

Assessment of Conformity between Milton Keynes Local Plan (2005) and Minerals Local Plan (2006) Policies and the National Planning Policy Framework (2012)

Since the publication of the National Planning Policy Framework (NPPF) in March 2012, the policies contained within have become material considerations which local planning authorities should take into account both for the purposes of decision-taking and in the preparation of plans.

Whilst Milton Keynes has an up-to-date Core Strategy, adopted in August 2013, which conforms with the NPPF, the large majority of its Development Management policies are contained within the *Milton Keynes Local Plan (2005)*, which was adopted under the *Town and Country Planning Act 1990*.

In accordance with paragraph 215 of the NPPF, “*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the NPPF) (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given)*”.

This document assesses all relevant Local Plan (2005) policies against the NPPF, outlining where they conform and conflict with the framework. A conclusion is then provided for each policy summarising the weight that they should be given in-line with their degree of consistency with the NPPF. This is the position that will be taken in the decision-making process until the policies are replaced by those contained in PlanMK, once adopted.

Note 1: A number of the existing Local Plan (2005) policies assessed here, although not in conflict with any specific parts of the NPPF, are negatively worded or take a negative approach. This may be considered as being in conflict with the general approach of the NPPF.

In these cases, as the policy’s conform with the NPPF, it is considered that they can continue to be relied upon within the decision making process, however consideration must also be given to *Policy CSA* of the *Milton Keynes Core Strategy (Adopted Version) July 2013*.

Policy CSA

National Planning Policy Framework – Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to be secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant,

with policies in Neighbourhood Plans) will be approved without delay, unless material consideration indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that framework indicate that development should be restricted.

Note 2: Local Plan (2005) policies that are specific to certain sites have not been assessed.

Note 3: The following Local Plan (2005) policies have been previously deleted or replaced by policies in the Adopted Milton Keynes Core Strategy (2013) and have therefore not been assessed here:

Policy Ref	Local Plan Policy Name	Replaced in Core Strategy or deleted
S1	General Principles	Replaced by Core Strategy – Policy CS1
S3	City Expansion Areas	Replaced by Core Strategy – Policy CS1
S4	Phasing of the City Expansion Areas	Replaced by Core Strategy – Policy CS1
S5	Central Milton Keynes	Replaced by Core Strategy – Policy CS7
S7	Key Settlements	Replaced by Core Strategy – Policy CS1
S8	Selected Villages	Replaced by Core Strategy – Policy CS1 & CS9
S9	Other Villages	Replaced by Core Strategy – Policy CS1 & CS9
S13	Areas Liable to Flooding	Deleted 2008*
S14	Protection of the Best and Most Versatile Agricultural Land	Deleted 2008
T6	Transport Interchanges	Replaced by Core Strategy – Policy CS11
H3	Affordable Housing: Definition	Replaced by Core Strategy and covered by NPPF Annex
H11	Low Impact Dwellings in the Open Countryside	Deleted 2008
H13	Wintering Quarters for Travelling Showpeople	Deleted 2008
TC1	Character and Function of the Shopping Hierarchy	Replaced by Core Strategy – Policy CS4
CC3	CMK Development Framework	Replaced by Core Strategy – Policy CS7
C8	Burial and Memorial Grounds	Deleted 2008
PO1	General Policies	Replaced by Core Strategy – Policy CS21
PO2	General Policies	Replaced by Core Strategy – Policy CS21

*paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply from 21 December 2008- see letter from Secretary of State 24 October 2008

Assessment of Conformity

Strategic Policies:

Policy	S6 Bletchley	
Policy wording	<p>Proposals that help to establish Bletchley as a secondary focus for commercial and cultural development within the City will be encouraged. The key objectives for Bletchley are to:</p> <ul style="list-style-type: none"> (i) Upgrade the town centre as focus for the regeneration of the town as a whole (ii) Improve access by public transport to and within the centre, including better interchange facilities and the segregation of pedestrian and vehicle traffic and linkages between different areas within and adjoining the town centre (iii) Improve retailing (iv) Improve the town centre environment (v) Maximise the potential of Bletchley Park, the Milton Keynes College Campus and adjoining land leading to a greater intensity of activity supported by high quality public transport (vi) Promote office development around the railway station 	
Policy objectives	<ul style="list-style-type: none"> • To set out a land use planning framework for assisting the regeneration and enhancement of Bletchley. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>This policy, particularly criterions (i) to (iv), conforms with the aims of chapter 2 of the NPPF – Ensuring the vitality of town centres, specifically, paragraph 23. Criterion (v) conforms with chapter 4 of the NPPF, Promoting Sustainable Development, particularly paragraphs 30, 34 and 35.</p>	<p>In relation to criterion (vi), bullet point 6 of paragraph 23 states that LPA’s should “allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres”. Promoting office development around the railway station (outside of the town centre boundary) is not consistent with this. However bullet point 7 of paragraph 23 states that LPA’s should “allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available”. The employment site to the west of the railway line is adjacent to the town centre and is very accessible by train, and so meets the aims of chapter 4 – Promoting Sustainable Transport.</p>

Outcome	The policy can continue to be used, but attention will need to be paid to paragraph 23 of the NPPF in relation to criterion (vi).
Conclusion	Policy S6 conforms with the NPPF, so, can continue to be relied upon in the decision making process, providing paragraph 23 of the NPPF is given due consideration.

Policy	S10 Open Countryside	
Policy wording	The open countryside is defined as all land outside the development boundaries defined on the Proposals Map. In the open countryside, planning permission will only be given for development that is essential for agriculture, forestry, countryside recreation or other development which is wholly appropriate to a rural area and cannot be located within a settlement.	
Policy objectives	<ul style="list-style-type: none"> To protect the countryside and to concentrate new development within and adjoining existing settlements 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	This policy is consistent with the NPPFs central aim of achieving sustainable development and conforms with bullet points 5, 7 and 11 of paragraph 17 (the core planning principles).	In considering planning applications for development in the open countryside, regard should be had to chapter 3 – Supporting a Prosperous Rural Economy, paragraph 28 of the NPPF.
Outcome	The policy can continue to be used, but attention will need to be paid to paragraph 28 of the NPPF.	
Conclusion	Policy S10 conforms with the NPPF, so, can continue to be relied upon in the decision making process, providing paragraph 28 of the NPPF is given due consideration.	

Policy	S11 Areas of Attractive Landscape	
Policy wording	<p>The following areas are defined on the Proposals Map as Areas of Attractive Landscape:</p> <ol style="list-style-type: none"> 1 Brickhills 2 The Ouse Valley, north and west of Newport Pagnell <p>Within these areas, development should:</p> <ol style="list-style-type: none"> (i) Not damage the special character of the area (ii) Enhance important landscape features where possible (iii) Protect and enhance features of nature conservation value (iv) Retain and improve public access and opportunities for countryside recreation 	
Policy objectives	<ul style="list-style-type: none"> To protect and enhance those areas of countryside identified as having countywide landscape value. 	

