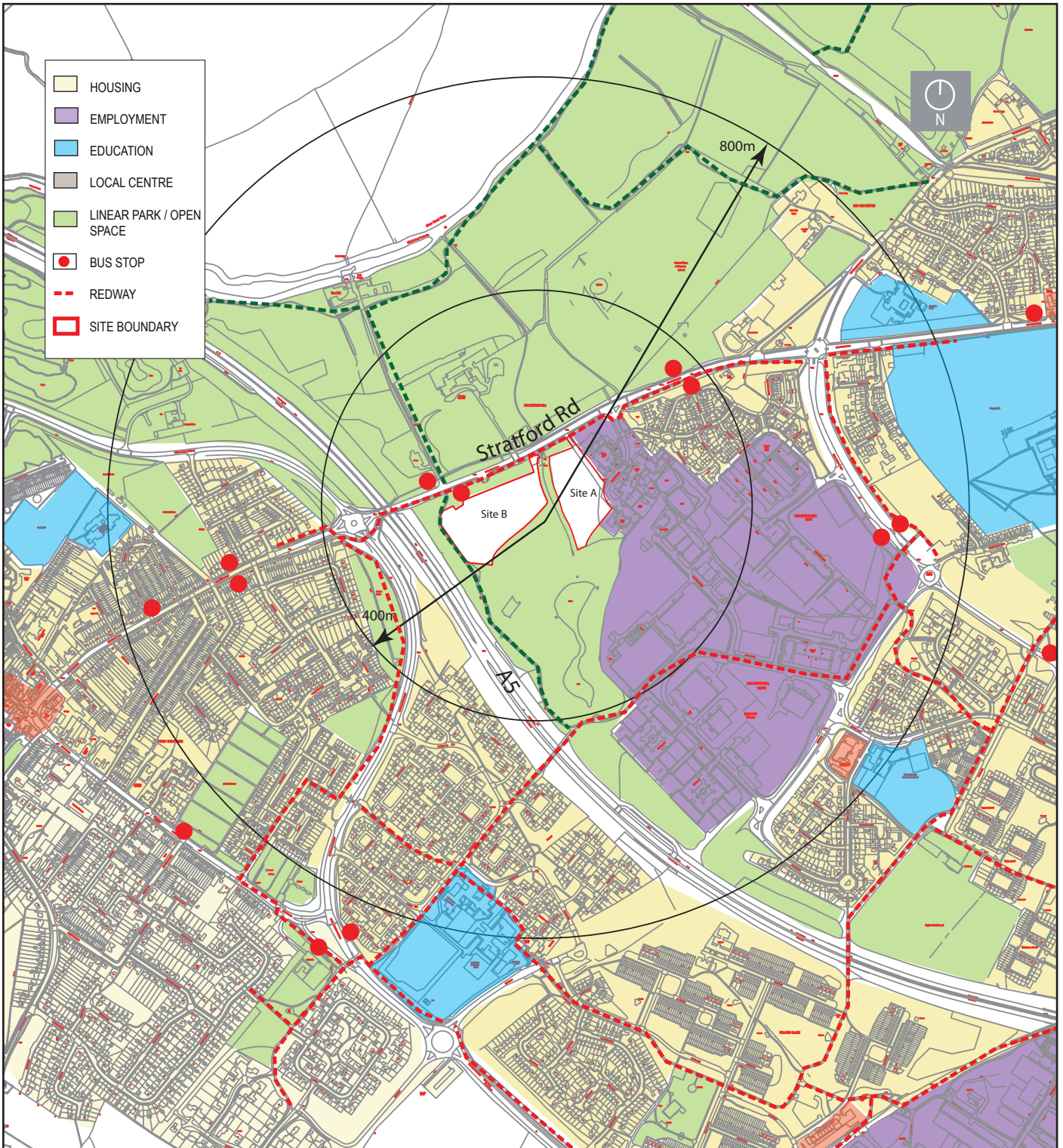


Figure 5: Surrounding Area

3.3 The Site

Topography and Landscape

3.3.1 Both Sites A and B comprise mainly grassland although a few trees do exist on and around the edge of the site all of which have a blanket tree preservation order placed on them. The sites slope gently down toward Stratford Road in line with the drainage channel that flows out from the balancing ponds and passes between Sites A and B.

