MK City Plan 2050 - Schedule of Proposed Changes

This schedule has been prepared to accompany the submission of the MK City Plan 2050. As these proposed changes have not been consulted on, they will not be considered as part of the Plan to be examined by the Planning Inspectorate. The Inspector may consider it appropriate for some or all of these proposed changes to be discussed at the examination hearing sessions and they may form the basis for Main Modifications needed to make the plan sound and legally compliant at the appropriate time.

Deletions are shown as ~~struckthrough~~ and additions are underlined. Descriptions of modifications are in *italics*

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Our Growth Strategy	12	6	Taking an 'infrastructure first' approach that ensures the necessary infrastructure and facilities (e.g. local and strategic highways, health, education and community) are provided as part of all developments, and to ensure any cross-boundary impacts are mitigated.	Representations	CM-098-03	PM001
Our Growth Strategy	13	7	We consider a buffer of 19% ~~to provide~~ provides considerable flexibility to ensure our full local housing need is met by 2050.	Clarity	Officer	PM002
Our Growth Strategy	15	14	Given the unique way in which Milton Keynes has evolved as a city, there are few significant brownfield sites or opportunities within the existing built-up area. However, we have identified one~~two~~ opportunit~~y~~~~ies~~ which ~~do represent strategic brownfield opportunities~~ that ~~together~~ could provide around 18~~50~~ new homes – ~~Wolverton Railway Works and~~ Walton Hall~~. Wolverton Railway Works has long been established as a prime brownfield redevelopment opportunity and already has local support through the Wolverton Neighbourhood Plan. We want this opportunity to be realised to the benefit of Wolverton and the wider city. The other potential opportunities for strategic brownfield redevelopment are~~ which has two vacant sites available for development within the wider Open University campus in Walton Hall.	Due to uncertainty surrounding the availability of the land for development (following a change in ownership we have recently become aware of) this allocation may need to be removed from the plan pending confirmation of the landowner's intention and discussions with them regarding matters raised in representations on the Reg 19 plan.	Officer (SHLAA)	PM003
Our Growth Strategy	18	GS1	Tier 2 – development located within the defined settlement boundaries of Olney and villages beyond the City of Milton Keynes should be proportionate to the scale, infrastructure capacity and range of amenities of the settlement ~~focus on meeting local needs, including locations identified in relevant made Neighbourhood Plans~~.	Clarity and consistency	CM-037-02	PM004
Our Growth Strategy	21	GS2.A.2	Neighbourhood Plans that allocate for at least one new home and ensure development ~~within or adjoining settlements~~ is of a scale proportionate ~~appropriate~~ to the settlement or Neighbourhood Plan Area's scale, infrastructure capacity and range of amenities ~~of the relevant settlement or area within the City of Milton Keynes~~.	Clarity	Officer	PM005
Our Growth Strategy	21	GS2 Table 1	**Source of supply** / **No. of homes to be delivered 2022- 2050** Completions and Commitments 2022–2050 (as of 1 April 2024~~6~~) (includes completions 2022/23 ~~and 2023/24~~to 2025/26, sites under construction, sites with planning permission outside of Central Milton Keynes, existing strategic and non-strategic allocations from Plan:MK and made Neighbourhood Plans, shown in Annex A) / ~~22,705~~24,822 Central Milton Keynes and Campbell Park / ~~16,000~~14,931 Central Bletchley / ~~1,184~~1,000 Metro Corridors (growth along Metro routes within the existing built-up area of the city) / 2,500 Walton Campus Strategic Brownfield Site / ~~450~~150 ~~Wolverton Railway Works Strategic Brownfield Site~~ / ~~400~~ Eastern Strategic City Extension / 7,750 East of Wavendon Strategic City Extension / 2,250 South of Bow Brickhill Strategic City Extension / 1,300 Levante Gate Strategic City Extension / 1,250 Shenley Dens Strategic City Extension / 1,000 Other small opportunity sites (Windfall)* / ~~2,990~~2,700 **Total housing supply** / ~~59,779~~59,653	Latest housing monitoring data, SHLAA updates and adjustment to windfall periods Consistency with modification to GS6 regarding windfall footnote	Officer	PM006

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<tr><th>Chapter</th><th>Page</th><th>Policy/ Paragraph</th><th>Proposed change</th><th>Reason</th><th>Source</th><th>Ref</th></tr>
<tr><td></td><td></td><td></td><td>*Sites providing fewer than 10 homes and non-strategic brownfield opportunity sites ~~within, or adjacent to, designated settlements.~~ 95 homes for the period 2026/2 - 2028/29 and ~~together providing~~ 115 homes per year for the period ~~2024/25~~2029/30 to 2049/50.</td><td></td><td></td><td></td></tr>
<tr><td>Our Growth Strategy</td><td>27</td><td>40</td><td>Policy GS3.G provides explicit policy support for business premises scaled to the needs of start-ups and small businesses who want to expand.</td><td>Clarity</td><td>Officer</td><td>PM007</td></tr>
<tr><td>Our Growth Strategy</td><td>28</td><td>GS3.G</td><td>“Development proposals providing office floorspace in the range of 93 to 232 square metres (gross), serviced office accommodation of up to 465 square metres (gross) or industrial/warehousing floorspace of 465 to 929 square metres (gross) will be strongly supported.”</td><td>DM</td><td>Officer</td><td>PM008</td></tr>
<tr><td>Our growth strategy</td><td>28/29</td><td>GS3 Table 4</td><td>Amend grammar in final column to ensure correct reading of appropriate uses.</td><td>Clarity</td><td>Officer</td><td>PM009</td></tr>
<tr><td>Our Growth Strategy</td><td>31</td><td>GS4.A.1.</td><td>Providing, or contributing to, an appropriate mix and distribution of social and cultural infrastructure and community facilities. Where community facilities listed in Table 5 are to be ~~provided~~ delivered, the majority of new homes should be located within the catchment distances set out in Table 5 unless ~~there are~~ justified and exceptional circumstances ~~demonstrating~~ demonstrate this is not ~~possible~~ feasible;</td><td>Clarity</td><td>Officer</td><td>PM010</td></tr>
<tr><td>Our Growth Strategy</td><td>32</td><td>GS4.A.5.</td><td>Being resilient to a changing climate, maintaining or improving air quality, and safeguarding living and working conditions ~~neighbourhood amenity and mitigating noise pollution~~.</td><td>Clarity</td><td>Officer</td><td>PM011</td></tr>
<tr><td>Our Growth Strategy</td><td>34</td><td>57</td><td>Our Retail and Commercial Leisure Study ~~assesses~~ forecasts how much retail and leisure floorspace would be required over the plan period. The forecasts were updated in February 2026. Two sets of forecasts have been produced based on different assumptions about population and housing growth. Scenario A assumes housing growth of 1,799 dwellings per annum, and Scenario B assumes housing growth of 2,265 dwellings per annum. Scenario A reflects our housing need figure of 50,372 dwellings (net) over the plan period 2022 to 2050. Scenario B reflects a HEDNA housing figure, since superseded, on the number of homes needed to reach an aspirational population figure. The study forecasts the capacity for new convenience floorspace (~~food or grocery~~ used for the sale of everyday items including food, drinks, newspapers and confectionary) and comparison floorspace (non-food goods like clothing and household goods) ~~retail floorspace~~ in Central Milton Keynes and in the rest of Milton Keynes City. The tables below set out retail capacity forecasts for convenience and comparison retail floorspace for various years in the period up to 2050. The floorspace figures in the revised tables below are lower than those in the previous version of the plan. As a main town centre use and in line with the sequential approach, new retail development will mainly be accommodated within primary shopping areas.</td><td>To reflect updated floorspace forecasts carried out in response to representations</td><td>CM-083-02
CM-083-03</td><td>PM012</td></tr>
<tr><td>Our Growth Strategy</td><td>34</td><td>58</td><td>Table 6 illustrates that for new convenience floorspace, under scenario A across the Council area there is capacity for between ~~4,341 to 5,563~~ 1,122 to 1,437 square metres (net) of floorspace by 2031. By 2036 capacity under scenario A has grown to between ~~6,351 to 8,139~~ 3,019 to 3,869 square metres (net). Under the higher growth scenario B there is capacity for ~~6,265 to 8,028~~ 2,949 to 3,779 square metres (net) of floorspace by 2031. By 2036 capacity has increased to between ~~9,589 to 12,288~~ 6,095 to 7,810 square metres (net). If this data is disaggregated there are major differences between capacity in CMK and capacity in the rest of the Council area outside CMK. In CMK there is negative capacity for new convenience floorspace under ~~Scenario A, even by 2050 both scenarios~~. ~~It is only in 2050 under Scenario B that there is positive capacity in Central Milton Keynes for additional convenience floorspace of between 600 – 769 square metres~~. However, by 2050 under scenario B, this negative capacity in CMK is small at minus 2 to 3 square metres (net). By contrast, in the rest of the Council area outside CMK, there is a positive requirement for new convenience floorspace under both scenarios A and B for all years shown in Table 6.</td><td>To reflect updated floorspace forecasts carried out in response to representations</td><td>CM-083-02
CM-083-03</td><td>PM013</td></tr>
<tr><td>Our Growth Strategy</td><td>34</td><td>Table 6</td><td>
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<tr><th>YEAR</th><th>OPTION A</th><th>OPTION B</th></tr>
<tr><td>2031</td><td>~~4,341 to 5,563~~
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</td><td>To reflect updated floorspace forecasts carried out in response to representations</td><td>CM-083-02
CM-083-03</td><td>PM014</td></tr>
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<tr><td></td><td></td><td></td><td><table><tr><td>2041</td><td>~~8,949 to 11,468~~
5,500 to 7,048</td><td>~~12,703 to 16,280~~
9,067 to 11,619</td></tr><tr><td>2050</td><td>~~13,126 to 16,821~~
9,467 to 12,132</td><td>~~17,706 to 22,690~~
13,817 to 17,708</td></tr></table></td><td></td><td></td><td></td></tr>
<tr><td>Our Growth Strategy</td><td>35</td><td>59</td><td>Table 7 below illustrates that across Milton Keynes City under both scenarios A and B there is capacity for new comparison floorspace for all years shown within the table. By 2031 under scenario A there is capacity for new comparison floorspace of between ~~7,210 to 11,331~~ 4,869 to 7,651 square metres (net). As available surplus expenditure increases by 2036 capacity grows to between ~~19,062 to 29,954~~ 14,132 to 22,208 square metres (net) Under higher growth scenario B capacity rise to ~~8,700 to 13,671~~ 5,879 to 9,238 square metres (net) by 2031. However, by 2036 this has grown to between ~~26,574 to 41,759~~ 19,624 to 30,838 square metres (net).</td><td>To reflect updated floorspace forecasts carried out in response to representations</td><td>CM-083-02
CM-083-03</td><td>PM015</td></tr>
<tr><td>Our Growth Strategy</td><td>35</td><td>Table 7</td><td><table><tr><th>YEAR</th><th>OPTION A</th><th>OPTION B</th></tr><tr><td>2031</td><td>~~7,210 to 11,331~~
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14,132 to 22,208</td><td>~~26,574 to 41,759~~
19,624 to 30,838</td></tr><tr><td>2041</td><td>~~28,986 to 45,549~~
21,889 to 34,397</td><td>~~38,811 to 60,989~~
29,035 to 45,626</td></tr><tr><td>2050</td><td>~~45,176 to 70,990~~
34,543 to 54,282</td><td>~~58,607 to 92,097~~
44,258 to 69,548</td></tr></table></td><td>To reflect updated floorspace forecasts carried out in response to representations</td><td>CM-083-02
CM-083-03</td><td>PM016</td></tr>
<tr><td>Our Growth Strategy</td><td>35</td><td>61</td><td>Our Retail and Commercial Leisure Study Update July 2025 suggests for most categories of leisure provision, current provision would support future populations.</td><td>Clarification</td><td>Officer</td><td>PM017</td></tr>
<tr><td>Our Growth Strategy</td><td>35</td><td>63</td><td>We expect that most of the future requirements for retail and leisure floorspace will be accommodated within existing centres, but some retail and leisure provision will be provided to serve the needs of residents within new areas of residential development. To provide an initial starting point for the preparation of Framework Masterplans on the scale of retail provision within those areas, the February 2026 update to the Retail and Commercial Leisure Study provides ~~an indication of~~ revised figures on the capacity for retail food and beverage and service floorspace ~~demand~~ which each new Strategic City Extension may need to provide as a minimum in combination with the network of existing centres. More detailed assessments will be required at application stage for all Strategic City Extensions and other allocations in this plan using the most up-to-date information and considering the role of existing centres in appropriately providing for this demand.</td><td>Clarification</td><td>Officer</td><td>PM018</td></tr>
<tr><td>Our Growth Strategy</td><td>38</td><td>GS6.B</td><td>Amend numbering (6 is listed twice)</td><td>Typo</td><td>RCCM-046-10</td><td>PM019</td></tr>
<tr><td>Our Growth Strategy</td><td>38</td><td>GS6.B</td><td>Within the Open Countryside permission will only be granted for development proposals that ~~maintain~~ conserve the ~~openness and~~ character of the surrounding Open Countryside landscape ~~in accordance with Policy CEA12~~ and which satisfy at least one of the following criteria:</td><td>Representations</td><td>CM-052-07</td><td>PM020</td></tr>
<tr><td>Our Growth Strategy</td><td>38</td><td>GS6.B.1</td><td>The development is for agricultural or forestry purposes, countryside recreation, creation or enhancement of green or blue infrastructure, flood and water management infrastructure, highway infrastructure or other development which can be demonstrated as requiring a location within the Open Countryside</td><td>Representations</td><td>CM-014-01</td><td>PM021</td></tr>
<tr><td>Our Growth Strategy</td><td>39</td><td>GS6.B.2</td><td>The development would satisfy the essential need for a rural worker, including those taking majority control of a rural business, to live at or near their place of work in the Open C~~c~~ountryside where ~~the applicant has~~it can be demonstrated that:
…
c. The size and scale of the proposed dwelling is ~~proportional~~ proportionate to the needs of the rural enterprise~~.~~;</td><td>Provide clarity</td><td>Officer</td><td>PM022</td></tr>
<tr><td>Our Growth Strategy</td><td>39</td><td>GS6.B.3</td><td>Development proposals that would comply with the criteria set out within Policy ECP5~~,~~ Policy ~~CEA13~~ ECP6, Policy HQH7 ~~and~~ or Policy HQH8</td><td>Representations</td><td>CM-014-01
CM-139-01</td><td>PM023</td></tr>
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Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Our Growth Strategy	39	GS6.B.4	4.3. The development would represent the optimum viable use of a heritage asset**(s)** or would be enabling development to secure the future of a heritage asset(s);	Typo	Officer	PM024
Our Growth Strategy	39	GS6.B	*Insert additional criteria after B.3:* **Development proposals that would contribute to meeting unmet needs for Gypsy and Traveller pitches and/or Travelling Showpeople plots within Milton Keynes City as published within the Council's latest evidence, are reasonably accessible to amenities to meet everyday needs, and would comply with other relevant policies within the plan including HQH6;**	Consistency with NPPF	Officer	PM025
Our Growth Strategy	39	GS6.B.6	*Remove footnote and amend criteria to incorporate it:* 6. Extensions or ancillary structures to existing buildings provided that their footprint and volume are not disproportionate **to that of the original building**;	Clarity	Officer	PM026
Our Growth Strategy	39	GS6.B.6	~~6~~**7**. The subdivision **or conversion** of an existing ~~**residential**~~ building;	Clarity	Officer	PM027
Our Growth Strategy	39	GS6.B.7	~~7~~**8** The development of replacement isolated homes where the design of the proposal would: … b. be substantially the same footprint and volume of the ~~**existing**~~ dwelling it intends to replace; ~~**or**~~ ~~**c. be of exceptional quality, in that it:**~~ ~~**i. is truly outstanding, reflecting the highest standards in architecture;**~~ ~~**ii. ii. would help to raise standards of design more generally in rural areas;**~~ ~~**iii. iii. would significantly enhance its immediate setting; and**~~ iv. ~~**iv. be sensitive to the defining characteristics of the local area;**~~	Soundness and consistency with paragraph 84 of the NPPF	Officer	PM028
Our Growth Strategy	41	GS7.C.3	Add Part C3: **Existing energy transmission infrastructure on site or agree suitable diversions in consultation with National Grid Electricity Distribution and National Grid Electricity Transmission.**	Representations	CM-033-02	PM029
Our Growth Strategy	42	78	The site is also situated adjacent to Little Linford Woods (a designated Local Wildlife Site) and is positioned within the Yardley Chase Biodiversity **Opportunity Area** and a red Great Crested Newt (GCN) risk zone, which indicates a high likelihood of GCN presence and thus the highest potential risk for impact.	Typo	Officer	PM030
Our Growth Strategy	43	GS8.A.2	Amend wording to "**'Harm to heritage significance is avoided or minimised.** Any harm to heritage assets is assessed and considered in line with HE1".	Representations	CM-035-13	PM031
Our Growth Strategy	43	GS8.A.3	There would **not** be **a** ~~**no unacceptable harm to**~~ **negative impact on** protected species and their habitats; and	Consistency with CEA10.G	Officer	PM032
Our Growth Strategy		GS8.B	Proposals ~~**which lead to**~~ **that introduce** additional employment or storage floorspace must be ~~**accompanied**~~ **supported** by a Transport Statement ~~**to demonstrate**~~ **demonstrating** the ~~**effect**~~ **impacts** on the capacity and safety of the local highway network and the **resulting** demand for additional parking.	Clarity	Officer	PM033
Our Growth Strategy	45	GS9.B.1	Criteria B.1. "Make efficient use of land within these highly accessible locations through higher-density development of up to 80 dwellings **net** per hectare; and"	Representations	CM-069-05	PM034
Our Growth Strategy	45	GS9.B.3	Insert additional criteria B.3: "**Provide on-site parking in accordance with Zone 2 of the parking standards set out in Annex D, for all vehicle types, unless mitigating circumstances are identified and fully evidenced.**" *Amend grammar of previous clauses to maintain inclusive list of criteria within part B of the policy.*	Representations	CM-082-15	PM035
Movement and Access	46	85-86	Insert following text after para 85 and before para 86: **Public rights of way form an important part of the city's movement network and contribute to local character, health, wellbeing, and access to green and blue infrastructure. Development proposals are therefore expected to maintain and improve the public rights of way network wherever possible. Where expansion of the network cannot be delivered, applicants will be**	Representations	RCCM-007-04 RCCM-022-01	PM036

