

Site Allocations Plan, Adoption Version

1	Introduction	3
2	Vision and Objectives	4
3	Policy	6
4	Allocations	8
5	Monitoring	54
6	Appendix A Schedule of Superseded Existing Development Plan Policies	55
■	Site policies:	
	Policy SAP 0	6
	SAP 1 - Land off Singleton Drive, Grange Farm	9
	SAP 2 - Land east of John Lewis car park, Central Milton Keynes	12
	SAP 3 - Land north of Vernier Crescent, Medbourne	15
	SAP 4 - Gurnards Avenue, Fishermead	18
	SAP 5 - Bergamot Gardens, Walnut Tree	21
	SAP 6 - Independent school site, Daubeney Gate, Shenley Church End	24
	SAP 7 - Land off Hampstead Gate, Bradwell Common	27
	SAP 8 - Land off Harrowden, Bradville	30
	SAP 9 - Timbold Drive, Kents Hill, sites A, C and D1	33
	SAP 10 - Manifold Lane, Shenley Brook End	36
	SAP 11 - East of Snelshall Street reserve site, Cranborne Avenue, Westcroft	39
	SAP 12 - Land at Towergate, Groveway, Wavendon Gate	42
	SAP 13 - Land at Walton Manor, Groveway/Simpson Road, Walton Manor	45
	SAP 14 - Land at Broughton Atterbury, Oakworth Avenue, Broughton	48
	SAP 15 - Land off Ladbroke Grove, Monkston Park	51

## 1 Introduction

**1.1** Policy CS1 of the Milton Keynes Core Strategy (2013) requires that a site allocations plan be prepared to support the Development Strategy of the Borough and to supplement housing land supply, which in the Core Strategy and Milton Keynes Local Plan (2005) is reliant on large-scale expansion areas, by providing small and medium-sized sites within the main urban area (Core Strategy, Paragraph 1.12).

**1.2** As outlined in the Core Strategy (paragraphs 5.2 and 17.5 and Policies CS1 and CS2), the role of the Site Allocations Plan is to identify and allocate new, non-strategic development sites to provide short term flexibility and contingency to the existing housing land supply and to help deliver the Core Strategy objectives, specifically to ensure that land for at least 28,000 homes will be provided by 2026.

**1.3** Whilst the Inspector's Report on the Core Strategy made reference to a guide figure in the order of 1,000 homes, for which land allocations should be made through the Site Allocations Plan, the Core Strategy itself did not set an explicit housing target for the Plan. The Site Allocations Plan comprises 15 small and medium-sized sites, providing approximately 995 homes, throughout the Milton Keynes urban area which have been selected on the basis of their suitability for residential development and potential to support the wider Core Strategy objectives.

**1.4** Originally, the Core Strategy proposed that the Site Allocations Plan would also release development sites in the rural area. However, since the adoption of the Core Strategy, this role has largely been fulfilled by the introduction of neighbourhood plans. The settlements of Newport Pagnell and Olney alone are providing 1700 homes through their respective neighbourhood plans and all the other key settlements and selected villages in the rural area are also making strong progress in identifying their own preferred sites for development.

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

**1.6** The Council are also currently in the process of preparing Plan:MK, a new local plan for the Borough. Upon adoption, Plan:MK will replace both the Local Plan and Core Strategy as the key component of the Development Plan for the Borough. Plan:MK will provide a new vision and objectives for the Borough alongside updated strategic and Development Management policies, and a range of new strategic and non-strategic site allocations.

**1.7** The Site Allocations Plan is not part of the (longer term) Plan:MK process. The Site Allocations Plan will cover the period until 2026, Plan:MK for the period until 2031.

## 2 . Vision and Objectives

### 2 Vision and Objectives

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

#### **Vision**

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

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

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

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

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

### Objectives

- To allocate a range of non-strategic sites to provide short term flexibility to existing supply and contingency, to ensure that at least 28,000 homes will be provided by 2026.
- To allocate land that will ensure delivery of a range of house types, to provide for existing residents who need a new home and those who want to make Milton Keynes their home.
- To ensure the efficient use of land by encouraging the development of previously developed sites and considering whether there are opportunities to re-designate existing non-housing land allocations which are no longer needed for, or suitable for, their proposed use.
- To ensure that any greenfield development is necessary and planned in a sensitive manner having respect for the local landscape.
- To allocate land which is well located in relation to key day to day facilities and that maximises opportunities for sustainable movement.
- To set out policies which guide development on specific sites, ensuring development respects the context of the area in which it is located, whilst taking advantage of any specific opportunities presented by the site.
- Where appropriate, to allocate sites that maximise opportunities to support delivery of wider Core Strategy objectives including:
  - extending linear parks
  - regenerating older estates
  - encouraging sustainable transport and movement
  - protecting, maintaining and enhancing significant environmental and heritage assets
  - developing an International Sporting City



## 3 . Policy

### 3 Policy

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

**3.2** The allocation of a site establishes only the principle of development; a planning application will be required to confirm how proposals address potential issues such as infrastructure or rights of way.

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

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

#### **Policy SAP 0**

Planning permission will be granted for residential development on the allocated sites SAP1 to SAP15 provided that proposals meet the specified key principles set out for each site and are in accordance with other relevant policies in the Development Plan.

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

Figure 1 Distribution of proposed allocations across Milton Keynes



## 4 . Allocations

### 4 Allocations



**SAP 1 - Land off Singleton Drive, Grange Farm**

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

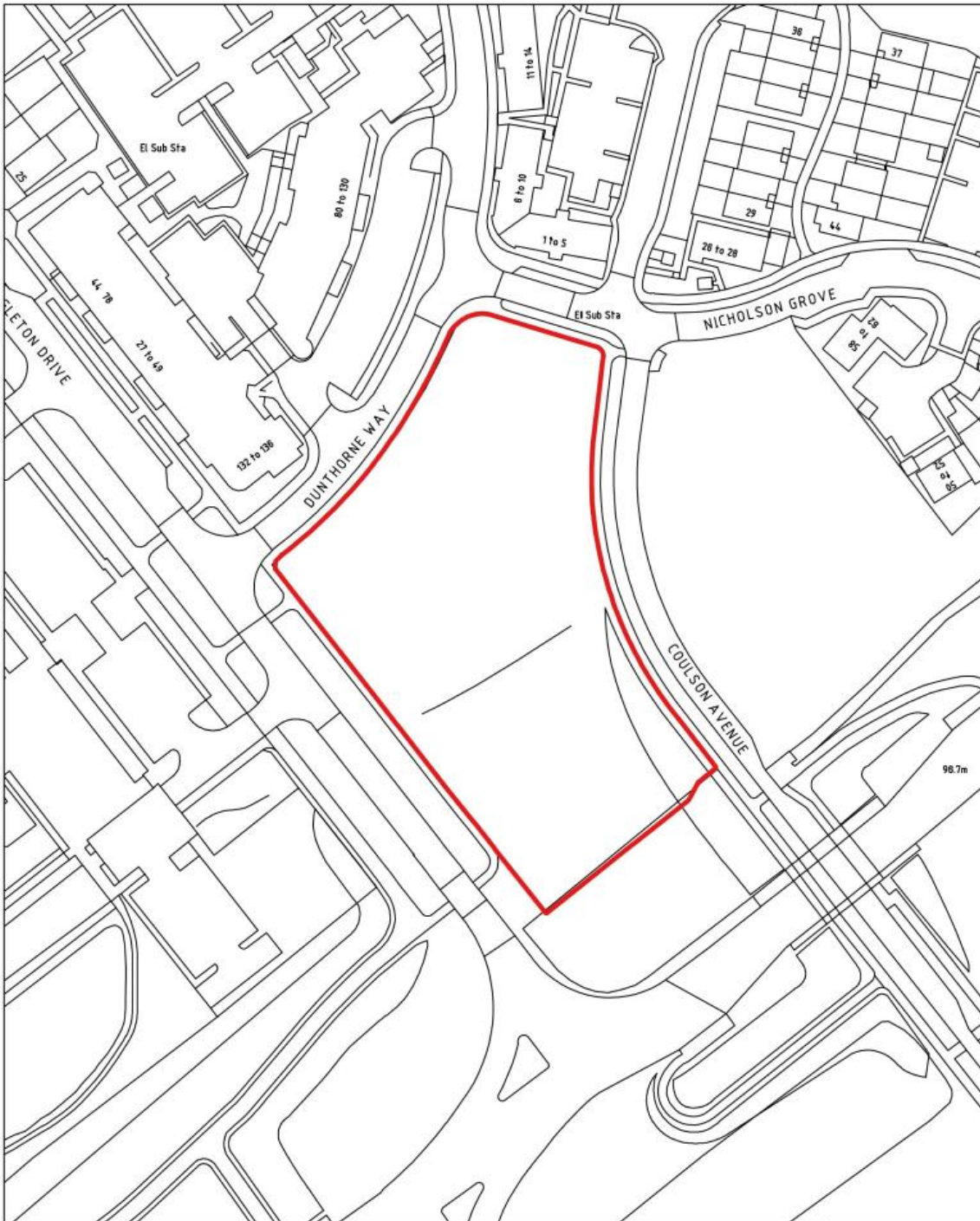
Name and location	Land off Singleton Drive, Grange Farm
-------------------	---------------------------------------