3.3.2 The sites are screened with planting along the north, west and eastern edges. To the west the site is bordered by wildlife corridor which runs alongside the A5 dual carriageway. There is also a strong landscape belt to the north of the site along Stratford Road such that the site is largely screened from the Stratford Road.

Access

3.3.3 There is an existing access onto Stratford Road to the North East of the site.

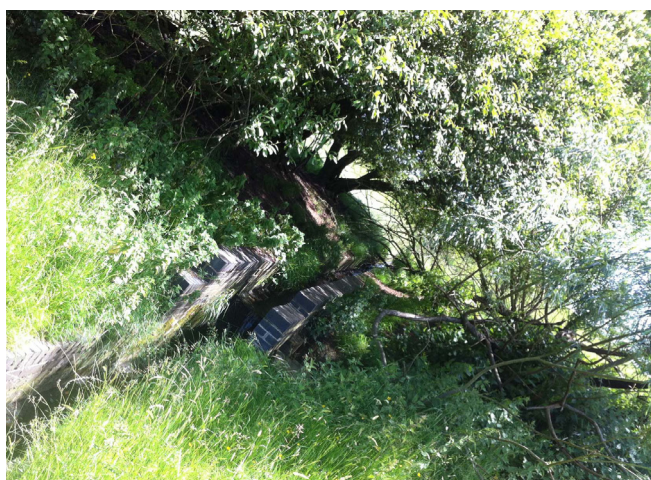
3.3.4 There is an existing vehicular access point into Site A off Harnett Drive within Warren Park.

3.3.5 Arrangements are currently in place allowing Anglian Water and their agents access across the 'Development Brief' land to their adjacent assets. Although the location of the access route may be varied over time any redevelopment of the site would need to incorporate a replacement route for Anglian Water.

Flooding



Site B viewed from the adjacent leisure path.



The drainage channel that travels between Sites A and B



The balancing lakes to the south of the site.

3.3.6 The site is not within the flood zone of the River Ouse. However, Anglian Water has a surface water storage facility (a large raised reservoir under the Reservoir Act 1975) to the south of the site. There is a very low risk 1 in 10,000 years that this could result in flooding on part of the site in terms of the discharge of a probably maximum flood. As a result of the proximity of this facility any proposed development on this site should consult with Anglian Water at an early stage.

3.3.7 As with any application of this size the applicant will be expected to submit a detailed flood risk assessment, which would form part of any planning application(s) for the development sites.

Servicing

3.3.8 There is an existing foul sewer and water main located within the boundary of the development site both of which run parallel to Stratford Road. An existing surface water drain is also located to the west of Cannon Harnett Court which discharges at the existing weir.

Where there are sewers or water mains crossing the site, the site layout should be designed to take these into account; this existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The sewers or mains should be located in highways or public open space. If it is not possible to accommodate the existing sewers or mains within the design then

diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

Trees

3.3.9 The site is covered by a blanket tree preservation order (TPO) and will require a tree survey schedule, to demonstrate that any development proposal is informed by it. The survey should include an arboricultural impact assessment and arboricultural method statement all in accordance with BS 5837:2012 accurately surveying and plotting to a standard scale all trees affected by the development. The plan will need to show all existing planting areas, trees and hedges with an appropriate development proposal overlaid. The tree survey plan should show the extent of the root protection areas, the tree protection fencing along the root protection area margin. It should also include sufficient detail of hard and soft landscaping works, service and drainage runs and proposed and existing spot levels in sufficient numbers and at appropriate spacings to enable the impact of the development on the tree root zones to be assessed. Layout and levels of the external works should be adjusted as necessary to accommodate the root protection areas without root damage and any trees, hedges/vegetation proposed for removal shall be shown in a contrasting colour or hatch.

3.3.10 The site is adjacent to the strategic green infrastructure of linear / district parkland, therefore it is to appropriate and essential that a development proposal is accompanied by a plan illustrating proposed landscape principles for the site. In addition that landscaping and careful

detailing of boundary treatments are used to reduce the impact of development and integrate it within the surrounding context.