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
			required to demonstrate why such enhancement is not achievable and how the proposal nonetheless safeguards existing routes, maintains connectivity, and supports high-quality active travel links. This clarification reinforces that enhancement of the network should be the starting point for all development proposals, in line with the wider aims of promoting active travel and equitable movement choices.			
Our Growth Strategy	47	GS10.B.2	Provide direct**, ~~and~~** attractive **and inclusive** walking and cycling connections that **~~link to~~ integrate with** the existing active travel network and connect to **~~existing~~ surrounding** developments, neighbourhoods, **~~jobs~~ places of work** and services. New connections must **~~integrate~~include appropriate** wayfinding, seating and lighting;	Representations	CM-120-14	PM037
Our Growth Strategy	47	GS10.B.4	Design transport and movement **infrastructure~~corridors~~** that meet the needs of people with disabilities and reduced mobility**, ensuring inclusive and accessible environments**;	Clarity	Officer	PM038
Our Growth Strategy	48	GS10.C	Where development proposals **~~would extend the~~involve the extension of a** grid road, or **the** enhance**ment of** the grid road network within a designated Transport Corridor, the design of the grid road must **comply~~accord~~** with an agreed design code for the site**(**s**). Proposals must also ensure appropriate ~~and enable~~** connection to the existing grid road network that may fall outside of the boundary of the site.	Clarity	Officer	PM039
Movement and Access	48	GS10.D	Development proposals that would introduce new crossovers or seek to remove sections of the Redway, **active travel or bridleway network** will be refused unless the**y provide ~~proposal would create~~** an alternate route and/or create a new crossover in a manner that would prioritise the active travel route and would not compromise the safety **or integrity** of the network.	Representations	RCCM-007-06	PM040
Our Growth Strategy	48	GS10.F	Private infrastructure installed within highway land (inclusive of Redways), such as telecommunication cabinets and energy storage boxes, **~~shall~~ must be** appropriately screen**ed ~~the infrastructure from view~~** using landscaping **or other suitable measures** to mitigate their visual impact on the highway network.	Clarity	Officer	PM041
Our Growth Strategy	48	GS10.G	To aid delivery of the Bedford to Milton Keynes Waterway Park, development proposals within **~~and~~or** immediately adjacent to the proposed canal route **~~should~~must** not compromise its delivery.	Clarity	Officer	PM042
Movement and Access	48	GS10.H	"Development proposals adjacent to canals should not impede existing access to towpaths **~~and~~or** boardwalks. Where major development proposals would provide opportunities for new public access to the canal these should be incorporated and designed for all users, including those with disabilities **~~and~~or** reduced mobility. **Where existing connecting towpaths are in a poor condition, proportionate provision should be made to improve them to a state that allows access for all active travel modes, including those with disability and reduced mobility.**"	Representations	CM-154-20	PM043
Our Growth Strategy	48	GS10.I	Development proposals for overnight lorry parking facilities will be supported where they address identified**~~, taking account of any~~** local shortages**~~, will be supported~~**. **~~Lorry parking~~Such** facilities should not normally be located **with**in the **~~o~~O**pen **~~c~~C**ountryside and **~~should~~must** be well related to the primary road network.	Clarity	Officer	PM044
Our Growth Strategy	48	89	This includes cross-boundary applications where the extension to the City of Milton Keynes is accessed from our highway network or where adjacent green space would facilitate walking**, ~~or~~** cycling **or equestrian** access to nearby services and facilities **and wider network of public rights of way**.	Representations	RCCM-007-08	PM045
Our Growth Strategy	51	92	The strategic allocations for growth comprise a mix of very large greenfield to relatively small-scale brownfield sites: **~~• Wolverton Railway Works Strategic Brownfield Site, mixed-use residential development~~**	Due to uncertainty surrounding the availability of the land for development (following a change in ownership we have recently become aware of) this allocation may need to be removed from the plan pending confirmation of the landowner's intention and discussions with them regarding matters raised in representations on the Reg 19 plan.	Officer (SHLAA)	PM046

