

Ms Fiona Robinson
Senior Planning Officer
Development Plans
Spatial Planning Division
Milton Keynes Council
Civic Offices, PO BOX 112
1 Saxon Gate East
Central Milton Keynes
Bucks MK9 3HQ

Housing & Planning Directorate

Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882 255
Tel: 01483 882 266
Fax: 01483 882 489

e-mail: john.cheston@gose.gsi.gov.uk
www.gose.gov.uk

24 October 2008

Our Ref:
Your Ref:

Dear Ms Robinson

**PLANNING AND COMPULSORY PURCHASE ACT 2004
MILTON KEYNES LOCAL PLAN DECEMBER 2005**

I am writing with reference to your application of 8 July for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Milton Keynes Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 21 December 2008.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Spatial Planning* and the Department for Communities and Local Government protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan

status of the regional spatial strategy. You should make sure that you include, within your publication core strategy document, a list of the saved policies that your Core Strategy will replace. My colleague David Paine will be happy to discuss this with you when you meet with him in December.

Following 21 December 2008, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE MILTON KEYNES LOCAL PLAN ADOPTED
DECEMBER 2005**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

October 2008

SCHEDULE

POLICIES CONTAINED IN THE MILTON KEYNES LOCAL PLAN DECEMBER 2005

Policy Number	Policy Title/Purpose
S1	General Principles
S3	City Expansion Areas
S4	Phasing of the City Expansion Areas
S5	Central Milton Keynes
S6	Bletchley
S7	Key Settlements
S8	Selected Villages
S9	Other Villages
S10	Open Countryside
S11	Areas of Attractive Landscape
S12	Linear Parks
D1	Impact of Development Proposals on Locality
D2a	Urban Design Aspects of New Development
D2	Design of Buildings
D3	Canalside Development
D4	Sustainable Construction
D5	Renewable Energy
D6	Mains and Telecommunications Services
D7	Telecommunications Masts
D8	Temporary Buildings
HE1	Protection of Archaeological Sites
HE2	Buildings of Special Architectural or Historic Interest (Listed Buildings)

Policy Number	Policy Title/Purpose
HE3	Demolition of a Listed Building
HE4	Extension or Alteration of a Listed Building
HE5	Development Affecting the Setting of a Listed Building
HE6	Conservation Areas
HE8	Protection of Historic Parks and Gardens
NE1	Nature Conservation Sites
NE2	Protected Species
NE3	Biodiversity and Geological Enhancement
NE4	Conserving and Enhancing Landscape Character
T1	The Transport User Hierarchy
T2	Access for those with Impaired Mobility
T3	Pedestrians and Cyclists
T4	Pedestrians and Cyclists
T5	Public Transport
T6	Transport Interchanges
T7	Park and Ride
T8	Rail and Canal Freight
T9	The Road Hierarchy
T10	Traffic
T11	Transport Assessments and Travel Plans
T12	Major Transport Schemes
T13	Transport Reservations
T14	Roadside Services
T15	Parking Provision
T16	Lorry Parks
T17	Traffic Calming

Policy Number	Policy Title/Purpose
EA1	Expansion Areas
EA2	Expansion Areas
EA3	Eastern expansion area (Site MK1)
EA4	North of A421, East of Fen Farm
EA4a	New Strategic Reserves
EA5	Western Expansion Area (Site MK2)
EA6	Northern Expansion Area (Site MK3)
EA7	Land at Stantonbury Park Farm (Site MK24)
KS1	Newton Leys (Site MK4)
KS3	Linford Lakes Area
KS6	Wolverton Development Framework Area
H1	Land Allocated for Housing
H1a	Priority Housing Sites
H2	Priority Housing Requirements
H3	Affordable Housing: Definition
H4	Affordable Housing: Target and Site Thresholds
H5	Affordable Housing: Site and Market Conditions
H6	Rural Housing Needs
H7	Housing on Unidentified Sites
H8	Housing Density
H9	Housing Mix
H10	Subdivision of Dwellings and Houses in Multiple Occupation (HiMOs)
H12	Sites for Travellers
Site MK11	Stantonbury – West of Redbridge
Site MK12	Stony Stratford – London Road