## 4 . Allocations

<b>Name and location</b>	<b>Land off Singleton Drive, Grange Farm</b>
<b>Prescribed particulars</b>	<ul style="list-style-type: none"><li>i. Proposals should maintain pedestrian access through the site and provide enhanced crossing points to both Christ the Sower Ecumenical Primary School and the local centre.</li><li>ii. Proposals should respect any other principles established in any future Development Brief.</li><li>iii. The planted screening between the site and the grid road should be retained in proposals.</li><li>iv. Demonstrate there is adequate capacity in the foul sewerage network.</li><li>v. A water main crosses this site; therefore the site layout should be designed to take this into account.</li></ul>

# 4 . Allocations



<h3>SAP 1 - Land off Singleton Drive, Grange Farm</h3>			<p>Scale 1:981</p>
<p>Research &amp; Intelligence - GIS</p>	Plan produced by: Ken Farrier © Crown copyright and database rights 2018 OS [100019593]	Tel: MK 254264 Date: 18/6/2018 Ref: 3254	

## 4 . Allocations

### SAP 2 - Land east of John Lewis car park, Central Milton Keynes

Name and location	Land East of John Lewis car park, Central Milton Keynes
Consultation ref.	U46
Area and indicative capacity	0.76Ha - up to 100 dwellings
Previous use	Coach/car park

Name and location	Land East of John Lewis car park, Central Milton Keynes
-------------------	---



## 4 . Allocations

Name and location	Land East of John Lewis car park, Central Milton Keynes
Key principles	<ul style="list-style-type: none"> <li>i. Design and materials should be of a high quality, respect the setting of the listed shopping centre to the west and take advantage of the vista Campbell Park provides to the east.</li> <li>ii. The form of any development should be appropriate for the setting of Campbell Park.</li> <li>iii. The site is suitable for mixed use development consisting of both residential and main town centre uses (such as retail, leisure, office).</li> <li>iv. Proposals should adhere to policies outlined within the CMK Alliance Plan 2026 (June 2015) specifically Policies CMKAP G1 "Classic Infrastructure" and CMKAP G11 "Exceptional Developments".</li> <li>v. Proposals should be accompanied by a transport assessment that includes baseline traffic information from the multi-storey car park.</li> <li>vi. The site should make provision for its own parking.</li> <li>vii. A development brief must be prepared with community and stakeholder engagement and be adopted prior to planning permission being granted, with the exception of that part of the site which relates to the Council's decision of 8 August 2017 which agreed to its disposal for a hotel proposal.</li> <li>viii. Demonstrate there is adequate capacity in the foul sewerage network.</li> <li>ix. A water main crosses the site; therefore the site layout should be designed to take this into account.</li> </ul>



### SAP 2 Land east of John Lewis car park, Central Milton Keynes



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier      Tel: MK 254264      Date: 25/6/2018

© Crown copyright and database rights 2018  
OS 100019593

Ref: 3254

**SAP 3 - Land north of Vernier Crescent, Medbourne**

Name and location	Land North of Vernier Crescent, Medbourne
Consultation ref.	U8
Area and indicative capacity	0.4Ha - up to 14 dwellings
Previous use	Reserve site

Name and location	Land North of Vernier Crescent, Medbourne
-------------------	---



## 4 . Allocations

<b>Name and location</b>	<b>Land North of Vernier Crescent, Medbourne</b>
Key principles	<ul style="list-style-type: none"><li>i. Proposals should adhere to the principles outlined in Section 4 and Section 5 of the 'Pascal Drive, Medbourne' Development Brief (January 2016).</li><li>ii. The planted screening between the site and the grid road to the north should be retained in proposals.</li><li>iii. Demonstrate there is adequate capacity in the foul sewerage network.</li></ul>





SAP 3 Land north of Vernier Crescent, Medbourne



Scale 1:1,250  
@A4L

**Legend**  
 Site Boundary



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier

Tel: MK 254264

Date: 21/6/2018

© Crown copyright and database rights 2018  
OS 100019593

Ref: 3254

## 4 . Allocations

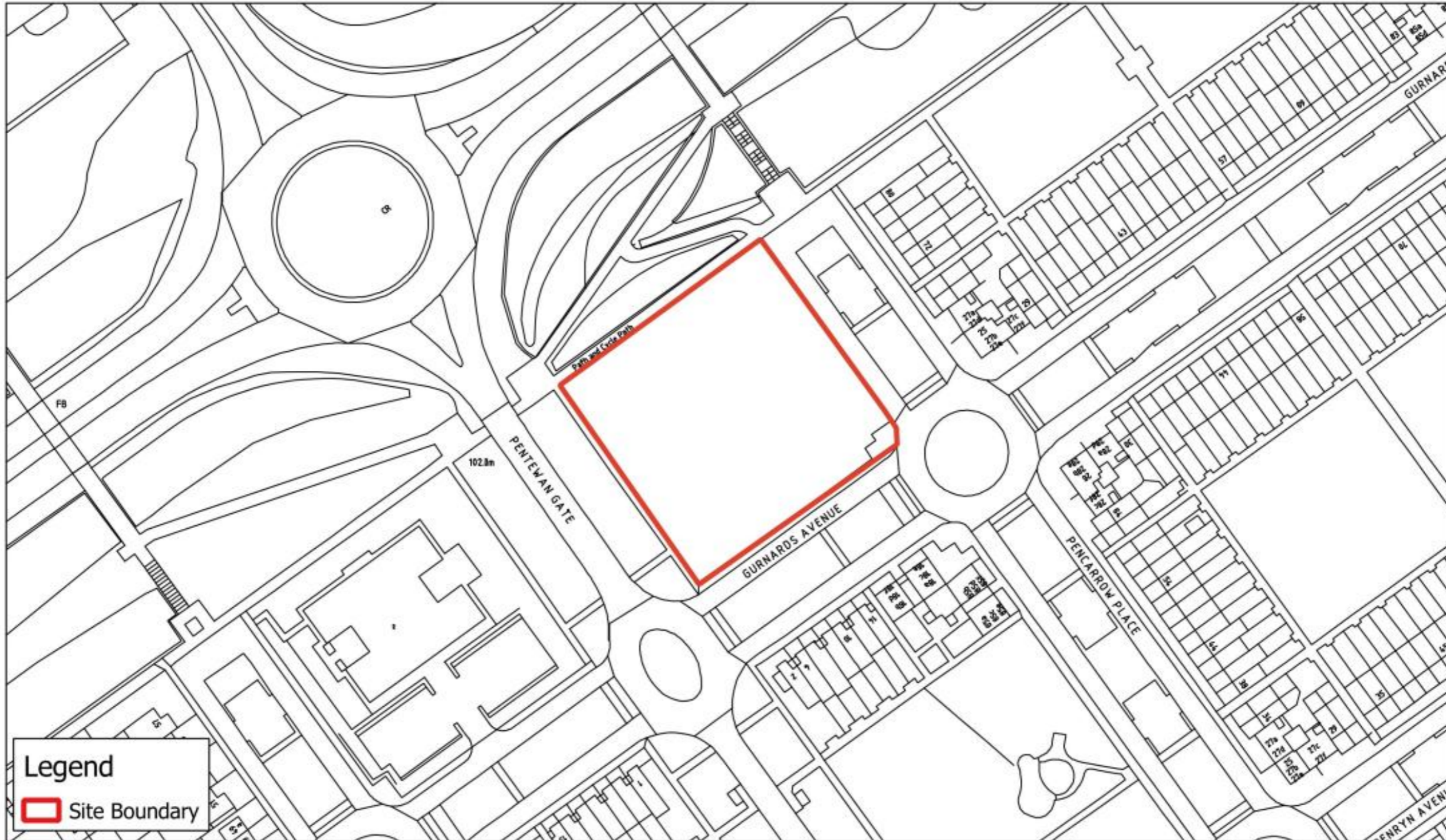
### SAP 4 - Gurnards Avenue, Fishermead

Name and location	Gurnards Avenue, Fishermead
Consultation ref.	U5
Area and indicative capacity	0.36Ha - up to 14 dwellings
Previous use	Employment (vacant)

Name and location	Gurnards Avenue, Fishermead
-------------------	-----------------------------