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Our Growth Strategy	51	93	Most vacant land in Milton Keynes, in planning terms, is not classed as brownfield as it has never been built upon. There are a limited number of options on brownfield land that have put forward for development, namely ~~the former Wolverton Railway Works and~~ the Open University Walton Campus. ~~The former Wolverton Railway Works has previously had planning permission to be redeveloped for residential mixed use and is suitable for redevelopment.~~ The Open University has confirmed that parts of the Walton Campus are available for development, and we have assessed the sites as being suitable for development.	Due to uncertainty surrounding the availability of the land for development (following a change in ownership we have recently become aware of) this allocation may need to be removed from the plan pending confirmation of the landowner's intention and discussions with them regarding matters raised in representations on the Reg 19 plan.	Officer (SHLAA)	PM047
Our Growth Strategy	51/52	94-96	~~**Redevelopment of Wolverton Railway Works**~~ ~~**Wolverton Railway Works is located to the west of Wolverton Town Centre, south of the Grand Union Canal and north of Stratford Road, and has a total area of 15.7 hectares.**~~ ~~**Constructed by the London and Birmingham Railway and opening for business in 1838, the Wolverton Railway Works is the longest operating rail yard in England. Much of the eastern end of the Works has already been redeveloped, including the Tesco and Lidl sites to the west of the Works access rails and the mixed-use development to the east of the access. Planning permission was granted in 2017 for the demolition of the Works and the construction of 375 dwelling units and new employment floorspace, however, this development did 51 52 not come forward and the Works has continued to operate. Despite its continued operation, the site remains a viable location for brownfield redevelopment and provides a significant opportunity to connect Wolverton Town Centre to the Grand Union Canal. #**~~ ~~**Redevelopment of the site will need to be sensitive to its industrial heritage and Victorian-era design aesthetic, with careful consideration given to connectivity to the town centre.**~~	Due to uncertainty surrounding the availability of the land for development (following a change in ownership we have recently become aware of) this allocation may need to be removed from the plan pending confirmation of the landowner's intention and discussions with them regarding matters raised in representations on the Reg 19 plan.	Officer (SHLAA)	PM048
Our Growth Strategy	52	GS12	*Propose deletion of policy*	Due to uncertainty surrounding the availability of the land for development (following a change in ownership we have recently become aware of) this allocation may need to be removed from the plan pending confirmation of the landowner's intention and discussions with them regarding matters raised in representations on the Reg 19 plan.	Officer (SHLAA)	PM049
Our Growth Strategy	53	97-98	**Redevelopment of Walton Hall Campus** 97. Walton Campus is in Monkston, to the south-east of the city centre, south of Standing Way. The Open University was launched in 1969, focused on widening education choice by providing the opportunity for open distance learning. It is based at Walton **Hall** Campus which is a combined site to the south-east of the city centre. Walton **Hall** Campus comprises: • Walton Hall Campus • The northern reserve site • East Campus 98. Parts of Walton **Hall** Campus are now underused and there are opportunities for new uses and redevelopment. East Campus (2.9 hectares) and the northern reserve site (7.1 hectares) are available for development now and have a combined capacity for around ~~450~~ **150** new	Representations and subsequent correspondence relating to the SHLAA	CM-074-03 Officer (SHLAA)	PM050

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			homes. These parts of the overall site are allocated for mixed-use residential-led development.			
Our Growth Strategy	53-54	GS13	**Policy GS13 Redevelopment of Walton Hall Campus** **Policy type:** Strategic **Objectives:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, **Site/sub-area:** Walton Hall Campus A. The Walton Hall Campus sites are allocated to provide mixed-use ~~residential-led~~ development ~~with~~ including around ~~300~~ 150 new homes ~~on site 1 (northern reserve) and around 150 homes on site 2 (East Campus)~~. B. Development proposals will be required to meet the following criteria: 1. Provision of early years, primary, secondary and SEND education contributions appropriate to the scale and nature of the development proposal; 2. Primary and other health and social care provision as appropriate to the scale and nature of the development proposal; 3. An appropriate mix of community uses and facilities to support new residents and create a people friendly healthy neighbourhood that takes into account and complements existing community uses and facilities within 1000m catchment of the development proposal; ~~4. Provide at least 5% of the total dwelling plots as serviced dwelling plots for sale to custom builders in line with Policy HQH1;~~ 4. Deliver an integrated green and blue infrastructure and open space framework in accordance with the Infrastructure Delivery Plan, the Council's Nature, Green and Blue Infrastructure Strategy, and open space standards and which protects the existing grid road buffer and creates a link to the Ouzel Valley Linear Park; 5. Provide an integrated network of low- and zero-carbon energy infrastructure from building scale to neighbourhood or district scale; and 6. Incorporate transport infrastructure that follows the movement hierarchy set out in Policy GS4 to include: a. New segregated routes and/or enhancements to existing routes for active travel that integrate well with the surrounding area and public transport networks; and b. Infrastructure and traffic management measures to mitigate impacts upon the wider highway network.	Representations and subsequent correspondence relating to the SHLAA	CM-074-03	PM051
Our Growth Strategy	55	New para 103	**We will engage with neighbouring local planning authorities as appropriate during the detailed planning stages of the Strategic City Extensions on an on-going basis to ensure that any cross-boundary impacts are mitigated. This will include consideration of infrastructure impacts and requirements.**	Representations	CM-097-08 CM-098-08 CM-098-09 CM-098-11 CM-098-30 CM-119-04 CM-119-05	PM052

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Our Growth Strategy	55	New para 106	**Heritage impact assessment will be needed for the ESCE, with particular regard needed to the heritage and identity of Moulsoe, including (but not limited to) taking a sensitive approach to the setting of the Grade I Church of St. Mary.**	Representations	CM-035-16	PM053
Our Growth Strategy	56	GS14.C.1	Amend C.1 as follows: "…providing a range of house size, type and tenure, including affordable, older persons and ~~specific~~**supported** and specialist needs housing;"	Representations	CM-118-10 CM-120-12	PM054
Our Growth Strategy	56	GS14.C.10	Amend C.10 as follows: "Provision of centres for retail and services as appropriate to the scale and nature of development proposals and which do not undermine the vitality and viability of Newport Pagnell District Centre and ~~planned centres within the Milton Keynes East Strategic Urban Extension~~**other centres as agreed with the Council**;"	Representations	CM-118-16	PM055
Our Growth Strategy	56	GS14.C.14.d	New and/or upgraded active travel and vehicular crossings of the M1 to ensure appropriate connectivity with land west of the M1 and the Eastern Strategic City Extension, connecting into and improving where necessary existing routes and the wider network. **The use of Broughton Grounds Lane within the movement network for the site must be limited to the provision of public transport and/or active travel modes only**;	Representations	CM-020-01 CM-115-04 RCCM-055-01	PM056
Our Growth Strategy	58	107	*Remove return after 'surrounding area...' as the following text is part of the same paragraph.*	Typo	Officer	PM057
Our Growth Strategy	59	GS15.E.1	Amend E.1 as follows: "…providing a range of house size, type and tenure, including affordable, older persons and ~~specific~~**supported** and specialist needs housing;"	Representations	CM-118-10	PM058
Our Growth Strategy	58	GS15.E.4	Appropriate distribution, layout and design of development, **including the proposed District Park,** to conserve and, where possible, enhance the designated and non-designated heritage assets and their setting within the site and wider area that may be affected, including Wavendon House and the Registered Park and Garden **in accordance with Policy HE1**.	Representations	CM-035-17	PM059
Our Growth Strategy	58	GS15.E.5	**Assess the significance of the Scheduled Monument (Motte castle 200m south-east of Wavendon Manor), and impacts on that significance, including measures to conserve the monument and support its appreciation and long-term management. Heritage impact assessment will be required, including careful consideration of how best to reintroduce the adjacent historic drive** ~~Conserve and enhance designated and non-designated heritage assets within the site and wider area that may be affected, including Wavendon House and the Registered Park and Garden, in accordance with Policy HE1~~;	Representations	CM-035-06 CM-035-17	PM060
Our Growth Strategy	58	GS15.E.11	Provision for a new District Park of at least 15 hectares, alongside other green and blue infrastructure and open space in line with an approved Strategic Green and Blue Infrastructure and Open Space Strategy for the Strategic City Extension, in accordance with the Infrastructure Delivery Plan, the Council's Nature, Green and Blue Infrastructure Strategy, and open space standards**. The new District Park should respond to, and, where possible, enhance historic landscape character**;	Representations	CM-035-07 CM-035-17	PM061
Our Growth Strategy	58	GS15.14.a	Segregated routes for active travel and provision of interchange hubs that integrate well with **South East Milton Keynes Strategic Urban Extension,** Glebe Farm, Eagle Farm, Woburn Sands, the surrounding network of active travel routes and route(s) for the Metro and public transport;	Representations	CM-128-05	PM062
Our Growth Strategy	63	GS17.C.1	…providing a range of house size, type and tenure, including affordable, older persons and ~~specific~~**supported** and specialist needs housing;	Representations	CM-118-10	PM063
Our Growth Strategy	64	GS17.C.12	*Add the following sentence at the end:* **The archaeological desk-based assessment (required by HE1) should include consideration of any impacts on the significance of the Scheduled Magiovinium Roman town through development in its setting.**	Representations	CM-035-18	PM064
Our Growth Strategy	66	GS18.C.1	…providing a range of house size, type and tenure, including affordable, older persons and ~~specific~~**supported and specialist** needs housing;	Representations	CM-118-10	PM065
Our Growth Strategy	64	GS18.C.11	Add the following sentence at the end: **The archaeological desk-based assessment (required by HE1) should include consideration of any impacts on the significance of the Scheduled Magiovinium Roman town through development in its setting.**	Representations	CM-035-19	PM066
Our Growth Strategy	69	GS19.C.1	…providing a range of house size, type and tenure, including affordable, older persons and ~~specific~~**supported and specialist** needs housing;	Representations	CM-118-10	PM067

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Our Growth Strategy	76	GS23.C3	The development will be subject to a Transport Assessment, which will investigate the development's impact on the local highway network, including the A5/Watling Street roundabout. The development will contribute to any necessary improvements, as agreed by the relevant highway authorities and ~~Highways England~~ National Highways. The Transport Assessment 76 will also set out the basis for effective public connections to and from the site to be implemented prior to completion of the development;	Incorrect organisation name	Officer	PM068
Infrastructure First	78	115	Without the utilities, transport, schools, and healthcare~~,~~ infrastructure,	Typo	Officer	PM069
Infrastructure First	78	120	While the types of infrastructure we need are unlikely to change significantly, we know that priorities, funding sources and delivery methods may evolve. Our IDP, together with Annexes E and F of this Plan, provide~~s~~ a clear starting point for assessing each development and what needs to be provided. We will then assess each site against our delivery and funding priorities. The IDP will be updated as priorities and infrastructure projects change over time.	For clarity	Officer	PM070
Infrastructure First	80	Table 9	*Modification providing update to align with latest infrastructure types/ sub-types from the IDP. Amended table appended to end of this schedule.*	To reflect the final outputs of the Infrastructure Assessment Report, IDP and Investment Strategy	Officer	PM071
Infrastructure First	81	127	*Add in a new bullet point (bullet point 3):* • **A transfer of land and/or other property from the developer to the Council or to another relevant infrastructure provider, on which infrastructure requirements can be met.**	To reflect a key requirement of current Tariff arrangements, intended to be carried forward in new Tariff agreements (where this is an appropriate obligation)	Officer	PM072
Infrastructure First	81	128	*New sentence at the end of para 128* **For existing energy infrastructure, such as overhead powerlines and sub-stations, these should be safeguarded in situ, wherever possible.**	Representations	CM-039-02 CM-039-09	PM073
Infrastructure First	81	131	*Add a new sentence at the end of paragraph* **A joint approach to the planning and funding of necessary shared infrastructure across more than one strategic allocation (e.g. education, health, strategic open space, active travel/highways), via a joint Tariff Agreement including equalisation principles, is strongly advocated and encouraged by the Council in order to achieve our Infrastructure First approach and deliver successful places for people that meet the plan's objectives. Failure to achieve this is likely to undermine an allocation's sustainability, quality of place and delivery of the plan's objectives. Where it is acceptably justified that a joint approach cannot be pursued, the Council will plan, manage and monitor how infrastructure requirements will be met if impacts from a Strategic Allocation need to be mitigated off-site using financial contributions.**	Representations and to expand on the role of MKCC if a joint approach cannot be agreed.	CM-050-10 CM-052-10 CM-073-40 Officer	PM074
Infrastructure First	82	INF1.A	*Add a new sentence at the end* **Strategic Allocations for Growth in this Plan will need to address the broad requirements set out for them in the Infrastructure Delivery Plan.**	Representations	CM-050-10 CM-052-10 CM-059-09 CM-073-40 CM-150-03 CM-151-02 CM-114-30	PM075
Infrastructure First	82	INF1.B	Infrastructure needs of development proposals are expected to be addressed through a mixture of **planning conditions,** on-site provision and/or contributions through planning obligations in Tariff and Section 106 Agreements, as well as through direct negotiations with infrastructure providers where appropriate.	Representations	CM-060-10	PM076
Infrastructure First	82	INF1.C	**Exact** ~~P~~**p**lanning obligations...	Representations	CM-050-10 CM-052-10 CM-059-09 CM-073-40 CM-150-03 CM-151-02 CM-114-30	PM077