Comparison with NPPF	Areas of conformity	Areas of conflict
	This aim of the policy is consistent with bullet points 5 and 7 of paragraph 17 (the core planning principles) and with paragraph 109 (1 st bullet point) of the NPPF.	There is a possible conflict between Policy S11 and paragraph 113 of the NPPF, which states that “Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.”
Outcome	Continue to use Local Plan Policy	
Conclusion	Whilst Policy S11 is not specifically a ‘criteria based policy’, to be used across the Borough, it identifies those areas which have been previously assessed as areas of attractive landscape under set criteria for designation. The policy is not directly in conflict with the NPPF and the aims of the policy are consistent with those in the NPPF. S11 should therefore continue to be used until it is replaced by a new policy in PlanMK which will follow the approach outlined in the NPPF.	

Policy	S12 Linear Parks
Policy wording	<p>The following areas are defined as Linear Parks on the Proposals Map:</p> <ol style="list-style-type: none"> 1 The Ouse Valley, from the Borough boundary at Passenham to the M1 motorway 2 The Ouzel / Lovat valley, from Water Eaton to the River Ouse, including the valleys of the Broughton and Caldecotte Brooks within the city. 3 The Loughton Brook valley 4 Emberton Country Park <p>Development proposals in the Linear Parks should contribute to achieving the following objectives:</p> <ol style="list-style-type: none"> (i) Protecting and improving the landscape (ii) Protecting and enhancing features of nature conservation value (iii) Retaining and improving public access to land and water areas for countryside recreation (iv) Flood control (v) Minimising any adverse impact on local residents and agriculture (vi) Protecting and interpreting areas of archaeological interest

Policy objectives	<ul style="list-style-type: none"> To protect and enhance the main river valleys running through the City 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The policy conforms with the aims of paragraphs 73, 94, 109, 114 of the NPPF.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy S12 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Design Policies:

Policy	D1 Impact of Development Proposals on Locality	
Policy wording	<p>Planning permission will be refused for development that would be harmful for any of the following reasons:</p> <ul style="list-style-type: none"> (i) Additional traffic generation which would overload the existing road network or cause undue disturbance, noise or fumes (ii) Inadequate drainage, which would adversely affect surface water disposal, including flood control, or overload the existing foul drainage system (iii) An unacceptable visual intrusion or loss of privacy, sunlight and daylight (iv) Unacceptable pollution by noise, smell, light or other emission to air, water or land (v) Physical damage to the site and neighbouring property including statutorily protected and other important built and natural features and wildlife habitats (vi) Inadequate access to, and vehicle movement within, the site 	
Policy objectives	<ul style="list-style-type: none"> • To prevent development causing harm to the site and the surrounding areas 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The criteria of Policy D1 are very well covered by the NPPF, including in the following places;</p> <ul style="list-style-type: none"> (i) Principle 4 of paragraph 17 (the core planning principles) and paragraphs 35 and 109 (ii) Principle 6 of paragraph 17 (the core planning principles) and paragraph 99 (iii) Principle 4 of paragraph 17 (the core planning principles) and paragraphs 64 and 66 (iv) Principle 7 of paragraph 17 (the core planning principles) and paragraphs 66, 120 and 123-124 (v) Paragraphs 118 and 120 (vi) Paragraphs 34-35. 	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy D1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration will need to be given to Note 1 at the start of this document.	

Policy	D2 Design of Buildings	
Policy wording	<p>Development Proposals for buildings will be refused unless they:</p> <ul style="list-style-type: none"> i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance ii) Relate well to and enhance the surrounding environment iii) Provide access for those with impaired mobility iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area v) Include landscaping and boundary treatments that integrate with those of the surrounding area. vi) Have regard to the need to design layout and screening in the interests of the prevention of crime and the surveillance of the public realm. <p>The extension of the buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building.</p>	
Policy objectives	<ul style="list-style-type: none"> • To ensure that all new buildings are well designed and relate well to the surrounding area. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The objectives of Policy D2 are in conformity with principle 4 of paragraph 17 (the core planning principles) and Section 7 (Specifically paragraphs 56 and 57).</p> <p>The criteria of Policy D2 are very well covered by the NPPF, including in the following places;</p> <ul style="list-style-type: none"> (i) Paragraph 59 (ii) Paragraphs 58 (1st and 4th bullet points), 59, 60, 61 and 64 (iii) Paragraphs 58 (5th bullet point) and 59 (iv) Paragraph 58 (4th and 6th bullet points) (v) Paragraphs 58 (6th bullet point) and 59 (vi) Paragraph 58 (5th bullet point) and Section 8, Paragraph 69 (2nd point). 	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy D2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration will need to be given to Note 1	

at the start of this document.

Policy	D2A Urban Design Aspects of New Development	
Policy wording	<p>Development proposals will be refused unless they meet the following objectives:</p> <ul style="list-style-type: none"> i) Character in townscape and landscape by identifying and reinforcing better quality and locally distinctive design elements ii) Continuity of street frontage and enclosure of space by clearly defining public and private areas and locating main building entrances on the street. iii) Quality public realm consisting of spaces and streets that are accessible, attractive, well related to and overlooked by buildings providing natural surveillance, with active ground floor uses along main streets and with parked vehicles not being visually dominant. iv) Ease of movement by creating places that are permeable and well connected with safe, attractive, convenient routes along streets giving priority to walking, cycling and public transport v) Legibility by providing recognisable streets, junctions, and landmarks to help people to find their around vi) Adaptability of buildings and spaces, capable to use by a range of activities in response to changing conditions vii) Variety of layout, building form, use and tenure through the site. 	
Policy objectives	<ul style="list-style-type: none"> • To ensure that all new development is of a high standard of design 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	This policy conforms with paragraphs 8, 9, 21, 30 and 69, as well as principle 4 of paragraph 17 (the core planning principles).	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy D2A conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	D3 Canalside Development	
Policy wording	Development alongside canals should help meet the following objectives: (i) Improved public access to an enjoyment of the waterway, including those with impaired mobility (ii) The protection and enhancement of wildlife habitats (iii) The retention and enhancement of significant waterside buildings and their settings (iv) Within employment areas, the provision of wharf facilities for freight transfer (v) New buildings should present a public face to the canal and be in keeping with local character in terms of scale, design and materials (vi) Development proposals in the vicinity of the Canal should also take into account the potential for localised flooding from the Canal	
Policy objectives	<ul style="list-style-type: none"> To maximise the potential of canalside locations 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	This policy conforms with the NPPF, including paragraphs 75, 109, 126, 58, 61 and 99.	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy D3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	D4 Sustainable Construction	
Policy wording	All new development exceeding 5 dwellings (in the case of residential development) or incorporating gross floorspace in excess of 1000 sq m (in the case of other development) will be required to include the following: (i) Energy efficiency by siting, design, layout and buildings' orientation to maximize sunlighting and daylighting, avoidance of overshadowing, passive ventilation; (ii) Grouped building forms in order to minimize the external wall surface extent and exposure; (iii) Landscape or planting design to optimise screening and individual buildings' thermal performance; (iv) Renewable energy production e.g. external solar collectors, wind turbines or photovoltaic devices; (v) Sustainable urban drainage systems, including rainwater and waste water collection and recycling (vi) Significant use of building materials that are renewable or recycled;	