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



SAP 4 Gurnards Avenue, Fishermead



Scale 1:1,250  
@A4L

**Legend**  
 Site Boundary



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier

Tel: MK 254264

Date: 21/6/2018

© Crown copyright and database rights 2018  
OS 100019593

Ref: 3254

**SAP 5 - Bergamot Gardens, Walnut Tree**

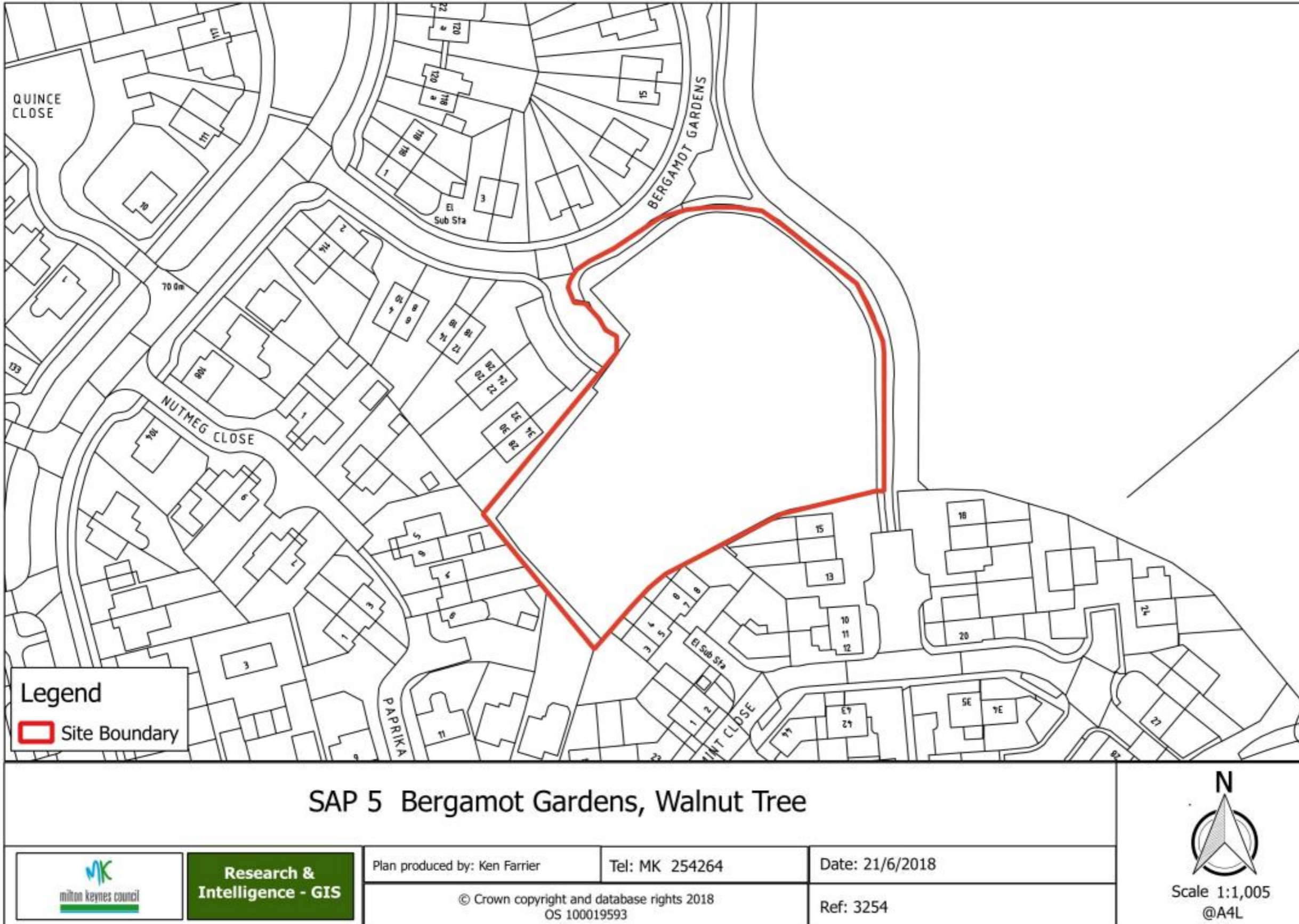
Name and location	Land at Bergamot Gardens, Walnut Tree
Consultation ref.	U80
Area and indicative capacity	0.53Ha - up to 19 dwellings
Previous use	Allotments (vacant)

Name and location	Land at Bergamot Gardens, Walnut Tree
-------------------	---------------------------------------



## 4 . Allocations

Name and location	Land at Bergamot Gardens, Walnut Tree
Prescribed particulars	<p>i. Proposals should adhere to principles outlined in Policy WNP 4 of the Walton Neighbourhood Plan, which specifies:</p> <ul style="list-style-type: none"> <li>• <i>Development does not exceed 35 dwellings per hectare (net) (15 units),</i></li> <li>• <i>Development provides an active frontage, where possible, to Bergamot Gardens and the school playing field,</i></li> <li>• <i>Units adjacent to existing residential properties provide acceptable set back distances (minimum 22 metres as specified in the MKC Residential Design Guide) and avoid overlooking, and</i></li> <li>• <i>The proposed design and materials are in keeping with neighbouring properties. This will include the use of red/orange brick construction and dwellings being no more than two and a half storey.</i></li> </ul> <p>2. Demonstrate there is adequate capacity in the water supply and foul sewerage networks.</p>



## 4 . Allocations

### SAP 6 - Independent school site, Daubeney Gate, Shenley Church End

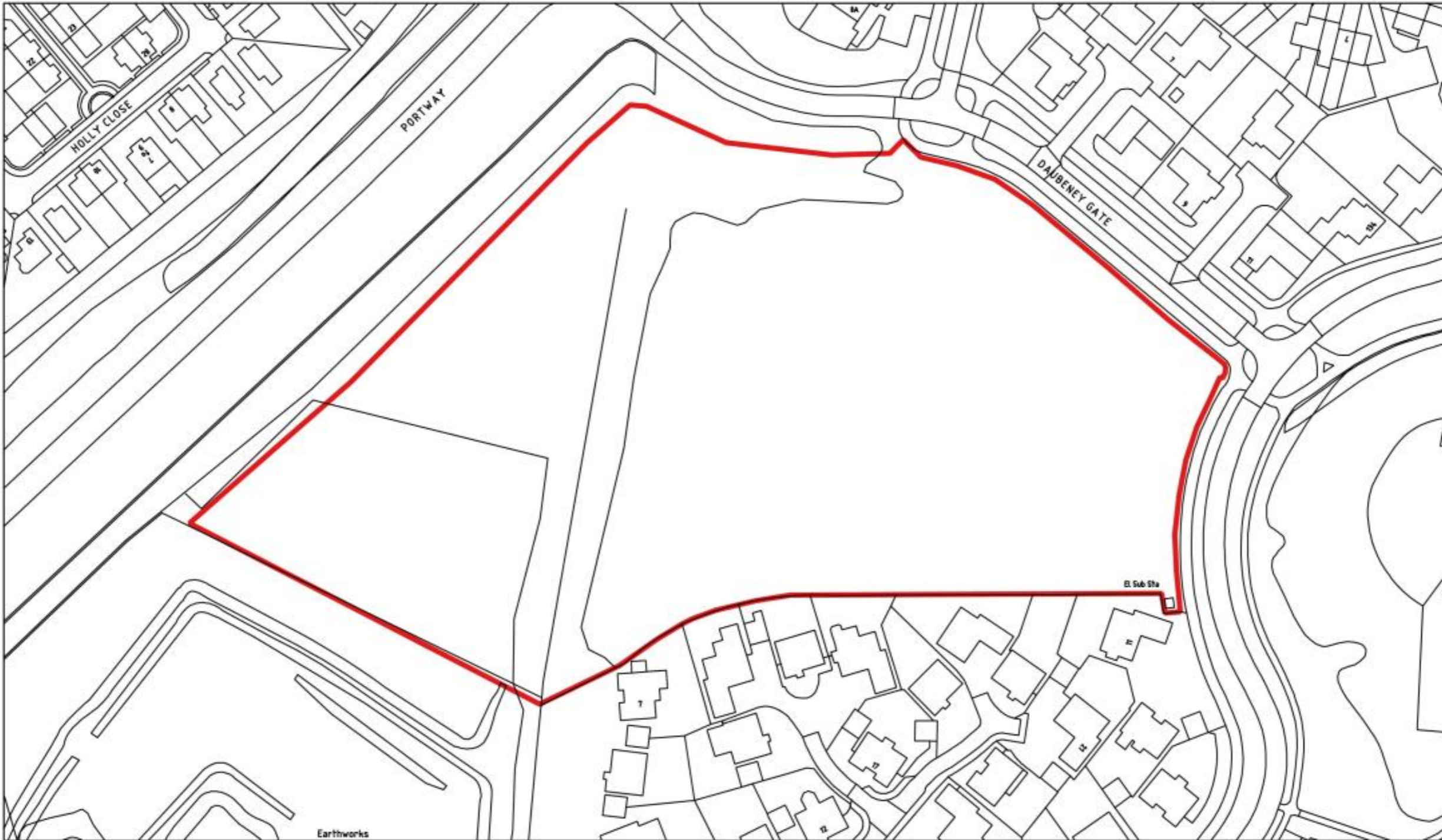
Name and location	Independent school site, Daubeney Gate, Shenley Church End
Consultation ref.	U13
Area and indicative capacity	2.5Ha - up to 90 dwellings
Previous use	Education (vacant)

Name and location	Independent school site, Daubeney Gate, Shenley Church End
-------------------	--