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Infrastructure First	82	INF1.D/E	*Modification to policy lettering to change the second instance of Part 'D' to Part 'E'.*	Typo	Officer	PM078
Infrastructure First	82	INF1.F	Where provided on-site, development proposals must outline how green and blue infrastructure, community buildings and flood and water management infrastructure is anticipated to be **accessed**, managed and maintained **in perpetuity** ~~**over the longer term**~~. These requirements may also be included as planning obligations to secure the future stewardship of this infrastructure**, particularly if there is a need to address a funding gap for maintenance arrangements.**	Representations	CM-002-02	PM079
Infrastructure First	82	133	Annex F provides benchmark standards we have used to determine specific infrastructure requirements. This can be used**, together with the Infrastructure Delivery Plan,** to determine likely infrastructure requirements for individual sites within strategic allocations, or any other proposal not covered by site-specific policies**, including sites in Neighbourhood Plans**.	Representations	CM-140-06 CM-142-04	PM080
Infrastructure First	82	134 (New paragraph proposed)	**Infrastructure requirements arising outside of or equally inside of Milton Keynes as a direct result of development proposals next or close to administrative boundaries, will be identified in conjunction with relevant neighbouring authorities.**	Representations	CM-098-09 CM-098-11 CM-098-12 CM-119-04	PM081
Infrastructure First	83	INF2.A	In order to coordinate programmes of infrastructure planning and delivery across Strategic Allocations and Central Milton Keynes in a fair, transparent, and efficient way, the Council will **strongly** encourage a consistent approach to planning obligations using Section 106 Agreements across all development proposals modelled on an overarching Framework Agreement and **a joint** ~~**allocation-wide**~~ Infrastructure Delivery Plan **across allocations.**	Representations	CM-050-10 CM-052-10 CM-073-40	PM082
Infrastructure First	83	INF2.B	Where ~~**this**~~ **it has been evidenced and justified to the Council's satisfaction that a joint approach to the planning and funding of shared infrastructure across strategic allocations in accordance with A above** is not possible or cannot be agreed then development proposals must meet their own infrastructure requirements, including on site provision of infrastructure. **In such cases, the Council will plan, manage and monitor how infrastructure requirements will be met if impacts from a Strategic Allocation need to be mitigated off-site using financial contributions.**	Representations	CM-050-10 CM-052-10 CM-073-40 CM-098-22	PM083
Central Milton Keynes	89	Figure 7	*Terminology change in map key:* Scheduled ~~**Ancient**~~ Monument	Representations	CM-035-26a	PM084
Central Milton Keynes	90	143 b)	Creation over time of a new high-quality active travel route and area of public realm - referred to as the Midsummer Boulevard Greenway - linking Station Square with the Shopping Centre, and onwards to Campbell Park. This will be the key route for Mass Rapid Transit - referred to as the Metro - as it moves through the city centre. **In the long-term, it is expected the Metro will use the safeguarded route through Midsummer Place.**	Representations	CM-065-13	PM085
Central Milton Keynes	94	CMK1.E.2	Deliver inclusive cultural and leisure facilities that diversify the city centre, including supporting the evening and night-time economy**, and the continued and enhanced use of existing assets, including Campbell Park, for a range of uses**.	Representations	CM-038-03	PM086
Central Milton Keynes	94	CMK1.A.7	**Outdoor events space,** a new cultural attraction **and associated facilities and infrastructure** in Campbell Park.	Representations	CM-038-03	PM087
Central Milton Keynes	98	CMK2.E	Development proposals should enhance the green character of Central Milton Keynes and encourage greater access to open space **within the city centre and to spaces in surrounding areas of the city** through: 1. Providing new and/or enhanced publicly accessible open space, in accordance with guidance published by the Council for open space provision within Central Milton Keynes **and where necessary, enhanced open spaces in surrounding areas.**	Representations	CM-038-03	PM088
Central Milton Keynes	98	CMK2.E.3	*Add new bullet point to CMK2 E.3.* **d. Ensuring Campbell Park can sustainably meet the increased demands upon it including continued purpose as a cultural and civic event space for the city.**	Representations	CM-038-03	PM089

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Central Milton Keynes	98	CMK2.A.4	Supporting the creation of more inclusive and safe pedestrian links and routes to Campbell Park, including through the provision of a more legible connection to Campbell Park **which may take** ~~**in**~~ the form of a 'green bridge' from Midsummer Boulevard	Representations	CM-038-05	PM090
Central Milton Keynes	97	New paragraph after para 156	*Add additional supporting paragraph:* **Policy CMK2 sets out density ranges that have been informed by the CMK Placemaking Principles Review, Growth Opportunity Study, Tall Buildings Strategy, Heritage Impact Assessment and SHLAA. These density ranges (alongside CMK1, CMK2 and CMK3) provide a reasonable and appropriate framework for guiding the intensification of the city centre to achieve our placemaking objectives there and the objectives of the plan overall. When determining whether the density proposed on individual schemes (or in combination with other proposals and/or permissions) is appropriate and in seeking to make efficient use of land, consideration of other policies in the plan and relevant material considerations must be made. In such cases, applicants and decision makers should not rigidly apply the density ranges in ignorance of other polices or material considerations. For example, whether impacts on heritage assets, amenity of public realm or a high-quality design response indicate a lower density is required, or where there is an opportunity to go higher in density without introducing significant harms.**	Representations	CM-035-28 CM-116-05 CM-116-07 CM-116-08 CM-116-10	PM091
Central Bletchley	109	181	We support the development of East West Rail (EWR) including the Aylesbury spur connecting Milton Keynes to Aylesbury. Services from Oxford to Bletchley and Central Milton Keynes are set to begin in ~~**late 2025**~~ **2026** with connections to Cambridge in the 2030s	Factual update. Policy CB1 supporting text revised to reflect all factual changes	Officer	PM092
Central Bletchley	109	182	Many redevelopment sites in Bletchley are brownfield and have a combined capacity for over a thousand new homes. Our Housing Trajectory and Strategic Housing Land Availability Assessment (SHLAA) provide further details on development timelines and capacity. ~~**Some projects, such as Bletchley View near Princes Way and Albert Street, are nearing completion delivering more than 180 new dwellings.**~~	Scheme is now fully developed. Supporting text revised to reflect all factual changes	Officer	PM093
Central Bletchley	110	185	Since April 2021 ~~**two**~~ **three** of the seven Town Deal projects have been completed with **firstly,** enhancements to the Redway network**, secondly,** ~~**and**~~ the renovation of facilities at Bletchley Park to provide new dedicated learning facilities **and thirdly, the provision of hardware and equipment to support digital skills development for the town, helping to upskill residents and students**.	Updated to latest position on Town Deal	Officer	PM094
Central Bletchley	110	185 (second bullet point)	Public realm improvements (PRI): to provide improved public realm along the main commercial streets of Queensway and Aylesbury Street. This project is expected to be completed in ~~**March**~~ **June** 2026.	Queensway works not yet completed. Supporting text revised to reflect all factual changes	Officer	PM095
Central Bletchley	110	185 (third bullet point)	~~**Technology Park Bletchley: to provide hardware and equipment to support digital skills development for the town, helping to upskill residents and students.**~~	Factual update. Supporting text revised to reflect all factual changes	Officer	PM096
People Friendly Healthy Places	118	205	It must be demonstrated that the business has been appropriately marketed for at least six months. **Marketing evidence shall reflect the requirements for proposals involving the loss of employment land, as set out at Paragraph 350-353 of this Plan.**	Representations	CM-112-03	PM097
People Friendly Healthy Places	119	PFHP2.B.2	Satisfactory alternative provision has been, or has been agreed to be, made elsewhere that is equally or more suitable in terms of its overall quality, **quantity,** function, and accessibility by walking, wheeling, scooting, cycling and public transport;	Representations	CM-027-03	PM098
People Friendly Healthy Places	119	PFHP2.B.3	**For non-sports and recreation community facilities, t**~~**T**~~**he** proposal is for an alternative community facility for which it has been demonstrated that there is a greater local need; or	Representations	CM-027-04	PM099
People Friendly Healthy Places	119	PFHP2.B.4	**For non-sports and recreation community facilities, t**~~**T**~~**he** existing use is no longer commercially viable and has been appropriately marketed for at least six months.	Representations	CM-027-05	PM100
People Friendly Healthy Places	122	PFHP4.A	Development proposals will be supported where they would contribute to an improvement in the food environment through the protection and provision of ~~**allotments and urban food growing**~~ **food growing areas**, reducing areas within food deserts, and**/or** restricting the development of Hot Food Takeaways and fast food outlets in areas of high childhood obesity.	Representations and consistency across the plan	CM-050-14 CM-052-14 Officer	PM101
People Friendly Healthy Places	122	PFHP4.B	Development proposals will not be permitted where~~:~~	Representations and consistency across the plan	CM-050-14 CM-052-14	PM102

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
			~~1. The proposal would result in the loss of existing allotments or communal urban food growing spaces unless it can be robustly demonstrated that these are no longer required or viable for such purposes, and that it cannot be used for alternative food growing purposes (such as community gardens or orchards); and/or~~ ~~2. T~~the proposal would negatively impact on adjacent ~~allotments and/or urban food growing space~~ food growing areas.		Officer	
People Friendly Healthy Places	122	PFHP4.C	~~All residential development must provide facilities for on-site food growing by residents through:~~ In identified food deserts, facilities for on-site food growing areas will be strongly supported. ~~1. The provision of balcony, or communal, roof top or unsheltered areas to support food growing facilities and/or~~ 2. ~~The provision of adequate private garden space that incorporates food growing facilities.~~	Representations and consistency across the plan	CM-050-14 CM-052-14 CM-083-10 Officer	PM103
People Friendly Healthy Places	122	PFHP4.D	~~Major residential development proposals must provide allotment space to the equivalent ratio of 20 allotments per 1,000 households (0.25 ha per 1,000 population) and provide areas for on-site community orchards. Where this is demonstrated not to be feasible or viable, an off-site contribution will be sought.~~	Deleted as duplicates other policies in the plan.	Officer	PM104
People Friendly Healthy Places	123	Para 213 and Figure 12 & 13	*Update Figure 12 and Paragraph 213 to be consistent with the Design and Placemaking PPG currently in Draft, If approved prior to the adoption of the City Plan.* The National Planning Policy Framework (NPPF, 2024) states that, 'The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (para. 131). The NPPF is supported by the National Design Guide (or equivalent guidance) which sets out 10 characteristics for well-designed places	To align with current national guidance	Officer	PM105
People Friendly Healthy Places	125	PFHP5	~~A. Development proposals should accord with any approved area-based or site-specific Design Code for the site or wider area.~~ A. ~~B.~~ Development proposals should be based on a thorough assessment of the site, its context and surrounding character. Development proposals will be permitted where they: 1. Respond appropriately to the site and surrounding context; 2. Create a place with a locally inspired or otherwise attractive and distinctive built form character; and 3. Respond positively to the landscape and townscape characteristics of the site, while retaining established and healthy landscape features. B. ~~C.~~ Development proposals ~~should consider~~ will be informed by the following urban design principles and will be permitted where they *Insert points 4-9 from part C as drafted.* C. Development proposals should also accord with any relevant approved Design Code or guide ~~(including supplementary design guides) for the site or wider area~~.	Improvements for clarity and structure	CM-050-15 CM-052-15 CM-090-08 RCCM-046-01	PM106
People Friendly Healthy Places	126	PFHP5.C.4.	~~The layout should be designed to m~~ Maximise the surveillance of the public realm, consider~~ing~~ the prevention of crime, and minimise the perception of crime;	Typo, should start with a verb, like all the other criteria.	Officer	PM107
People Friendly Healthy Places	127	220	This policy has been informed by 'Healthy Streets' which is an evidence-based approach to improving health and reducing health inequalities through active travel. ~~It~~ With the aim of creating a healthy, inclusive environment in which people are more likely to choose to walk, cycle and use public transport, it uses 10 indicators~~, shown above,~~ that reflect the experience of being on streets.	Representations	CM-050-16 CM-052-16	PM108