Policy Number	Policy Title/Purpose
Site MK21	Fenny Stratford: r/o Penn Road
Site MK22	Fenny Stratford: Lathams, Simpson
Site MK23	Stony Stratford: Stratford House
Site NP1	Police Station Houses, High Street
Site NP2	Former Taylors Mustard Factory, Union Street
Site WS1	Nampak (and adjoining land), Station Road
Site OY4	Land off Austen Avenue
Site BB1	Blind Pond Farm, Woburn Sands Road
E1	Protection of Existing Employment Land
E2	New Employment Sites in Milton Keynes City
E5	Re-use of Rural Buildings
E6	New Buildings for Employment Uses in the Open Countryside
E7	Retailing on Employment Land
E8	Sites for Bad Neighbour Uses
E9	Controlling the Risk of Pollution
E10	Working From Home
E11	Protection of Small Business Units
E12	Land for Large Footprint Employment
E13	Large Footprint Employment Area: Planning Requirements
E15	Large Footprint Employment: Individual Sites and Buildings
TC1	Character & Function of the Shopping Hierarchy
VS1	New Village Shops
VS2	Existing Village Shops, Public Houses and Post Offices
LC1	New Local Centres
LC2	Non Retail Uses in Local Centres

Policy Number	Policy Title/Purpose
LC3	New Development in Local Centres
DC1	Kingston District Centre
DC2	Westcroft District Centre
TC1	Olney Town Centre
TC2	Olney Town Centre
TC3	Stony Stratford Town Centre
TC4	Stony Stratford Town Centre
TC5	Woburn Sands Town Centre
TC6	Woburn Sands Town Centre
TC7	Newport Pagnell Town Centre
TC8	Newport Pagnell Town Centre
TC9	Newport Pagnell Town Centre
TC10	Newport Pagnell Town Centre
TC11	Wolverton Town Centre
TC13	Wolverton Town Centre
TC14	Bletchley Town Centre
TC15	Bletchley Town Centre
TC16	Bletchley Town Centre
TC17	Bletchley Town Centre
TC18	Non-Retail Uses on Ground Floors in Town Centres
TC19	Housing in Town, District and Local Centres
CC1	Shopping
CC2	Shopping
CC3	CMK Development Framework
CC5	Office Development
CC6	Non-Retail Uses in the CMK Shopping Building and Midsummer Place

Policy Number	Policy Title/Purpose
CC7a	Key Transport Principles
CC7c	Key Principles for Parking
CC8	Design and Layout
CC9	Design of New Buildings
CC10	Planning Obligations Policies in CMK
CC7b	City Spine
CC11	Central Business District
CC12	Sustainable Residential Quarter
CC13	City Core Quarter
CC14	Station Square Quarter
CC15	Enterprise and Knowledge Quarter
CC16	North West Quarter
CC4	Campbell Park Quarter
CC17	CBX 3
CC18	Block D4
CC19	Park Gateway
R1	Major Retail Proposals
R2	Retail Warehousing
R3	Car-Related Retail Uses
R4	Forecourt Shops at Petrol Filling Stations
R5	Garden Centres
R6	Retail Uses in the Open Countryside
L1	Facilities Acceptable in the Parks System
L2	Protection of Public Open Space and Existing Facilities
L3	Standards of Provision
L4	Sites Allocated for New Facilities

Policy Number	Policy Title/Purpose
L5	Golf Courses
L6	Horse-Related Development
L7	Criteria for the Location of Water Sports
L8	Criteria for the Location of Noisy Sports
L9	Arts, Entertainment and Commercial Leisure Facilities
L10	Visitor Accommodation
L11	Camping and Touring Caravans
L12	Milton Keynes Bowl and Elfield Park
L13	Multi-Purpose Sports and Spectator Events Stadium
C1	Location of Community Facilities
C2	Loss of Community Facilities
C3	Meeting Halls/Community Centres
C4	Education
C5	Health and Community Care Facilities
C6	Childcare Facilities
C7	Burial and Memorial Grounds
C9	Reserve Sites
C10	Libraries
PO1	General Policies
PO2	General Policies
PO3	Provision of Small Business Units
PO4	Percent for Art