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



### SAP 6 Independent school site, Daubeney Gate, Shenley Church End



Scale 1:1,350  
@A4L



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier

Tel: MK 254264

Date: 25/6/2018

© Crown copyright and database rights 2018  
OS 100019593

Ref: 3254

**SAP 7 - Land off Hampstead Gate, Bradwell Common**

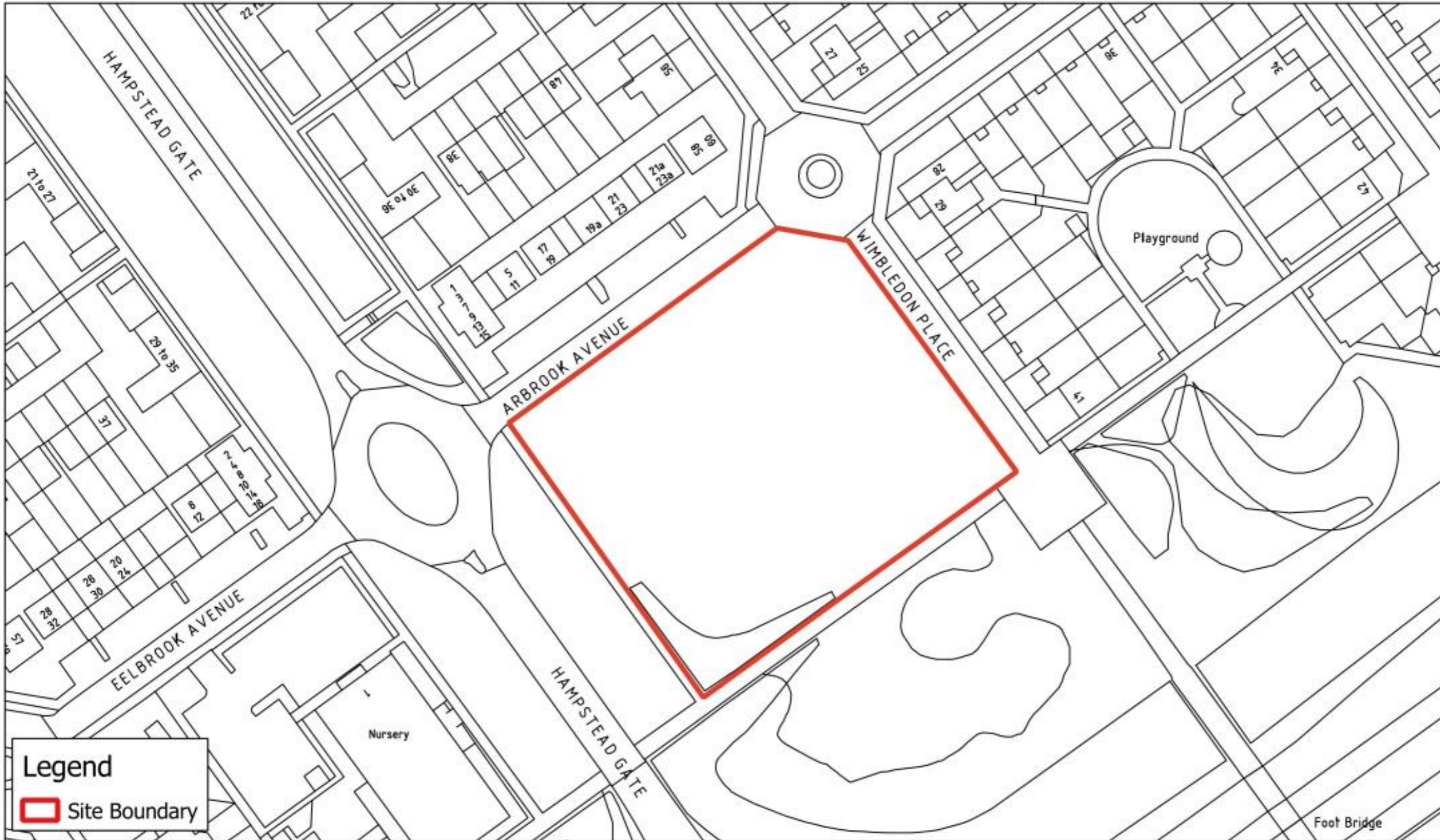
<b>Name and location</b>	Land off Hampstead Gate, Bradwell Common
<b>Consultation ref.</b>	U3
<b>Area and indicative capacity</b>	0.4Ha - up to 16 dwellings
<b>Previous use</b>	Reserve site

<b>Name and location</b>	Land off Hampstead Gate, Bradwell Common
--------------------------	--



## 4 . Allocations

<b>Name and location</b>	<b>Land off Hampstead Gate, Bradwell Common</b>
<b>Key principles</b>	<ul style="list-style-type: none"><li>i. Proposals should include provision for play and contributions to improve access to and signposting of formal open space elsewhere in Bradwell Common.</li><li>ii. Proposals should incorporate on-site parking, not on-street.</li><li>iii. Higher density or residential-led, mixed-use proposals, containing community facilities, will be acceptable where it can be demonstrated the above principles will not be compromised.</li><li>iv. Demonstrate there is adequate capacity in the foul sewerage network.</li><li>v. A sewer and water main crosses this site, therefore the site layout should be designed to take this into account.</li></ul>



**Legend**  
 Site Boundary

**SAP 7 Land off Hampstead Gate, Bradwell Common**

N  
  
 Scale 1:900  
 @A4L



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier	Tel: MK 254264	Date: 21/6/2018
© Crown copyright and database rights 2018 OS 100019593		Ref: 3254

## 4 . Allocations

### SAP 8 - Land off Harrowden, Bradville

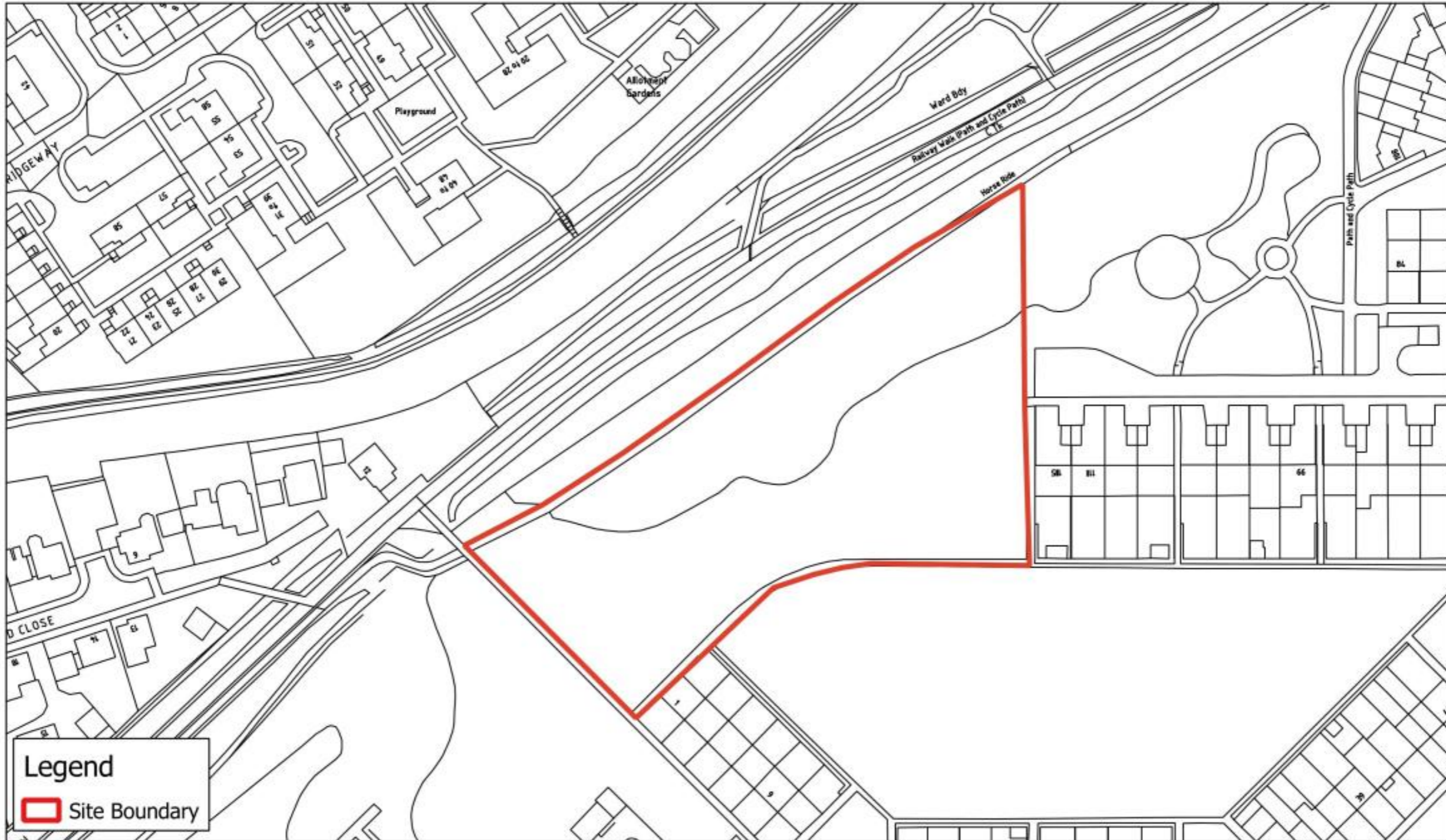
Name and location	Land off Harrowden, Bradville
Consultation ref.	U40
Area and indicative capacity	0.77Ha - up to 27 dwellings
Previous use	Unused residential allocation

Name and location	Land off Harrowden, Bradville
-------------------	-------------------------------



## 4 . Allocations

<b>Name and location</b>	<b>Land off Harrowden, Bradville</b>
<b>Key principles</b>	<ul style="list-style-type: none"><li>i. Proposals should reflect the wider regeneration work being undertaken by YourMK in Bradville.</li><li>ii. Proposals should respect the wildlife corridor on the site's northern edge and include appropriate planting to encourage biodiversity.</li><li>iii. Demonstrate there is adequate capacity in the water supply and foul sewerage networks.</li><li>iv. A sewer crosses this site; therefore the site layout should be designed to take this into account.</li></ul>