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
			~~These indicators are based on evidence of what is needed to create a healthy, inclusive environment in which people are more likely to choose to walk, cycle and use public transport. Designs for new or enhanced streets should demonstrate how they deliver against the 10 Healthy Streets indicators. The development of streets and other public areas we move through must respond to the healthy streets policy below that reflects the Healthy Streets indicators,~~ **However**, the policy is not exclusively written around the ~~10~~ **Healthy Streets** indicators.			
People Friendly Healthy Places	127	PFHP6.A	Development proposals will be permitted where they meet the following **principles, wherever appropriate and relevant to the development:**	Representations	CM-047-44 CM-050-16 CM-052-16 CM-060-16 CM-090-09 RCCM-045-12	PM109
People Friendly Healthy Places	127	PFHP6.A.4	Public and private areas are clearly defined through the use of ~~secure and~~ attractive hard or soft landscaping and/or boundary treatments**, which are secure and robust where appropriate;**	Representations	CM-050-16	PM110
People Friendly Healthy Places	128	PFHP6.A.5	Buildings define the public realm, through ~~the consistency of the building line and the height of buildings in relation to the width of the space, to create~~ **the creation of** a sense of enclosure that is appropriate for the function and character of the street;	Representations	CM-108-16	PM111
People Friendly Healthy Places	128	PFHP6.A.11	~~Landscape~~ **Boundary** treatments, planting, street furniture, cycle parking and surface materials should be fit for purpose, durable and sustainable.	Representations	RCCM-046-04	PM112
People Friendly Healthy Places	129	PFHP7.A.1	~~The appearance of the development contributes to the enhancement or creation of a positive character;~~ *Make consequential changes to numbering.*	Representations	CM-050-17	PM113
People Friendly Healthy Places	129	PFHP7.A.2	Progressive, forward-thinking and distinctive architecture is incorporated, unless the existing context **or character** suggests an alternative approach would be more appropriate	Representations	CM-050-17	PM114
People Friendly Healthy Places	129	PFHP7.A.8	Important views and vistas are **identified and** protected, and the design of the proposal makes a positive contribution to the wider townscape, skyline and landscape; and	Representations	CM-060-17	PM115
People Friendly Healthy Places	130	229	Tall buildings will require a Landscape/Townscape Visual Impact Assessment and, where necessary, **a heritage impact assessment and/or** an urban design analysis that demonstrates the proposal is part of a strategy that will meet the policy criteria below. This must identify any important views and vistas associated with the proposal. This is particularly important if the site has not been identified as a location for taller buildings in supporting guidance.	Representations	CM-035-33	PM116
People Friendly Healthy Places	131	234	**To enable sustainable development,** tall buildings should only be brought forward in sustainable locations that are explicitly identified as suitable within this plan or other development strategies.	Representations	CM-035-09	PM117
People Friendly Healthy Places	131	PFHP8.C.2	~~Important views and vistas are~~ **Identifies and** protects important views and vistas from within the immediate area and from the wider surrounding area;	Representations	CM-060-17	PM119
People Friendly Healthy Places	131	PFHP8.C new criterion	*Add new criterion to part C* **The design minimises harm to the significance of any heritage assets;** *Make consequential changes to criteria numbering*	Representations	CM-035-34	PM118
People Friendly Healthy Places	133	238	We will also require other good design practices to ensure that the living environment of homes, buildings and external **amenity** spaces supports peoples' quality of life, as well as creating flexibility to accommodate changes in circumstances.	Representations	RCCM-046-04	PM120
People Friendly Healthy Places	133	239	The amenity afforded by new development and the protection of amenity within existing developments are also critical to ensuring the creation of people friendly and healthy places. Buildings **and spaces** must be carefully designed to ensure adequate privacy, sun lighting and daylighting has been achieved. **Where appropriate, applicants may be required to submit a daylight and sunlight assessment. This should follow the tests laid out in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight'. In the case of tall buildings, a wider microclimate assessment, including consideration of the effect of wind, should be undertaken.**	Representations	RCCM-046-05	PM121

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
People Friendly Healthy Places	133	241	To measure if a new building would be overbearing, applicants must assess a proposal's size and proximity to ~~neighbours~~ **neighbouring buildings and external spaces** to determine if it negatively impacts their privacy, natural light or outlook.	Representations	RCCM-046-04 RCCM-046-05 RCCM-046-07 RCCM-046-08	PM122
People Friendly Healthy Places	133	PFHP9.A.1	Development will not be visually overbearing on existing properties**,** ~~**or**~~ buildings **or external spaces**, and would not have an adverse impact on the outlook from existing buildings;	Representations	RCCM-046-04 RCCM-046-05 RCCM-046-08	PM123
People Friendly Healthy Places	134	PFHP9.C	Servicing**, utility infrastructure** and refuse storage and collection areas must be provided as appropriate to the nature and scale of the development.	Representations	RCCM-046-08	PM124
People Friendly Healthy Places	135	Table 10	Principle 4 – Landscape, **Heritage** and Green City – There will be an emphasis on promoting a 'Green City' and, enhancing biodiversity, air quality **and conserving and enhancing the historic environment**. Enhance and protect the existing natural **and heritage** features across the city, and meeting the residents' needs for access to open green space.	Representations	CM-035-35	PM125
People Friendly Healthy Places	135	242	We will **work with developers and landowners on** ~~**prepare**~~ new Design Codes ~~**alongside developers and landowners**~~ to help us implement our policies. **These will be approved by the Council.**	Representations	CM-050-19 CM-052-19	PM126
High Quality Homes	142	HQH2	*Add policy title:* Policy HQH2 **Affordable homes**	Policy title is missing	Officer	PM127
High Quality Homes	151	275	*New sentence at the end of the paragraph:* **New mooring and/or connections on to the Grand Union Canal would require separate agreement with the Canal and River Trust.**	Representations	CM-154-09 CM-154-10	PM128
High Quality Homes	154	HQH8.A	Development proposals for affordable homes on rural exception sites **within the Open Countryside** will only be supported where…	Consistency with other policies indicating development in the Open Countryside is acceptable	Officer	PM129
Climate and Environmental Action	160	292	*Add final sentence as follows:* **For clarity, Part F of CEA1 would not apply to change of use only applications and proposals for less than 100 sq. metres GIA of new floorspace.**	Representations	CM-065-09 CM-065-17	PM130
Climate and Environmental Action	163	CEA2.A.3	Incorporate a variety of appropriate **native** plant species which are low maintenance and drought resistant;	Representation	RCCM-052-01	PM131
Climate and Environmental Action	164	CEA3.A	*Remove Part A*: ~~**Major residential development proposals must be designed to mitigate the risk of overheating.**~~ *Re-letter Parts B, C and D of CEA3 accordingly.*	Representations	CM-120-05	PM132
Climate and Environmental Action	165	CEA4.A & C	A. Development proposals which improve the energy efficiency, carbon emissions, water efficiency, **climate adaptation** and/or longevity of an existing building(s) in a good condition will be strongly supported. C. Where retrofit proposals would improve energy efficiency, lower carbon emissions**, climate adaptation** and/or improve water efficiency, these will be identified as a public benefit when assessing development proposals affecting a heritage asset.	Representations	RCCM-043-23	PM133
Climate and Environmental Action	166	300	Milton Keynes is in the Ruthamford ~~**South**~~ **Central** Water Resource Zone, which is described as an area of the Anglian region that is most water stressed…The level of water stress in Milton Keynes demonstrates the need to adopt a higher water efficiency standard of ~~**85**~~ **93** litres per person per day in **minor and** major **residential** developments.	Representations	CM-050-25 CM-052-25 CM-069-09	PM135
Climate and Environmental Action	166	301	A range of rainwater harvesting systems can help to reduce the water deficit and should be incorporated into new developments where feasible and viable. If viability and/or feasibility is an issue, then we will require robust and transparent evidence as to why any or all of these requirements have not been included within the proposal. **In line with the PPG, given the nature of this policy the information should be proportionate, at a high level and outline the costs shortfall excluding these design criteria.** Where water-intensive, non-residential development is proposed, a Water Resources Plan shall be required to demonstrate no adverse impacts on water availability.	Representations	CM-051-11	PM136

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Climate and Environmental Action	166	CEA5.C.4.	Grey ~~W~~ water reuse measures, with water-cleaning measures as appropriate for the end use.	Representations	CM-047-51 CM-060-24	PM134
Climate and Environmental Action	167	303	*Reword paragraph as follows* Combined heat and power (CHP) and Local Energy Networks are highly efficient systems that capture and utilise the heat and/or power that is a byproduct of the different sources, such as energy from waste, surplus heat, and data centres. ~~By generating heat and/or power simultaneously, CHP and Local Energy Networks can reduce carbon emissions by up to 75% compared to conventional generation via a boiler and power station,~~ By generating heat and power simultaneously from the same fuel, CHP can reduce carbon emissions by up to 30% compared to the separate generation of heat through a gas-fired boiler and an electricity power station. Where a demand for both heat and electricity exist in the same location, CHP can reduce energy costs whilst reducing carbon emissions, air pollution and reduce dependence on the national electricity grid for energy and heating needs. The final version of the plan will be accompanied by a map of local heat networks to aid implementation of Policy CEA6. This will be updated on an annual basis as part of work on our Authority Monitoring Report. New developments in the same or adjacent parish as a CHP/CCHP network, or within a heat network zone as designated by the Council and/or Government in line with the Energy Act 2023, will need to connect into that network unless mitigating factors apply, as set out in Part C of Policy CEA6 with further guidance set out in Annex O to guide how this should be evidenced. These should be considered on a case-by-case basis considering the site location, availability of local heat networks, the likely heat and/or energy demands of the proposed development, the likely costs of connection into the network, the levelised cost of heat, and the impact of these on scheme viability.	Representations	CM-005-01	PM137
Climate and Environmental Action	168	305	We recommend that when preparing applications, applicants follow the Environment Agency Land Contamination Risk Management guidance, and the Groundwater protection technical guidance. *Add hyperlink guidance to footnote 10*: Groundwater protection technical guidance - GOV.UK	Representations	CM-048-10	PM138
Climate and Environmental Action	168	306	Sources of air pollution which could present a significant risk to human health are defined as Part A facilities under the Pollution Prevention and Control system (see Directive 2010/75/EU of the European Parliament and of the Council of 24 November 2010 on industrial emissions (integrated prevention and control)). In relation to part F.5. of Policy CEA7, the types of development we consider would be occupied by people who are more vulnerable to air pollution include schools, health-care establishments, housing for older people, children's care and adult social care. Natural England produced updated standard advice on Air Quality in October 2025.	Representations	CM-081-05	PM139
Climate and Environmental Action	169	CEA6.A	Development proposals for low-carbon and renewable energy generation will be strongly supported where it can be demonstrated that there will not be any significant ~~negative~~ adverse social, health, economic or environmental impacts.	Representations	CM-035-37	PM140
Climate and Environmental Action	169	CEA6.C	Major ~~D~~development proposals for new buildings within the same or adjacent parish as infrastructure associated with an existing or proposed heat and/or energy network, or within a heat network zone, must connect to the relevant network, unless it can be demonstrated that: 1. A lower-cost low carbon heating option using the levelised cost of heat as a cost comparator ~~better alternative for reducing carbon emissions from the development~~ can be achieved as demonstrated via a Heat Network Viability Assessment; 2. The heating and/or cooling loads of the scheme do not justify a heat and/or energy network connection; and 3. The feasibility of a connection would not be possible.~~; and~~ ~~4. An alternative low/zero-carbon heating solution would cost less using the levelised cost of heat as a cost comparator.~~	Representations	CM-005-01 CM-009-01 CM-055-01	PM141