	(vii) Waste reduction and recycling measures; Carbon neutrality or financial contributions to a carbon offset fund to enable carbon emissions to be offset elsewhere.	
Policy objectives	<ul style="list-style-type: none"> To reduce the resource consumption of new development and to achieve zero carbon growth. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The objectives of Policy D4 are in conformity with the NPPF in the following places:</p> <ul style="list-style-type: none"> Principles 3, 4, 6 and 7 of paragraph 17 (the core planning principles) Paragraphs 93, 94, 95, 96, 97, 204. 	<p>Policy D4 may not be in full conformity when considering its approach to carbon neutrality (criterion viii). Policy does not have a definition of a carbon neutral development. However, the Council's SPD defines 'carbon neutrality' and this is not in conformity with the Government's description of zero carbon buildings, which excludes non-regulated emissions from the definition of a zero carbon development.</p>
Outcome	Continue to use Local Plan Policy	
Conclusion	<p>Policy D4 is in conformity with the NPPF and should continue to be relied upon in the decision making process. The difference in definition between the Government's description of zero carbon buildings and the Council's SPD definition of a carbon neutral development is acknowledged, but is not considered a conflict until the government develop their definition and it is incorporated into national policy.</p>	

Policy	D5 Renewable Energy	
Policy wording	<p>Planning permission will be granted for proposals to develop renewable energy resources unless there would be:</p> <ul style="list-style-type: none"> i) significant harm to the amenity of residential areas, due to noise, traffic, pollution or odour; ii) significant harm to a wildlife species or habitat; iii) unacceptable visual impact on the landscape. <p>Wind turbines should, in addition, avoid unacceptable shadow flicker and electromagnetic interference and be sited at least 350m from any dwellings.</p>	
Policy objectives	<ul style="list-style-type: none"> To encourage the development of renewable energy production. 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy D5 is broadly in conformity with the NPPF, paragraph 97 in particular.</p>	<p>The section of the policy that specifies a minimum separation distance from wind turbines to dwellings may be a point of conflict with the NPPF. Paragraph 97 makes clear that planning authorities should “design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts”. The 350m minimum separation distance included in the policy is based on the now revoked PPS22 Companion Guide, which stipulated that a distance of 350m is the minimum distance between a wind turbine and residential housing ensuring noise measurements are below what is expected. In most cases for modern commercial size wind turbines this minimum separation distance will be insufficient to mitigate an unacceptable noise impact on residential properties. Likewise, smaller wind turbines may have no unacceptable impact even if located within a 350m separation buffer. On this basis it is considered that, until a robust evidence base confirms that a minimum fixed separation distance between wind turbines and residential properties is justified, each renewable energy application should be considered on a case by case basis, to ensure that opportunities for the provision of renewable energy installations are not missed as a result of what may be an unnecessary requirement in some instances.</p> <p>Also the policy contains caveats relating to wildlife species or habitat and landscape, but not to the historic environment or the heritage assets therein. Wind turbines can be harmful to the significance of heritage assets. This omission is not consistent with the NPPF and also</p>
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		with the new Planning practice guidance on renewable and low carbon energy (paragraph 34).
Outcome	With the exception of the minimum separation distance for wind turbines, policy D5 can continue to be used.	
Conclusion	The majority of policy D5 is in conformity with the NPPF and can continue to be used. However the minimum separation distance for wind turbines is not in conformity with the NPPF, meaning applications should be considered on a case by case basis and the 350m should not be applied. Also the Planning practice guidance for renewable and low carbon energy (2013) provides additional guidance that clarifies and confirms that, other than when dealing with set back distances for safety, separation distances are not appropriate between renewable energy development and other land uses. The decision making process should also give consideration to the impact of wind turbine proposals on heritage assets as outlined in Section 12 of the NPPF.	

Policy	D6 Mains and Telecommunications Services	
Policy wording	Electricity and telecommunications services to new development within the boundary of Milton Keynes City should be provided underground. Overhead services will only be acceptable if there are proven technical reasons why underground services cannot be provided.	
Policy objectives	<ul style="list-style-type: none"> To avoid the provision of overhead telecommunication services. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	This policy is in conformity with the NPPF, particularly paragraph 43, which states that LPAs should aim to keep the number of telecommunications masts to a minimum, consistent with the efficient operation of the network.	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy D6 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	D7 Telecommunications Masts
Policy wording	Planning applications for masts and other telecommunications apparatus should demonstrate that adverse impact on the built or natural

	environment is minimised. To limit the visual impact of masts and other apparatus, operators must show that they have sought to: (i) Maximise the use existing and proposed tall buildings (ii) Share masts and sites	
Policy objectives	<ul style="list-style-type: none"> To minimise the impact of telecommunication masts 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	This policy is in conformity with paragraph 43 which states that LPAs should aim to keep the number of telecommunications masts to a minimum, consistent with the efficient operation of the network.	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy D7 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	D8 Temporary Buildings	
Policy wording	<p>Planning permission will only be granted for temporary buildings to meet essential short-term needs. Consent will be for a limited period.</p> <p>Proposals for temporary classrooms will also be assessed against the criteria in Appendix D8.</p>	
Policy objectives	<ul style="list-style-type: none"> To avoid a proliferation of temporary buildings in the Borough. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The NPPF is silent on this very specific topic. It is, however, considered that this policy is in conformity with the NPPF's general theme of sustainable development.	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy D8 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Historic Environment Policies:

Policy	HE1 Protection of Archaeological Sites	
Policy wording	<p>Planning permission will be refused for development proposals that would have an adverse impact upon a Scheduled Ancient Monument or its setting, or unscheduled site of local, regional or national importance or their settings.</p> <p>Where development is proposed affecting an unscheduled site of known archaeological interest then archaeological investigations will need to be carried out to establish a mitigation and/or excavation strategy prior to development being permitted.</p> <p>Where development is permitted, consent will be subject to a legal agreement and/or conditions, to ensure that:</p> <ul style="list-style-type: none"> (i) Archaeological remains are preserved in situ; or (ii) In appropriate circumstances, provision is made for the evaluation, excavation and recording of below and above ground archaeological remains prior to and during development, followed by post excavation research and publication of the results of the investigation. 	
Policy objectives	<ul style="list-style-type: none"> • To protect sites of known archaeological importance, whether or not they are Scheduled Ancient Monuments, from the adverse impact of development that would affect the feature or its setting. • To ensure that, where there is uncertainty about the archaeological potential of an area, appropriate measures are put in place to record archaeological features which may be discovered as development takes place. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy HE1 is in general conformity with principle 10 of paragraph 17 (the core planning principles) and is more specifically covered by paragraphs 128, 132, 133, 135 and 139.	None identified
Outcome	Continue to use Local Plan Policy NPPF should take precedence	
Conclusion	Policy HE1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. The NPPF however is more up-to-date and is more detailed in its archaeological policies than Policy HE1. It should therefore be given preference where it provides greater detail than Policy HE1.	