3.4 Opportunities and Constraints

3.4.1 The preceding sections of the development brief provide an appraisal of the site's existing character and context.

Opportunities

- The site is well located in terms of access to strategic road infrastructure with easy access to the A5 dual carriageway.
- The site is accessible by public transport and well connected to the redway and pedestrian leisure route network with potential for additional connections.
- The site is close to both Wolverton and Stony Stratford Town Centres.
- The site is adjacent to the recreational opportunities associated with the Ouse Valley Park.
- The site is located within an attractive landscape setting with open space / balancing ponds to the south and mature tree planting along the northern and western boundaries.

Constraints / Challenges

- Potential noise from the adjacent A5 dual carriageway
- All trees on site and around the edges have a Tree Preservation Order placed on them
- Any redevelopment of the site would need to incorporate a replacement route for Anglian Water.

3.4.2 These opportunities and constraints/challenges have served to underpin the rationale behind the approach and principles of this Brief and the Planning and Design Principles as well as Parameters Plan, outlined in section 5.



Access to Site A from Harnet Drive, the existing employment area.

SECTION 4: DEVELOPMENT OPPORTUNITIES

4.1 Development Opportunities

4.1.1 The planning policy context as outlined in Section 2 highlights employment uses as the permitted development for Wolverton Mill G within the Development Plan. Part of the site is also allocated as linear parks which does, under certain circumstances, permit outdoor leisure and recreation development that complements the linear parks.

Employment

4.1.2 Given the context of the site, adjacent to the existing employment area of Warren Park, it is considered that employment uses are appropriate for Site A. The context, access and size of Site A, means we would expect B1 employment uses.

Residential

4.1.3 The land has been allocated for employment since 1995 and hasn't come forward for that land use. As a result of this and a poor score in the most recent Employment Land Study, Site B is being promoted for housing comprising approximately 35-40 units with 30% being affordable.

4.1.4 The promotion of employment and residential uses on Wolverton Mill G will help meet the Council Plan priorities of delivering housing and promoting the economy.

Other Uses

4.1.5 Part of the southern and western sides of Site B are allocated as Linear Park and certain types of development/facilities might be acceptable within this area.

4.1.6 This could include a potential play area which although normally only required for 50 homes or more, maybe needed given that the nearest play area is over 400m away.

SECTION 5: PLANNING & DESIGN PRINCIPLES

5.1 Introduction

- 5.1.1 This section outlines the principles relevant to the design and development of the site. A Parameters Plan serves to spatially represent the key design principles.
- 5.1.2 Development proposals must be based on a thorough appraisal of the site's context.

5.2 Layout

- 5.2.1 For both employment and residential uses it is essential that there is a clear distinction between public and private space so that all publicly accessible parts of the development are fronted by active frontages and private areas (such as service yards and back gardens) are inaccessible to the public.
- 5.2.3 Employment uses on Site A could be located in a courtyard manner with parking in the interior, similar to what exists at Warren Park.
- 5.2.2 For residential development this means including layouts with the fronts of housing located around the outer edge of the block facing the street and private gardens being located internally to the blocks and backing onto each other.
- 5.2.3 The existing attractive landscaped edges of the site particularly to the south, north and west mean that the layout should include streets that abut these edges with development overlooking them and the landscape features.
- 5.2.4 Within the development, Milton Keynes Council highway specification will apply to include road

layouts, junction and parking block visibility splays, servicing areas and bin storage.

- 5.2.4 If any 'pavilion' style building/s are proposed within that part of Site B allocated as Linear Parks care needs to be taken with the layout / design of this building and its interface with the surrounding area as it is likely to be a 'pavilion' style building with all sides facing the public realm.

5.3 Key Frontages and Buildings

- 5.3.1 For Site A, the key frontage which requires an appropriate design response is that fronting onto the linear park (ie the western edge).
- 5.4.2 For Site B, the key frontage is onto the linear park to the south.
- 5.4.3 Key buildings should be located off Stratford Road to mark the entrance to the development on Site B. A key building requires an appropriate design response to celebrate this visually prominent location.

5.4 Building Heights and Densities

- 5.4.1 Building heights should reflect the surrounding context and be 2 stories in height with potential for 3 storey to mark key corners.
- 5.4.2 The average net density for residential development should be approximately 35dph.