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Climate and Environmental Action	169	CEA7.A	Development proposals must ensure that pollution will not have an unacceptable impact on human health, groundwater, general amenity, biodiversity or the wider natural **and/or historic** environment.	Representations	CM-035-38	PM142
Climate and Environmental Action	171	CEA7.J	[...] including proposed additions, or railways must include appropriate mitigation measures **such as setbacks and landscaping measures to provide screening and acoustic buffers** to protect existing and future occupiers from noise and vibration impacts.	Representations	RCCM-046-13	PM143
Climate and Environmental Action	171	CEA7.K	The **heritage significance and** visual character of historic buildings and conservation areas is not adversely affected;	Representations	CM-035-38	PM144
Climate and Environmental Action	171	CEA7.M	~~Major~~ **D**~~d~~evelopment proposals**, excluding changes of use and householder applications,** must demonstrate how potential impacts on water quality will be mitigated.	Representations	CM-048-10	PM145
Climate and Environmental Action	172	CEA8.B.2	Standards for formal outdoor playing facilities defined in Annex B and C of this plan ~~and~~ **or** the most up-to-date Playing Pitch Strategy.	Representations	CM-027-06	PM146
Climate and Environmental Action	173	CEA8.D	Development proposals that would result in the loss of open space (types of which are set out in Annex B, **excluding formal outdoor playing fields**) will only be permitted where	Representations	CM-027-07	PM147
Climate and Environmental Action	173	CEA8.D	*New criteria:* 2. The lost open space would be replaced with open space of equivalent or better quality, quantity and accessibility in accordance with Annex B requirements~~;~~ **or** **3. T**~~t~~**he development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use**.	Consistency with para 104 of NPPF	Officer	PM148
Climate and Environmental Action	172	CEA8.F	Planning permission will not be granted for proposals that involve the loss of ~~formal outdoor playing facilities~~ **sports and recreational buildings and land, including playing fields and formal play spaces unless**	Representations	CM-027-06 CM-027-07 CM-027-08	PM149
Climate and Environmental Action	172	CEA8.F.1	~~Replacement or equivalent provision meets the requirements of the most recently adopted Playing Pitch Strategy and the criteria specified in Annexes B and C~~ **The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality and accessibility**	Representations	CM-027-08	PM150
Climate and Environmental Action	172	CEA8.F.2	It is demonstrated**, with reference to the standards set out in Annex B and Annex C or the most recently adopted Playing Pitch Strategy,** that there is a surplus of the existing type of pitch in the local area; or	Representations	CM-027-06 CM-027-08	PM151
Climate and Environmental Action	172	308	Recognising the important role open spaces play in creating people friendly and healthy places, new residential developments must provide new open spaces and formal outdoor playing fields and/or make contributions towards improving the accessibility or capacity of existing open spaces or playing fields. Annex ~~B~~ **C** sets out the quality and accessibility standards for open space provision. These are informed by our Open Space Assessment which considered quantitative and qualitative deficiencies and surpluses in open space provision. The different types of open space are described in Annex ~~A~~ **B**.	Typo	Officer	PM152
Climate and Environmental Action	172	308/309	*Insert paragraph number after the first paragraph and make consequential changes to subsequent paragraph numbers.*	Typo	Officer	PM153
Climate and Environmental Action	175	311	We are committed to working collaboratively with all relevant stakeholders**, including neighbouring authorities,** to ensure the best possible delivery of the LNRS.	Representations	CM-108-17	PM154
Climate and Environmental Action		312	In relation to part B. of Policy CEA9, enhancements may include facilitating habitats and routes for wildlife, such as bat and bird boxes, bee and bird bricks**, swift bricks** and hedgehog highways.	Representations	CM-138-01 CM-153-01 CM-159-01	PM155
Climate and Environmental Action	175	CEA9.B	Development proposals that provide biodiversity enhancements not included as part of the metric **and contribute to achieving the Priorities and Measures of the Local Nature Recovery Strategy** will be strongly supported.	Representations	CM-063-04 CM-072-06 CM-081-03 CM-108-17	PM156
Climate and Environmental Action	178	318	*Insert paragraph break and number after the first sentence and make consequential changes to subsequent paragraph numbers.*	Typo	Officer	PM157

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Climate and Environmental Action	182	330	*Insert additional sentence at the end of the paragraph:* **Appropriate buffer zones should be provided around Ancient Woodland and Veteran Trees in accordance with the latest guidance produced by Natural England and the Forestry Commission. For Ancient Woodland, this should be a minimum of 15m to protect the root area but this may need to be larger to account for other negative impacts of development (e.g. air pollution, recreational pressures). Domestic gardens are not appropriate as buffer zones.**	Representations	RCCM-052-07 RCCM-052-09 RCCM-052-10	PM158
Climate and Environmental Action	184	CEA11.B	All **new** major development proposals must, where feasible and viable, meet the core Urban Greening Factor (UGF) Target Score outlined in the Urban Greening Factor Standard as follows:	Representations	CM-061-05	PM159
Climate and Environmental Action	184	CEA11.C	Major development proposals within defined settlement boundaries must**, where feasible and viable,** meet the Urban Tree Canopy Cover standard of at least 19%.	Representations	CM-015-22 CM-047-55 CM-050-30 CM-052-30 CM-060-28 CM-113-10	PM160
Climate and Environmental Action	184	CEA11.E	All new development proposals must protect and, where possible, enhance existing woodland **and/or veteran trees** ~~**within the site**~~. **A minimum buffer of 15 metres should be applied around ancient woodland boundaries.**	Representations	RCCM-052-07 RCCM-052-09 RCCM-052-10	PM161
Climate and Environmental Action	185	338	Development proposals will need to take account of the Milton Keynes LCA when preparing their proposals**, as well as wider landscapes beyond Milton Keynes and any LCAs relevant to them, as necessary**.	Representations	CM-041-05 CM-041-06 CM-041-07 CM-089-15 CM-097-05 CM-098-29 CM-146-04 RCCM-056-03	PM162
Climate and Environmental Action	185	338	Development proposals ~~**will need to**~~**must** take account of the Milton Keynes LCA when preparing their proposals.**, in particular the individual character and distinctiveness of particular landscape character areas, their sensitivity to change and contribution to a sense of place. In considering whether proposals satisfy Policy CEA12, consideration should be given to:** • **minimising impact on visual amenity.** • **protecting important views between the site and important landscape features.** • **local character and distinctiveness of settlement form and field patterns and topography.** • **Design of buildings in terms of spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates).** • **minimising lighting pollution that blurs the distinction between urban and rural areas.** • **ensuring the development is not visually prominent in the landscape.**	Representations	RCCM-046-15	PM165
Climate and Environmental Action	185	New para after 338	**Where it is accepted there will be harm to the landscape character, specific on-site mitigation will be required to minimise that harm and, as a last resort, compensation may be required. Development proposals must consider the enhancement opportunities identified in the MKLCA and how they apply to a specific site. Where permission is granted, the council will require conditions to best ensure the mitigation of any harm caused to the landscape.**	Representations	RCCM-046-15	PM166
Climate and Environmental Action	187	344	These strategies **shall** take account of relevant guidance, such as 'The SuDS Manual' (CIRIA C753**), the Environment Agency's Approach to Groundwater Protection, and/or subsequent versions,** and **integrate** Nature-Based Solutions (NBS), as part of individual developments and wider spatial planning. **Strategic scale flood risk management systems and SuDS are those that use a series of management features at different scales to provide maximum benefit and integration within**	Representations	CM-048-02a CM-050-32 CM-052-32	PM163

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
			water networks in the surrounding area, particularly where sites are delivered in a phased manner. Proposals shall identify opportunities to reduce the causes and impacts of flooding, and support delivery of wider flood and water management infrastructure and other placemaking objectives.			
Climate and Environmental Action	188	346	~~**Reference to the f**~~Functional floodplain (Flood Zone 3b) ~~**in the following policies**~~ is identified as **land which would flood with an annual probability of 1 in 30 years (3.3% AEP), where detailed hydraulic modelling exists. Where there is no such data available,** 2% Annual Exceedance Probability (AEP) (1 in 50 years) defended modelled flood extents **should be used** to ~~**represent Flood Zone 3b**~~ **functional floodplain** ~~**where available from the Environment Agency, and 3a where outputs are not available**~~. **However, site specific modelling would still be required as set in policy CEA15.** It should be noted that all Environment Agency modelling is scoped to inform the indicative flood map and is undertaken at a large scale. This means it is not normally fit for purpose for a site-specific assessment. **Environment Agency flood mapping is also updated regularly, and the latest version shall be used to prepare planning applications. In line with CEA15 Part C, where detailed modelling is not available in accordance with the PPG, we will require applicants to carry out site specific hydraulic modelling to support development proposals. It is noted that detailed modelling may supersede this approach. As defined within PPG, the sequential test shall not be applied to changes of use and minor developments as defined in the PPG, which also provides guidance on the sequential approach to site layout and safe access and escape routes.** **A proportionate approach will be applied to sequentially testing sites with surface water flood risk if it can be demonstrated development proposals would be safe for the lifetime of development. New buildings should be designed and constructed in a way to prevent floodwater entering the building and damaging its fabric. Where water may enter the building, it must be constructed in such a way as to ensure the impact is limited with no permanent damage, the structural integrity maintained, and drying, cleaning, replacement and repair is facilitated.**	Representations	CM-048-02a CM-048-02b	PM164
Climate and Environmental Action	185	CEA12.A	Development proposals must demonstrate that they conserve and, where possible, enhance ~~**the**~~ landscape character through **landscape-**sensitive design, mitigation and enhancement measures. Proposals should consider:	Representations	RCCM-046-15	PM167
Climate and Environmental Action	188	CEA13	*Amend policy title* Policy CEA13 Sustainable drainage systems (SuDS) and integrated flood ~~**risk**~~ and water management	Representations	CM-048-03	PM168
Climate and Environmental Action	188	CEA13.A	*Create a new Part A to policy and make current Part A the new Part A1. Re-order criteria in Part A so that similar topics are grouped, and re-number accordingly* A. **Development proposals must adopt an integrated approach to managing all sources of flood risk at a scale that is proportionate to the size and nature of the development.** Proposals must meet the following requirements: **1.** Development proposals which ~~**are likely to result in a measurable change to**~~ **could affect** the drainage characteristics **on or around** ~~**of**~~ a site, must adopt an integrated approach to managing flood risk, incorporating SuDS and a surface water management strategy at a scale that is proportionate to the size and nature of the development. **2.** Flood risk management and SuDS systems are provided at a strategic scale, where ~~**possible**~~ **practicable**, with SuDS features of different scales performing in an integrated manner; 3. SuDS and fluvial flood risk reduction features are appropriately integrated into the design and layout of the development**. These will be delivered in early phases of development as necessary**;	Representations	CM-048-03	PM169

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
			4. SuDS are designed as multi-purpose green infrastructure, to maximise ~~complementary environmental~~ **flood and water management, water quality**, biodiversity, social and amenity value; 5. SuDS are designed **with an allowance** for climate change and the potential impact it may have over the lifetime of the proposed development; 6. Above ground attenuation is provided wherever feasible. Where this is not feasible and below ground attenuation is being proposed, an evidenced justification must be provided; 7. Where feasible, proposals explore opportunities for de-culverting watercourses and the creation of wetlands, wet grasslands and/or wet woodlands, and restore natural river flows and floodplains. 8. The use of land to provide flood storage capacity must protect floodplain habitats and not conflict with required amenity and recreation provision for the site; 9. Proposals within Critical Drainage Catchments, as identified **by Milton Keynes City Council**, must investigate the potential to reduce or mitigate existing flood risk in the surrounding area; and 10. Provide details of future management, maintenance and adoption of the SuDS and flood risk management systems prior to the granting of planning permission, outlining how they will be funded and function effectively over the lifespan of the development.			
Climate and Environmental Action	189	CEA13.B	*Reword Part B and add sub-title:* **Water Management Infrastructure** B. Development proposals must demonstrate that water supply, foul sewerage and sewage treatment capacity is available or can be made available in time to serve the development **prior to first occupation**. Suitable access must be safeguarded for the maintenance of water supply**, surface water** and foul water infrastructure.	Representations	CM-048-03 CM-051-15	PM170
Climate and Environmental Action	189	CEA14.B	Development proposals adjacent to or containing a watercourse should protect and enhance the watercourse's biodiversity, ecological connectivity, **ecological status, chemical status**, marginal vegetation, and aquatic and riparian vegetation as well as their associated species	Representations	CM-051-16	PM171
Climate and Environmental Action	190/191	CEA15	*Reorder and amend policy as follows* **Consideration of flood risk in development proposals** **A.** Development proposals on land that has not been subject to a plan-making Sequential Test will be required to undertake a flood risk sequential test using the Council's latest published Strategic Flood Risk Assessment **or a site-specific FRA**, and in accordance with the NPPF and PPG. Where development proposals are on land which has been subject to a plan-making Sequential Test but evidence on flood risk has significantly changed or the nature of the proposal differs significantly from the nature of the allocation, a flood risk sequential test will also be required using the Council's latest published Strategic Flood Risk Assessment **or a site-specific FRA**. Where the Sequential Test is passed, the Exception Test shall be applied as and when required by the NPPF and PPG. **B.** Development proposals must not detrimentally impact upon existing or proposed flood defences, structures and systems.	Representations	CM-051-03 CM-051-09 CM-051-10 CM-048-05 CM-040-11 CM-092-12 CM-093-13 RCCM-039-13	PM172