Policy	HE2 Buildings of Special Architectural or Historic Interest (Listed Buildings)	
Policy wording	<p>The Council will exercise its Planning and Listed Building Control powers to safeguard the preservation of Listed Buildings by permitting a change of use where it would contribute to the retention of the building without adversely affecting its character, special interest or structural integrity.</p> <p>The Council will exercise its concurrent development control powers to ensure or secure the preservation of statutorily listed buildings. Development involving the change of use of listed buildings may be permitted where it would demonstrably contribute towards the restoration, retention or future maintenance of such buildings, without adversely affecting their special architectural or historic interest. Where an application for a change of use will require alterations to a listed building, an application for Listed Building Consent should be submitted at the same time.</p>	
Policy objectives	<ul style="list-style-type: none"> • To facilitate the proper maintenance of historic buildings by encouraging them to be put to appropriate economic use • To avoid the loss of historic fabric, which is a waste of economic, as well as environmental, resources. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy HE2 is in general conformity with principle 10 of paragraph 17 (the core planning principles) and is more specifically covered by paragraphs 126 (1 st and 2 nd bullet points), 131 (1 st and 2 nd bullet points), 132 and 134.	None identified
Outcome	Continue to use Local Plan Policy NPPF should take precedence	
Conclusion	Policy HE2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. The NPPF however is more up-to-date and more detailed and should therefore be given greater preference in cases where it provides more detail.	

Policy	HE3 Demolition of a Listed Building
Policy wording	<p>Development requiring the demolition of a listed building will not be permitted unless all the following criteria are met:</p> <ul style="list-style-type: none"> i) It is not possible to continue to use the building for its existing or a previous use ii) There is no other viable use for the building iii) Demolition would not cause harm to the setting of any other listed building, the character of the street scene or the character of a Conservation Area

	iv) Clear and convincing evidence is provided with the application to show that all reasonable efforts have been made to continue the existing use or find an appropriate new use and that those efforts have failed. If, exceptionally, permission is granted, it may be made subject to a condition that development (involving demolition) is not to be carried out until all the relevant details have been submitted to and approved by the Council and a binding contract has been let for the subsequent execution of such development.	
Policy objectives	<ul style="list-style-type: none"> To minimise the potential loss of Listed Buildings 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy HE3 is in conformity with the NPPF and is specifically covered by paragraphs 126 (1 st bullet point), 132, 133 and 136.	None identified
Outcome	Continue to use Local Plan Policy NPPF should take precedence	
Conclusion	Policy HE3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. The NPPF however is more up-to-date and more detailed and should therefore be given greater preference in cases where it provides more detail.	

Policy	HE4 Extension or Alteration of a Listed Building	
Policy wording	Development requiring the internal alteration or external extension of a listed building (or buildings) will not be permitted unless: In relation to external extension - where relevant, the siting, design, external appearance, access to and landscaping of the proposed development would respect the listed building's setting, integrity, character and appearance and would also serve to preserve, restore or complement its features of special architectural or historic interest. In relation to internal alteration – the development will not adversely affect the building's character or features of special architectural or historic interest.	
Policy objectives	<ul style="list-style-type: none"> To avoid loss of, or damage to, the special interest of the building, for which it has been listed. 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	Policy HE4 is in general conformity with principle 10 of paragraph 17 (the core planning principles) and is more specifically covered by paragraphs 131 (1 st bullet point), 132, 133, 134 and 135.	None identified
Outcome	Continue to use Local Plan Policy NPPF should take precedence	
Conclusion	Policy HE4 is in conformity with the NPPF and can continue to be used and should be considered in cases. The NPPF does however provide more detail, is more specific and more up-to-date, whilst it also includes protection for non-designated assets. The NPPF should therefore be given greater preference.	

Policy	HE5 Development Affecting the Setting of a Listed Building	
Policy wording	<p>Planning permission will be refused for any form of development that would adversely affect the setting of a listed building or group of listed buildings. This setting may extend well beyond their immediate building curtilage(s) and may include an extensive street scene or a wider urban design context, especially when the application site is located within a designated conservation area.</p> <p>Applications may need to be advertised under sections 67 or 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and may, in appropriate cases, require the concurrent submission of details relating to the siting, access, design, external appearance and landscaping of the proposed development</p>	
Policy objectives	<ul style="list-style-type: none"> To preserve an appropriate historic context for individual listed buildings 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy HE5 is in general conformity with principle 10 of paragraph 17 (the core planning principles) and is more specifically covered by paragraphs 126, 131 (3 rd bullet point), 132, 133, 134 and 135.	None identified
Outcome	Continue to use Local Plan Policy NPPF should take precedence	
Conclusion	Policy HE5 is in conformity with the NPPF and can continue to be used and should be considered in cases. The NPPF should however be given increased weight as is it more up-to-date and detailed whilst Policy HE5 does not appear to give any thought towards development that can provide a positive contribution to the historic environment or enhance/better reveal	

the significance of the heritage asset.

Policy	HE6 Conservation Areas	
Policy wording	<p>Development proposals within or affecting the setting of a Conservation Area should preserve or enhance the character and appearance of the area.</p> <p>The criteria used to assess such proposals are set out in English Heritage Guidance on the Management of Conservation Areas (1995); and interpreted in Character Statements for specific Conservation Areas.</p> <p>Full planning applications will be required for all proposals in Conservation Areas including detailed plans and elevations showing the new development in its setting.</p> <p>Conservation consent for development will be refused for buildings or features that make a positive contribution to the character and appearance of a Conservation Area, unless the proposed redevelopment would enhance the character of the area.</p>	
Policy objectives	<ul style="list-style-type: none"> • To preserve or enhance all the aspects of character or appearance which contribute to the special interest of a designated Conservation Area • To avoid inappropriate development in Conservation Areas following from the grant of outline planning permission • To avoid the erosion of the special interest of a Conservation Area through the inappropriate loss of historic fabric. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy HE6 is in general conformity with principle 10 of paragraph 17 (the core planning principles) and is more specifically covered by paragraphs 126, 131 (1st and 3rd bullet points specifically), 132, 133, 134, 135, 137 and 138.</p>	<p>None identified</p>
Outcome	<p>Continue to use Local Plan Policy NPPF should take precedence</p>	
Conclusion	<p>Policy HE6 is in conformity with the NPPF and can continue to be used and should be considered in cases. The NPPF is however more up-to-date and provides more detail than Policy HE6, specifically in this case with regard to encouraging positive development which enhances the Conservation Area. The NPPF should therefore be given greater precedence where it provides more detail.</p>	

