

Browns Wood

Caldecotte

Old Farm Park

Wavendon Gate

Tilbrook



# WALTON NEIGHBOURHOOD PLAN

2016-2031

Made Version

October 2022

Walton Park

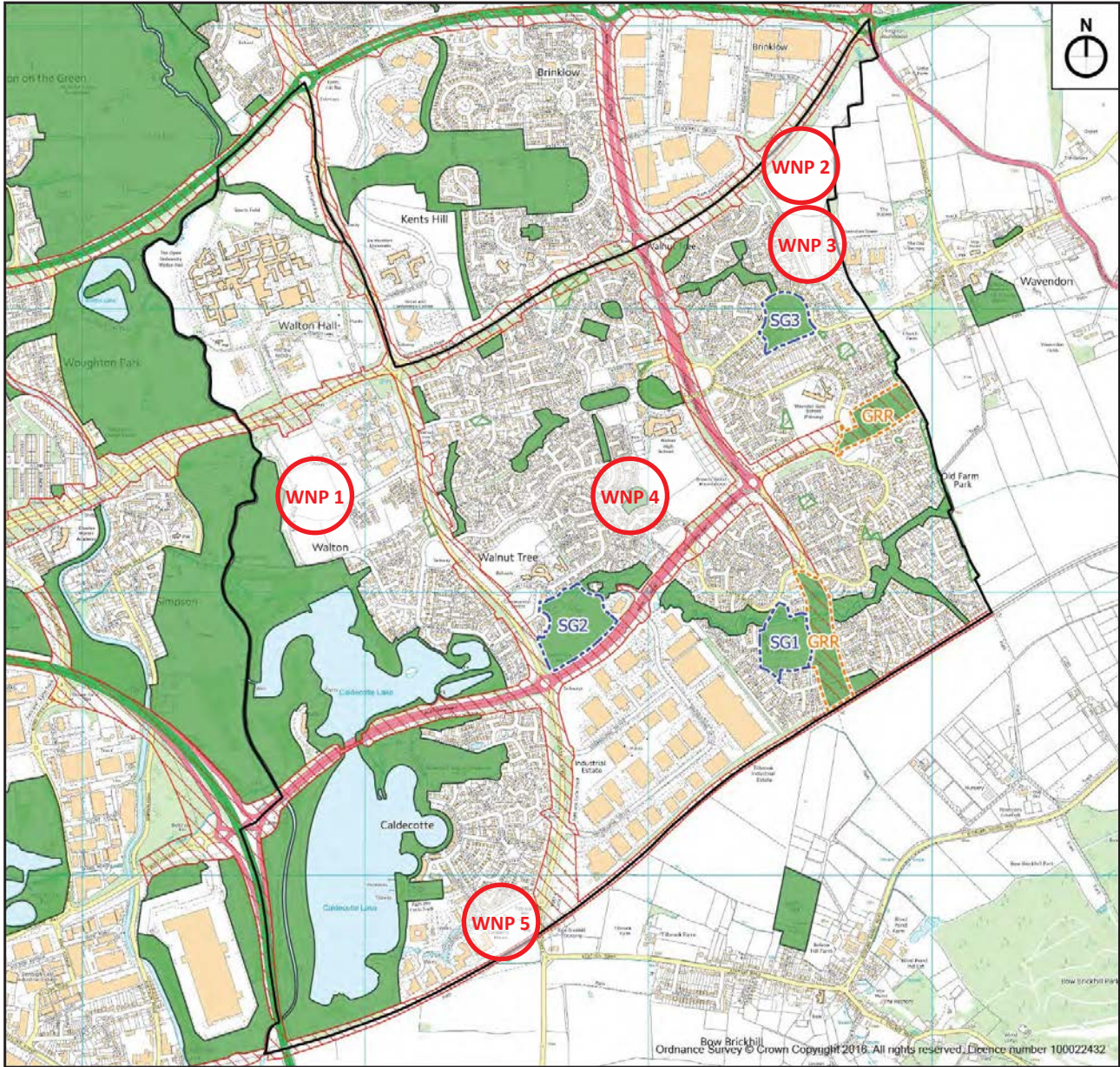
Walnut Tree



Towergate

Walton

Walton Hall



**Site Specific Policy Locations**

- WNP 1 - Walton Manor**
- WNP 2 - Townergate**
- WNP 3 - Land North and West of Wavendon Business Park, Ortensia Drive**
- WNP 4 - Land at Bergamot Gardens**
- WNP 5 - Caldecotte Site 'C'**

Bow Brickhill  
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## FOREWORD - A RESIDENT'S PERSPECTIVE *Stuart Copeland*



My name is Stuart Copeland and I have been a resident of Shuttleworth Grove in Wavendon Gate since 1992. I live here with my wife – our two sons have flown the nest now. We enjoy Milton Keynes very much and lockdown walks have only served to emphasise how well planned this area is.

We have seen the Walton area grow sustainably and sensibly with house and industrial building and new community facilities. All this development was driven by the Milton Keynes Master Plan that had 'infrastructure before expansion' built into it.

In my opinion, Milton Keynes has, in recent years, drifted away from those principles. The city has been under pressure to meet national housing targets without the ability to build infrastructure in advance, or in some cases, at all. This leads to poor development and the locals must live with the negative consequences for ever.

Luckily, the residents of Walton have an opportunity to ensure that our voices are heard when planning decisions are taken – we are the experts about our community after all. The Localism Act enables local communities to establish a 'Neighbourhood Plan' which allows us to set out development plans and principles for our area.

This must be in line with the higher-level plan for Milton Keynes, which is fair enough, but planners and developers must consider our Neighbourhood Plan in all future development. As a resident, I am convinced that this is a way to increase our say in the future of this area. It is why I agreed to chair the Walton Neighbourhood Plan Working Group in 2013, for the original Plan, and then again in September 2020 for the refresh. It comprises local residents, representatives of Walton Community Council and is supported by officers of Milton Keynes Council.

The Walton Neighbourhood Plan was adopted into planning law in January 2017. Four years on, Walton Community Council decided to refresh the Neighbourhood Plan because:

- There are large developments that affect us, namely the Oxford Cambridge Arc, East West Rail and the SEMK development.
- The Hindhead Knoll Case – there was deep unhappiness about the development of a block of flats

The aims of the refreshed plan are to:

- Make the Neighbourhood Plan current, following the adoption of Plan:MK.
- Reconcile Plan:MK policy and NP policy and amend as required.
- Remove any policies that no longer apply because they are fully built out.
- Seek up to date resident feedback for the area.
- Reconcile new national planning policy and the NP and amend as required.
- Review and understand the impact of SEMK and update policies accordingly.

The six Ward Councillors who represent the Danesborough & Walton and Monkston wards have been kept informed of progress.

I would like to take this opportunity to thank everyone who has contributed to the development of the plan. In addition, thank you to residents and local organisations who have completed surveys, attended events, written to us or agreed to meet us.

## **FOREWORD - COMMUNITY COUNCIL PERSPECTIVE**

*Adam Chapman-Ballard, Chairman*



Walton Community Council (WCC) is the first tier of Local Government. That means we directly support the community on many day-to-day issues as well as larger items such as development and the direction our area takes.

Covering over 12,000 residents in Browns Wood, Caldecotte, Old Farm Park, The Waltons, Towergate, Walnut Tree and Wavendon Gate, this is a large and diverse area. The Councillors who are elected to serve the community all live locally and are dedicated to improving, protecting and promoting the experience of living and working here.

In 2012, central Government via the Localism Act, introduced Neighbourhood Plans like this one. These plans give you, via Walton Community Council, a ‘rulebook’ - an enforceable voice on how your local area should be planned and built out.

It was only one year later we started work on the Walton Community Council Neighbourhood Plan and in 2016, the plan was adopted by referendum.

As the world around us changes, various laws, planning regulations and the needs of the community change too. And so, it was critical for the Neighbourhood Plan to be refreshed, ready to meet new development and planning challenges, and to ensure provision of everything that makes our community special. That’s green spaces, parks, sports facilities, community centres, well-planned roads and paths – and not just houses.

Throughout this Neighbourhood Plan you’ll see the ‘gold standard’ that we believe serves our area in the best way to create and maintain the high standard of living we all enjoy here.

Finally, I express my gratitude to the Council team of staff, residents (especially Stuart Copeland, without whom this Neighbourhood Plan would not be in such strong health) and Councillors. Everyone has contributed a lot and the enthusiasm and love for our area leaps out!

## EXECUTIVE SUMMARY **Background**



1. In 2012 the Government introduced the Localism Act, which gave local communities the power to prepare Neighbourhood Plans for their neighbourhood which set out the vision and policies to guide the future development of the area. Walton Community Council (WCC) embraced the opportunity and prepared the Neighbourhood Plan (the Plan) in consultation with local residents.
2. The plan was adopted in January 2017 and was reviewed in 2021 to ensure it remains up to date in the context of the adopted Plan:MK and national planning policy.
3. The Plan will form part of the overall Development Plan for Milton Keynes and will be an important consideration for developers wanting to build within the Neighbourhood Area, and also for Planning Officers at Milton Keynes Council (MKC) when they are determining applications for the development of sites in the Neighbourhood Area, (the Neighbourhood Area is that area covered by the Parish of Walton and administered by WCC. It includes the areas of Browns Wood, Caldecotte, Old Farm Park, Tilbook, Townergate, Walnut Tree, Walton, Walton Hall, Walton Park and Wavendon Gate), over the next ten years.

### **Neighbourhood Plan Policies**

4. The Neighbourhood Plan has been prepared so that it conforms with the National Planning Policy Framework 2021 (NPPF), Planning Practice Guidance and the strategic policies in Plan:MK (the adopted development plan), full details can be found in the Basic Conditions Statement.
5. The document sets out 19 policies to guide development in the Neighbourhood Area. The first nine of these policies are site specific and related to particular areas of land within the Neighbourhood Area, including undeveloped strategic land allocations at Walton Manor and Townergate, and Community Foundation Reserve Sites. These policies do not change the proposed use of sites, as is set out in Plan:MK,, but seek to shape in more detail the form of development on site so it fits in with the character of the area and provides the facilities to adequately support growth in the local resident population.
6. These policies will see the delivery of around 500 new homes across the Neighbourhood Area by 2031, with the potential for limited additional homes through windfall development on unallocated sites.



7. These policies also seek to ensure existing community facilities are protected and provide guidance to ensure these facilities can expand to cope with a growing population. This includes protection for the two community hubs in Walnut Tree so services continue to be provided and can expand, as well as setting out the options for the future development of the seven Community Foundation Reserve Sites in the Neighbourhood Area.

8. The other policies are topic based and cover issues including infill housing, transport and design. These policies cover the whole of the Neighbourhood Area and aim to address important issues raised by the community during consultation on the original and refreshed plans. These policies will shape all future development across the Neighbourhood Area ensuring development fits in with the existing character of the area, which is so important to local residents.

9. In 2020, WCC decided to update the Neighbourhood Plan and the aims and changes are identified below:

### Aims

10. Aims for the Plan refresh were agreed as follows:

- Make the Neighbourhood Plan (WNP) current, following the adoption of Plan:MK.
- Reconcile Plan:MK policy and WNP policy and amend as required.
- Remove any policies that no longer apply because they are fully built out.
- Seek up to date resident feedback for the area.
- Reconcile new national planning policy and the WNP and amend as required. For example, new rules for green space in new developments.
- Review and understand the impact of the South East Milton Keynes Strategic Urban Extension (SEMK) and update policies accordingly. For example, relating to railway crossings and Section 106 Agreement requirements.

### Proposed Changes

11. We are changing the WNP to bring it up to date – there are a small number of significant changes, in line with the aims above, which are set out in the annex 'Modifications Proposal Statement Consultation' document.

12. There are also numerous small changes to text, tables, and maps, which do not change the nature of the text. This type of change is not mentioned in the table.

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## **Delivery of the Plan**

13. Each of the policies within the Plan has a section on how it will be delivered. This includes a number of commitments made by WCC to ensure the objectives of the Plan are realised.

## **Action Plan**

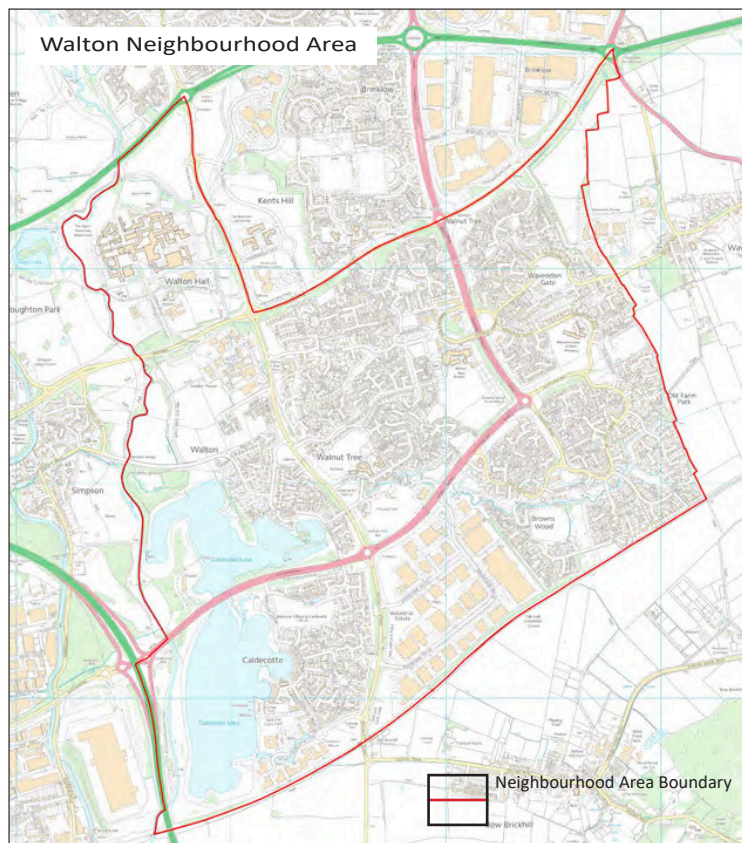
14. At the end of the document, an issue-based Action Plan is included which sets out in more detail who will be responsible for addressing some of the non-planning-based issues raised during the consultation, including maintenance of the area, highways, community facilities and engagement, crime and community safety.

15. Although there is some overlap with the delivery of the policies of the Plan, this section of the plan is important as it shows WCC's commitment to addressing those problems and challenges which are important to the local community, but which are not directly linked to planning matters.

16. The Action Plan was updated at the same time as the Neighbourhood Plan.



# 1. INTRODUCTION



17. WCC has undertaken this Neighbourhood Plan review to guide development in the Neighbourhood Area from 2021 to 2031. Although the Community Council has led the production of the Plan, local residents have, from the outset, helped shape the Plan and the issues it addresses. The Plan is therefore a reflection of the wishes and desires of the local community.

18. The Neighbourhood Area contains pockets of historic interest, such as the medieval village in Caldecotte. However, as with many areas of Milton Keynes the majority of the Neighbourhood Area is relatively new with most of the development having taken place in the 1990s. There remain pockets of land 'allocated' for development across the Neighbourhood Area, with specific land uses identified in Plan:MK.

## Why we need a Neighbourhood Plan

19. The Localism Act enables local communities to establish a 'Neighbourhood Plan' which allows us to set out development plans and principles for the area. The residents of Walton have an opportunity to ensure that our voices are heard when planning decisions are taken – we are the experts about our community after all.

20. The refreshed Plan identifies the areas of land, where the majority of change is likely to take place over the next 10 years to 2031. The Plan seeks to ensure that they are developed in a way which protects the character of the area and that their development makes a positive contribution to the lives of existing and future residents.

21. The refreshed Plan will be reviewed ahead of 2026.

22. The Plan identifies a number of community needs that could be funded by monies derived from development through 'planning gain'.

23. The Plan seeks to protect the existing character and features of the WCC area, which residents have identified as being key to their quality of life in the area. Aspects such as the open spaces and the provision of community services are therefore addressed in the Plan.

24. Whilst the Neighbourhood Plan can only address matters within the Neighbourhood Area, WCC will seek to encourage planners to consider areas in a long term and holistic way and to ensure that the right level of infrastructure and facilities are constructed at the right time. In this way, we can seek to ensure that the need to meet Milton Keynes' wider development needs does not negatively impact the people living in the Neighbourhood Area.

25. The Plan needs to be read alongside the existing policies of MKC, as set out in Plan:MK (2019) and the Site Allocations Plan (2018). The Policies of the Neighbourhood Plan are in general conformity with the strategic policies contained within the Development Plan, thus avoiding any conflict. As a 'made' Neighbourhood Plan, the WNP forms part of the Development Plan for Milton Keynes and is a material consideration in determining planning applications in the area.