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
			C. Where the risk of flooding from rivers could be reduced by flood risk management measures or where the extent of protection is below the required standard (either now or in the future), development proposals will be required to make provision for improvements. **These should be nature-based solutions where possible.** Where protection is not of the required standard, this should not be relied upon for safety until satisfactory improvements have been made. **D.** Site-Specific Flood Risk Assessments must define**, through hydraulic modelling carried out by the applicant,** the extents of Flood Zone 3b where no detailed **hydraulic** modelling exists. Where detailed modelling is available, the Flood Risk Assessment must ensure that this modelling is fit for purpose for the proposal. **Flood Risk Assessments shall include all relevant flood risk scenarios from all sources.** **E.** Development proposals must not increase surface water runoff **(rate and volume)** from a site or contribute to cumulative effects. **The peak allowable discharge rate from the development to surface waters or sewers for the 50% AEP event shall be limited to the equivalent 50% AEP greenfield runoff rate, or 3 l/s/ha, whichever is the greater.** **F.** Development proposals shall reinstate the rate of surface water runoff from brownfield sites to greenfield runoff rates. Where this is not practicable, a relaxation factor of no greater than five times the ~~**target 50% and 1%**~~ greenfield runoff rates shall be applied. **G. Development proposals on allocated and windfall sites shall incorporate the recommendations set out in the latest Level 2 SFRA and supporting site screening report where relevant.** **H. New developments adjacent to a canal will need to demonstrate how occupants would stay safe and have access and escape routes in the event of a canal breach.** **Flood Risk Assessments** **I.** A Flood Risk Assessment must be submitted for development proposals **(including minor development and changes of use as defined by the PPG)** that meet any of the following criteria: 1. Are in Flood Zone 2 or 3**a or 3b**; **2.** Are more than one hectare in area within Flood Zone 1; **3. Including changes of use, proposals for a more vulnerable use where they could be affected by sources of flooding other than rivers;** **4.** All sites highlighted as being at high **and medium** risk from surface water flooding, or are located within a Critical Drainage Catchment as identified **by Milton Keynes City Council** ~~**in appendix P of the Strategic Flood Risk Assessment**~~, will be required to provide a Flood Risk Assessment that demonstrates that the development will not increase the flood risk to the Critical Drainage Catchment and, where possible, will provide an improvement to the existing situation; **5.** Are in a Critical Drainage Area (CDA)[18]; **6.** Land identified in a Strategic Flood Risk Assessment as being at increased risk of flooding in the future; **and** **7. It is within 'Flood Zones plus Climate Change', showing it is at increased risk of flooding from rivers or sea in future.**			
Economic and Cultural Prosperity	196	ECP2.D	Within Secondary Shopping Frontages at groundfloor level, development for ~~**Retail,**~~ Food and Drink, Financial, Professional and other services, gyms, creche, leisure and cultural uses, drinking establishments, medical and health services will be supported.	Representations	CM-083-07	PM173
Economic and Cultural Prosperity	202	ECP6.A.3	The development does not result in unacceptable ~~**cumulative**~~ impacts on the landscape, environment, or infrastructure such as the bridleway and vehicle network.	Representations	RCCM-046-11	PM174

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Heritage	206	380, bullet 3	Establishing the wider value of Milton Keynes' New Town era to planning, architecture, art, landscape, urban design and infrastructure. ~~We will complete the second phase of~~ The 'New Town Heritage Register', our thematic 'local list', ~~identifying those assets that meet our adopted selection criteria~~**.** has been progressed in accordance with Historic England's published advice (HEAN 7). The first phase of 132 assets has been formally adopted; we will now review the second phase against the adopted selection criteria and adopt accordingly**.** Those assets added to the register are ~~considered to be~~ non-designated heritage assets; we will use this material consideration to inform development decisions that we make affecting those assets whilst engaging the balanced approach of the NPPF. This will enable us to reinforce local distinctiveness and further promote Milton Keynes as a cultural destination for visitors, residents and businesses. We will consider whether further advice is required in respect of the New Town Heritage Register and other non-designated heritage assets.	Representations	CM-113-11 CM-113-14	PM175
Heritage	206	381	A clear understanding of the significance of a heritage asset, including the contribution to significance made by ~~and~~ its setting, is necessary to develop proposals that avoid or minimise harm.	Representations	CM-035-45	PM176
Heritage	207	382	Early engagement about forthcoming schemes that affect heritage assets is strongly encouraged (including with Historic England for proposals that are likely to affect Scheduled Monuments).	Representations	CM-035-46	PM177
Heritage	207	New para 385	Proposals must be accompanied by a structural engineer's report unless the works are particularly minor in nature (in which case a condition requiring a report and detailed specification may be acceptable). The report should provide justification for the works, set out the options available and how the proposed option has been designed to avoid or minimise harm to the significance of the asset, in a manner proportionate to the significance of the asset and the extent of the works.	Representations	CM-113-11 CM-113-14	PM178
Heritage	207	385	Where enabling development is proposed to help sustain or enhance heritage assets, we will expect the proposal to accord with national policy and be informed by Historic England's published guidance.	Representations	CM-035-47	PM179
Heritage	208	387	Where significant archaeological remains are found, provision shall be made for public engagement, including open days, exhibitions and/or popular publications/booklets.	Representations	CM-035-48	PM180
Heritage	209	HE1.A.4	Explain how the scheme has taken account of the significance of the assets (including the contribution made to significance by their setting) in its scope, design and detail, in order to minimise or avoid harm to the heritage assets affected;	Representations	CM-035-49	PM181
Heritage	209	HE1.A.5	Assess the nature and extent of any heritage harm or heritage public benefit arising from the scheme; where harm is caused by the proposal, explain why such harm is unavoidable.	Representations	CM-050-35 CM-052-35	PM182
Heritage	209	HE1.B	Development proposals ~~for the conversion of listed buildings to an alternative use, or~~ that involve structural works to the historic fabric of listed buildings must be ~~accompanied~~ informed by a structural engineer~~'s report~~. In the case of conversion, the report should demonstrate that the building is capable of conversion and set out the structural works required to achieve the new use. ~~In all cases, the report must demonstrate how the structural works proposed have been designed to minimise the impact upon the significance of the asset.~~	Representations	CM-113-11 CM-113-14	PM183
Heritage	210	HE1.E	~~Where enabling development is proposed to secure the future of a heritage asset, accurate and robust evidence to demonstrate that a 'conservation deficit' exists must be provided.~~	Representations	CM-035-49	PM184
Heritage	210	HE1.F.3	Impacts on the significance of the assets affected through development within their ~~preserve their~~ setting to ensure so that they continue to provide a historical focal point, preserving established local character; and	Representations	CM-035-49	PM185
Glossary	214	Glossary	Principally grocery shops, primary healthcare facilities including pharmacies, open spaces, nurseries, pre-schools and primary schools, bus/train stops and active travel stands, indoor/outdoor recreation centres, allotments, community meeting places/multi-functional buildings (including meeting places/halls, cultural buildings, places of worship, libraries), cafés, public houses and other local services such as hairdressers, barbers, salons, launderettes, post offices.	Representations	CM-070-01	PM186

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
Glossary	214	Glossary	Comparison retail **floorspace: Retail floorspace used for the sale of non-food, durable goods such clothing, shoes, carpets, electronics and furniture not obtained on a frequent basis.** ~~**Shopping for products which are usually higher value and purchased infrequently, for example household items, electrical goods, clothes, and shoes, and for which people tend to go to several shops to compare products before buying them**~~	To better explain what comparison retail floorspace is and what type of goods constitutes comparison goods.	Officer	PM187
Glossary	215	Glossary	Convenience retail **floorspace: Retail floorspace used for the sale of everyday essential items including food, drinks, newspapers/magazines and confectionary.** ~~**Shopping for goods which are bought frequently and with little decision-making required, for example at a supermarket or market.**~~	To better explain what convenience retail floorspace is and what type of goods constitutes convenience goods	Officer	PM188
Glossary	219	Glossary	*New entry:* **Metro Corridor: Area of land, as illustrated on the Policies Map, within a 600m buffer of the centre of carriageways along emerging Metro routes.**	Representations	CM-100-10 (Superseded) New ID: CM-130-11	PM189
Annex B	226	Annex B Linear Parks – Secondary Purpose	Deliver wide range of environmental and/or quality of life benefits for wildlife and local communities. Provision of visual amenities and provide space for **permitted events** and informal outdoor recreations.	Representations	CM-028-01	PM199
Annex E	272	Annex E	Modification to update selected infrastructure type and sub-type names to align with latest infrastructure types and sub-types from the MK Infrastructure Study and Strategy. The following words in red should be added in the row for Transport Infrastructure, under Category B: "Active Modes **(including walking and cycling)**" and in the row for Community and Civic Infrastructure, under Category D: "Culture **(including the Arts, Museums and Galleries)**"	To reflect the final outputs of the Infrastructure Assessment Report, IDP and Investment Strategy	Officer	PM190
Annex F	282	Annex F	*Modification to remove the line for Natural and Semi-natural green infrastructure. Amended part of Annex appended to end of this schedule.*	To make it consistent with Annex C	Officer	PM191
Annex F	287	Annex F	*Modification to bring the metrics and sources used to calculate water and waste water demand in line with MK City Plan 2050 water efficiency target of 93 l/p/d, to add clarity on detail in the calculations, and to edit wording referring to studies previously ongoing, which are now complete. Amended part of Annex appended to end of this schedule.*	To acknowledge that the strategic flood risk evidence underpinning the Plan is now complete and to bring the water and waste water demand calculations in line with MK City Plan Targets in policy CEA5.	Officer	PM192
Annex I	299	Historic Landscapes, Parks & Gardens section	*Add new paragraph to end of section:* **The Grand union Canal (formerly the Grand Junction Canal) weaves its way through Milton Keynes creating unique places in both rural and urban settings. Begun in the late C18 it provides a valuable reference back to historic industrialisation, transport of goods and travel through the area. Like the railways, there are surviving associated structures that are indicative of their historic role and importance**	Representations	CM-154-19	PM193
Annex M	313		~~**Policy GS12 Redevelopment of Wolverton Railway Works**~~	Due to uncertainty surrounding the availability of the land for development (following a change in ownership we have recently become aware of) this allocation may need to be removed from the plan pending confirmation of the landowner's intention and discussions with them regarding matters raised in representations on the Reg 19 plan.	Officer (SHLAA)	PM194
Annex M	318	Annex M	*Add additional monitoring indicator for policy CEA7:* **Chemical and Ecological status of waterbodies**	Representations	CM-051-16	PM195
Annex M	320	Annex M, Heritage Indicator	*Add additional monitoring indicators for policy HE1:* **No. of assets on national and local at-risk registers** **No. of assets on local list**	Representations	CM-035-52	PM196
Annex N	321	Annex N	~~**GS12 Redevelopment of Wolverton Railway Works GS12 Redevelopment of Wolverton Railway Works No change**~~	Due to uncertainty surrounding the availability of the land for development	Officer (SHLAA)	PM197

Chapter	Page	Policy/ Paragraph	Proposed change	Reason	Source	Ref
				(following a change in ownership we have recently become aware of) this allocation may need to be removed from the plan pending confirmation of the landowner's intention and discussions with them regarding matters raised in representations on the Reg 19 plan.		
Annex O	325		Insert **Annex O: Supporting guidance for Policy CEA6** *See end of this document for proposed changes.*	Representations	CM-005-01	PM198
Policies Map			*Modify the 'Metro Growth Corridor' extent to limit it to the MKCC boundary*	Representations	CM-049-01 CM-049-03	PM200