Policy	HE8 Protection of Historic Parks and Gardens	
Policy wording	<p>Planning permission will be refused for development that would adversely affect the special interest of Historic Parks and Gardens identified on the Proposals Map.</p> <p>The Council will encourage the conservation and / or restoration of their landscape and architectural features where this is based on thorough historic research.</p>	
Policy objectives	<ul style="list-style-type: none"> • To protect the special interest of registered Historic Parks and Gardens from inappropriate development • To encourage the informed restoration and management of registered Historic Parks and Gardens. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy HE8 is in general conformity with principle 10 of paragraph 17 (the core planning principles) and is more specifically covered by paragraphs 126, 132, 133, 134 and 135.	None identified
Outcome	Continue to use Local Plan Policy NPPF should take precedence	
Conclusion	<p>Whilst the NPPF does not include anything specifically relating to historic parks and gardens, these are heritage assets and therefore Policy HE6 is in conformity and can continue to be used and should be considered in cases. The NPPF does however provide more detail and is more up-to-date than Policy HE8 and should therefore take precedence in cases where it provides more detail.</p>	

Natural Environment Policies:

Policy	NE1 Nature Conservation Sites	
Policy wording	<p>(i) Development will not be permitted if it is likely to harm the nature conservation value of an international site (RAMSAR sites, SACs and SPAs)</p> <p>(ii) Proposals for development likely to affect a National Nature Reserve or Site of Special Scientific Interest will be only be permitted if they can be subject to conditions that will prevent damaging impacts on biodiversity interests, or if other material considerations are sufficient to override nature conservation interests.</p> <p>(iii) Development which would be likely to harm the biodiversity or geological conservation value of a site of county-wide (RIGS, MK Wildlife sites) or local importance (Local Nature Reserves, Wildlife Corridors, local wildlife sites) will only be permitted if the importance of the development outweighs the local value of the site.</p>	
Policy objectives	<ul style="list-style-type: none"> To protect from development all designated sites of importance for nature conservation 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objective of Policy NE1 is supported by paragraph 14, principle 7 of paragraph 17 (core planning principles) and Section 11 of the NPPF, specifically paragraph 113, 117 and 118.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy NE1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	NE2 Protected Species	
Policy wording	<p>Planning permission will be refused for development if it would be likely to adversely affect animal or plant species, or their habitat, specifically protected by law.</p> <p>Where necessary, planning conditions will be attached to permissions to require the developer to take steps to secure the protection of the species or habitat affected by development.</p>	
Policy objectives	<ul style="list-style-type: none"> To help conserve those animal and plant species protected by the Wildlife and Countryside Act 1981 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	The objective of Policy NE2 is supported by principle 7 of paragraph 17 (the core planning principles) and Section 11 of the NPPF, specifically paragraph 110, 113, 117 and 118.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy NE2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. The NPPF does not over-ride the legal obligation or status afforded to all protected species, although this will vary in respect of the legislation concerned. The strictest provisions apply to European protected species i.e. those species protected under the Habitats Regulations.	

Policy	NE3 Biodiversity and Geological Enhancement	
Policy wording	<p>All new development exceeding 5 dwellings (in the case of residential development) or incorporating gross floorspace in excess of 1000 sq m (in the case of other development) will be required to incorporate proposals to enhance biodiversity and geological features which are appropriate to, and where possible compensate for, impacts on the immediate area and the site characteristics.</p> <p>Measures may include use of native species in landscaping schemes, or the improvement or creation of wildlife habitats or features of geological interest.</p> <p>Priority will be given to woodland planting and other habitats and species identified by local Biodiversity Action Plan.</p> <p>Where enhancement is not possible on the site, appropriate enhancements will be sought on other land</p>	
Policy objectives	<ul style="list-style-type: none"> To achieve positive gains for biodiversity and geology in the design of new development. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objective of Policy NE3 is supported by principle 7 of paragraph 17 (the core planning principles) and Section 11 of the NPPF, specifically paragraph 109, 114, 118 (4 th bullet point).	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy NE3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	NE4 Conserving and Enhancing Landscape Character	
Policy wording	Where development in the open countryside is acceptable in principle under other policies in this plan, it should respect the particular character of the surrounding landscape.	
Policy objectives	<ul style="list-style-type: none"> To conserve the Borough's landscape 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objective of Policy NE4 is supported by principle 7 of paragraph 17 (the core planning principles) and Section 11 of the NPPF, specifically paragraph 109 and 156 (5 th bullet point).	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy NE4 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Transport Policies:

Policy	T1 The Transport User Hierarchy	
Policy wording	Development proposals should meet the needs of transport users in the following order of priority: (i) Pedestrians and those with impaired mobility. (ii) Cyclists (iii) Users of public transport and taxis, and motorcyclists (iv) Others	
Policy objectives	<ul style="list-style-type: none"> To ensure the correct priority of access to and within new development. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Conforms with principle 11 of paragraph 17 (the core planning principles), paragraph 29, 30 and 35 (2 nd bullet point).	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T2 Access for those with Impaired Mobility	
Policy wording	Development proposals must be designed to meet the access needs of those with impaired mobility. In particular: (i) Specifically identified and convenient parking spaces should be provided (ii) The layout of the external environment, including links to adjoining areas, must provide convenient, direct and safe access.	
Policy objectives	<ul style="list-style-type: none"> To ensure the needs of those with impaired mobility are given priority in development. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	i) Is covered by Paragraph 39 (1 st bullet point) ii) Conforms with Paragraphs 32 (2 nd bullet point) and 25 (5 th bullet point)	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	T3 Pedestrians and Cyclists	
Policy wording	<p>Development proposals must be designed to meet the needs of pedestrians and cyclists. In particular:</p> <p>(i) The layout of the external environment, including links to adjoining areas should provide convenient, direct, safe, secure and understandable pedestrian and cycle routes that are not isolated from other transport routes;</p> <p>(ii) The needs of cyclists should be taken into account in traffic calming schemes;</p> <p>(iii) Locations that are a deterrent to pedestrians and cyclists should be improved, including crossing points at roads;</p> <p>(iv) The existing redway, footway and right of way network should be retained, improved and extended;</p> <p>(v) Cycle parking should be provided that is conveniently sited, secure and sufficient to meet the Council's parking standards, together with showers and changing facilities.</p>	
Policy objectives	<ul style="list-style-type: none"> To give increased priority to pedestrians and cyclists in the design and layout of new development. To set out the Council's priorities for improving infrastructure for pedestrians and cyclists. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Overall Policy T3 is in general conformity with the principle 11 of paragraph 17 (the core planning principles), paragraphs 29, 30 and 35.</p> <p>Specifically the following criteria are in conformity with the NPPF at:</p> <p>i) Paragraph 32 (2nd bullet point), Paragraph 35 (2nd and 3rd bullet points) and Paragraph 69 (3rd bullet point)</p> <p>iv) Paragraph 35 (3rd bullet point)</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T4 Pedestrians and Cyclists	
Policy wording	<p>The Council's priorities for improving access and conditions for pedestrians and cyclists are:</p> <p>(i) Routes from nearby settlements to Milton Keynes City</p> <p>(ii) Routes to and within CMK and Town Centres</p> <p>(iii) The National Cycle Network</p>	
Policy objectives	<ul style="list-style-type: none"> To give increased priority to pedestrians and cyclists in the design and layout of new development. To set out the Council's priorities for improving infrastructure for pedestrians and cyclists. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy T4 is in conformity with principle 11 of paragraph 27 (the core planning principles) and Paragraph 35 (2 nd bullet point).	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T4 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T5 Public Transport	
Policy wording	<p>Development proposals must be designed to meet the needs of public transport operators and users. In particular:</p> <p>(i) Road layouts must include direct, convenient and safe bus routes</p> <p>(ii) Bus priority measures must be implemented, where appropriate</p> <p>(iii) All houses and most other development must be no more than 400m from a bus stop</p> <p>(iv) Bus stops must have suitable shelters, good pedestrian access and be open to public supervision</p> <p>(v) Specific consideration must be given to the provision of public transport services in planning new development</p>	
Policy objectives	<ul style="list-style-type: none"> To ensure that the needs of public transport and public transport users are planned into development 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	All the criteria of Policy T5 are in general conformity with principle 11 of paragraph 17 (the core planning principles) and paragraphs 30, 32 (1 st bullet point) and 35 (2 nd bullet point).	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T5 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T7 Park and Ride	
Policy wording	Proposals for Park and Ride sites should satisfy all the following criteria: (i) The site lies on or close to a Primary Distributor as defined on Plan T1 (ii) The site is not within the open countryside, as defined in Policy S9 (iii) The site is not needed for either its current use or any use for which it has been allocated in this Plan (iv) The site can act as an “Arrive and Ride” facility for local residents within the City and is easily accessible by walking and cycling (v) Proposals should have no significant adverse effect on the amenity of nearby residential areas (vi) Proposals should be integrated with existing bus services	
Policy objectives	<ul style="list-style-type: none"> To reduce the number of private car journeys into Central Milton Keynes 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Whilst there are no policies within the NPPF relating specifically to ‘park and ride’, Policy T7 is in general conformity with paragraphs 29 and 30.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T7 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T8 Rail and Canal Freight	
Policy wording	<p>Development involving the transfer of freight from road to rail or canal will be encouraged. The following sites are reserved for rail and canal freight transfer:</p> <p>(i) Land near Old Wolverton Rd, Old Wolverton, for a canal freight interchange facility</p> <p>(ii) Freight transfer depot, McConnell Drive, Wolverton</p> <p>(iii) Bletchley aggregates depot, Saxon Street, Bletchley</p> <p>(iv) Land west of railway, Old Wolverton</p> <p>Planning permission will be refused for development that would prejudice these schemes or lead to the loss of existing freight transfer facilities, unless equivalent alternative facilities are provided elsewhere.</p>	
Policy objectives	<ul style="list-style-type: none"> To aid the transfer of freight from the road to the rail and canal networks 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Whilst the NPPF does not specifically discuss these sorts of issues, Policy T8 is in general conformity with the NPPF at:</p> <p>Paragraph 29 and 30 in that it is promoting more sustainable transport modes which can support the reduction of greenhouse gases and congestion.</p> <p>Also Paragraph 35 in that the policy is protecting an opportunity for the use of sustainable transport modes for the movement of goods.</p> <p>There is also reference to safeguarding of transfer sites for minerals in paragraph 143 of the NPPF</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T8 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration will need to be given to Note 1 at the start of this document.	

Policy	T9 The Road Hierarchy	
Policy wording	<p>The Council will promote a road hierarchy, comprising Primary Distributors, District Distributors, Local Distributors and Access Roads. The objectives for each type of road are set out in Table T1.</p> <p>Planning permission will be refused for development if proposed highways do not comply with the Council's Highway Design Guide, unless necessary to achieve good urban design.</p>	
Policy objectives	<ul style="list-style-type: none"> To maintain the current road hierarchy, so aiding the management of traffic within the Borough. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>This is not an issue specifically addressed within the NPPF, however the aim of maintaining the current road hierarchy to aid the management of traffic within the Borough conforms with the NPPF aim of providing solutions which support reductions in greenhouse gas emissions and reduce congestion (Paragraph 30)</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T9 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T10 Traffic	
Policy wording	<p>Planning permission will be refused for development if it would be likely to generate motor traffic:</p> <p>(i) Exceeding the environmental or highway capacity of the local road network; Or</p> <p>(ii) Causing significant disturbance, noise, pollution or risk of accidents.</p>	
Policy objectives	<ul style="list-style-type: none"> To ensure that development does not take place in inappropriate locations due to traffic creation. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The policy is in conformity with Paragraph 32 (3rd bullet point) of the NPPF.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T10 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	T11 Transport Assessments and Travel Plans	
Policy wording	<p>Planning applications for proposals that exceed the thresholds set out in Table 2, or will otherwise generate significant amounts of travel, must include a Transport Assessment and a Travel Plan, produced in consultation with local transport providers and agreed with the Council</p> <p>Planning applications for new or expanded school facilities that would increase pupil numbers should also include a travel plan.</p>	
Policy objectives	<ul style="list-style-type: none"> To evaluate and reduce traffic generated by new development. To encourage the use of modes of transport other than the car by users of new development. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	T11 is in conformity with the NPPF at Paragraph 36.	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T11 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	T12 Major Transport Schemes	
Policy wording	<p>Planning permission will be refused for development that would prejudice the construction of the following road and rail improvement schemes, as shown on the Proposals Map:</p> <ol style="list-style-type: none"> 1 A509 Olney Bypass (western option) 2 A509 Olney Bypass (eastern option) 3 A421 / A5130 to M1 Junction 13 dualling 4 A509 / M1 Junction 14 to A422 dualling 5 Olney Northern Distributor Road 6 B4034 link to Tavistock Street, Bletchley 7 Standing Way to Newton Road road link, Bletchley 8 East / West Rail link upgrading 9 North Crawley Road to A509 Newport Pagnell bypass road link 10 A428 Lavendon bypass <p>All schemes should incorporate suitable and adequate mitigation measures, similar to those sought under Policy T10 for other forms of development, in order to contain their environmental impact on residential areas or to avoid adverse effects on local mobility.</p>	
Policy	<ul style="list-style-type: none"> To identify and safeguard the routes of major transport schemes that 	

objectives	will be implemented within the lifetime of the plan.	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policies of this nature are not specifically covered by the NPPF. However, the policy generally conforms with the aims of reducing greenhouse gas emissions and congestion (Paragraph 30). The policy also conforms with Paragraph 41, in that it is identifying and protecting routes which could be critical in developing infrastructure to widen transport choice.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T12 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T13 Transport Reservations	
Policy wording	Planning permission will be refused for development that would prevent the future use for transport purposes of transport reservations shown on the Proposals Map.	
Policy objectives	<ul style="list-style-type: none"> To retain the potential for transport infrastructure improvements in the City. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The NPPF contains no specific policy on these issues, but Policy T13 is in conformity with paragraph 41 of the NPPF in that it is protecting sites and routes which could be critical in developing infrastructure to widen transport choice.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T13 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Consideration must also be given to Core Strategy Policy CS11.	