26. Since the original Neighbourhood Plan was adopted, we have new developments to consider, namely the Oxford Cambridge Arc, East West Rail, Church Farm and, most recently, the SEMK development.

## 2. AIMS AND OBJECTIVES

27. Integral to any plan is the vision and objectives that it is seeking to achieve. The Neighbourhood Plan Working Group (NPWG) has listened to the local community and established a vision as follows.



### Neighbourhood Plan Vision

*By 2031 the WCC area will become an even more attractive place to live and work, close to the city centre and University, supporting Milton Keynes' character, identity and cultural life. Walton Parish will be known for its strong community, attractive streets, green open spaces and thriving natural environment. It will be safe and enjoyable for people to move around, by whatever means they use, and remain well connected to the rest of Milton Keynes and beyond by public transport.*

28. To focus the policies of the Plan and to enable the success of the Plan to be monitored, a simple set of objectives have been prepared. These are:

### Neighbourhood Plan Objectives

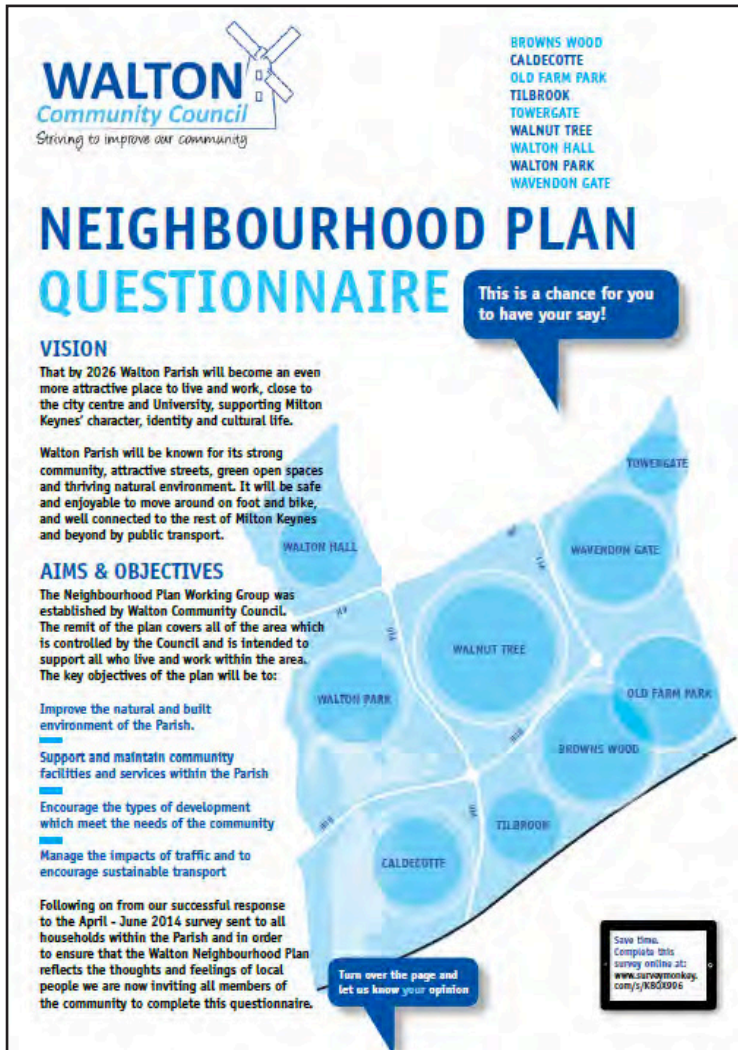
- 1. Improve the natural and built environment of the Parish*
- 2. Support and maintain community facilities and services within the Parish*
- 3. Deliver the types of development which meet the needs of the community*
- 4. Limit the impact of traffic and to encourage sustainable transport, such as walking, cycling and regulated electric transport.*



29. The policies in the Plan have been developed to ensure these objectives are met and that the vision for the Parish can be achieved. For clarity, each of the policies refers to the objective it is intended to help achieve.

### 3. CONSULTATION Background

30. When preparing the originally adopted Neighbourhood Plan, several rounds of consultation took place to understand the issues that were important to the local community. This consultation included targeted ‘formal’ consultation and periods of ongoing engagement. A full review of the findings of the consultation process was provided in the accompanying Consultation Statement, and the stages that were followed are summarised below.



Consultation Timeline

Event	Sept 2013	Jan 2014	April 2014	June 2014	Feb 2015	Mar2 015	April 2015	May 2015	June 2015	July 2015	Sept 2015	Oct 2015	Dec 2015	Jan 2016	Feb 2016	April 2016
NPWG formed	■															
NP Champions forum		■														
Stage 1 Survey			■	■												
Engagement Events				■												
Stage 2 Survey					■	■										
Young People's Survey					■	■										
Annual Parish Meeting							■									
Issues and Options Workshops							■	■								
Ward Councillor Consultation									■							
Business, Education, Community Group Consultation										■						
Autumn Fayre											■					
Parish Walkabouts												■	■			
Landowner Consultation														■	■	
Targeted Consultation															■	
Pre-submission Consultation																■

## Surveys

31. Responses were received from 710 households to the initial, high-level survey in June 2014. This highlighted key areas of importance to local people and characteristics they felt it was essential to maintain/address:

1. Level of crime
2. Parks, open spaces and access to nature
3. Level of pollution
4. Education provision
5. Traffic problems

32. The survey also highlighted the following areas of concern and in need of attention:

1. Roads, redways and pavements
2. Cleanliness of the area
3. Health services
4. Local job prospects

33. Early feedback from the initial consultation was provided to the local community at events, including at the Launch of the Trim Trail in 2014 and the Wavendon Gate School Fete. These events also provided an opportunity to continue to promote the Neighbourhood Plan to residents.

34. A second survey took place in February/March 2015, building on the feedback of the initial consultation. This survey, which asked 58 questions based on a number of key themes, received 953 responses. In addition, a condensed questionnaire for younger residents was completed by a further 310 people, making 1,263 responses in total.

35. Key points emerging from the second survey highlighted the following concerns which have formed the basis for the Plan policies and recommendations.

## Parks, Open Spaces & Access

- Improve maintenance
- Maintain standards
- Diversify opportunities/types of open space

## Getting Around

- Maintenance of redways & pavements
- Need safe crossing of V10
- Congestion around schools
- Poor bus service
- Maintain grid road system

## Health

- GPs at capacity
- Lack of NHS dentist

## Housing

- Keep current design and mix
- Concern regarding impact of future development
- Need more affordable
- Need for retirement/sheltered housing

## Future Needs

- Protect and maintain existing community facilities
- Ensure capacity to expand facilities in line with growth
- Need more and different specialist sports facilities

36. In summary, the consultation showed a view that people are happy living in the area believing it is generally safe with good facilities and access. The overall view is that the original design and density of housing should be maintained, and that new development should be in keeping with the existing look and feel of the area.

37. There was a definite concern that community infrastructure is at capacity, particularly in relation to health services, community facilities and schools.

## Workshops

38. The feedback from this consultation fed into a series of facilitated workshops that tested, reviewed and refined the outcomes of the consultation. This highlighted issues around the level and quality of open space, key walking routes, parking and the provision of health services. It also generally highlighted that people like the area and want to see its existing qualities maintained.

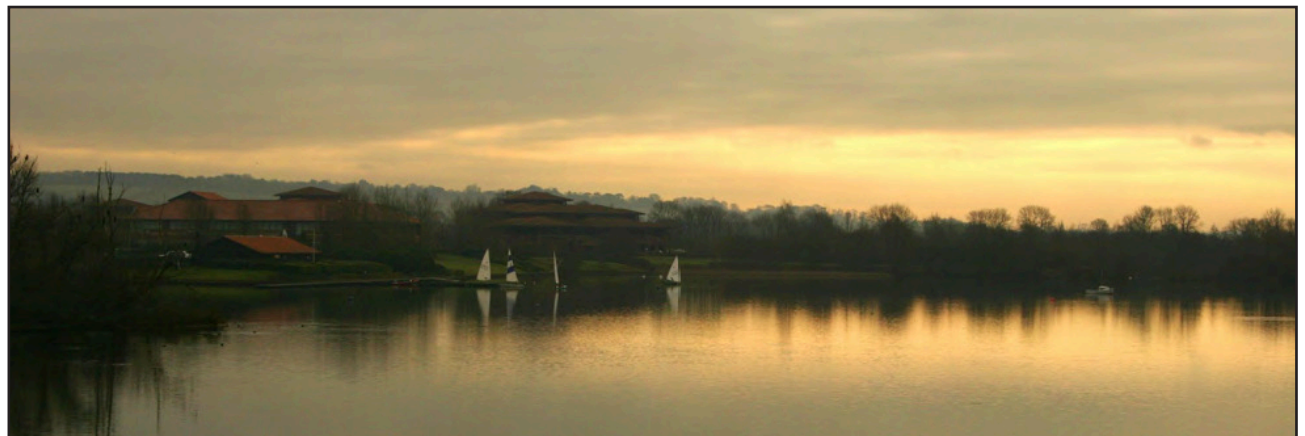
## Wider consultation

39. The full detail of our consultation process is in the Consultation Statement, which accompanies the Plan. However, to summarise we used many methods to reach out to people including:

- Walton Matters – the WCC magazine
- Facebook and Twitter – the WCC pages
- One to one contact via letter, email and face to face meetings
- Open meetings and events such as the Autumn Fayre

40. We also contacted:

- Residents
- Businesses
- Schools
- Community Groups
- Sports Groups



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## Consultation during the Plan Refresh

41. WCC decided to refresh the Plan and so set up a new working group. The updates made to the Walton Neighbourhood Plan as part of this refresh are minor updates to ensure that the plan remains up-to-date and in conformity with the overarching development plan. As such, it was not considered necessary to undertake the same level of public consultation to inform this review process as no significant changes to the originally adopted plan have been made. The additional consultation that was conducted to inform the Neighbourhood Plan Refresh is as follows:

- The working group comprised residents, Parish Councillors and WCC officers, as did the original project. This brought to the table new people, views and experiences of the WCC area.
- A planning consultancy (DLP Planning) was engaged to ensure the Neighbourhood Plan was prepared in accordance with UK planning legislation and to provide third party insight.
- The work of the group was regularly featured in 'Walton Matters', the WCC magazine, with an open invitation for residents to be involved.
- Where required, the group spoke to interested parties to update the evidence base, for example, the Community Foundation.
- The draft revised Neighbourhood Plan was subject to statutory public consultation as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

42. The draft revised Plan was consulted on in October and November 2021. The responses were reviewed and appropriate changes were made. Responses to the consultation can be seen in the Consultation Response document.

## 4. ABOUT THE AREA

43. The Neighbourhood Area is home to approximately 12,000 residents across the existing residential grid squares of Browns Wood, Caldecotte, Old Farm Park, Walnut Tree, Walton, Walton Park, and Wavendon Gate. These grid squares contain around 5,200 houses, with around 400 new homes to be built by 2026. The Neighbourhood Area also includes the employment area of Tilbrook.

44. Walton is adjacent to the following areas and Parish Councils

**East** - Wavendon Village,

**North** - Kents Hill and Monkston, Old Woughton

**West** - Simpson, Ashlands, East Bletchley

**South** - Bow Brickhill

45. The area contains businesses located at:

**Tilbrook** – notably Red Bull Racing and T-Systems

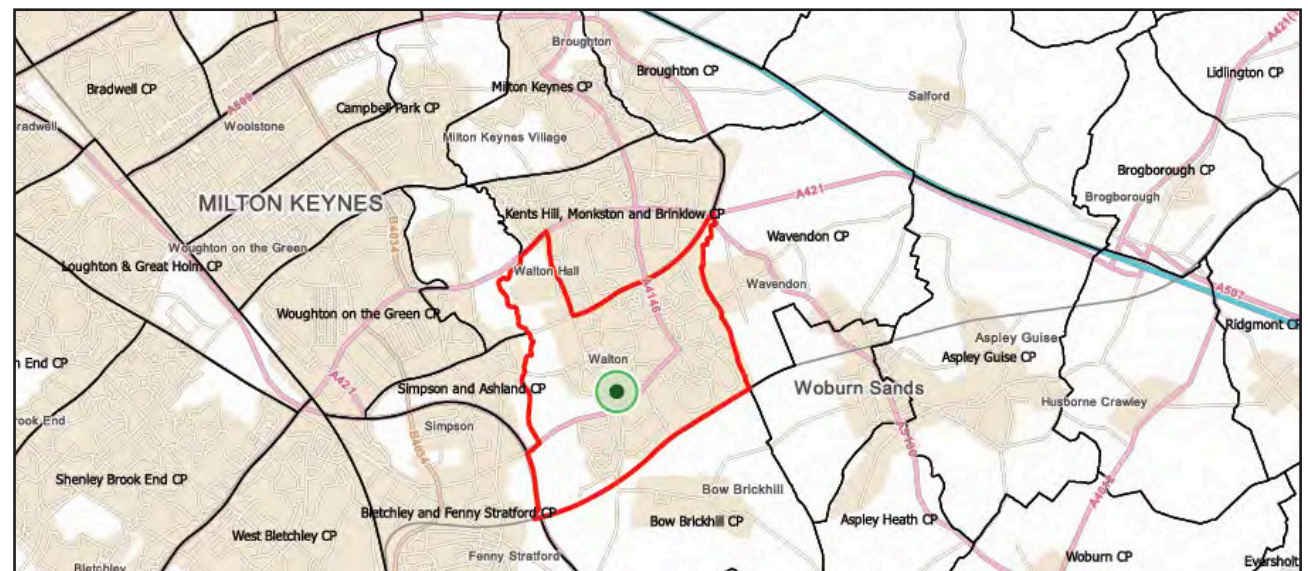
**Caldecotte Business Park** – a number of smaller office based businesses

**Walton Hall** - the Open University, one of the largest employers in Milton Keynes

**Walnut Tree Local Centre** – a range of small service businesses

**Wavendon Tower** – adjacent to the area owned by Hewlett Packard in the former Development Corporation Offices.

Shops at Wadesmill Lane, Old Farm Park Local Centre and Walton Road





### **Open space and landscape**

46. Open space and leisure is a key aspect of the character and appearance of the area. As well as important playing fields in each of the residential grid squares, in the west of the Neighbourhood Area is Caldecotte, which contains a large lake with a range of related leisure facilities, and the Ouse Valley Linear Park which snakes across the area. These spaces serve the local area and add to the strategic importance to the green infrastructure of Milton Keynes, and include important community and recreational facilities, including the sailing club. The Caldecotte Brook Linear park also passes through the area. These parts of the Neighbourhood Area are the only areas at risk of flooding, with the area to the north of the lake in the undeveloped Walton Manor, providing an additional area to offset flooding.

47. There are three public playing fields across the Neighbourhood Area. The playing fields at Walnut Tree and Wavendon Gate are served by changing facilities. Browns Wood Sports Ground is owned by WCC and has been extensively developed and contains a pump track, children's play area, outdoor gym, multi-use games area and training grid.

### **Community facilities and schooling**

48. Walnut Tree is the largest of the residential estates in the Neighbourhood Area. The estate is home to Walton High, the secondary school serving the area. The school forms part of a community hub, which also contains The Venue Theatre and a local centre where the local shops, health centre, vets and a range of other services are located.

49. Two of the three primary schools in the Neighbourhood Area are located in Walnut Tree, emphasising the role the estate plays at the centre of the Parish. Two of these schools are located in the south-west corner of the estate off Lichfield Down, which is also home to a second smaller local centre including a local shop, takeaway and community centre.

### **Heritage**

50. Much of the Neighbourhood Area is under 30 years old. However, there are pockets of historic interest. There are nine listed buildings in the Neighbourhood Area, including St Michael's Church, Walnut Tree Farmhouse and the Old Rectory. There is also a Scheduled Monument, the shrunken Medieval Village of Caldecotte, which lies adjacent to the southern lake in Caldecotte. These sites and buildings offer a contrast to the modern nature of much of the development across the Neighbourhood Area and as such are an important element of local character.

51. It is essential that future development protects the significance of the local heritage assets. The Neighbourhood Plan will work to conserve and enhance the historic built environment of Walton.





## Arts

52. Milton Keynes supports the wealth of practicing artists and arts organisations across the Borough that represent many different forms including dance, visual arts, music, contemporary art, drama, poetry, design, craft, festival, carnival arts, digital media and sculpture.

53. Works of art can be great enhancements to public spaces and make a positive contribution to the built environment. High quality public art not only adds visual interest, it can make the area a more attractive place to work and visit and promotes the cultural profile of the area and Milton Keynes as a whole.