Amended Table 9

Table 9. Infrastructure types planned for

Category	Subcategories
Transport	Highways **& structures**, Rail, Public Transport **(including MRT)**, Active modes (**including** walking **&,** cycling), Freight & distribution
Education	**Provision for** Early years, Primary schools, Secondary schools, Special Education Needs &/ or Disabilities (SEND), **Alternative Education,** Further Education & Adult Learning, and **for** Higher Education / University
Healthcare & Social Care	Primary healthcare (GPs**)**, **Dentists** **Dental Healthcare, &** Pharmacies**)**, **Community Health Services,** Public Health **(including 0-19s, Adult Addiction, and Sexual Health Services),** Acute **Healthcare, and** Mental Health**care** **Services**, **Adult** **Residential** Social Care **Accommodation for Working Age Adults, Residential Social Care Accommodation for Older Persons, Residential Social Care Accommodation for Children with Complex Needs, Inpatient Beds – Mental Health & Community Health, Adult Social Care Services,** and Social Care and Support **Services** for children, young people and families
Emergency Services	Police, Fire and Rescue, and Ambulance Services
Community Facilities	Community **Centres, Culture (including the Arts, Museums and Galleries),** Librar**y****ies** and Youth facilities, Indoor Sports, Leisure and Recreation, **Museums,** and Cemeteries**, 'temporary infrastructure including early community development and arrivals work**
Green & Blue Infrastructure	Formal outdoor playing fields and sports, **Natural and semi-natural green spaces,** Amenity greenspace and equipped play and Food growing
Flood Risk & Water Management	Flood Risk management (including balancing lakes, floodplains and Sustainable Drainage Systems), Water Supply **& Water Efficiency Measures to Support Water Supply**, and **Wastewater treatment** Recycling
Energy	Electric**ity****al Energy** Distribution, Gas **Energy** Distribution (commercial development only), Renewable**s** **Energy**
Waste Management **& Circular Economy**	**Waste Management & Circular Economy**
Digital Infrastructure Communications (mobile & broadband)	**Digital Communications (mobile & broadband)**

Amended Sections of Annex F

Planning Benchmarks – Green Infrastructure

Infrastructure Calculation		Metric	Source
Formal OPF and sport	Formal outdoor playing fields per 1,000 population (ha)	1.200	MKCC Open Space Assessment Report 2023 - Table 6. Proposed open space standards
	People per Artificial 3G Pitch	32,436	Sport England - Active Places - MKCC Data
Amenity Greenspace and Equipped Play	Neighbourhood Equipped Area of Play (NEAP) per 1000 pop (to be provided on or offsite via contributions)	0.600	MKCC Open Space Assessment Report 2023 - Table 7. Proposed standards for play areas.
	Local Equipped Area of Play (LEAP) per 1000 pop (to be provided on site)	0.250	MKCC Open Space Assessment Report 2023 - Table 7. Proposed standards for play areas.
	Other outdoor play provision (e.g., MUGA) per 1000 pop	0.300	MKCC Open Space Assessment Report 2023 - Table 7. Proposed standards for play areas.
	Amenity greenspace + Local Park + Pocket Parks per 1000 pop (ha)	0.700	MKCC Open Space Assessment Report 2023 - Table 6. Proposed open space standards
~~**Natural & Semi-natural**~~	~~**Natural & Semi-Natural Greenspace per 1,000 person (ha)**~~	~~**1.800**~~	~~**MKCC Open Space Assessment Report 2023 - Table 6. Proposed open space standards**~~
Food Growing	Food growing: Allotments. Orchards + Community Growing per 1000 pop (ha)	0.250	MKCC Open Space Assessment Report 2023 - Table 6. Proposed open space standards

Planning Benchmarks – Flood Risk and Water Management

Infrastructure Calculation		Metric	Source
Flood Risk Management	N/A	N/A	Project based requirements, based on engagement with Environment Agency and MKCC flood and water stakeholders as well as evidence from Balancing Lakes Study specification, Anglian River Basin District Flood Risk Management Plan, Anglian Water Business Plan, MK NGBI Strategy, Local Flood Risk Management Strategy, FCERM programme and Strategic Flood Risk Assessment evidence ~~(some of which is still ongoing at time of writing)~~. Site specific requirements to be assessed for NPPF Exception Test compliance using the Level 2 SFRA evidence base and also to be assessed on the basis of individual development applications.
Water Supply & water efficiency measures to support water supply	Litres per ~~dwelling~~ person per day ~~based on standards for assumed litres per person per day (l/p/d) and dwelling occupancy rates.~~	~~316.25~~ 93 litres / ~~dwelling~~ person / day	Theoretical projects based on e~~E~~stimated demand for potable water (and hence new water scheme project requirements) are calculated using demand profiles (in l/p/d) based on Mk City Plan 2050 policy target of 93l/p/d. ~~assumed by Anglian Water in their statutory Water Resource Management Plan 2024 (WRMP2024) and the Regional Water Resources Plan (Water Resources East). These assume different l/p/d usages based on policy and regulatory requirements, with main project planning based on the mandatory standard of Building Regulations supported by sensitivity testing lower water uses which may be driven by adopted local planning policy or future national changes to regulations or policy (e.g. update to Building Regulations in line with the Integrated Plan for Water).~~ Other p~~P~~rojects/schemes to meet this demand have been drawn from a combination of the WRMP24, the Regional Water Resources Plan, Anglian Water stakeholder input and the ~~ongoing~~ MK Integrated Water Management Study. ~~Projects for future water efficiency (and suggested policy for l/p/d targets have drawn from the document New Shared Standards in Water Efficiency published by Anglian Water (and other water companies in the East if England) with the Environment Agency and Natural England. Requirements may also be assessed / refined on a site specific basis.~~
Water Recycling	Volume of wastewater generated (m3 per day) per dwelling on demand for potable water, plus industry standard allowances for infiltration (groundwater ingress into sewers).	0.247~~364~~ m3 / dwelling / day	Metrics based on assumed water usage (which generates wastewater volumes), based on policy target of 93l/p/d, average household sizes, and an average sewer system infiltration rate of 15%, based on ~~used in~~ Anglian Water's Drainage and Wastewater Management Plan (DWMP) and the 2050 Strategy within; The Strategy also allows for assumed increases in non-domestic wastewater generation. Projects to manage this increase in demand have been taken from the Medium and Long Term Strategy for Water Recycling Centres within the DWMP, the ongoing MK Integrated Water Management Study and engagement with Anglian Water and MKCC water stakeholders. Requirements may also be assessed / refined on a site specific basis.

Planning Benchmarks – Flood Risk and Water Management

Infrastructure Calculation		Metric	Source
Flood Risk Management	N/A	N/A	Project based requirements, based on engagement with Environment Agency and MKCC flood and water stakeholders as well as evidence from Balancing Lakes Study specification, Anglian River Basin District Flood Risk Management Plan, Anglian Water Business Plan, MK NGBI Strategy, Local Flood Risk Management Strategy, FCERM programme and Strategic Flood Risk Assessment evidence (some of which is still ongoing at time of writing). Site specific requirements to be assessed for NPPF

Infrastructure Calculation		Metric	Source
			Exception Test compliance using the Level 2 SFRA evidence base and also to be assessed on the basis of individual development applications.
Water Supply & water efficiency measures to support water supply	Litres per ~~dwelling~~ person ~~per day based on standards for assumed litres per person per day (l/p/d) and dwelling occupancy rates.~~	~~316.25~~ 93 litres /~~dwelling~~ person/ day	Theoretical projects based on e~~E~~stimated demand for potable water (and hence new water scheme project requirements) are calculated using demand profiles (in l/p/d) based on Mk City Plan 2050 policy target of 93l/p/d ~~assumed by Anglian Water in their statutory Water Resource Management Plan 2024 (WRMP2024) and the Regional Water Resources Plan (Water Resources East). These assume different l/p/d usages based on policy and regulatory requirements, with main project planning based on the mandatory standard of Building Regulations supported by sensitivity testing lower water uses which may be driven by adopted local planning policy or future national changes to regulations or policy (e.g. update to Building Regulations in line with the Integrated Plan for Water). P~~ Other projects/schemes to meet this demand have been drawn from a combination of the WRMP24, the Regional Water Resources Plan, Anglian Water stakeholder input and the ~~ongoing MK~~ Integrated Water Management Study. ~~Projects for future water efficiency (and suggested policy for l/p/d targets have drawn from the document New Shared Standards in Water Efficiency published by Anglian Water (and other water companies in the East if England) with the Environment Agency and Natural England. Requirements may also be assessed / refined on a site specific basis.~~
Water Recycling	Volume of wastewater generated (m3 per day) per dwelling on demand for potable water, plus industry standard allowances for infiltration (groundwater ingress into sewers).	0.247~~364~~ m3 / dwelling / day	Metrics based on assumed water usage (which generates wastewater volumes), based on policy target of 93l/p/d, average household sizes, and an average sewer system infiltration rate of 15%, based on ~~used in~~ Anglian Water's Drainage and Wastewater Management Plan (DWMP) and the 2050 Strategy within; The Strategy also allows for assumed increases in non-domestic wastewater generation. Projects to manage this increase in demand have been taken from the Medium and Long Term Strategy for Water Recycling Centres within the DWMP, the ongoing MK Integrated Water Management Study and engagement with Anglian Water and MKCC water stakeholders. Requirements may also be assessed / refined on a site specific basis.

Proposed Annex O – Supporting Guidance for Policy CEA6

Heat Network viability assessment

To demonstrate that a lower cost, low carbon heating option is the most viable heating option for decarbonisation of buildings, developers will be required to undertake the following actions:

- Meet with existing heat network developers and providers to understand capacity and connection requirements/ costs
- Technical feasibility.
- Economic viability (using levelized cost of heat/energy as a comparator).
- Justification report

Methodology for calculating the levelised cost of heat (LCOE/ LCOH)

Understanding the full cost of heating and cooling a building is an important step in assessing potential future connection to a district energy network.

The Department of Energy, Security and Net Zero (DESNZs') Whole Life Cost of Energy (WLCoE) calculator helps building owners and operators to understand the full financial cost of the energy their buildings use. This includes not only the cost of the fuel, but also the cost of operating, maintaining and replacing the plant that converts the fuel into usable energy.

The levelised cost is a metric that enables comparison between the relative costs of different heating or cooling methods, as well as allowing for a differentiation between heating types such as steam, domestic hot water, low temperature space heating etc. all of which will require different types of generating plant with different cost profiles.

Levelized Cost of Energy (LCOE)

Levelized Cost of Energy (LCOE) is the standard metric used for comparing the relative cost of alternative potential energy sources to an energy user. It is best understood as a long run average cost, in p/kWh, that takes into account the time value of money. When used in the context of heat supply, it is sometimes described as the Levelized Cost of Heat (LCOH).

LCOE is calculated as the Net Present Value of future energy costs over the relevant forecast period divided by the Net Present Value of future energy used over the same period. This calculation is normally performed in real (i.e. present day) terms, using a real discount rate (typically 3.5% pa). The costs used in the calculation therefore do not include the effect of future inflation.

The mathematical formula for LCOE is as set out below:

$$LCOE = \frac{\sum_{i=1}^{n} \frac{c_i e_i}{(1+r)^i}}{\sum_{i=1}^{n} \frac{e_i}{(1+r)^i}}$$

Where:

- There are n time periods, running from i=1 to i=n
- c_i is the unit energy cost in the ith period (in p/kWh)
- e_i is the energy used in the ith period (in kWh)
- r is the real discount rate (typically 3.5% pa)

For long-term heat supply 40 years of projected costs are generally used. Time periods can be annual, quarterly or monthly, using an appropriate real discount rate derived from the annual rate of 3.5%.

When LCOE is calculated from the perspective of a business supplying heat based upon a heat tariff, it is described as the Levelized Heat Tariff (LHT), and total heat charges rather than heat costs are used within the calculation.