### SAP 8 Land off Harrowden, Bradville



Scale 1:1,250  
@A4L

**Legend**  
 Site Boundary



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier

Tel: MK 254264

Date: 21/6/2018

© Crown copyright and database rights 2018  
OS 100019593

Ref: 3254



## SAP 9 - Timbold Drive, Kents Hill, sites A, C and D1

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

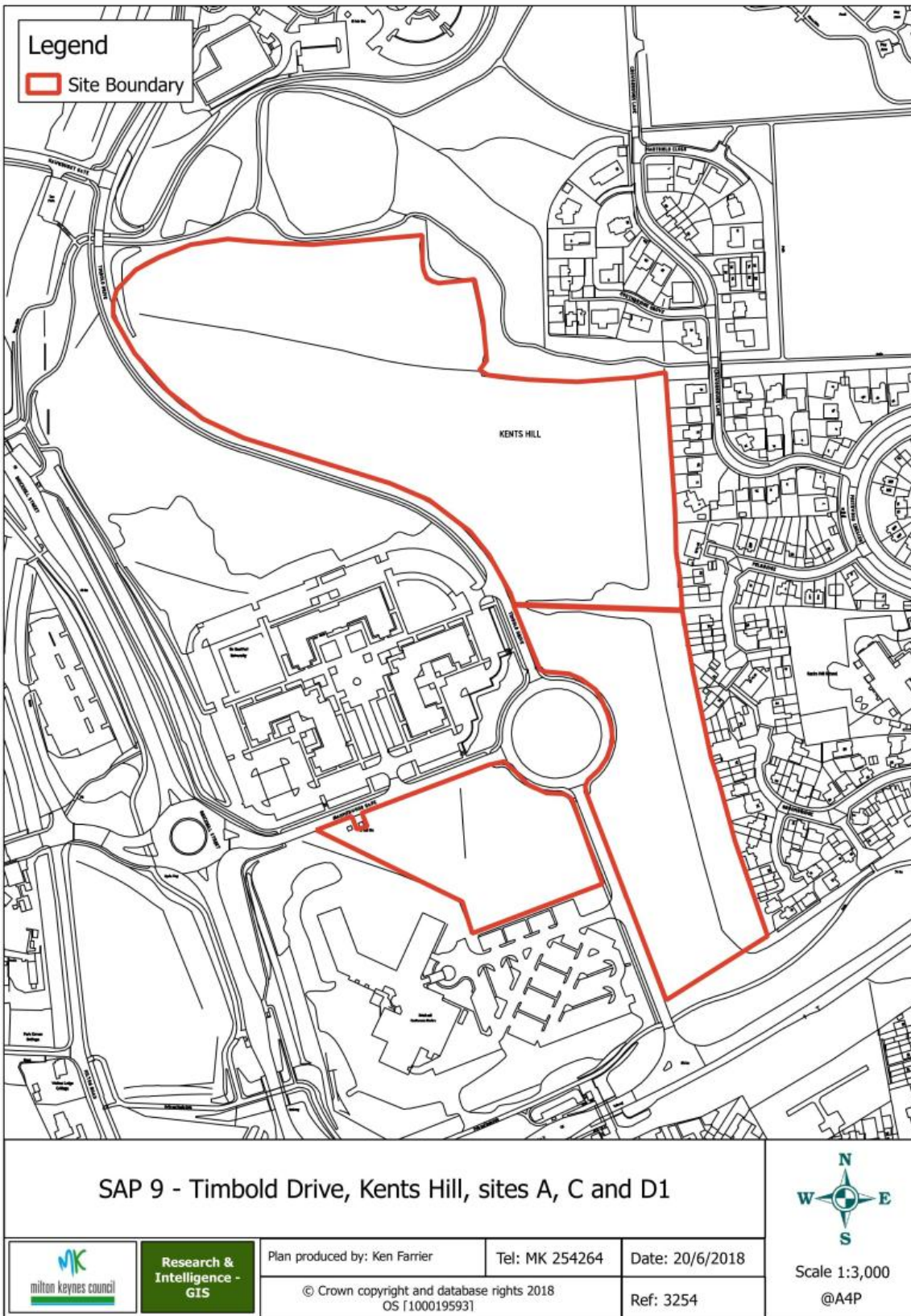
Name and location	Timbold Drive, Kents Hill, sites A, C and D1
-------------------	--



## 4 . Allocations

<b>Name and location</b>	<b>Timbold Drive, Kents Hill, sites A, C and D1</b>
Prescribed particulars	<ul style="list-style-type: none"><li>i. Proposals should adhere to the principles outlined in Section 4 and Section 5 of the 'Kents Hill Park' Development Brief (October 2015) .</li><li>ii. Proposals should be supported by a Transport Assessment that covers the full Kents Hill Park development (including schools) and make junction improvements accordingly.</li><li>iii. Residential proposals that incorporate an element of C2 use (Residential Institutions) will also be considered appropriate for this site.</li><li>iv. Demonstrate there is adequate capacity in the foul sewerage network.</li><li>v. A water main crosses this site; therefore the site layout should be designed to take this into account.</li></ul>

# 4 . Allocations



## 4 . Allocations

### SAP 10 - Manifold Lane, Shenley Brook End

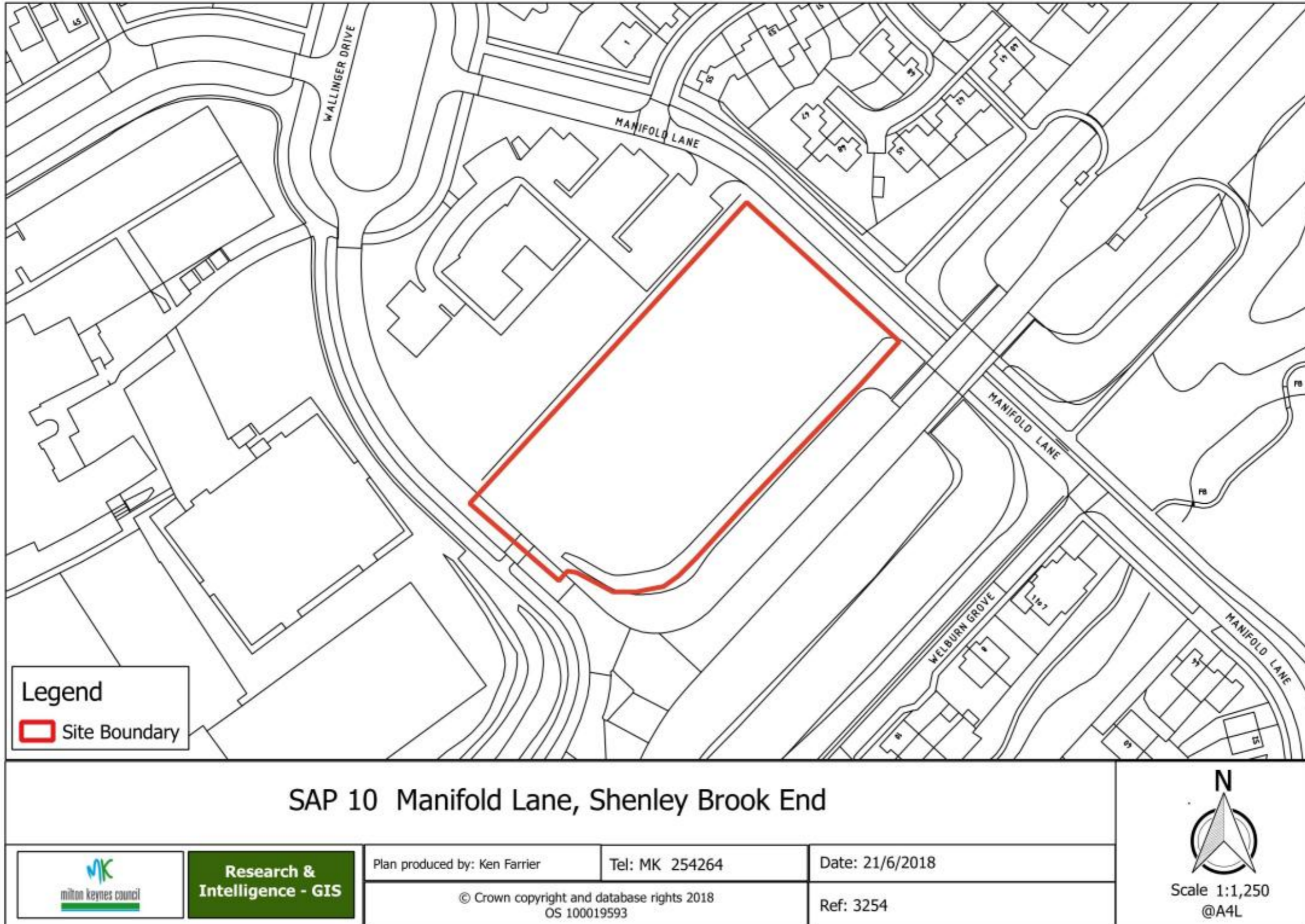
Name and location	Manifold Lane reserve site, Shenley Brook End
Consultation ref.	U12
Area and indicative capacity	0.52Ha - up to 18 dwellings
Previous use	Reserve site

Name and location	Manifold Lane reserve site, Shenley Brook End
-------------------	---



## 4 . Allocations

<b>Name and location</b>	<b>Manifold Lane reserve site, Shenley Brook End</b>
<b>Key principles</b>	<ul style="list-style-type: none"><li>i. Proposals should respect the community facility adjacent to the site and include appropriate screening for visual and noise mitigation.</li><li>ii. The planted screening between the site and the grid road should be retained in proposals.</li><li>iii. Demonstrate there is adequate capacity in the water supply and foul sewerage networks.</li><li>iv. A water main crosses this site; therefore the site layout should be designed to take this into account.</li></ul>