54. Although there are some facilities within the parish, art in public spaces could be improved and opportunities should be taken to showcase art.

55. In 2021, a small project group was established to install a public art piece at Browns Wood Sports Ground. The project is a joint effort between residents, WCC and MKC.

## Development sites

56. There are numerous small development sites in the area including seven Community Foundation Reserve Sites. These sites are controlled by the Milton Keynes Community Foundation (MKCF) and are reserved to meet future unforeseen demand for community facilities.

57. MK Community Foundation adopted a Strategic Plan in 2018, which led to the development of a specific Property Strategy for our Community Land



sites. Out of the original 50 sites endowed 16 have been developed, 12 are included in the MK Council's Strategic Housing Land Allocation Assessment and 22 remain available for Community groups to apply for development of community facilities.

58. In addition, there are other potential development opportunities, including an unused site at Bergamot Gardens. Originally intended for allotment use it has not been used for this purpose and has remained unutilised for many years.

## The wider context

59. Beyond the boundaries of the Neighbourhood Area to the south and east are areas of open countryside. These areas are all subject to planning applications, permissions or allocated for development.

60. The area immediately adjoining Wavendon Gate and Old Farm Park, called Church Farm, has planning permission for 350 dwellings and access to be taken directly from the Neighbourhood Area via the grid road reserve area.

61. The area south of Caldecotte known as South Caldecotte has planning permission for large scale warehouses and a partial grid road to the A5 roundabout.

62. The area south of Old Farm Park and Browns Wood has been named South East Milton Keynes (SEMK) and has been allocated for development in Plan:MK. A Supplementary Planning Document was adopted in January 2022. The site is planned for 3,000 dwellings, two local centres, two primary schools and one secondary school, playing fields and a traveller site with associated infrastructure.

63. The railway line that forms a boundary to the Neighbourhood Area is subject to a major upgrade by the East West Rail Company. The line will link Oxford and Cambridge with fast trains by 2030 and provide a much better transport capability for residents. There will be changes to crossings and stations and these are subject to a long-term consultation exercise.

64. The plan cannot control development outside its boundaries, but it can make sure that any growth is sensitive to the needs and desires of the local community and that direct impacts on the area are managed.

## 5. NEIGHBOURHOOD PLAN POLICIES

### Overview

65. The Plan consists of 19 policies, written to help shape future development in the area up to 2026. At the outset, there are nine policies covering the detail of development on specific sites. These policies are followed by ten general policies, which seek to protect and enhance the key characteristics and functionality of the Parish as a whole.

66. This Neighbourhood Plan has been prepared having regard to the NPPF (2021) and in general conformity with the strategic policies in the adopted local development plan (Plan:MK), full details can be found in the Basic Conditions Statement.

67. The policies in the Neighbourhood Plan should be read in conjunction with the existing policies of Plan:MK. The Policies of this Neighbourhood Plan supplement these existing policy documents and are in conformity with their relevant strategic policies.

### Site Specific Policies

68. Across the Neighbourhood Area there are several sites, which have remained undeveloped since the designation of the new town in 1967. In line with the planned nature of the new town, these sites are designated for specific uses in Plan:MK.

69. This Neighbourhood Plan does not seek to alter these allocations, or those in the adopted Site Allocations Plan (2018). Rather, it seeks to ensure that when these sites are developed, the form of development reflects the aspirations of the local community and is in keeping with the existing character and nature of Walton.

70. As well as undeveloped sites, there are also other parts of the Neighbourhood Area where change is likely over the plan period. The Neighbourhood Plan seeks to identify these and ensure that policies are in place to positively manage change.

71. The site-specific policies set out the specific criteria against which applications for development on each site will be assessed.

### Delivery of Site Based Policies

72. The site-based policies each set out design criteria, which should be taken into account by applicants when developing proposals.

73. Planning applications will be expected to meet each of the policy criteria. The requirements will be implemented through the normal development control processes of Milton Keynes Council.

74. It is expected that applicants will clearly set out in their Planning Statement how their proposals satisfy each of the policy criteria. Where it has not been possible to meet a requirement, it should be set out in their Planning Statement why this is the case and why, on balance, the applicant considers the proposal is acceptable.

### General Policies

75. The 10 general policies cover topics and issues which affect the whole Neighbourhood Area. They cover topics such as transport and open space, with the aim of the policies being to ensure that any general applications for development within the Neighbourhood Area protect and enhance the key characteristics of the area.

### Key Commitments

76. After certain policies, key commitments of WCC are set out in green boxes. These set out how WCC will address key issues which cannot be addressed by policies in the Plan, either as they relate to areas outside the Neighbourhood Area, or they are not planning issues.

### Action Plan

77. After the general policies, there is a final chapter of the Plan which includes a detailed 'Action Plan'. This summarises the key actions which WCC will seek to work with partners to undertake to help deliver the Plan as well as setting out how the non-planning issues raised through consultation on the Neighbourhood Plan will be addressed. Such issues include maintenance of open space and dealing with crime.

## 6. POLICY SUMMARY

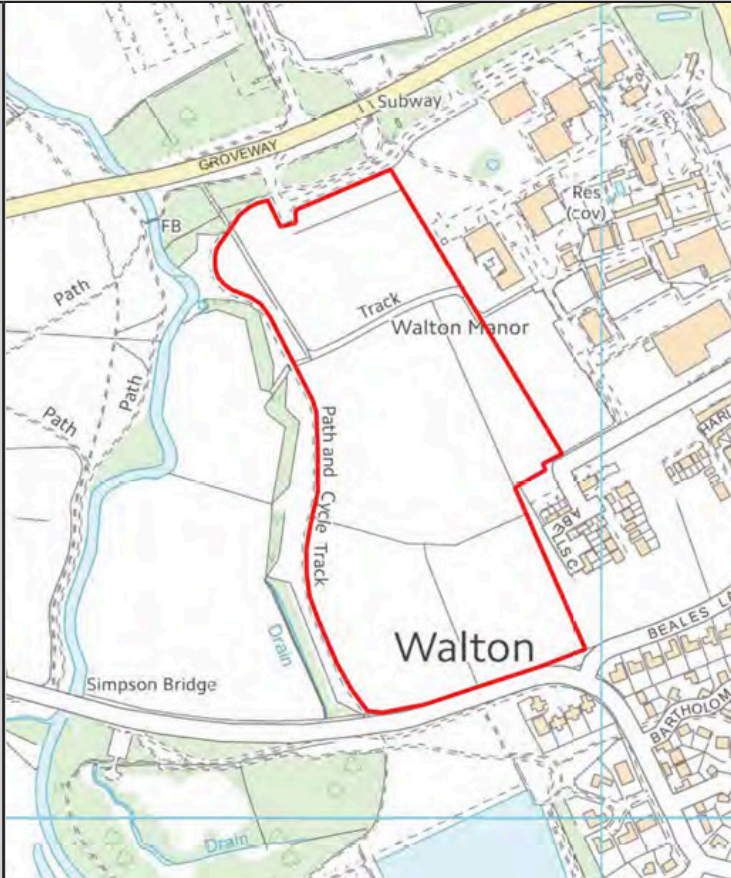
Below is a list of all the Neighbourhood Plan Policies

Policy Reference	Category	Title	Plan:MK reference	Site Allocations Plan reference
WNP 1	Site	Land at Walton Manor	HS84	SAP13
WNP 2	Site	Land at Towergate	HS85	SAP12
WNP 3	Site	Land at North and West of Wavendon Business Park Ortensia Drive	HS115	
WNP 4	Site	Land at Bergamot Gardens	HS81	SAP5
WNP 5	Site	Land at Caldecotte known as Caldecotte C	HS4	
WNP 6	Site	Community Foundation Reserve Sites		
WNP6a	Site	Community Foundation Reserve Sites - Walnut Tree 6 (WT6) – Lichfield Down	HS37	
WNP6b	Site	Community Foundation Reserve Sites – Walnut Tree 10 (WT10) – Hindhead Knoll		
WNP6c	Site	Community Foundation Reserve Sites – Walnut Tree 7 (WT7) – Hockliffe Brae and Twyford Lane	HS36	
WNP6d	Site	Community Foundation Reserve Sites - Wavendon Gate 1 (WG1) - Isaacson Drive/Wavendon Tower	HS40	
WNP6e	Site	Community Foundation Reserve Sites - Wavendon Gate 2 (WG2) - Fyfield Barrow		
WNP6f	Site	Community Foundation Reserve Sites - Wavendon Gate 4 (WG4) - South East of Wavendon Gate		
WNP6g	Site	Community Foundation Reserve Sites - Old Farm Park 1 (OFP1) – South of Bletcham Way	HS27	
WNP 7	Site	Walnut Tree Community Hubs		
WNP 8	Site	Caldecotte Lakeside		
WNP 9	General	Housing - Infill		
WNP 10	General	Housing – HiMO Development		
WNP 11	General	Grid Road Corridors		
WNP 12	General	Parking Enhancements		
WNP 13	General	Location of Facilities		
WNP 14	General	Key Links		
WNP 15	General	Design Principles		
WNP 16	General	Open Space and Leisure		
WNP 17	General	Sports Ground Enhancements		
WNP 18	General	Infrastructure Delivery		

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# Site Specific Policies

## 7. WALTON MANOR

<b>Location</b>	
<b>Size</b>	9.5ha
<b>Current Use</b>	Open field, allocated for employment use on the Local Plan Proposals Map –but briefed for housing by Milton Keynes Council
<b>Proposed Use</b>	Residential led mixed-use development
<b>Objectives Met</b>	1, 2, 3

## Context

78. The site at Walton is the largest of the vacant development sites in the Neighbourhood Area at 9.5 hectares. It is currently allocated for employment use on the Local Plan Proposals Map. However, the site is identified as potentially suitable for mixed-use in the adopted Milton Keynes Council Site Allocations Plan (Policy SAP13). Therefore, although the Neighbourhood Plan does not alter the existing allocation, this policy has been prepared to support Milton Keynes Council's emerging designation of the site, which is likely to be residential led.

79. The site has a number of constraints, including flooding in the south west corner of the site adjacent to Caldecotte Lake. The area to the east of the site has already been developed for housing, with an area of employment to the north, which is home to MSD Animal Health, and an older residential development to the south which overlooks the site.

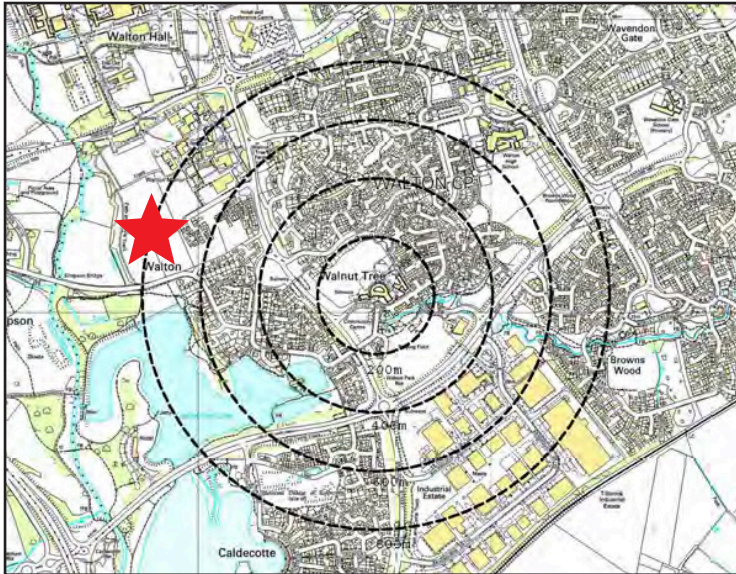
80. The site already benefits from a road stub from H9 Groveway to the north but there are also opportunities to access the site from the south via Simpson Road, and to connect into the recent residential development to the east.

81. Integrating the development with the rest of the Neighbourhood Area will be important, particularly given that the size of the site is unlikely to support its own community facilities. Providing opportunities to link to Kents Hill, to the north (another future development area outside of the Neighbourhood Area) and to Walnut Tree to the east will be key.

82. However, the site is somewhat isolated from the nearest local centre in Walnut Tree, therefore it would benefit from the provision of at least a local store to serve new residents and those of Walton Park to the south.

83. The site does benefit from the location next to the linear park at Woughton. As well as providing an attractive setting to the site, this provides a range of leisure opportunities, including a new Neighbourhood Play Area, which will be easily accessible to new residents of Walton Manor.

84. Planning permission was granted for 174 dwellings in 2019 under outline planning application 19/00218/OUT. Access to more than 20 dwellings from Simpson Road was approved following highways analysis for this specific application.



*Walton Manor lies 600-800m from the nearest local centre*




## Policy WNP 1 Walton Manor

Proposals for a mix of residential and employment uses or for residential use at Walton Manor will be supported where:

- Primary access is created from H9 Groveway with no additional access to the existing employment area from this gateway. No vehicular access will be created to new residential development from Hullwell Gate,
- Development outwardly faces the eastern, western and southern boundaries of the site,
- Housing density does not exceed 35 dwellings per hectare (net) across the site,
- All existing hedgerows (including those within the site) are safeguarded and incorporated into the layout of the development,
- Development avoids the area of flood risk in the south west corner of the site,
- Existing redway routes are protected and a new redway connection is provided to Hullwell Gate,
- Access to no more than 43 dwellings (9 apartments and 34 houses) is taken from Simpson Road, with no link road created to H9 through the development,
- A new footpath link to be provided to Simpson Road,
- The main spine road is tree lined with each property having a defined front garden,
- Minimum requirement for 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,
- A local centre, containing a shop as a minimum is provided, subject to viability, appropriate to the scale of the development, and
- Materials proposed for construction should avoid introducing design elements out of keeping with the historical brick and stone vernacular of the Neighbourhood Area, as set out in policy WNP 16. Features, such as the blue boarding should be avoided.

## 8. LAND AT TOWERGATE

<b>Location</b>	
<b>Size</b>	5.6ha
<b>Current Use</b>	Open field allocated for employment use on the Local Plan Proposals Map – allocated for housing development in the Site Allocations Plan (SAP12) and Plan:MK (HS85)
<b>Proposed Use</b>	Residential
<b>Objectives Met</b>	1, 2, 3

## Context

85. The land at Towergate covers 5.6 hectares. The site is allocated for housing development in the Site Allocations Plan (SAP12) and Plan:MK (HS85). Therefore, as with the Walton Manor policy, although the Neighbourhood Plan does not formally alter the allocation, this policy has been prepared to reflect the change in designation of the site by Milton Keynes Council and the subsequent approval for outline planning permission for 150 dwellings granted in 2017 (17/03205/OUT). This has been further updated to reflect the reserved matters application granted in 2021 (20/02932/REM). The Plan supports this change but seeks to ensure that as with other developments this future residential development is part of a cohesive, well planned proposal for the 'Wavendon Triangle' which also includes the land North and West of Wavendon Business Park Ortensia Drive site (see policy WNP 3) and the Elmswell Gate development, allocated for development in Plan:MK which falls outside the remit of the Neighbourhood Plan, but forms part of the wider development area.

86. The Towergate site provides an opportunity to link the Strategic Land Allocation (2013)(SLA) into the grid road system, taking some pressure from Kingston Roundabout to the north. It also provides the opportunity to provide some facilities for the northern part of the Neighbourhood Area, which are currently somewhat isolated from the main local centre of facilities in Walnut Tree. The analysis of the distribution of local amenities shows a gap in this area, as shown in the diagram on the next page.

87. To integrate the site into the Neighbourhood Area it will be key that new redways are created and connected into the existing network. Equally, it will be important that access on to Ortensia Way is limited, otherwise the development in combination with the land North and West of Wavendon Business Park Ortensia Drive development, has the potential to have an adverse impact on traffic levels in the area.



*Towergate lies 800m from the nearest local centre*




## Policy WNP 2 - Towergate

Proposals for this residential-led development at Towergate will be supported where:

- The development takes account of proposals on the adjacent sites in the 'Wavendon Triangle' that includes the land North and West of Wavendon Business Park Ortensia Drive (WNP 3) and the Elmswell Gate development to the east,
- Primary access is taken from H9 Groveway, with the main estate road providing connection through to the Elmswell Gate development,
- Any additional access taken from Ortensia Drive is secondary and provides access to no more than 50 dwellings,
- Footpath and redway connections are provided to Ortensia Drive, the Elmswell Gate development and the land North and West of Wavendon Business Park Ortensia Drive site to the south,
- The extensive tree belt to the northern and western boundaries of the site are retained,
- Housing density does not exceed 35 dwellings per hectare (net) across the site,
- A local centre, containing a shop as a minimum, is provided appropriate to the scale of development and subject to viability, (See Policy WNP13) and
- 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. Contributions will be sought to secure the provision of a NEAP in the wider Wavendon Triangle area.