Policy	T14 Roadside Services	
Policy wording	<p>Planning permission will only be granted for new petrol filling stations and related permanent roadside refreshment facilities if all the following criteria are satisfied:</p> <p>(i) The site lies on a Primary Distributor as defined on Plan T1</p> <p>(ii) The site is not within the open countryside, as defined in Policy S9</p> <p>(iii) The land required is not needed for either its current use or any use for which it has been allocated in this plan.</p> <p>(iv) The proposal satisfies Policy R4 on forecourt shops.</p> <p>If there is no demand for sites reserved within the grid road corridors to be used for petrol filling stations, they will remain as undeveloped land within the grid road corridors unless required for another transport-related function or purpose.</p>	
Policy objectives	<ul style="list-style-type: none"> To restrict the development of roadside services to appropriate locations within the Borough. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	There are no policies within the NPPF that directly deal with Roadside Services other than paragraph 31 that states “the primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.’	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T14 conforms with the NPPF and, so, can continue to be relied upon in the decision making process. Paragraph 31 of the NPPF should however also be given specific consideration.	

Policy	T15 Parking Provision	
Policy wording	<p>Development proposals should meet the following vehicle parking requirements:</p> <p>(i) Car parking provision must not exceed the Council’s maximum standards</p> <p>(ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing</p>	

	<p>problems that cannot be resolved by on-street parking controls</p> <p>(iii) Parking areas should be well designed in terms of safety, circulation and appearance and assist access by pedestrian and cyclists</p>	
Policy objectives	<ul style="list-style-type: none"> To provide a framework for parking provision in new development To ensure that the level of provision does not take an inappropriate amount of land To encourage the use of alternative forms of transport to the private car, in conjunction with other policy mechanisms. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The objectives of Policy T15 are supported by principles 4 and 11 of paragraph 17 (the core planning principles) and Section 4 of the NPPF, specifically paragraph 39.</p>	<p>None identified</p>
Outcome	<p>Continue to use Local Plan Policy</p>	
Conclusion	<p>Policy T15 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.</p>	

Policy	T16 Lorry Parks	
Policy wording	<p>Proposals for new lorry parks must satisfy all the following criteria:</p> <p>(i) The site should be within the open countryside, as defined in Policy S10</p> <p>(ii) The site must be well related to a Primary Distributor road as defined on Plan T1</p> <p>(iii) Any ancillary uses are closely related to the main use of the site as a lorry park – such as a petrol filling station, refreshments, motel and vehicle repairs.</p> <p>(iv) Proposals should not have a significant adverse effect on the amenity of nearby residential areas.</p>	
Policy objectives	<ul style="list-style-type: none"> To provide guidance on locations and facilities for lorry parking 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	There is no specific area of the NPPF that this policy conforms with as it is a very localised policy.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy T16 is not in conflict with the NPPF and can therefore continue to be used in the decision-making process. With reference to Criterion (i) of Policy T16, the assessment of Local Plan Policy S10 (Open Countryside) above, should be taken into consideration.	

Policy	T17 Traffic Calming	
Policy wording	<p>Development proposals should include traffic calming measures to provide a safe environment for pedestrians, those with impaired mobility and cyclists. In new development areas traffic calming should be achieved as a n integral part of the street design.</p> <p>The design of such measures must take into account the need for efficient and convenient public transport operation.</p> <p>The council may seek financial contributions from developers towards the implementation of traffic calming measures.</p>	
Policy objectives	<ul style="list-style-type: none"> • To identify areas for traffic calming • To provide a framework for traffic calming measures in new development areas 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy T17 is in general conformity with paragraphs 29 and 30 as it is facilitating the use of sustainable modes of transport.</p> <p>It is also more specifically in conformity with paragraph 32 (2nd bullet point), paragraph 35 (2nd, 3rd and 5th bullet points) and paragraph 69 (3rd bullet point).</p>	None identified
Outcome	Continue to use Local Plan Policy	

Conclusion

Policy T17 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.

Housing Policies:

Policy	H1 Land Allocated for Housing	
Policy wording	Planning permission will be granted for new housing in the areas shown as proposed housing sites on the proposals map and listed in Tables H1, H2 and H3.	
Policy objectives	<ul style="list-style-type: none"> To ensure that there is sufficient land for housing allocated during the Plan period to meet the Milton Keynes and South Midlands Sub-Regional Strategy housing requirement to 2011 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy H1 is in conformity with paragraph 7 (2 nd bullet point), paragraph 9 (5 th bullet point), principle 3 of paragraph 17 (the core planning principles) and paragraph 47 .	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy H1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H1A Priority Housing Sites	
Policy wording	Housing sites proposed for development within the 5 year period 2001-2006 are identified in Table H4	
Policy objectives	<ul style="list-style-type: none"> To ensure that there is sufficient land for housing allocated during the Plan period to meet the Milton Keynes and South Midlands Sub-Regional Strategy housing requirement to 2011 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy H1A is in conformity with paragraph 7 (2 nd bullet point), paragraph 9 (5 th bullet point), principles 3 of paragraph 17 (the core planning principles) and paragraph 47 (2 nd bullet point).	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy H1A conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H2 Priority Housing Requirements	
Policy wording	<p>Within the context of overall housing need the Council will seek the provision of housing which meets the following priority requirements:</p> <p>(i) Affordable housing (including key workers)</p> <p>(ii) Supported housing</p> <p>(iii) Housing for older people (bungalows and sheltered homes)</p>	
Policy objectives	<ul style="list-style-type: none"> To ensure that housing is provided over the Plan period that meets the Borough's priority requirements within the context of overall housing needs. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy H2 is in conformity with paragraph 47 (1st bullet point); using the evidence base to ensure the local plan meets the full objectively assessed needs for market and affordable housing.</p> <p>The policy is also in conformity with paragraph 50; plan for a mix of housing, create sustainable, inclusive and mixed communities.</p>	None identified
Outcome	<p>MKC prepares SHMAs to identify its housing needs but those broadly include the types of group mentioned above. MKC is still using this policy in support of its SPD on Affordable Housing.</p>	
Conclusion	<p>Policy H2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.</p>	