### SAP 11 - East of Snelshall Street reserve site, Cranborne Avenue, Westcroft

Name and location	East of Snelshall Street reserve site, Cranborne Avenue, Westcroft
Consultation ref.	U19
Area and indicative capacity	0.54Ha - up to 22 dwellings
Previous use	Reserve site

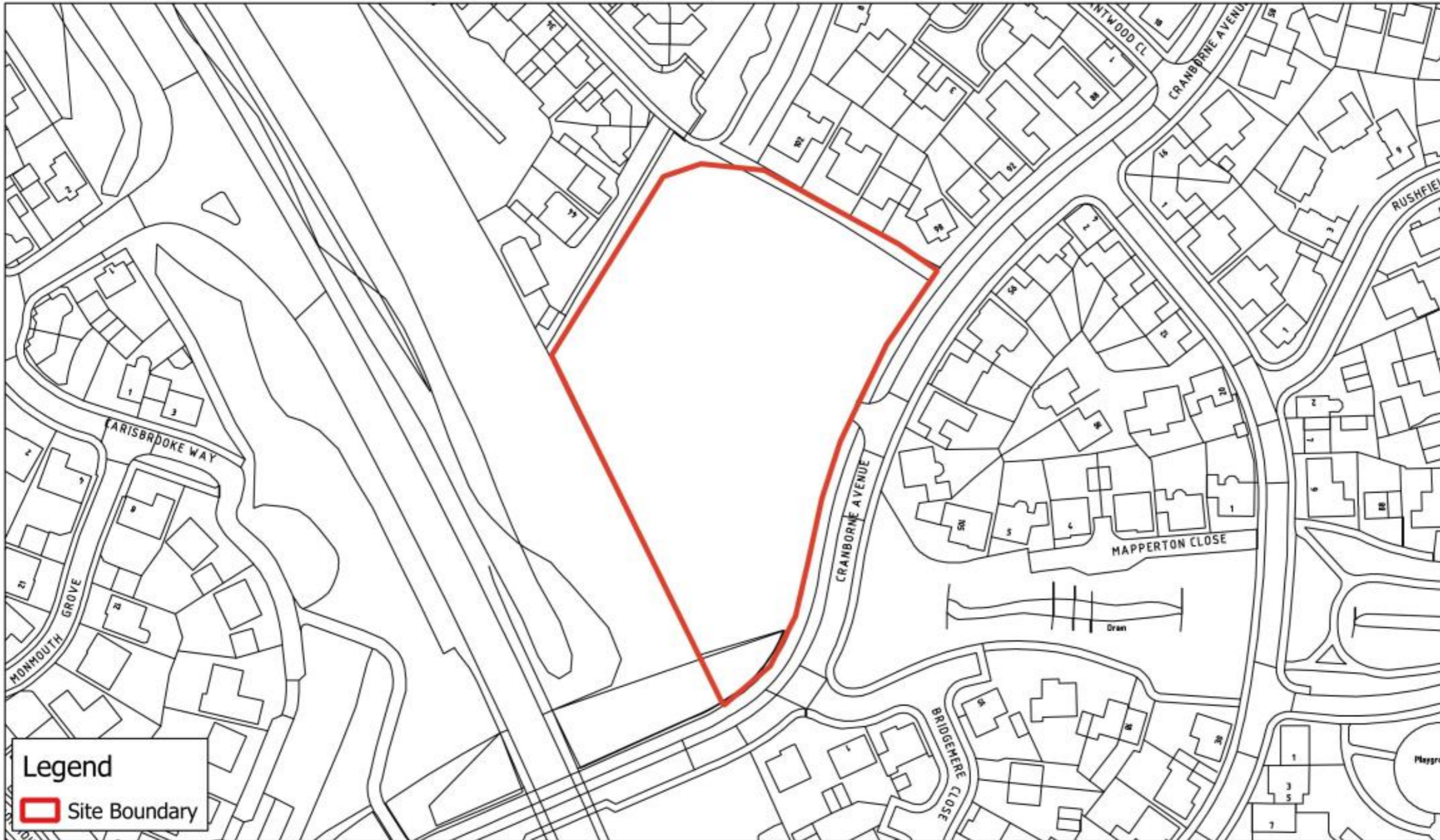
Name and location	East of Snelshall Street reserve site, Cranborne Avenue, Westcroft
-------------------	--



## 4 . Allocations

<b>Name and location</b>	<b>East of Snelshall Street reserve site, Cranborne Avenue, Westcroft</b>
Prescribed particulars	<ul style="list-style-type: none"><li>i. Proposals should adhere to the principles outlined in Section 5 of the 'Westcroft Reserve Site 3' Development Brief (October 2014).</li><li>ii. Demonstrate there is adequate capacity in the foul sewerage network.</li><li>iii. A water main crosses this site; therefore the site layout should be designed to take this into account.</li></ul>





**Legend**  
 Site Boundary

**SAP 11 East of Snelshall Street reserve site, Cranborne Avenue, Westcroft**



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier	Tel: MK 254264	Date: 21/6/2018
© Crown copyright and database rights 2018 OS 100019593		Ref: 3254

## 4 . Allocations

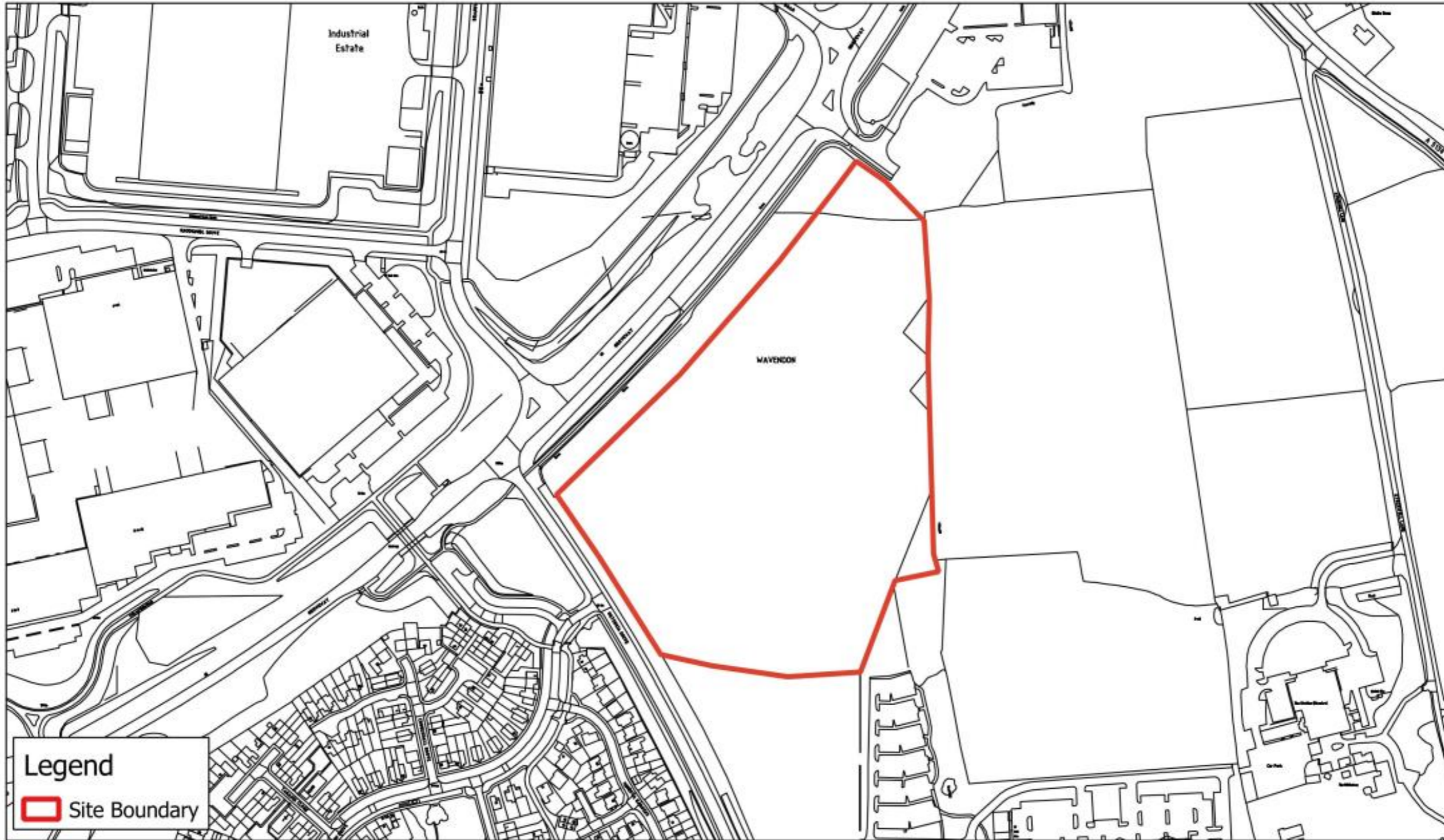
### SAP 12 - Land at Towergate, Groveway, Wavendon Gate

Name and location	Land at Towergate, Groveway, Wavendon Gate
Consultation ref.	U17
Area and indicative capacity	5.6Ha - up to 147 dwellings
Previous use	Employment (vacant)

Name and location	Land at Towergate, Groveway, Wavendon Gate
-------------------	--