## 9. LAND NORTH AND WEST OF WAVENDON BUSINESS PARK ORTENSIA DRIVE

<b>Location</b>	
<b>Size</b>	2.35ha
<b>Current Use</b>	Redundant car park, woodland and yard identified as employment land on the Local Plan Proposals map
<b>Proposed Use</b>	Residential
<b>Objectives Met</b>	1, 3

### Context

88. As referred to previously, a site at the North and West of Wavendon Business Park Ortensia Drive has been granted consent for residential development. This site of approximately 2.35 hectares lies to the east of Ortensia Drive and comprises an area of disused car park and woodland. The wider site straddles the WCC and Wavendon Parish areas. Development of this site has now started and is planned to comply with this plan. WCC will continue to monitor the development to ensure this continues.

89. The site sits between the existing office complex, with an open field to the east (outside the Neighbourhood Area) which meets the southern edge of the Strategic Land Allocation (SLA), for which a Development Framework has already been prepared. The Development Framework identifies the field adjacent to the site as a green buffer to Wavendon village and the Stables, with part identified as an allotment.

90. In March 2016 MKC resolved that, subject to the completion of a S.106 planning agreement, outline planning permission be granted (application ref: 15/02337/OUT) for housing development of the site, including the land to the east. Reserved matters approval has now been granted and site is under construction.

91. The fifth criterion of policy WNP3 sets out the requirement for a LEAP. Part of the wider planning application site (15/02337/OUT) is inside the Neighbourhood Area and part of it is outside the Neighbourhood Area. The precise location of the required LEAP will be a matter for Milton Keynes Council and the applicant to resolve through the planning application process. The criterion safeguards the need for such provision if it is not provided elsewhere in the application site.



### Policy WNP 3 - Land North and West of Wavendon Business Park Ortensia Drive


Detailed proposals for the residential development of the site will be supported subject to the following criteria being met:

- Development does not exceed 35 dwellings per hectare (net),
- A landscaped buffer is maintained to Ortensia Drive,
- The redway network is extended into the site and beyond to the SLA,
- A suitable crossing is provided on Ortensia Drive to enable safe access to the existing redway network, and
- A Local Equipped Area of Play (LEAP) is provided at a minimum distance of 20 metres from residential boundaries and 30 metres from the nearest road. Contributions will be sought to secure the provision of a NEAP in the wider Wavendon Triangle area.
- Delivery of shops in the site will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK: (See Policy WNP14)
- The final proposal should give due consideration to plans and policies for the 'Wavendon Triangle' that includes the land at Towergate (WNP 2) and the Elmswell Gate development to the east.

### Key commitment

In addition to the above, the Neighbourhood Plan and WCC support the implementation of the SLA Development Framework as prepared by Milton Keynes Council. The Development Framework supports the delivery of a green buffer between the SLA and Wavendon Village, which at March 2016 was proposed for development. WCC will monitor the delivery of the developments in line with planning permissions.

## 10. LAND AT BERGAMOT GARDENS

<b>Location</b>	
<b>Size</b>	0.45ha
<b>Current Use</b>	Unused allotment
<b>Proposed Use</b>	Residential
<b>Objectives Met</b>	3



### Context

92. WCC owns a 0.45 hectare site off Bergamot Gardens in Walnut Tree. This site was allocated on the Local Plan Proposals map for use as an allotment, but is no longer needed, and has never been used for this purpose. As part of wider plans to improve community facilities across the Neighbourhood Area (see policy WNP 18), it is proposed to release the site for residential development and use the proceeds to fund community project work. This is in line with the adopted Milton Keynes Site Allocations Plan which identifies the site as suitable to release for residential development (Policy SAP5). The site is in Plan:MK (Policy HS81).

93. Consent was previously granted by the Secretary of State for disposal of the site in support of proposed community projects, namely the building of a sports pavilion at Browns Wood Sports Ground. The project was not taken forward and WCC aim to use monies from the sale of the land to provide or improve other community facilities in the area.

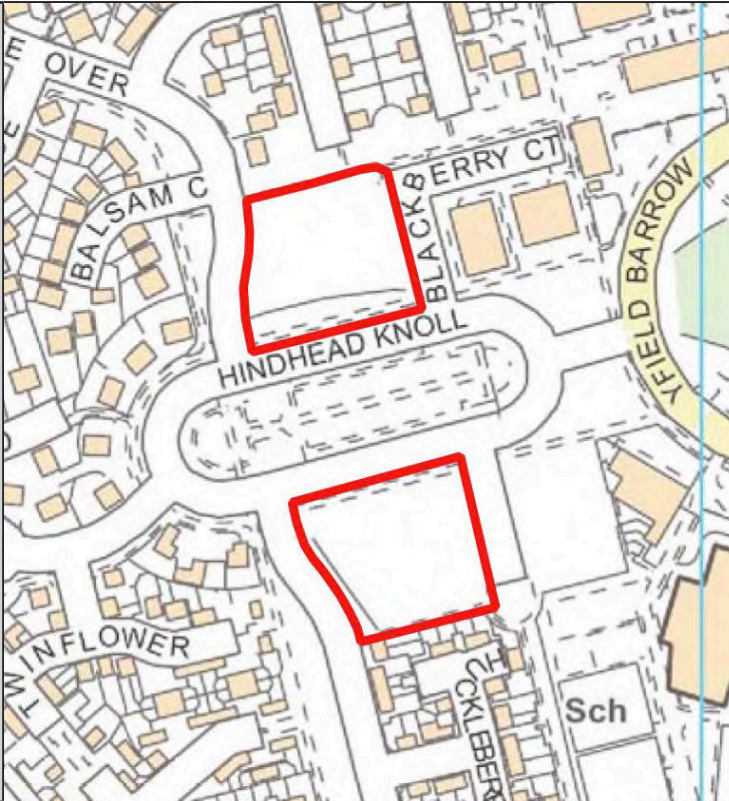
94. The site already has an access road, which is currently fenced off. The site is bounded to the east by a redway, which connects Bergamot Gardens to Spearmint Close, beyond which is the playing field of Walton High. The site is bounded to the south and east by existing residential development, with four homes backing on to the site. It is important from both an aesthetic and surveillance perspective that the development of the sites provides a positive, active frontage to the redway and school playing field.

#### Policy WNP 4 - Land at Bergamot Gardens

Residential development of the site will be supported where:

- Development does not exceed 35 dwellings per hectare (net) (15 units), and
- Development provides an active frontage, where possible, to Bergamot Gardens and the school playing field, and
- 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
- 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 storeys.

## 11. WALNUT TREE RESERVE SITES A & D, HINDHEAD KNOLL, WALNUT TREE

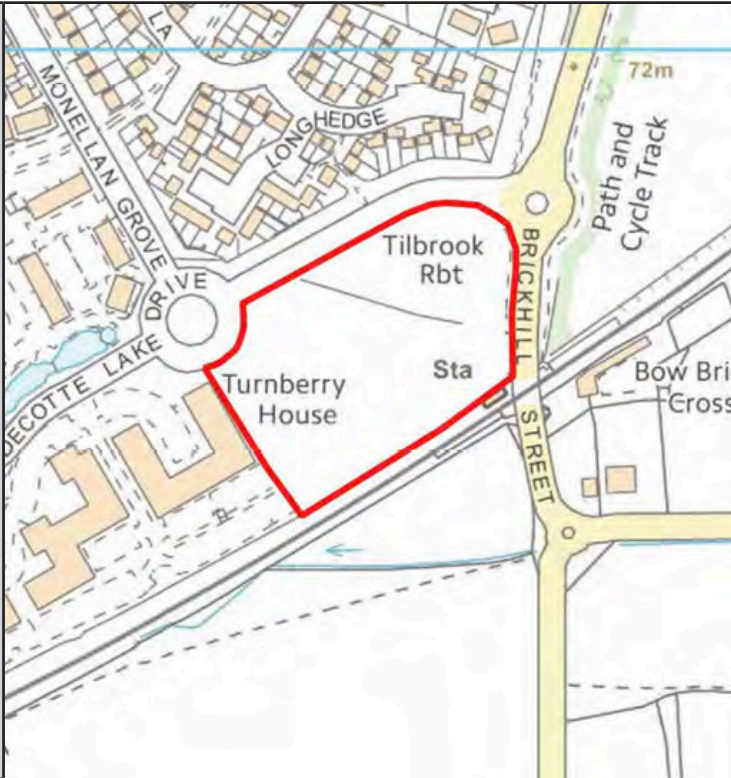
Location	
Size	0.5 ha (south - Site D) / 0.38 ha (north – Site A)
Current Use	Grass/scrub allocated for residential development on the Local Plan Proposals Map
Proposed Use	Residential
Objectives Met	3

### Context

95. The allocations at Hindhead Knoll have resulted in planning permissions. Development of the site to the south has completed and development of the site to the north is almost completed.



## 12. CALDECOTTE 'SITE C'

<b>Location</b>	
<b>Size</b>	1.9 ha
<b>Current Use</b>	Open grass, scrub and woodland, allocated for residential development in Plan:MK (HS4)
<b>Proposed Use</b>	Residential led, mixed use
<b>Objectives Met</b>	3

### Context

96. This site is another part of the land bank owned by MKDP. The site is adjacent to the railway line and is potentially required to facilitate a bridge that will replace the nearby level crossing as part of the East West Rail upgrade.

97. Further, the developments of SEMK and Church Farm will increase the transport use through the site and require the development of excellent roadway and other transport facilities.

98. However, irrespective of the bridge issue, at least part of the site is likely to be available for development in the plan period. The site is allocated in Plan:MK as a residential site (Policy HS4)

99. The site may be suitable for residential development, given its relationship with the residential area to the north. It also has good public transport connections, including access to Bow Brickhill train station. However, the southern area of Caldecotte is an eclectic mix of uses with employment, residential and leisure uses all in proximity. Therefore, the site could be suitable for a range of uses, without harming the character of the area. The Neighbourhood Plan therefore does not specify a particular use for the site but does set out a series of place shaping principles that any development should adhere to.

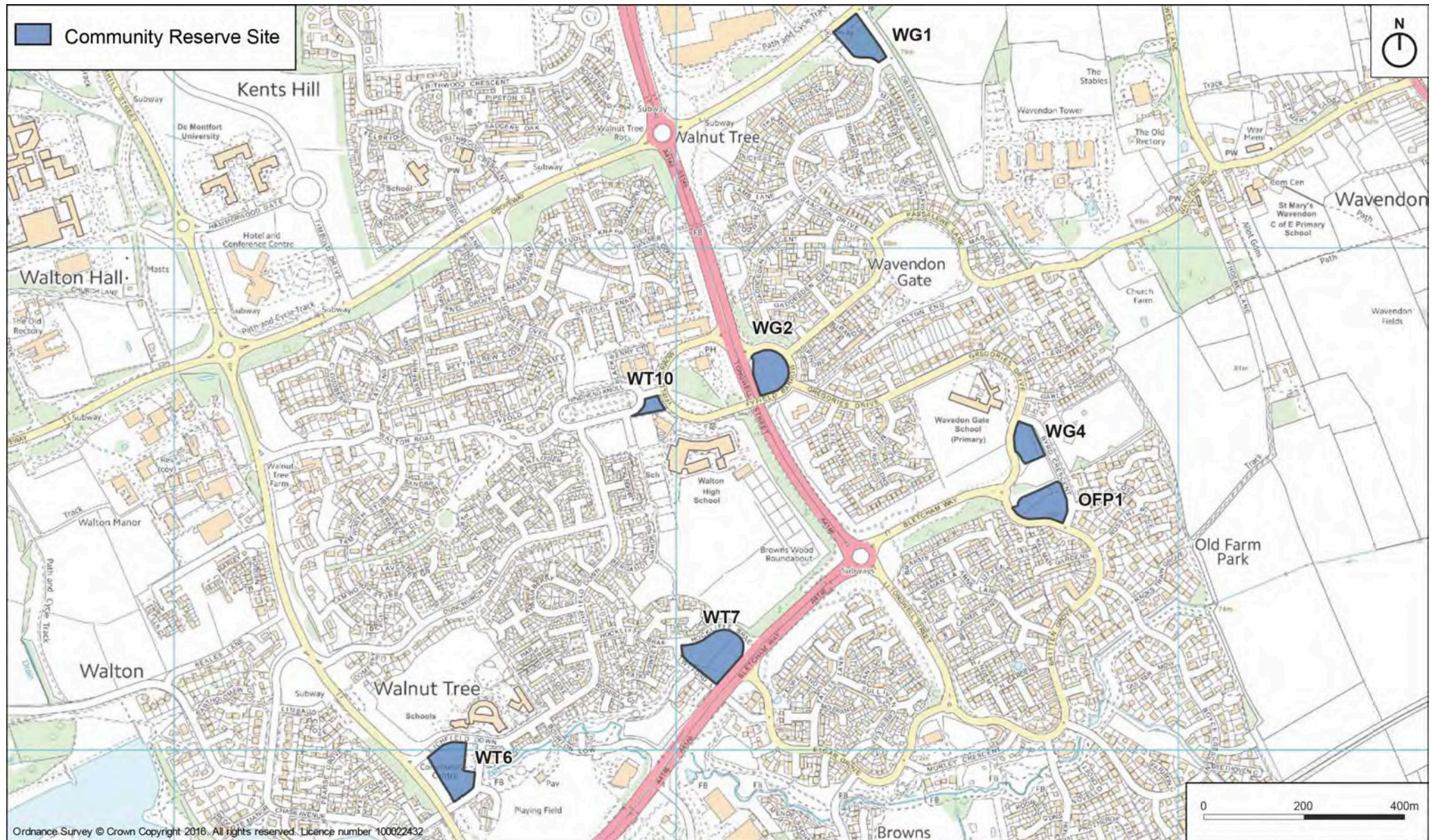
### **Policy WNP 5 - Caldecotte 'Site C'**

Residential, commercial or leisure uses on the Caldecotte site C site will be supported. Development proposals will be expected to adhere to all of the development principles below:

- Residential proposals should not exceed 35 dwellings per hectare (net),
- Development proposals should safeguard and incorporate the hedgerow frontage to Caldecotte lake Drive into the layout of the development,
- Highway access to be taken from a new arm off Water Mill Roundabout – no highway access will be permitted directly to Caldecotte Lake Drive,
- An enhanced planting buffer to be provided to the railway line boundary to mitigate visual impact, and
- All proposals should be designed so that they do not preclude the delivery of a preferred solution for a new railway crossing, and applicants should engage with East West Rail Co (or the relevant body) in this regard. .

Provision of off-street parking to address the current issues on Caldecotte Lake Drive, in addition to parking provision in line with Milton Keynes Council standards to serve the new development, would be supported and should be provided where possible.

Figure 1 Reserve Sites in Neighbourhood Plan Area



## 13. COMMUNITY FOUNDATION RESERVE SITES

<b>Location</b>	See plan on page 33
<b>Size</b>	Various
<b>Current Use</b>	Areas of open grass/scrub allocated as Community Reserve sites on the Local Plan Proposals Map.
<b>Proposed Use</b>	Various
<b>Objectives Met</b>	2, 3

### Context

100. Across the Neighbourhood Area there are seven sites, which are identified in the Milton Keynes Local Plan as Reserve Sites. These are relatively small areas of space, which were deliberately left vacant so over time any unmet community needs could be provided in areas where they were needed.

101. These sites were gifted by Milton Keynes Development Corporation with the Intention to ensure they remain protected for the benefit of the community in perpetuity.

102. However, the take up of these sites has been limited due to the need for them to be built out by non-profit organisations. The MKCF is therefore considering the release of some of the sites across Milton Keynes for alternative uses to support funding for community facilities on other sites.

103. The Neighbourhood Plan supports this approach but is very clear about which reserve sites should be retained for community use and which could be released for housing. This is set out in Policies WNP 6a - WNP6g.

## Policy WNP 6a - Walnut Tree 6 (WT6), Lichfield Down

<b>Location</b>	See plan on page 33
<b>Size</b>	0.55 ha
<b>Current Use</b>	Areas of open grass / scrub.
<b>Proposed Use</b>	Plan:MK allocated for 19 dwellings on 0.55 hectares (gross density 35dph)
<b>Objectives Met</b>	2, 3

The following uses will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK:

- A nursery to complement the adjacent schools and community centre. (See Policy WNP13)
- A mixed scheme with housing will be acceptable providing the development provides a nursery.
- Any additional car parking provided on site shall be for shared use with the school drop off/pick up time (also see policy WNP 7 – Walnut Tree Community Hubs).
- Off street lorry parking for deliveries is encouraged.
- Retirement/Sheltered Housing.