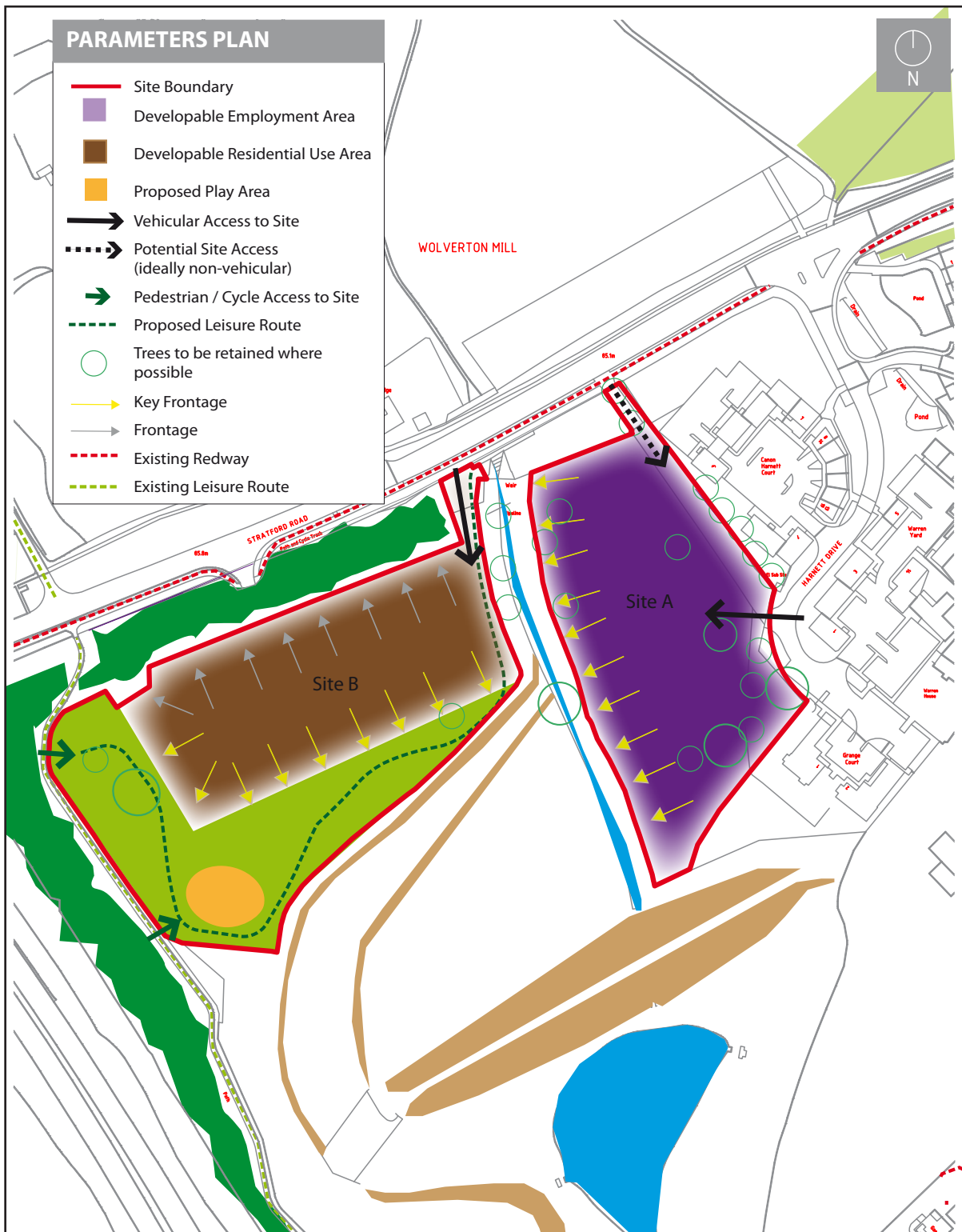


Figure 7: Parameters Plan

5.5 Detailed Design Appearance

5.5.1 The detailed design of buildings should be driven by 2 sources. Firstly, the existing context of Warren Park should be used as a reference for some design cues. This does not mean copying the architecture from this development but rather some design references could be made to it.

5.5.2 Secondly, the detailed design and use of materials should be such that it creates a distinct character or identity for the development.

5.5.3 Buildings must be of contemporary design quality, should enhance their surroundings and be constructed from high quality, durable materials.