Name and location	Land at Towergate, Groveway, Wavendon Gate
Key principles	<p>i. Proposals should adhere to the principles outlined in Policy WNP2 of the Walton Neighbourhood Plan, which states proposals will be supported where:</p> <ul style="list-style-type: none"> <li>● <i>A residential led development is provided which takes account of proposals on the adjacent sites in the 'Wavendon Triangle' that includes the land at Hewlett Packard (WNP 3) and the Fairfields development to the east,</i></li> <li>● <i>Primary access is taken from H9 Groveway, with the main estate road providing connection through to the Fairfields development,</i></li> <li>● <i>Any additional access taken from Ortensia Drive (which will require the Parks Trust's agreement if it crosses Parks Trust parkland) is secondary and provides access to no more than 50 dwellings,</i></li> <li>● <i>Footpath and redway connections are provided to Ortensia Drive, the Fairfields development and the Hewlett Packard site to the south (if developed),</i></li> <li>● <i>The extensive tree belt to the northern and western boundaries of the site are retained,</i></li> <li>● <i>Housing density does not exceed 35 dwellings per hectare (net) across the site,</i></li> <li>● <i>A local centre containing a local shop as a minimum is provided on this site if no shop has been provided in the adjacent land parcels of the Wavendon Triangle, and</i></li> <li>● <i>A Local Equipped Area of Play (LEAP) to be provided on site located a minimum distance of 20 metres from residential boundaries and 30 metres from the nearest road. This should be upgraded to a Neighbourhood Play Area (NEAP) if no NEAP has been approved/provided within the other sites which form the Wavendon Triangle.</i></li> </ul> <p>ii. Demonstrate there is adequate capacity in the foul sewerage network.</p>



### SAP 12 Land at Townergate, Groveway, Wavendon Gate



Scale 1:3,500  
@A4L



**Research &  
Intelligence - GIS**

Plan produced by: Ken Farrier

Tel: MK 254264

Date: 21/6/2018

© Crown copyright and database rights 2018  
OS 100019593

Ref: 3254

### SAP 13 - Land at Walton Manor, Groveway/Simpson Road, Walton Manor

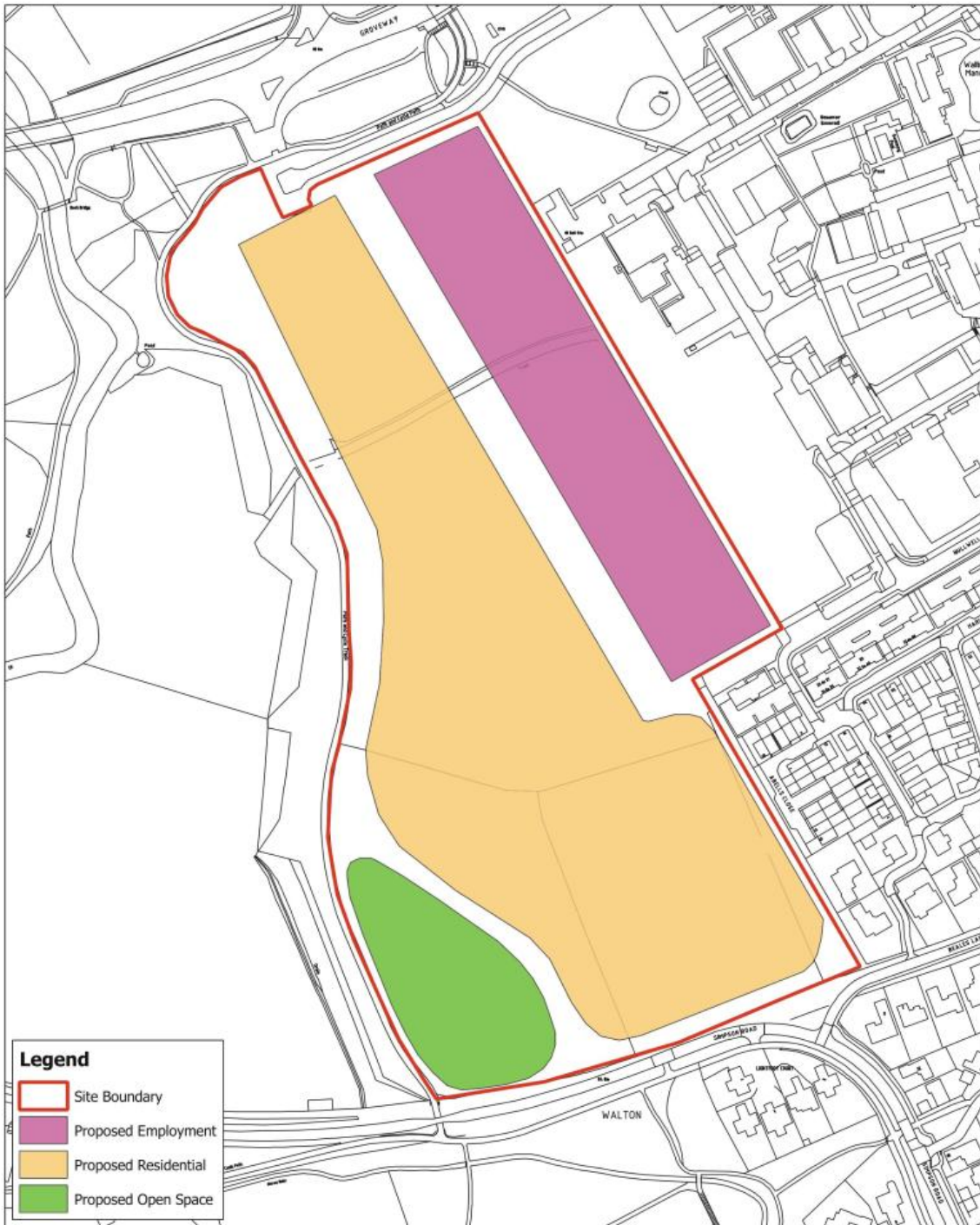
Name and location	Land at Walton Manor, Groveway/Simpson Road, Walton Manor
Consultation ref.	U81
Area and indicative capacity	5.14Ha - up to 135 dwellings
Previous use	Employment (vacant)

Name and location	Land at Walton Manor, Groveway/Simpson Road, Walton Manor
-------------------	---



## 4 . Allocations

Name and location	Land at Walton Manor, Groveway/Simpson Road, Walton Manor
Prescribed particulars	<ul style="list-style-type: none"> <li>i. Proposals should adhere to the principles outlined in Section 4 and Section 5 of the 'Land adjoining Walton Manor, Walton' Development Brief (November 2015), and 'Policy WNP1 Walton Manor' of the 'Walton Neighbourhood Plan 2016-2026 (November 2016)'.</li> <li>ii. Demonstrate there is adequate capacity in the water supply and foul sewerage networks.</li> <li>iii. A sewer crosses this site; therefore the site layout should be designed to take this into account.</li> </ul>



**Legend**

- Site Boundary
- Proposed Employment
- Proposed Residential
- Proposed Open Space

**SAP 13 Land at Walton Manor, Groveway/Simpson Road, Walton Manor**



Plan produced by: Ken Farrier	Tel: MK 254264	Date: 25/6/2018	Project: 3254	Scale 1:1,752	© A3P
-------------------------------	----------------	-----------------	---------------	---------------	-------



© Crown copyright and database rights 2018  
OS [100019593]

## 4 . Allocations

### SAP 14 - Land at Broughton Atterbury, Oakworth Avenue, Broughton

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

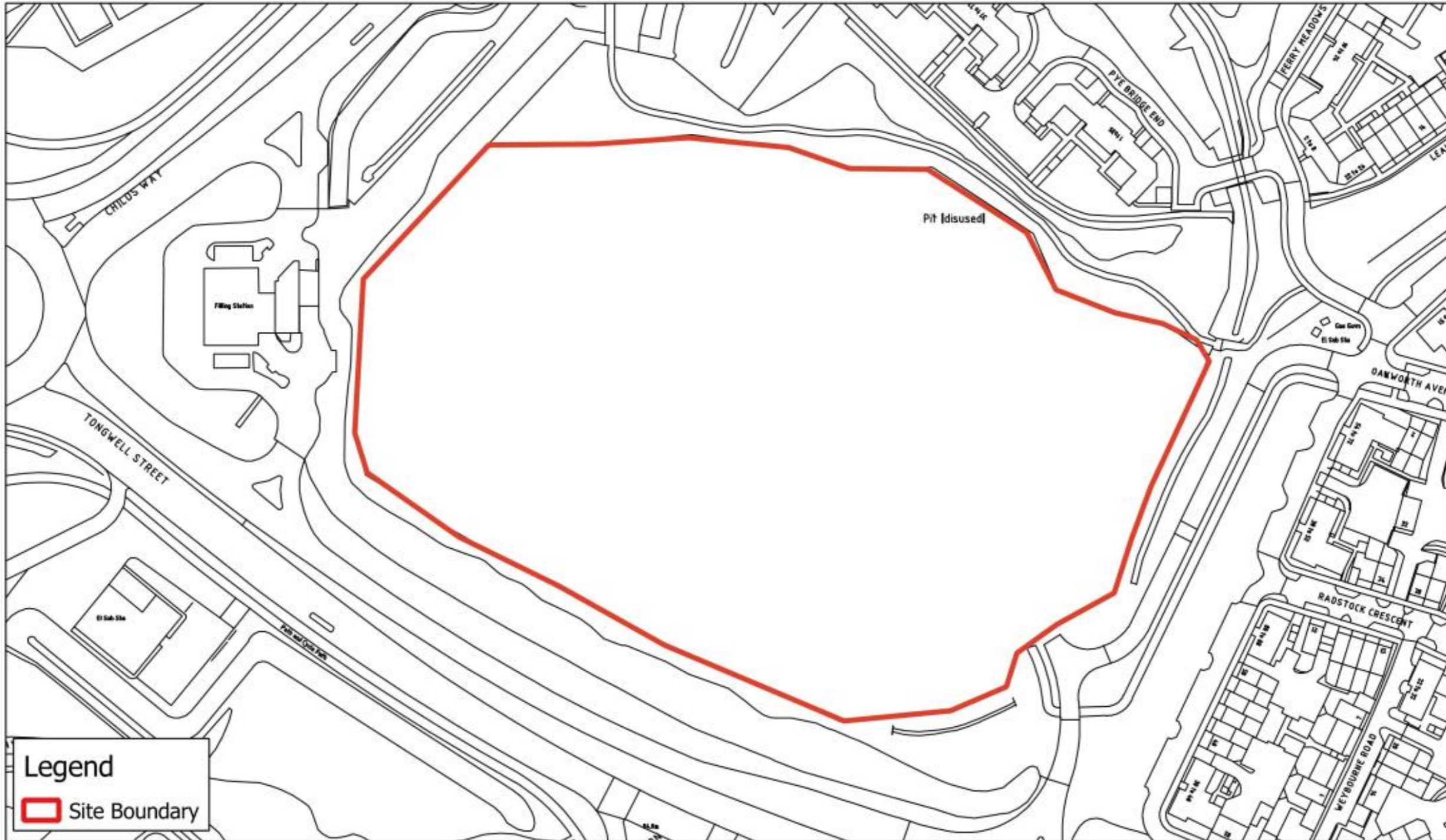
Name and location	Land at Broughton Atterbury, Oakworth Avenue, Broughton
-------------------	---