### Policy WNP 6b - Walnut Tree 10 (WT10) – Hindhead Knoll

<b>Location</b>	See plan on page 33
<b>Size</b>	
<b>Current Use</b>	Areas of open grass / scrub.
<b>Proposed Use</b>	
<b>Objectives Met</b>	2, 3

The following uses will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK:

- Reserved for community facilities as part of the northern community hub (see policy WNP 7).

### Policy WNP 6c - Walnut Tree 7 (WT7) - Hockliffe Brae and Twyford Lane

<b>Location</b>	See plan on page 33
<b>Size</b>	0.65 ha
<b>Current Use</b>	Areas of open grass / scrub.
<b>Proposed Use</b>	Plan:MK allocated for 35 dwellings (this an error and equates to 54dph). In supporting, SHLAA it is 23 on 0.65 hectares (gross density 35dph).
<b>Objectives Met</b>	2, 3

The following uses will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK:

- Retirement/Sheltered Housing.
- Housing will be supported, if no suitable community use is identified.

Housing proposals above 35dph will not be supported

### Policy WNP 6d - Wavendon Gate 1 (WG1) - Isaacson Drive / Wavendon Tower

<b>Location</b>	See plan on page 33
<b>Size</b>	0.39 ha
<b>Current Use</b>	Areas of open grass / scrub.
<b>Proposed Use</b>	WG1 (Isaacson Drive): Plan:MK allocated for 14 dwellings on 0.39 hectares (gross density 35dph).
<b>Objectives Met</b>	2, 3

The following uses will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK:

- Retirement/Sheltered Housing.
- Housing will be supported, if no suitable community use is identified.

### Policy WNP 6e - Wavendon Gate 2 (WG2) - Fyfield Barrow

<b>Location</b>	See plan on page 33
<b>Size</b>	
<b>Current Use</b>	Areas of open grass / scrub.
<b>Proposed Use</b>	No plan, probably unsuitable for development
<b>Objectives Met</b>	2, 3

The following uses will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK:

- Reserved for community use as part of the northern community hub (see policy WNP 7).

## Policy WNP 6f - Wavendon Gate 4 (WG4) - South East of Wavendon Gate

<b>Location</b>	See plan on page 33
<b>Size</b>	
<b>Current Use</b>	Areas of open grass / scrub.
<b>Proposed Use</b>	SEMK H10 extension is adjacent. Existing Church Farm planning permission to split Byrd Crescent in two.
<b>Objectives Met</b>	2, 3

The following uses will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK:

- Reserved for extension of the grid road corridor (see policy WNP11). The provision of overflow car parking for Wavendon Gate School will be supported on any surplus land.
- Proposals for new parking areas should consider the potential for shared use of the spaces throughout the day and appropriate design and surface treatments to mitigate against any loss of open space.
- Any development shall not preclude the future development of an extension of H10 Bletcham Way to the standards set out in policy WNP11.

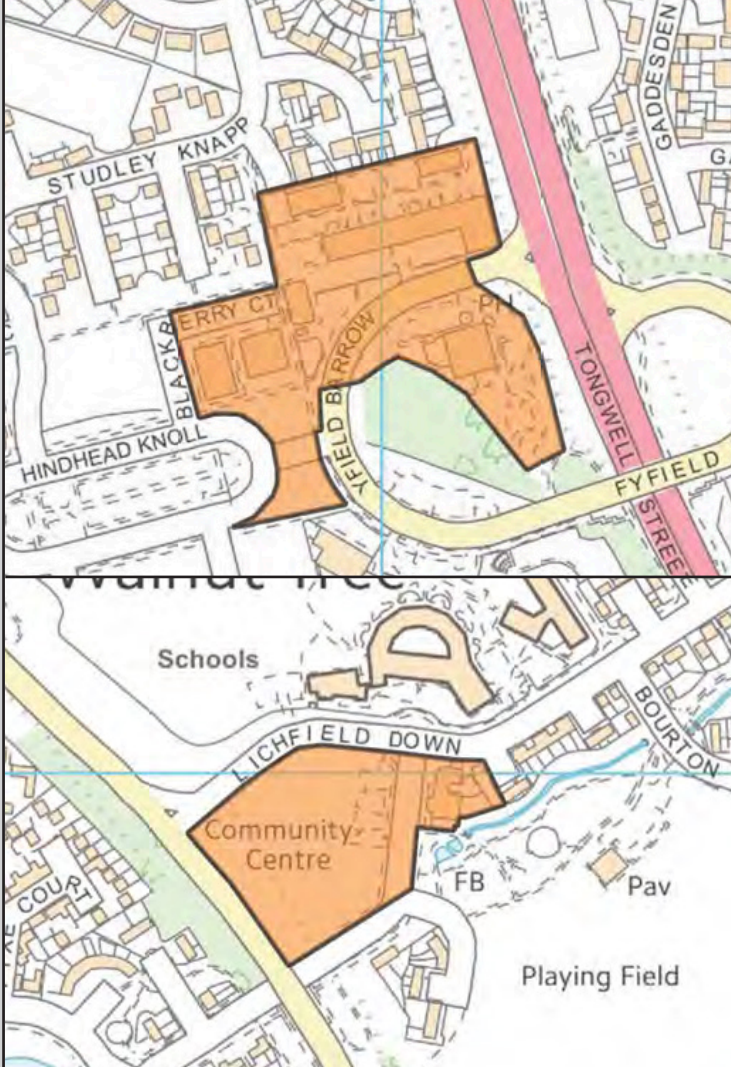
## Policy WNP 6g - Old Farm Park 1 (OFP1) – South of Bletcham Way

<b>Location</b>	See plan on page 33
<b>Size</b>	0.71 ha
<b>Current Use</b>	Areas of open grass / scrub.
<b>Proposed Use</b>	Plan:MK allocated for 25 dwellings on 0.71 hectares (gross density 35dph). SEMK H10 extension is adjacent. Existing Church Farm planning permission to split Byrd Crescent in two.
<b>Objectives Met</b>	2, 3

The following uses will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK:

- Retirement/Sheltered Housing.
- Housing will be supported, if no suitable community use is identified.
- Any development shall not preclude the future development of an extension of H10 Bletcham Way to the standards set out in policy WNP11.

## 14. WALNUT TREE COMMUNITY HUBS

<p><b>Location</b></p>	
<p><b>Current Use</b></p>	<p>Community uses – including health, community centre and shops</p>
<p><b>Proposed Use</b></p>	<p>Protection and enhancement of existing facilities and expansion and provision of new facilities</p>
<p><b>Objectives Met</b></p>	<p>1, 2, 3, 4</p>

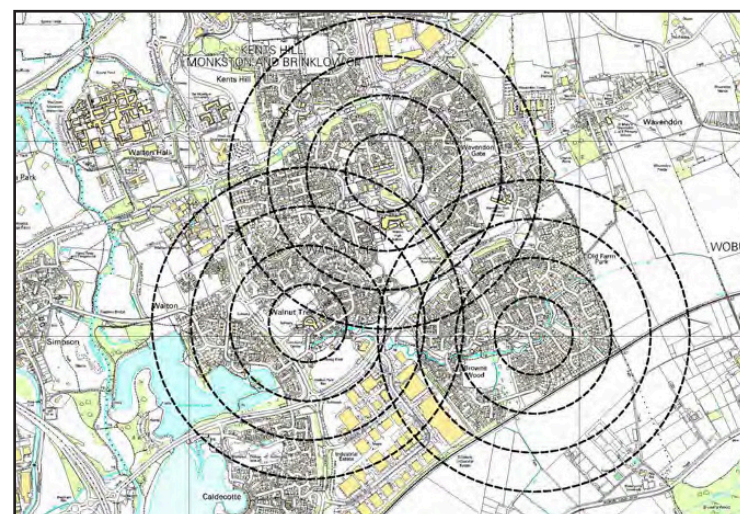
## Context

104. Walnut Tree is the largest of the grid squares in the Neighbourhood Area with the greatest range of facilities. These are largely grouped in two locations to the north and south of the estate. The larger northern parcel contains a large local centre, which includes the Health Centre and the Tawny Owl Pub, and is adjacent to Walton High School and The Venue theatre.

105. The southern parcel contains a community centre and a local shop and is adjacent to the primary school.

106. Both of these areas have vacant parcels of land within them, which are likely to be subject to development pressure over the plan period. It is therefore important that the Plan provides a framework to guide development and protect the roles of these areas as community hubs for the expanding local population.

107. In addition to the protection and enhancement of the community hubs in Walnut Tree, it is recognised that there are deficiencies in service provision in the 'outer' areas of the Neighbourhood Area, including potential sites at Torgate and Walton Manor, as well as in Caldecotte. These deficiencies are addressed in other policies of the Plan, with policies WNP 1 and WNP 2 supporting the provision of new local shops.



*The majority of homes in the Neighbourhood Area are within 800m of a local shop*

### Policy WNP 7a - Walnut Tree Community Northern Hub

The Walnut Tree Northern Community Hub site will be protected from any development or redevelopment which could diminish its role as a service centre for the Neighbourhood Area.

- Development of parcel A for the expansion of the health centre only will be supported. Any development proposals for alternative uses will not normally be supported.
- The expansion of retail uses in the local centre onto parcel B will be supported if no need has been identified for any community use on the site. A new Community Civic Centre will be supported on parcel B.
- Expansion of the Walnut Tree Local Centre to deliver more shops will be supported, subject to meeting the other policy requirements of the Neighbourhood Plan and Plan:MK: (See Policy WNP13)
- Non-community uses, including residential, will only be supported when they are ancillary to community use, for example at first floor level above ground floor community facilities (or in accordance with policy WNP6).

### Policy WNP 7b - Walnut Tree Community Southern Hub

The Walnut Tree Southern Community Hub site will be protected from any development or redevelopment which could diminish its role as a service centre for the Neighbourhood Area.

- Non-community uses, including residential, will only be supported when they are ancillary to community use, for example at first floor level above ground floor community facilities (or in accordance with policy WNP6).

### Key commitment - Assets of Community Value

Part 5, Chapter 3 of the Localism Act 2011 and the Assets of Community Regulation 2012 gives local groups a right to nominate a building or other land for listing by the local authority as an 'Asset of Community Value'. A building or land can be identified as such if the use of the asset furthers the community's social well-being or interests and is likely to do so in the future. When a listed asset is to be sold, local community groups will have a fair chance to make a bid to buy it on the open market.

Walton Community Council would consider making an application for the Right to Bid for Assets of Community Value if a particular asset is under threat, and in the right circumstances, support local community groups to do the same.


Walton Community Council would consider an application for:

- Caldecotte Arms Public House (public house element only)
- Tawny Own Public House (public house element only)
- Walnut Tree Health Centre (considered in light of current need for GP provision in the area)
- Schools located in the area (Wavendon Gate Primary School, Heronshaw Primary School, Heronsgate Primary School and Walton High School)

Walton Community Council would support a local community group's application for any children's nurseries in the area and potentially, if it fulfils the requirement for listing:

- St Michael's Church
- Walton Hall

## 15. CALDECOTTE LAKESIDE

<b>Location</b>	
<b>Current Use</b>	Open space
<b>Proposed Use</b>	Limited infill to support new community facilities
<b>Objectives Met</b>	1, 2, 3

### Context

108. Caldecotte Lake and its surroundings are one of the most important areas of open space in the Neighbourhood Area. The lake and the surrounding areas are already identified as Linear Park in Plan:MK as can be seen on Figure 2. These areas are therefore offered protection from development.

109. However, as has already been noted, within Caldecotte there are a lack of community facilities, which the Neighbourhood Plan can help to address. Also, there are opportunities to enhance existing facilities for local residents and residential of Milton Keynes as a whole. Therefore, the Neighbourhood Plan has made provision to allow some additional development at appropriate locations around the lakeside, as set out below.

### Policy WNP 8 - Caldecotte Lakeside

The areas of open space around Caldecotte Lake will be protected from development in accordance with the Milton Keynes Local Plan. Limited development will be permitted on the approximate site identified on the plan opposite, providing the proposals satisfy the criteria below:

- Further expansion of the Sailing Club / Rowing Club (Site B) will be supported provided its scale and design is in keeping with the existing built form of the facility.
- Proposals for a community facility / refreshment facility on land near to the lake in the vicinity of Site B will be supported provided that the use would be ancillary to the main use of the area as a sports club. Any proposal in the area will need to demonstrate it is compatible with existing uses in the area with particular regard to:
  - ◇ Car parking,
  - ◇ Safety and security,
  - ◇ Ecology, and
  - ◇ Hours of operation.



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# General Policies

## 16. HOUSING INFILL

*Objectives met: 2 and 3*

### Context

110. The Neighbourhood Area covers mainly residential new town grid squares including Browns Wood, Caldecotte, Old Farm Park, Wavendon Gate, Walton, Walton Park and the largest, Walnut Tree. These estates and communities have each been planned and developed with their own character, which this Neighbourhood Plan continues to seek to protect.

111. In terms of housing, it is recognised that there is an ongoing need for housing provision across Milton Keynes. However, given the planned nature of the estates in the Neighbourhood Area, aside from the undeveloped parcels already covered in the previous chapter, there are likely to be limited opportunities for infill development.

112. It is recognised though that over time, the area will evolve and there may be opportunities for infill development or the redevelopment of redundant buildings and sites. The Plan, therefore, seeks to set out where new, unplanned infill housing will be acceptable.

### Policy WNP 9 - Housing Infill

Windfall residential development on infill sites not specifically identified in this plan will be supported where it:

- Does not lead to the loss of open space identified in Figure 2 (page 41),
- Is of a scale and design, including materials and design features, in keeping with neighbouring properties. Materials out of keeping with the traditional brick and stone facings of the majority of the Neighbourhood Area, including multi-colour wood boarded facades will not generally be acceptable,
- Performs positively against Building for a Healthy Life (2020) (for schemes over 10 units only) and
- Complies with other policies in the Neighbourhood Plan and the Milton Keynes Local Plan.

### Delivery

Policy WNP 9 will be implemented through the day-to-day development management procedures of Milton Keynes Council.

WCC will consider all applications when they are received and respond in writing to Milton Keynes Council, detailing any policy objection (or support) for a proposal. This will include highlighting any particular local infrastructure deficiencies to be addressed via planning obligations.

Developments will be assessed against the 12 questions in Building for a Healthy Life (2020) or its replacement. Developments will not be expected to score 12 out of 12 green ratings but should achieve a minimum of 9 unless it can be demonstrated that there are practical reasons why this cannot be achieved. It is expected that this will be reviewed by Milton Keynes Council as part of the Development Management process.

## 17. HOUSES IN MULTIPLE OCCUPATION

*Objectives met: 1 and 3*

### Context

113. A particular challenge for many estates in Milton Keynes is the increase in Houses in Multiple Occupation (HiMO). Milton Keynes Council has an existing general policy on HiMO development in the Local Plan, which seeks to mitigate the impact of HiMOs on the surrounding area. This is supported by the HiMO Supplementary Planning Document (SPD).

114. At the current time there is no specific problem identified in the Neighbourhood Area. However, to ensure the estates in Walton are protected from the potential damaging impacts of HiMO development, as the pressure for their development grows, the Neighbourhood Plan sets out a series of requirements to which HiMO developments will be expected to adhere.

115. This policy complements the existing Plan:MK Policy HN7 ('Houses in Multiple Occupation') and the accompanying SPD. The requirement is that a new HiMO development must not result in an over-concentration of uses. This pays specific attention to change of use of existing Office space into HMOs.

### Policy WNP 10 - Houses in Multiple Occupation

Planning applications for HiMO developments will be supported where they meet the following criteria:

- They provide sufficient parking, usable and accessible amenity space including outside clothes drying space,
- For semi-detached or terraced houses, a noise assessment demonstrates that the proposal can be satisfactorily accommodated without having an unacceptable impact on the residential amenities of neighbouring properties,
- There is adequate and well-designed bin storage, (i.e. storage at the front of a property, insecure storage, or storage too close to a neighbouring property is avoided),
- They do not detrimentally affect the overall character or appearance of the immediate locality, and
- Proposals do not significantly alter the character and appearance of the building and its curtilage.

### Delivery

Policy WNP 10 will be implemented through the day-to-day development management procedures of Milton Keynes Council. The criteria for assessing the acceptability of HiMO applications will be based on the more specific detail set out in the Milton Keynes Council HiMO Supplementary Planning Document.

WCC will hold a register of potential HiMOs identified by Parish Councillors or reported to them by residents. These will be shared with the Planning Enforcement Team to ensure policy compliance.