5.6 Sustainable Construction and Energy Efficiency

5.6.1 The Council's Local Plan Policy D4 and its supplementary Sustainable Construction SPD sets sustainability standards that will have to be considered as part of the overall design process.

5.6.2 To satisfy policy D4, developers will either need to produce a sustainability statement showing how the requirements of the relevant checklist in the SPD will be satisfied, or carry out a BREEAM assessment demonstrating how an excellent standard will be achieved.

5.7 Access and Movement

5.7.1 The context of the site means that there will be the potential for up to three vehicular accesses off the existing movement network. One will be off Harnett Drive within Warren Park. Although it is not ideal in terms of location, there is also a second access/egress directly onto Site A off

Stratford Road, both will serve the proposed employment uses within Site A.

Site B is served off a second access directly off Stratford Road.

5.7.2 If a permissible development or facility is included within the linear park element of Site B then the access route serving it should be sufficiently designed to accommodate the traffic that this facility will generate.

5.7.3 Pedestrian/cycle links should be provided from the development in Site B to the existing leisure route that runs along the western edge of the site as well as onto Stratford Road (adjacent to the vehicular access point).

5.7.4 Planning applications for proposals must include a Transport Assessment and a Travel Plan, produced in consultation with local transport providers and agreed with the Council. A Transport Assessment identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport. It will also indicate what enhancements, if any, are required to the local highway network.

5.8 Parking

5.8.1 Car and cycle parking must be in accordance with Milton Keynes Council's Parking Standards.

5.8.2 Car parking shall be carefully integrated to ensure that the fronts of buildings are not dominated by large areas of surface car parking. Car parking areas shall be broken up with landscape and tree planting.

5.9 Public Realm and Landscaping

- 5.9.1 The landscape design should help to tie buildings together and create a coherent and unified structure for the site.
- 5.9.2 Where possible existing trees on the site should be retained and incorporated into the public realm framework.
- 5.9.2 Landscaping on the edge of the site should merge appropriately with the existing landscaping beyond the edge of the site, particularly the linear park to the south.

5.10 General Planning Requirements

Archaeology

- 5.10.1 Policy HE1 of the Local Plan, CS19 of the Core Strategy and HE1 of Plan:MK seek to protect areas of archaeological importance.
- 5.10.2 The site lies within the former open fields of Wolverton as evidenced by the surviving ridge and furrow earthworks across much of the area. The site also lies to the south and west of an excavated Bronze Age barrow, Iron Age, Romano-British and Saxon settlement at Wolverton Mill East.
- 5.10.3 The Council's archaeologist has advised the site should be subject of field evaluation comprising trial trenches prior to development. Subject to the results of the archaeological evaluation, mitigation including excavation or avoidance of significant archaeology within the site may be necessary.
- 5.10.4 The above requirements may be secured by planning condition.

Nature Conservation

- 5.10.5 Any proposals for development will require a Preliminary Ecological Appraisal. The development of the site will likely result in the loss of some trees. An ecological enhancement scheme will be required that incorporates net gains for wildlife into the development. The DEFRA Impact Assessment Biodiversity Calculator methodology can help to inform avoidance, mitigation and compensation actions that could include biodiversity offsetting.

Safety and Security

- 5.10.6 The developer must consult with the Crime Prevention Design Advisor at an early stage in the design process: initially, regarding design and layout and subsequently, regarding any additional physical security or community safety requirements.
- 5.10.7 Most importantly, the layout of the development must avoid the creation of areas of public realm that are 'leftover' and not overlooked by any development, as they can become areas of anti-social behaviour. Furthermore, there must be no ambiguous space in terms of ownership.

Broadband

- 5.10.8 New development should provide buildings that are fibre-ready. Developers are required to install the ducts for fibre connectivity up to the premises in readiness. Prospective developers will be encouraged to enter into an agreement with suitable telecoms infrastructure providers to provide the physical fibre connections to premises. The correct standards for ducting should be adopted depending upon the chosen partner telecoms provider's requirements.

Urban Design & Landscape Architecture

Planning, Culture and Infrastructure

Milton Keynes Council

Civic Offices

¹ Saxon Gate East

Milton Keynes MK⁹ ³EJ

T +44 (0) 1908 254766

F +44 (0) 1908 252329

E urban.design@Milton-keynes.gov.uk

www.milton-keynes.gov.uk/udla