## 4 . Allocations

Name and location	Land at Broughton Atterbury, Oakworth Avenue, Broughton
Prescribed particulars	<ul style="list-style-type: none"><li data-bbox="470 425 1292 526">i. Proposals should adhere to the principles outlined in Section 5 of the 'Atterbury Area 1' Development Brief (July 2014)</li><li data-bbox="470 537 1292 604">ii. Demonstrate there is adequate capacity in the foul sewerage network.</li></ul>



**Legend**  
 Site Boundary

**SAP 14 Land at Broughton Atterbury, Oakworth Avenue, Broughton**



Scale 1:1,650  
@A4L



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier

Tel: MK 254264

Date: 21/6/2018

© Crown copyright and database rights 2018  
OS 100019593

Ref: 3254

**SAP 15 - Land off Ladbroke Grove, Monkston Park**

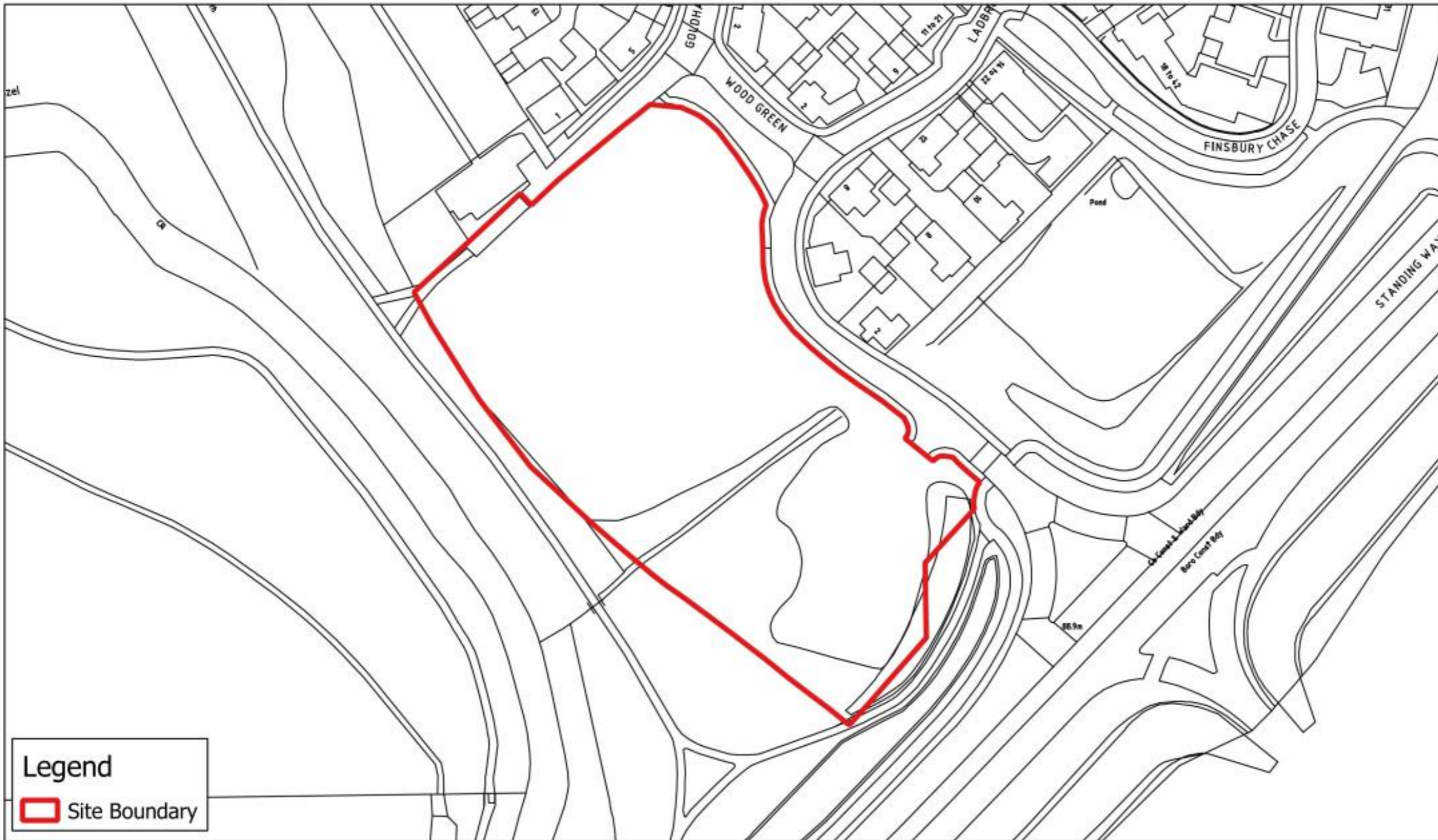
<b>Name and location</b>	Land off Ladbroke Grove, Monkston Park
<b>Consultation ref.</b>	U9
<b>Area and indicative capacity</b>	0.71Ha - up to 25 dwellings
<b>Previous use</b>	Commercial (vacant)

<b>Name and location</b>	Land off Ladbroke Grove, Monkston Park
--------------------------	--



## 4 . Allocations

Name and location	Land off Ladbroke Grove, Monkston Park
Prescribed particulars	<ul style="list-style-type: none"><li data-bbox="584 427 1410 528">i. Proposals should adhere to the principles outlined in section 5 of the 'Ladbroke Grove, Monkston Park' Development Brief (July 2015).</li><li data-bbox="584 528 1410 607">ii. Demonstrate there is adequate capacity in the foul sewerage network.</li><li data-bbox="584 607 1410 685">iii. A sewer and water main crosses this site, therefore the site layout should be designed to take this into account.</li></ul>



**Legend**  
 Site Boundary

### SAP 15 Land off Ladbroke Grove, Monkston Park



Scale 1:1,250  
 @A4L



**Research & Intelligence - GIS**

Plan produced by: Ken Farrier	Tel: MK 254264	Date: 21/6/2018
© Crown copyright and database rights 2018 OS 100019593		Ref: 3254

## 5 . Monitoring

### 5 Monitoring

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

## 6 Appendix A Schedule of Superseded Existing Development Plan Policies

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

**Table 6.1**

SAP Site	Current Development Plan Policy	Amendment
SAP1	Local Plan* Policy C9 (Appendix C9 "Reserve Sites")	Remove site "RS/110/SOC - N of H5 Portway"
SAP6	Local Plan Policy C4 "Education"	Delete "Shenley Church End" from list of sites allocated for Independent Schools
SAP7	Local Plan* Policy C9 (Appendix C9 "Reserve Sites")	Remove site "RS/2/COML - N of H5 between Hampstead Gate & Wimbledon Place"
SAP9	Local Plan Policy C4 "Education"	Delete "Kents Hill" from list of sites allocated for Higher Education.
SAP10	Local Plan* Policy C9 (Appendix C9 "Reserve Sites")	Remove site "RS/62/SOC - N of H7 Chaffron Way, E of Shenley Brook End Secondary School".
SAP11	Local Plan* Policy C9 (Appendix C9 "Reserve Sites")	Remove site "RS/102/SOC - E of V12, Snelshall Street".
SAP12	Core Strategy** Policy CS3 "Employment Land Supply" Table 5.4	Amend site area of "Towergate" to 1.5ha, to account for removal of the 5.6ha SAP12 site.
SAP13	Core Strategy Policy CS3 "Employment Land Supply" Table 5.4	Amend site area of "Walton" to 2ha, to account for removal of 7.5ha for residential and open space use for the SAP13 site
SAP14	Core Strategy Policy CS3 "Employment Land Supply" Table 5.4	Remove reference to "Broughton/Atterbury" from table.

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

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