## 18. GRID ROAD CORRIDORS

*Objectives met: 1 and 3*

### Context

116. Milton Keynes has been developed on a very distinctive and recognisable grid pattern. The grid allows for ease of movement around the city, with the majority of people using the car to move around the city.

117. Milton Keynes Council has published its Futures 2050 plan which includes a Mass Rapid Transit system that relies on the existing and new grid roads.

118. The city grid roads in the Neighbourhood Area are largely complete. However, there are reserve areas through both Wavendon Gate and Browns Wood, where there is potential for the grid to be extended. Both areas are mature and so will need high levels of noise and pollution mitigation during build and when they are in operation.

119. During 2021, Milton Keynes Council published a draft Supplementary Document that mandates the extension of H10 grid road through Church Farm and on into SEMK. Plan:MK policies that apply are CT2, A1, A2 & A3 and CT8 A, C & D as well as the Milton Keynes Transport Vision and Strategy LTP3 2011 to 2031.

120. Planning application 14/01610/OUT, Land at Church Farm was approved in March 2016 following appeal with strategic access via a standard estate road through the Wavendon Gate/Old Farm Park Grid Road Reserve to serve the development.

121. The H10 must be extended from H10/V11 roundabout and be centred in the grid road corridor through Church Farm. Appropriate measures must be taken for access onto Gregories Drive and Bitten Grove. Grade separation must be in place at all crossings, specifically Byrd Crescent and the bridleway that abuts Church Farm on its West side.

122. This equally applies to development in the grid road corridor through Browns Wood/Old Farm Park to the south, where any extension to serve development outside the Neighbourhood Area needs to ensure the amenity of residents is protected and connectivity is maintained. Appropriate measures must be taken for access onto Britten Grove and

Elgar Grove. Grade separation must be in place at Holst Crescent and Morley Crescent.

### Policy WNP 11 - Grid Road Corridors

The grid road corridor, and landscaped transport corridor reserve areas identified on Figure 2 (page 47) will be protected. Any development, which would compromise the delivery of a grid road through the area, through inappropriate design and introducing noise sensitive development in the vicinity of the reserve areas will not be supported.

Any future extension of the grid road network through the reserve shall be planned in accordance with the original principles of the grid road system. Development of any new highway should include the following:

- Grid road corridors to be maintained at 80 metres wide, in line with the principles from the MK Planning Manual for the layout of the city, to accommodate landscape acting as a sound and pollution buffer, and
- New highway to be centred appropriately in corridors, and
- Grade separated crossing for pedestrians and cyclists, (i.e., bridges or underpasses in line with the grid system principles established in MK), and
- Noise and pollution must be mitigated to minimise impacts on the health and amenity of local residents, and
- Reserves for potential future dualling.

Proposals which adhere to these principles will be supported providing they are in accordance with the other policies of the Neighbourhood Plan.

Unused corridor should be maintained as green space

### Delivery

Policy WNP 11 will be implemented through the day-to-day development management procedures of Milton Keynes Council as the requirements of Plan:MK and the adopted Site Allocations Document (2018) are implemented.

It is expected that any significant expansion of Milton Keynes, beyond that planned in Plan:MK, would be plan led and be the subject of a detailed Development Framework document. WCC will work to ensure where this is the case, the principles outlined above are picked up in the policies of Milton Keynes Council.

It would be expected that the Parks Trust, as the organisation responsible for maintaining structural landscaping, would contribute to the design of any proposals to ensure continuity in design character.

## 19. PARKING ENHANCEMENTS

*Objectives met: 2 and 4*

### Context

123. Car parking around schools is a particular issue in the area, which it is felt could be mitigated through future development proposals. These could be dealt with through increasing levels of parking provision locally and improving the use of existing spaces.

124. Within estates, the high level of car use means that there are also localised issues with congestion and highway safety. WCC are committed to addressing these areas of concern with relevant partners, including Milton Keynes Council and the Police.

125. In many areas of Walton, these parking issues promote parking on verges which, in turn, leads to damage of kerbs and verges and risks damage to underground utilities.

126. Where possible, parking requirements are included with Site Specific Policies.

### Policy WNP 12 - Parking Enhancements

Subject to meeting the other relevant policy requirements of the Neighbourhood Plan, applications that deliver increased levels of parking in the following general locations will be supported:

- Hindhead Knoll/Lichfield Down
- Wavendon Gate 4 (reserve site)
- Walnut Tree 6 (reserve site)
- Walnut Tree Local Centre
- Browns Wood sports ground
- Tilbrook employment area

Proposals for new parking areas should consider the potential for shared use of the spaces throughout the day and appropriate design and surface treatments to mitigate against any loss of open space.

All new parking areas should provide disabled parking spaces in accordance with Milton Keynes Parking Standards

Lighting at Walnut Tree Local Centre Car Park will be supported provided it is limited to shop opening hours.

Provision for dedicated lorry parking/laybys will be supported adjacent to the two Local Centres in Walnut Tree. Any provision should ensure measures are agreed to avoid overnight parking.

### Delivery

Policy WNP 12 will be implemented through the day-to-day development management procedures of Milton Keynes Council.

WCC will investigate the delivery of parking at these locations, working with Milton Keynes Council, schools and landowners to assess and support delivery of solutions

WCC will work with the owners of the Local Centres at Walnut Tree to seek and encourage the delivery of enhancements to both the level and quality of the car parks, including the points of entry/exit, which will need to deal with increased traffic flows as Milton Keynes continues to expand.

## 20. LOCATION OF FACILITIES

*Objectives met: 2, 3 and 4*

### Context

127. The movement of people around the area is affected by the location of key facilities such as schools, health centres, shops and community facilities. Many of these facilities are already planned into the estates but in the future the need for new or expanded facilities may emerge.

128. Key areas have been developed, for example the Red Bull car park area and the land to the east of V10 and the plan seeks to ensure that such developments do not impede access, safe travel for cars, pedestrians and cycle users.

129. The general role of the main community hubs has already been set out in policy WNP 7. However, to ensure new and enhanced facilities are in the most appropriate locations and aid their accessibility for local residents, the Neighbourhood Plan identifies the preferred location for new individual community facilities. It also identifies key linkages, which need to be enhanced to ensure all residents have good access to facilities.



### Policy WNP 13 - Location of Facilities

The development of the following community facilities will be supported on the identified sites:

- Health: expansion of the existing health centre at Walnut Tree.
- Shops: expansion of the Walnut Tree Local Centre, within the Walton Manor development, and within the Wavendon Triangle\*.
- Childcare: Lichfield Down, Walnut Tree Reserve site 6.
- Community Centre: Browns Wood Sports Ground, as part of wider leisure enhancements. Refreshment facility near to the Sailing Club.

Where a specific site has been identified above, applications not in accordance with the preferred uses will not normally be supported unless it can clearly be demonstrated why delivery of the preferred use is not achievable.

Where proposals for the key facilities set out above are proposed on sites not listed above, these will not be supported unless it can clearly be demonstrated why the preferred site is not available.

### Delivery

WCC will continue to liaise with local service providers and landowners to understand and influence future expansion plans. The delivery of facilities on the sites identified above will be a priority in these discussions.

Where possible, and only if financially viable and sustainable, WCC will retain open green spaces and will acquire spaces where MKC is prepared to accept change of ownership.

Any applications received will be dealt with by the day-to-day development management procedures of Milton Keynes Council.

## 21. KEY LINKS

*Objectives met: 4*

### Context

130. Movement across the Neighbourhood Area by foot and bicycle is a key part of ensuring a sustainable place. The Neighbourhood Area is well served by the redway network and local footpaths, but there are key links missing or in need of upgrading.

131. These missing links have been identified where clear 'desire lines' have been established due to a lack of paths around key facilities.

132. They have also been identified where new development, both within and outside the Neighbourhood Area, is likely to lead to new trips between key points of interest. This includes trips to schools and shops, which ideally should be undertaken on foot rather than the car.



### Policy WNP 14 - Key Links

Proposals which deliver the new priority links set out in this policy will be supported, providing all other policies of the Neighbourhood Plan and Milton Keynes Local Plan are adhered to:

- Redway link from Walton to Walnut Tree via an underpass at V10 Brickhill Street.
- Upgrading existing footpath to redway standards and provide the missing redway link along the established desire line from Walton Hall to Kents Hill Park.
- Redway links to Church Farm development from Old Farm Park.
- Enhancements to Ortensia Drive footpaths and redway, including a safe crossing point to land North and West of Wavendon Business Park Ortensia Drive development.
- New pedestrian access to Walnut Tree Local Centre.
- New pedestrian access at Tilbrook.

### Delivery

Where key links relate to a development site in the site-specific section of the Neighbourhood Plan, it will be expected that any development proposal will adhere to the requirement to provide the identified link, either on site or through a financial contribution.

Where a Development Framework or Masterplan is prepared and adopted for a site, WCC will ensure that the policy requirement is considered as part of the development process.

The links are included in the list of priority infrastructure (policy WNP 18). Funding through section 106 (s106) contributions and Community Infrastructure Levy (CIL) (if adopted in Milton Keynes) will be targeted where appropriate, at delivery of these links.

As set out in the Action Plan, WCC will work with partners seeking support and funding for the delivery of the links.



## Key Commitment - Transport Management

Consultation on the Neighbourhood Plan identified several issues relating to management of traffic and transport. These are important issues for the Plan to consider, however, they are largely non-planning related so are not subject to specific policies in the Plan.

The Community Council recognises these issues and is committed to addressing them over the upcoming years. Specifics are set out in the accompanying Action Plan, however, for clarity the issues the Community Council are committed to addressing are:

- Ensuring better signage and maintenance along redways and some paths to improve safety and make them feel more inviting.
- Localised issues relating to inappropriate traffic speeds, parking problems (particularly outside schools) and inadequate public transport.
- Problems at recognised traffic related trouble spots. We need ways to discourage rat runs and speeding through housing areas.
- Challenging assumptions made in Transport Assessments submitted as part of major applications to ensure they properly address local concerns and existing traffic issues.
- Ensuring development proposals of whatever nature make adequate provision for off-street parking and comply with Milton Keynes Council's Parking Standards. It is not acceptable for developers to assume that users of any new development can use existing parking facilities.
- Managing the potential noise and visual impacts of East West Rail on residents and the environment.
- Adoption and integration of new forms of transport including Demand Responsive Transport and Mass Rapid Transit.
- Adoption and integration of new mobility solutions including Santander bikes, electric scooters, electric bikes, and delivery robots, and their parking / storage.
- Support of schemes that deliver infrastructure for minimal impact 'Last Mile' projects, i.e. reducing the volume of home delivery vans.

## 22. DESIGN PRINCIPLES

### *Objectives met: 1*

#### **Context**

133. The character and feel of the Neighbourhood Area is something that is very important to local residents. Each of the estates that make up the area has its own particular character, which residents believe should be protected.

134. Policy WNP15 sets out a range of high-level design criteria which development should adhere to. These criteria relate to all development with additional, specific criteria relating to residential developments. They support the existing requirements of the Residential Design Guide adopted by Milton Keynes Council.

135. Aside from residential development, there are other uses that contribute to the character of an area, including shops and businesses. Poorly designed, or located facilities, can have a detrimental impact on the street scene which the Neighbourhood Plan seeks to avoid.



#### **Policy WNP 15 – Design Principles**

All development should be designed to comply with the following key principles:

Residential development:

- The density of development in the immediate vicinity of the site should be respected.
- New primary residential streets shall be tree lined with suitable species, with each new dwelling having an area of front garden,
- Tandem car parking spaces shall be avoided, and
- Rear courtyard parking shall be avoided. Where courtyard parking is necessary due to design constraints, courtyards shall serve a maximum of 5 properties, be properly lit and designed to Secured by Design standards.

For all new developments:

- Design and materials shall seek to enhance the quality of the built environment through design that is in keeping with the surrounding character, neighbouring properties and those in the vicinity of the site, with the introduction of new features, such as coloured cladding, being avoided,
- Design and materials shall seek to improve inclusivity of the built environment to enable access for all
- Redway and existing footpath links shall be left unconstrained and extended where practical, and
- New signage proposed on or near to shops, employment buildings and community, which requires planning consent, shall be of a scale and design appropriate to its setting.

Any development which does not meet the key design principles will not be supported.

#### **Delivery**

The policy principles are also reflected in the site-specific policies of the Plan.

Where a standalone application is submitted for consideration, Officers at Milton Keynes Council will take the policy requirements into account in determining whether a development proposal is in keeping with the location.

WCC will provide written comments on applications to provide Milton Keynes Council with a local view of policy compliance.

## 23. OPEN SPACE AND LEISURE

*Objectives met: 1 and 2*

### Context

136. Open space is a key characteristic of the Neighbourhood Area. One of the defining features of Milton Keynes are the linear parks, which provide a green network across the new town. Two of the linear parks cross the Neighbourhood Area, incorporating Caldecotte Lake and the sports grounds at Walnut Tree and Browns Wood.

137. These areas are protected from development by the strategic policies of Plan MK, as are some smaller areas of open space, which are important for local play or of amenity value, and the landscaped grid road corridors, which are a defining feature of Milton Keynes.

138. The Neighbourhood Plan process provides an opportunity to look more closely at the character of an area, and the importance of all open spaces across the estates. Building on the policies of Plan MK, the Plan sets out a robust framework of open spaces across the Neighbourhood Area, which will be protected from inappropriate development, helping to protect the character and functionality of the area. This includes specifically identifying existing areas of important amenity open space, which although offered protection by Plan MK, are not specifically identified on the Local Plan Proposals Map.

139. Other policies, including WNP 13, identify certain sites where appropriate development will be allowed within the park area. These sites have been identified on the map which accompanies this policy.

### Policy WNP 16– Open Space and Leisure

All open spaces, areas of landscaping (including transport corridors) identified on Figure 2 (page 46) will be protected from built development.

Development that is required for the enhancement of community facilities, as identified in Policy WNP8 will be supported.

Development that is required for enhancement of parking facilities in areas of open space will be supported where applications can show that a robust survey has been carried out to demonstrate the need.

Any development should support the increased use or functionality of open space and be of an appropriate scale and design for the local area.

### Delivery

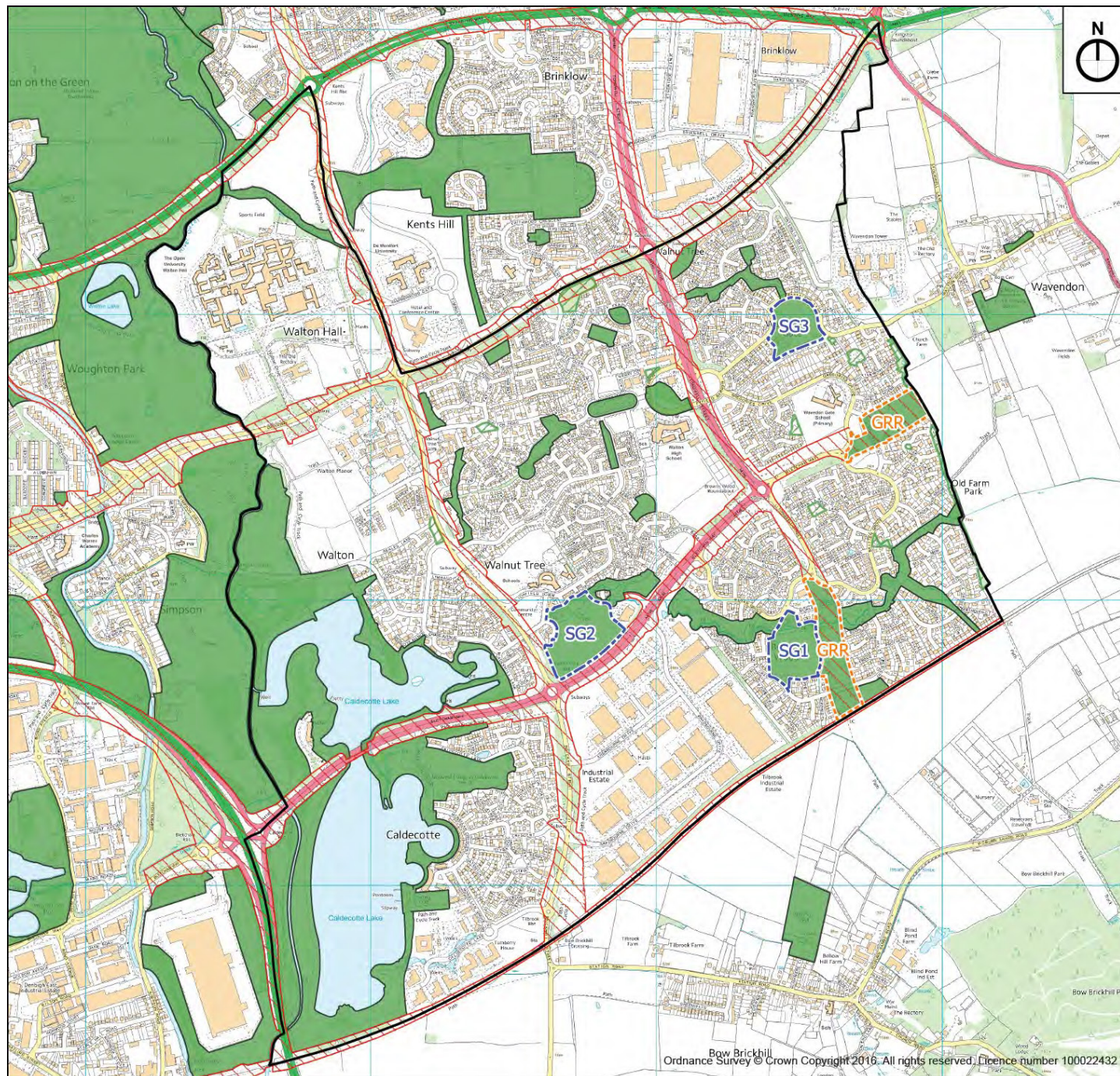
Any applications received will be dealt with by the day-to-day development management procedures of Milton Keynes Council. When new facilities are proposed in the parks system, WCC will provide a response to Milton Keynes Council clarifying the community view on whether the proposal is in line with the policy requirements.

In assessing the need for additional parking spaces at key points across the Neighbourhood Area, WCC will seek to identify locations which avoid the development of important areas of open space and landscaping.

WCC do not have the legal authority to make or enforce Tree Preservation Orders as this responsibility lies with Milton Keynes Council. However, WCC will take steps to identify those trees which are valuable to the local area and will formally request Milton Keynes Council to make a Tree Preservation Order, helping to ensure their protection.

In addition, WCC will endeavour to ensure that all significant areas of open space within the area are well maintained and the amenity value to the local community is maximised.

**Figure 2**  
**Open Space and Leisure Map**



**KEY**

- Local Plan Open Space
- Important amenity open space identified in the Neighbourhood Plan (Policy WNP 10, 14, 17)
- Landscaped transport corridors (Policy WNP 17)
- Grid Road Reserve (Policy WNP 12)
- Sports Grounds (Policy WNP 18)
- Boundary of the Parish / WCC Area

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## 24. SPORTS GROUND ENHANCEMENTS

*Objectives met: 2 and 3*

### Context

140. The continued viability of sports provision is important to the local community. Often, sports grounds can fall into disrepair due to a lack of investment and upkeep. To ensure sports grounds are retained in good condition, there may be a need to see some form of development to maintain their viability. The Neighbourhood Plan, therefore, sets out what form of development near to sports grounds will be acceptable.



### Policy WNP 17 – Sports Ground Enhancements

There are three sports grounds across the Neighbourhood Area:

- Bourton Low, Walnut Tree (SG1)
- Elgar Grove, Browns Wood (SG2)
- Isaacson Drive, Wavendon Gate (SG3)

The location of these facilities is identified on Figure 2 (page 46). To support the viability and quality of these sports grounds, additional built leisure related development will be supported provided that development proposals:

- Result in no net loss in playing pitch or play area provision,
- Demonstrate that there will be a net gain in biodiversity through creation of new areas of habitat,
- Maintain wildlife corridors identified on the Milton Keynes Council Local Plan Proposals Map, and
- Are proportionate to the scale of the sports ground concerned and the existing built facilities.

In addition, where new buildings are proposed (excluding those for storage only) these will only be supported where schemes:

- Demonstrate an enhancement, both in size and quality, to existing facilities, and
- Are in keeping with the character of neighbouring properties.

### Delivery

Any applications for built development received will be dealt with by the day-to-day development management procedures of Milton Keynes Council.

Browns Wood Sports Ground and Walnut Tree Sports Ground are owned by WCC. WCC will work in partnership to secure funding to improve the leisure offer at both sites.

WCC will work with the landowners and partners to secure the enhancements of other facilities over the plan period.

## 25. INFRASTRUCTURE DELIVERY

*Objectives met: 1, 2, 3 and 4*

### Context

141. Throughout the Neighbourhood Plan, a number of pieces of infrastructure and a range of facilities that are needed to support a growing community and improve the area as a place to live have been referred to, as identified through the consultation process.

142. The delivery of these enhancements will rely on funding being available for them to be delivered as part of larger development proposals.

143. Development of sites of over 10 residential units, or 1,000 m<sup>2</sup> of non-residential floorspace, will be required to pay Section 106 (s106) contributions to Milton Keynes Council and/ or direct provision on site (i.e., affordable housing, footpath/ redway links) to mitigate the impact of development on the local area. This will include funding for school and health expansion, as well as more site-specific improvements, such as footpaths and road crossings.

144. If a Community Infrastructure Levy is introduced, then these items remain a priority for delivery.

145. S106 payments will often not deliver all improvements deemed necessary in an area. Importantly, the Plan sets out which pieces of infrastructure are a priority for the area.

### Policy WNP 18 – Infrastructure Delivery

For developments in the Neighbourhood Area, once on-site needs have been met and viability allows, the following pieces of infrastructure should be prioritised in any s106 negotiations with landowners and developers. These are:

- Funding for increased school place provision.
- Funding for expansion of Walnut Tree Surgery.
- Redway link from Walton to Walnut Tree via an underpass at V10 Brickhill Street.
- Upgrading existing footpath to redway standards and provide the missing redway link along established desire line from Walton Hall to Kents Hill Park.
- Redway links to Church Farm development from Old Farm Park.
- Enhancements to Ortensia Drive footpaths and redway, including a safe crossing place.
- Addressing car parking issues outside of schools.
- Provision of a lay-by for delivery lorries at Walnut Tree Local Centre.
- Widening of access to Walnut Tree Local Centre.
- New footpath link to Walnut Tree Local centre.
- New footpath link at Tilbrook.
- Provision of a Neighbourhood Play Area (NEAP) in the Wavendon Triangle area.
- Enhanced play provision at Walton Manor

## Delivery

WCC will engage with Milton Keynes Council to promote the delivery of the priority schemes via s106 negotiations.

If a Community Infrastructure Levy (CIL) charging schedule is adopted in Milton Keynes, the Community Council will promote the inclusion of the relevant priority schemes on the list of infrastructure to be funded through CIL.

It will be expected that Milton Keynes Council will also seek to ensure the delivery of these priority pieces of infrastructure through effective engagement with landowners and developers from the beginning of the pre-application process.



## Key Commitment - Infrastructure Development

In regard to new development adjacent to the Neighbourhood Area that potentially impacts on local residents, WCC will ensure that it makes appropriate representations to Milton Keynes Council (or other decision-making body e.g. The Planning Inspectorate) in respect of planning applications or policy proposals to ensure that the comments submitted are taken into account. This includes representations on the need for essential infrastructure required within the Neighbourhood Area to mitigate the potential harm of the development or the potential loss of facilities such as open space, food retail, employment facilities and community facilities.

Comments submitted by WCC will be taken into account by Milton Keynes Council in determining any planning applications or proposed changes to policy in this area. This applies to any other development site adjacent to the Neighbourhood Plan boundary where there is a potential impact

In particular, in considering the impact of proposals outside the Neighbourhood Area, and the opportunities it brings, WCC will work with relevant partners to seek:

- Appropriate measures are taken to reduce traffic speed limits, parking and 'rat running', through existing developments particularly adjacent to existing schools and through housing estates
- Reduction in congestion at identified trouble spots
- Improvement of bus services, particularly with regards access to the Milton Keynes General Hospital and services in the evening

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# Action Plan, Delivery & Monitoring

## 26. ACTION PLAN, DELIVERY & MONITORING



### What is the Action Plan

146. Throughout the Neighbourhood Plan, there are individual delivery sections which set out how the individual policy requirements of the Plan will be implemented. There are also a number of 'Key Commitments' set out which highlight steps that will be undertaken by Walton Community Council to address issues outside the remit of the Neighbourhood Plan, which is focused on town planning issues within the Neighbourhood Area.

147. The key points from the delivery sections of the plan are summarised in the following Action Plan, which is structured around the key issues outlined in the introduction to this Plan.

148. The Action Plan also addresses how WCC will work with partners to ensure non-planning issues are addressed. Such issues include addressing crime and community safety, maintenance and community activities.

149. The Action Plan sets out how and when the delivery and success of the Neighbourhood Plan will be monitored and reviewed. Understanding whether the Plan is helping to address the issues raised by the local community is essential and will help WCC consider whether policies need to be amended or additional measures are needed to see Walton develop as the local community expects.

### Walton Community Council Strategic Plan

150. WCC has a Strategic Plan, which is reviewed annually and revised every five years having regard to the priorities identified by the community and the financial resources available. The Strategic Plan will take account of the commitments of WCC set out in this Neighbourhood Plan and consider the implications emerging from monitoring delivery of the Plan.

151. Projects and developments which require local (WCC) funding or support from grants and other contributions will require careful budget planning and financial risk assessment to ensure they deliver value for money and present minimal risk regarding affordability for WCC.

152. Walton Community Council will ensure that where there are opportunities to seek funding from developer contributions under the Town and Country Planning Act 1990 for example by means of Section 106 Planning Obligations and/or the Community Infrastructure Levy it will act to maximise benefits to the community and linked to the aspirations of this Plan.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
<b>Maintenance of the area</b>					
Throughout the development of the Neighbourhood Plan it has been highlighted that maintenance of the area is essential for residents to continue to value the environment in which they live and to promote a sense of well-being. WCC commits to continue to work closely with partner organisations on a programme of maintenance to meet local need.					
1	Better quality landscape maintenance required of open space and the streets	1, 2	Negotiate a programme of works to include opportunity for increased specification in areas of identified need	Walton Community Council, Milton Keynes Council, Parks Trust	Annual review – Continuous Improvement Programme
2	Provision of directional signage and waymarkers	1,2	Continue to monitor signage in the area.	Milton Keynes Council, appointed contractors	Community Warden Patrol / 6 monthly Review
3	Improve quality of public realm (lighting, footpaths, seating, bollards)	1,2	Continue a programme of streetscape enhancement works to include painting of bollards	Walton Community Council, Milton Keynes Council	Annual review, Community Warden patrols, Regular reports to Operations Committee
4	Improve quality of public rights of way	1	Work with partners to ensure timely repairs and maintenance to the highways, redways, footpaths, bridleways and other public areas	Walton Community Council, Milton Keynes Council, appointed contractors Parks Trust	Community Warden patrols, Annual review
5	Grit, recycling and dog waste bins	1, 2	Community Warden to monitor, report and action any problems with local provision	Walton Community Council	Community Warden Patrols, regular review at Operations Committee
6	Rat problems	1,2	Warden to monitor and report any issues with rats across the plan area. Action to be taken in conjunction with the appropriate partners	Walton Community Council and partners	Community Warden Patrols, regular review at Operations Committee

## Highways

The importance of being able to get around easily whether travelling by vehicle, bicycle or on foot is a key feature of Walton and Milton Keynes. Whilst residents feel that access in the WCC area is good, improvements could be made.

Where there are existing deficiencies, WCC will work with partner organisations to seek improvement.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
7	Walnut Tree Local Centre	1, 2, 4	Seek to work with the owners / management of Walnut Tree Local Centre to encourage the delivery of enhancements to the area, inc. car park and space for delivery robots.	Walton Community Council, Landowners, Management Company	Annual review
8		1, 2, 3, 4	Investigate the delivery of parking at key locations within the Plan area, working with Schools, MKC, landowners	Walton Community Council, Milton Keynes Council, Milton Keynes Community Foundation, Schools, TVP	Annual review
9	Public Transport	2, 4	Work with partners to seek improved public transport / Demand Responsive Transport. Consider future transport issues (Mass Rapid Transit)	Walton Community Council, Milton Keynes Council, Arriva, ViaVan	Annual review
10	Key footpath and redway linkages	1	Seek support and funding for the delivery of key links to be introduced as evidenced by desire lines and new development	Walton Community Council, Milton Keynes Council, appointed contractors	Annual review
11		1, 4	Seek provision of an underpass between Walton Grange and Walnut Tree	Walton Community Council, Milton Keynes Council	Annual review
12	Street furniture and signage	1	Work with Milton Keynes Council to 'de-clutter' the area	Walton Community Council, Milton Keynes Council	Annual review
13	Traffic Management	4	Reduction in congestion at identified trouble spots	Walton Community Council, Milton Keynes Council	Annual review
14	South East Expansion	1, 4	Ensure delivery of SE:MK SUE does not significantly impact on residents. Continue to lobby for road bridge at Bow Brickhill Level Crossing	Walton Community Council, Milton Keynes Council	Continuous Review during consultation period and beyond Annual review.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
15		4	Work with partner organisations to identify key streets for environmental enhancements to reduce and slow traffic, improve safety and enhance the streetscape, particularly adjacent to existing schools and local centres	Walton Community Council, Milton Keynes Council, SaferMK, Roads Policing	Annual review
16	Transport management	3, 4	Pursue and challenge where necessary, details of any transport assessments in relation to new planning applications	Walton Community Council, Milton Keynes Council	Annual review, monthly review of planning applications at Regulatory Committee
17	Grid Road System	3, 4	Commit to monitor all planning applications and campaign for principles of grid roads to be maintained	Walton Community Council, Milton Keynes Council	Annual review, monthly review of planning applications at Regulatory Committee
18	Noise pollution	1	Monitor and engage with East West Rail consultation to ensure any impacts of the project, particularly noise pollution, are mitigated.	Walton Community Council	Regular review at Full Council

#### Community Facilities

Responses to the Plan consultation showed that whilst there is a variety of open space, community and leisure facilities within the area, it would benefit from a diversity of offer. WCC commits to continue to protect local assets, whilst exploring opportunities to introduce new facilities and service provision to meet the needs of the whole community.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
19	Community Right to Bid	1, 2	Consider making an application for the Right to Bid for Assets of Community Value if a particular asset is under threat, and in the right circumstances, support local community groups to do the same.	Walton Community Council, Milton Keynes Council	Annual review



	<b>Issue</b>	<b>Related NP Objective</b>	<b>Possible solution/action</b>	<b>Responsible for implementation</b>	<b>Monitoring including assessment against policy</b>
20	Devolution Agenda - Acquisition / Transfer of Community facilities	1, 2	Explore the potential to acquire and manage facilities within the Parish offered by MKC through the devolution agenda	Walton Community Council, Milton Keynes Council	Annual review, regular review at Full Council
21	Sports Ground Enhancements	2, 3	Develop a coordinated approach to sports facilities to ensure that provision meets the need of existing clubs, current and future residents	Walton Community Council, Sports Clubs, Milton Keynes Council / Management Committees	Annual review
22		1, 2, 3	Work with partners and landowners to secure funding to support expansion of existing and/or introduction of new facilities	Walton Community Council, landowners,	Annual review
23	Outdoor Sports and Gym Equipment	1, 2	Introduce additional outdoor gym equipment, where appropriate, within the Parish	Walton Community Council, Parks Trust	Annual review, regular review at Operations Committee
24	Play Areas	1, 2	Commitment to review ongoing maintenance and refurbishment of existing play areas and consider opportunities for additional provision	Walton Community Council, Milton Keynes Council	Annual review, regular review at Operations Committee
25		2	Explore potential to acquire play areas from Milton Keynes Council where provision is at risk	Walton Community Council, Milton Keynes Council	Annual review, regular review at Operations Committee
26	Broadband	2, 3	Monitor strategic framework developments to ensure future proofed connections.	Walton Community Council	Annual review
27	Community Hubs	1, 2, 3	Liaise with local service providers, including GPs, and landowners to influence service provision	Walton Community Council, Milton Keynes Council, NHS Milton Keynes CCG, Milton Keynes Development Partnership	Annual review

## Open Space

A major feature of the development of Milton Keynes as a New Town has been the provision of landscaped and open spaces, including open areas adjacent to highways. These are important to the character of the area and provide a valuable resource for biodiversity whilst contributing to the well-being of local residents. In addition to the Plan policy protecting key areas of open space, it is recognised that further opportunities to enhance open space within Walton should continually be explored.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
28	Better quality landscape maintenance required of open space	1, 2	Work with voluntary organisations to improve the environment of Walton from management of the natural environment to the introduction of newly landscaped areas	Walton Community Council, The Conservation Volunteers, Milton Keynes Council	Annual review, monthly review at Operations Committee
29	Tree Preservation Orders (TPO)	1	Identify any trees to request designation of a TPO by MKC	Walton Community Council, Milton Keynes council	Annual review
30	Enhanced Biodiversity	1	Identify areas where open space in under threat and seek opportunities to enhance biodiversity in the area	Walton Community Council, Milton Keynes Council, volunteers, Community Warden	Annual review
31	Street Tree Planting	1	Identify areas where trees need replacing	Walton Community Council, The Conservation Volunteers, local volunteers	Annual review

## Crime and Community Safety

Crime is a priority concern for residents. The Walton area has a low crime rate and is a safe place to live and residents wish this to be maintained. The policies within the Plan ensure that all development will endeavour to 'Design out Crime' by applying the principles of Secure by Design. Responsibility for ensuring these principles are applied sits with Milton Keynes Council as the local Planning Authority. WCC further commits to review all planning applications in line with the Neighbourhood Plan policies and submit comments to support robust approaches to Secure by Design principles in all aspects of development.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
32	Crime reduction initiatives	2	Continue to work in partnership with Thames Valley Police (TVP) about community engagement opportunities.	Walton Community Council, Thames Valley Police	Annual review

33	Crime reduction initiatives and community safety awareness	2	TVP to regularly attend regular WCC 'Have Your Say' meetings	Thames Valley Police	Monthly review
34	Crime reduction and community safety	2	WCC & TVP to share all crime & community safety news. WCC & TVP to foster and maintain good working relationship, especially with Local Team and PCSOs	Walton Community Council, Thames Valley Police, Community Warden	Annual review
35	Fear of crime	2	Promote the use of the Thames Valley Police Alert Scheme to residents and businesses across the Parish	Walton Community Council, Thames Valley Police	Annual review
36	Safe access routes	1, 2, 3	Work closely with partners to ensure safe routes across the Parish are maintained through monitoring and reporting defective lighting and/or landscaping.	Walton Community Council, Milton Keynes Council, appointed contractors, Community Warden	Annual review, regular review at Operations Committee

#### Community Activities

Consultation has indicated a wish for additional activities within the area to provide greater opportunities for social interaction between all age groups but with a particular focus on the elderly and young people.  
WCC commits to work in partnership with statutory bodies and voluntary groups within the area to review provision and enable wider participation across the community.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
37	Social activities	2	Provide holiday activities for children and young people residing in the Plan area	Walton Community Council, Partnership organisations	Annual review
38	Community Events	2	Continue the provision of community events e.g. Summer Fayre	Walton Community Council	Annual review
39	Social activities & community events	2	Promote externally organised community events within the Parish via Walton Matters, WCC website and social media.	Walton Community Council	Annual review

**Community Engagement**

Walton Community Council recognises the value of feedback from residents and commits to an ongoing programme of consultation. A Continuous Improvement Programme will help to monitor the success of the Neighbourhood Plan whilst continuing to identify priorities for additional projects and budget setting in relation to the precept.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
40	Resident consultation	2	Introduce a regular programme of resident and business consultation.	Walton Community Council	Annual review. Residents Surveys
41	Resident online hub	2	Explore opportunity for the development of an online hub responsive to current events and environment.	Walton Community Council, residents	Annual review

**Development Management**

The delivery of the majority of the policies of the Neighbourhood Plan are reliant on decisions made by Officers and Members of Milton Keynes Council. These decisions can be influenced by comments made by Walton Community Council.

	Issue	Related NP Objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
42	Planning Applications	1, 3	Continue to submit written comments on all planning applications both within the Plan area and external to the Plan area where they have potential for impact including issues relating to build materials, parking, noise and light pollution etc. Check against the Neighbourhood Plan	Walton Community Council	Annual review, monthly review at Regulatory Committee
43	Strategic Planning	2, 4	Respond to Plan:MK and other strategic planning documents	Walton Community Council	Annual review
44	Future Development	2, 3	Monitor all planning applications and highlight infrastructure deficiencies to be addressed via Planning Obligations.	Walton Community Council, Milton Keynes Council	Annual review, monthly review at Regulatory Committee
55	Houses in Multiple Occupation	1, 3	Ensure all HiMO's identified within the Parish are reported to MKC to ensure it is registered.	Walton Community Council, Milton Keynes Council	Annual review

## Consultation / Policy Index

Walton Neighbourhood Plan Consultation / Policy Index	
Issue	Reference in Plan
<b>Parks, Open Spaces and Access</b>	
Improve maintenance	WNP 16 p45 Action Plan p52
Maintain standards	WNP 16 p45 Action Plan p52
Access with buggies / wheelchairs	Action Plan p52
Diversity opportunities / types of open space	WNP 13 p41 WNP 16 p45 WNP 17 p47 Action Plan p55
Safety / Lighting	Action Plan p52 p57
<b>Getting around – Roads, Redways, Pavements, traffic and Transport</b>	
Potholes and poor pavements / redways	WNP 14 p42 WNP 18 p48 Action Plan p52
Parking on pavements	Action Plan p53 p58
Lack of parking	WNP 12 p40 Action Plan p53
School congestion	WNP 12 p40 Action Plan p53
V10 crossing	WNP 14 p42 Action Plan p53
Grit bins	Action Plan p52
Poor bus service	WNP14 p42 Action Plan p53
<b>Health Services</b>	
Lack of NHS dentist availability	WNP 18 p48
GP at Capacity	WNP 18 p48
Hospital at capacity – concern re impact of future development	WNP 18 addresses health in general, however the Plan is unable to address hospital capacity issues

<b>Housing</b>	
More affordable for young people	WNP 18 p48
Keep current design and mix	WNP 15 p44
Infrastructure before expansion	WNP 18 p48
More retirement / sheltered housing	WNP 6c p31 WNP 6d p31 WNP 6g p32
<b>Crime and Community Safety</b>	
Safety on redways / underpasses	Action Plan p57
Burglary	Action Plan p56 / 57
Lighting	Action Plan p57
ASB	Action Plan p57
<b>Level of Pollution</b>	
Traffic noise	WNP 11 p39
Rats	Action Plan p52
Lighting	Action Plan p58
Neighbour noise	Action Plan p58
<b>Cleanliness of the Area</b>	
Dog poo / bins	Action Plan p52
Rubbish / Bins	Action Plan p52
<b>Future Needs</b>	
Café	WNP 8 p35
More sports facilities	WNP 8 p35 WNP 17 p47 Action Plan p55
Activities for the 3 <sup>rd</sup> Age	Action Plan p57
Youth Provision	Action Plan p57
Pub	WNP 7 p33

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## Glossary

### Active frontage

The part of a building or development that contains windows and doors, fronting a street or open space.

### Amenity open space

A small area of green space within a built up area provided to enhance the character of an area

### Assets of Community Value

A building or land in an area can be listed as an asset of community value if the current primary use of the building/land or use of the building/land in the recent past furthers the social well-being or social interests (cultural, recreational or sporting) of the local community.

### Building For Life

The industry standard for the design of new housing developments. It is a tool for assessing the design quality against a clear set of criteria.

### Community Hub

Several social and community facilities, such as libraries, schools, shops and community centres, clustered together in an easily accessible core area.

### Community Infrastructure Levy (CIL)

A term used for the contributions required from a developer/landowner to support the delivery of strategic infrastructure across a Planning authority area.

### Community Civic Centre

A civic centre describes a building which is prominent within a community, constructed to be it's focal point or centre. In this Plan the

Civic Centre would be home to the Community Council and will provide additional facilities for the community.

### Community Use/Facilities

For the purposes of land development, the term community use describes a wide range of facilities such as schools, colleges, hospitals, libraries, sports centres, community centres, doctors' surgeries, places of worship, police & fire stations and many other uses.

### Conservation Volunteers

An international volunteering organisation supporting conservation initiatives in the UK and overseas.

### Core Strategy

Part of the Development Plan for Milton Keynes which provides strategic policies to guide development in the Borough up until 2026. This includes annual housing targets and the designation of land for employment use. It was replaced in 2019 by Plan:MK.

### Desire line

A path that pedestrians take informally, rather than taking a footpath or set route; e.g. a well-worn ribbon of dirt that one sees cutting across a patch of grass or paths to create a shorter distance between two points.

### Development Management

The procedures of Milton Keynes Council for the processing, consideration and determination of planning applications submitted to the Council.

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## Glossary

### Development Framework

A set of documents prepared by Milton Keynes Council which set out the spatial planning strategy for Milton Keynes. They address the needs and opportunities for housing, the economy, infrastructure and amenities.

### Development Plan for MK

Contains documents which set out the planning policies for Milton Keynes. Documents include Plan:MK (2019) and Core Strategy (2013).

### East West Rail Upgrade

East West Rail is a major project to establish a strategic railway connecting East Anglia with Central, Southern and Western England. It includes upgrade of the line between Bletchley and Bedford. This line runs along the southern boundary of the WCC area.

### Grid Road Corridors

Grid corridors comprise two elements, which are Grid Road Reserves and Landscape Transport Corridors:

- Grid Road Reserves  
Areas of land which have been reserved for the future extension of the grid road network.
- Landscape Transport Corridors  
Land adjacent to existing grid roads, or intended extension to the grid road. Landscaping typically includes trees, shrubs, grass bunds and/or fences, to protect the amenity of adjacent residential areas.

### Grade separated crossing

Grade separation is the term given to a method of aligning a junction of

two or more flows of traffic to provide a safe way to cross the junction. This can be done with bridges, and/or underpasses and may be designed for use by pedestrians and/or other forms of transport.

### Hectare

A metric unit of measurement which is equivalent to 10,000 square metres or 2.47 acres.

### HiMO

A House in Multiple Occupation is defined as when a house is rented out by at least 3 people who are not from 1 household (e.g. a family), but share facilities like the bathroom and kitchen.

### Historical brick and stone vernacular

The term 'vernacular houses' refers to those houses built in the main from locally available materials.

### Landscape Buffer

A natural or planted system to screen or mitigate against undesirable environmental impacts e.g. noise, wind.

### Local centre

A local centre comprises a small grouping/limited range of facilities which can meet the day-to-day shopping needs for the local communities they serve. They typically feature a newsagent and/or small convenience store and may include other shops and units including hairdressers, post office and fast food outlets.

### Local Open Space

Public Open Space is defined by categories according to their size, facilities and local importance. Local Open Space refers to areas of public land which serves a catchment area of up to 600 metres.

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## Glossary

### Local Play (LEAP)

Local Equipped Area of Play for unsupervised play close to home, which caters mainly for children up to 8 years of age and generally consists of 5 pieces of equipment.

### Masterplan

A formal planning tool designed to ensure that the development of the site is integrated and best use is made of the land. A masterplan document sets out a vision for the entire site, but is not intended to dictate the detailed planning of every element.

### MKCF

Milton Keynes Community Foundation is a local charity supporting and funding the MK charity sector. MKCF have 48 plots of land across Milton Keynes available for local charities to develop, including reserve sites identified in this Neighbourhood Plan.

### MKDP

Milton Keynes Development Partnership is an independent legal entity wholly owned by Milton Keynes Council to facilitate Milton Keynes' continued growth and economic success, by promoting the development of its land assets in line with the Council's Corporate Plan and Economic Development Strategy.

### Neighbourhood Play (NEAP)

Neighbourhood Equipped Area of Play for all children but with the emphasis on aged 8+. Approximately 8 items of equipment which can include ball games and larger more adventurous equipment.

### Net density

Measured as dwellings per hectare, net density is the number of dwellings within one hectare of land. It excludes uses not directly linked

to the development, such as schools and strategic open spaces and buffer strips.

### NHS Milton Keynes CCG

The Milton Keynes Care Commissioning Group is a consortium of GP practices in Milton Keynes. The role of the CCG is to commission local health services and ensure that local people have access to effective high quality services.

### NPPF

The National Planning Policy Framework sets out planning policy for England and how they are expected to be applied. It provides guidance for local planning authorities and decision takers, both in drawing up plans and making decisions about planning applications.

### Paddock

The Parks Trust's property portfolio includes permanent and temporary paddocks, both of which are in the Neighbourhood Area. The paddocks vary in size and accommodate horses, with a waiting list for use. The temporary paddocks are sites which are situated within the "grid road extension corridors". This land would be handed back when and if an extension to the grid road system takes place.

### Parks Trust

An independent charity that cares for many of Milton Keynes' parks and open spaces including river valleys, woodlands lakesides, parks and landscaped areas alongside the main roads.

### Plan:MK

The local development plan for Milton Keynes, adopted in 2019, which replaced the Core Strategy (2013) and Local Plan (2005).



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## Glossary

### Planning Gain

A general term used to refer to the contributions a developer/landowner makes to mitigate the impact of development on infrastructure in an area. This includes s106 and CIL contributions.

### Planning Obligations

Private agreements made between local authorities and developers, which can be attached to planning permission. Developers may be asked to provide contributions for infrastructure in several ways to assist in mitigating the impact of the development, which benefits local communities and supports the provision of local infrastructure.

### Planning Statement

A statement prepared to support a planning application, which outlines the planning justification for a proposal.

### Primary Residential Street

The main through road within a new development from which other streets and cul de sacs take access. Examples in the Neighbourhood Area include Gregories Drive (Wavendon Gate), Lichfield Down (Walnut Tree) and Britten Grove (Old Farm Park).

### Public Open Space

For the terms of the Plan Public Open Space is taken to mean all open space of public value. This includes rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.

### Reserve Sites

Land which has already been identified as having the potential for development by the local planning authority. Allocated for a range for community based uses in the Milton Keynes Local Plan.

### Residential density

Residential density requirements are set by the local authority and refer to the land covered by residential development, including the garden and other spaces that are physically included within it. The requirement relates to the number of residential properties which can be built within an area and is defined as the number of new homes per hectare.

### Residential Design Guide

The aim of the residential design guide is to serve as a development management tool in assessing planning proposals and provide clear direction to developers as to what the Council expects in terms of design quality in residential developments. It provides guidance regarding the character of new development, streets, parking and detailed design appearance of buildings amongst other design elements that make up residential neighbourhoods.

### SaferMK

Safer MK is the Community Safety Partnership for Milton Keynes, which works together with partner agencies to reduce crime and the fear of crime in the borough of Milton Keynes.

### Section 106 (S106)

A term used for the contributions required from a developer/landowner under a legal planning obligation to mitigate the impact of the development on the area. This includes affordable housing provision and financial contributions to offset impacts on services and facilities.

### Secured by Design

The official UK Police initiative combining the principles of 'designing out crime' with physical security.

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## Glossary

### **South East Milton Keynes Strategic Urban Extension (SEMK)**

An area of land to the south and east of the Walton area, covering approximately 198 hectares, which was allocated in Plan:MK for the building of 3000 new houses with accompanying social and green infrastructure.

### **Site Allocations Plan**

A plan adopted by Milton Keynes Council in 2018 which identified and allocated small to medium sized sites to ensure we have enough residential development land to deliver the number of houses needed to meet the Milton Keynes Council house building target for the next five years.

### **Strategic Land Allocation**

The Strategic Land Allocation covers an area of approximately 150 hectares on the south-eastern flank of Milton Keynes. It comprises three parcels of land:

- Land to the east of Magna Park
- Land to the south of the A421
- Church Farm

These areas are to be developed as a sustainable urban extension to Milton Keynes, including 2,900 new homes and supporting services, including schools and open space, and new employment buildings.

### **Tandem Parking**

Driveway parking where one car parks behind the other, as opposed to being able to park side by side.

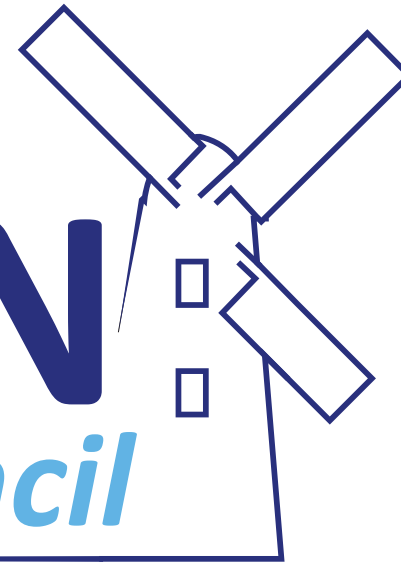
### **Wavendon Triangle**

This refers to the land at the North-east corner of the parish which is currently being built out. The land is bounded by the H9 Groveway, Newport Road and Ortensia Drive. The triangle comprises parcels of land owned by three separate landowners, namely Hewlett Packard, The Fairfields Partnership and the Homes & Communities Agency.



# WALTON

*Community Council*



*Striving to improve our community*