Policy	H4 Affordable Housing: Target and Site Thresholds	
Policy wording	<p>The Council's target will be to secure 30% of new housing in the Borough as affordable housing. It will seek affordable housing in the following circumstances.</p> <p><u>Settlements in excess of 3,000 population</u></p> <p>(i) from housing developments of at least 25 dwellings, or</p> <p>(ii) residential sites of at least 1 hectare, irrespective of the number of dwellings</p> <p><u>Settlements with a population of 3,000 or fewer</u></p> <p>(iii) from housing developments of at least 15 dwellings, or</p> <p>(iv) residential sites of at least 0.5 hectares, irrespective of the number of dwellings.</p>	
Policy	<ul style="list-style-type: none"> To set out the proportion of affordable housing the Council will seek 	

objectives	and the site thresholds above which the policy will apply	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Paragraph 47 (1st bullet point) using the evidence base to ensure the local plan meets the full objectively assessed needs for market and affordable housing</p> <p>Paragraph 50 (3rd bullet point) where they have identified that affordable housing is needed, set policies for meeting this need on site,</p>	None identified
Outcome	Core Strategy policy CS 10 states that an affordable housing target will be set out in Plan :MK but in the interim MKC will use the Affordable Housing SPD document 2007, which has now been replaced by the adopted Affordable Housing document (March 2013). In accordance with the housing target of policy H4 .MKC now seeks 30% of residential development on all sites of 15 or more dwellings as affordable housing.	
Conclusion	Policy H4 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H5 Affordable Housing: Site and Market Conditions	
Policy wording	<p>The proportion of affordable housing that the Council will seek on individual sites may vary, depending on site and market conditions.</p> <p>In assessing the suitability of sites for affordable housing, and the proportion of affordable housing, the Council will take into account:</p> <p>i) the site size, suitability and economics of provision and</p> <p>ii) the need to achieve a successful housing development</p> <p>The Council may also seek a financial contribution towards affordable housing provision on another site elsewhere in the Borough instead of on-site provision.</p>	
Policy objectives	<ul style="list-style-type: none"> To show that the Council will take into account the economics of provision and the particular circumstances of each site when applying the affordable housing target. 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Paragraph 47 (1st bullet point) using the evidence base to ensure the local plan meets the full objectively assessed needs for market and affordable housing</p> <p>Paragraph 50 (3rd bullet point) where affordable housing is... needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy H5 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H6 Rural Housing Needs
Policy wording	<p>Planning permission for affordable housing to meet local rural needs may be granted on exception sites in the following locations:</p> <p>(i) Outside the limits of development of villages as defined on the Proposals Map,</p> <p>or</p> <p>(ii) In smaller settlements where no limits of development have been defined in this local plan.</p> <p>In every case, proposals should meet all the following criteria:</p> <p>(i) An up to date housing need survey has been carried out and agreed with the Council, which shows that there is a need arising from the settlement for the type, scale and tenure of the proposed affordable dwellings at the estimated out-turn prices or rents.</p> <p>(ii) Arrangements are in place to reserve the housing for local needs in perpetuity.</p> <p>(iii) The site is no more than 0.4 hectares in size and will provide no more than 12 dwellings.</p>

	(iv) The site is well related to the existing pattern of development in the surrounding area.				
Policy objectives	<ul style="list-style-type: none"> To set out the circumstances where the Council's rural exceptions policy will apply. To ensure that any such schemes are rigorously assessed as to their suitability and legitimacy for meeting local housing needs 				
Comparison with NPPF	<table border="1"> <thead> <tr> <th>Areas of conformity</th> <th>Areas of conflict</th> </tr> </thead> <tbody> <tr> <td> <p>Policy H6 is in conformity with paragraph 54 "In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate."</p> <p>Definition of Rural exception sites in Glossary.</p> </td> <td>None identified</td> </tr> </tbody> </table>	Areas of conformity	Areas of conflict	<p>Policy H6 is in conformity with paragraph 54 "In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate."</p> <p>Definition of Rural exception sites in Glossary.</p>	None identified
Areas of conformity	Areas of conflict				
<p>Policy H6 is in conformity with paragraph 54 "In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate."</p> <p>Definition of Rural exception sites in Glossary.</p>	None identified				
Outcome	Continue to use Local Plan Policy				
Conclusion	Policy H6 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.				

Policy	H7 Housing on Unidentified Sites
Policy wording	<p>Proposals for new housing on sites within the limits of development of settlements defined on the Proposals Map will be assessed against the following criteria:</p> <ul style="list-style-type: none"> i) Whether the site has been previously developed ii) Whether any buildings on the site are empty or under-used and suitable for conversion to residential use. iii) The location and accessibility of the site to jobs, shops and services by means other than the car, and the potential for improving such accessibility. iv) The compatibility of housing development with existing land uses in the surrounding area v) Whether there is sufficient capacity in existing infrastructure, including water supply, drainage and other utilities, and community facilities (such as schools and health facilities) to serve the proposed development vi) Whether there are any physical and environmental constraints,

	such as contamination, noise and flood risk, affecting the site.	
Policy objectives	<ul style="list-style-type: none"> To set out where planning permission will be granted for new housing, in addition to sites allocated on the Proposals Map 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy H7 is in conformity with principle 8 of paragraph 17 (the core planning principles), paragraph 7 (2 nd bullet point), paragraph 48 (windfall sites in the five-year supply) and paragraph 51 (bring back into residential use empty houses and buildings)	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	This is a key Local Plan policy and the NPPF is very supportive of what it seeks to achieve. Policy H7 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H8 Housing Density	
Policy wording	<p>The density of new housing development should be well related to the character and appearance of development in the surrounding area.</p> <p>The Council will seek the average net densities set out below for development within each zone as defined on the accompanying plan:</p> <p>Zone 1: CMK (including Campbell Park) 100 dws/ha</p> <p>Zone 2: Adjoining grid squares north and south of CMK, Bletchley, Kingston, Stony Stratford, Westcroft and Wolverton: 40 dws/ha</p> <p>Zone 3: The rest of the City, City Expansion Areas, Newport Pagnell, Olney and Woburn Sands 35 dws/ha</p> <p>Zone 4: The rest of the Borough 30 dws/ha</p> <p>Developments with an average net density of less than 30 dwellings per hectare will not be permitted.</p>	
Policy objectives	<ul style="list-style-type: none"> To encourage higher densities in locations well served by public transport To ensure land for housing is used efficiently 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	Policy H8 conforms with paragraph 47 (5 th bullet point); LPAs to set out their own approach to housing density to reflect local circumstances.	None identified
Outcome	Continue to use Local Plan Policy.	
Conclusion	Policy H8 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H9 Housing Mix	
Policy wording	Development proposals that include 5 or more dwellings should incorporate a range of house sizes and types and all dwellings will be encouraged to meet the “Lifetime Homes” standards.	
Policy objectives	<ul style="list-style-type: none"> To ensure that new housing development helps to create mixed communities 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy H9 conforms with paragraph 50 (1 st and 2 nd bullet points); plan for a mix of housing of the size, type, tenure and range of housing required.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy H9 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H10 Subdivision of Dwellings and Houses in Multiple Occupation (HIMOS)	
Policy wording	<p>Within the limits of development of settlements, planning permission will be granted for the sub division of existing dwellings into flats, or the creation of houses in multiple occupation, if all the following criteria are satisfied:</p> <ul style="list-style-type: none"> (i) Effective measures are proposed to minimise the effects of noise and disturbance. (ii) Off street parking and manoeuvring space is provided to meet the Council’s standards or, if on-street parking is necessary, it would not result in unacceptable congestion in the surrounding area (iii) Adequate outdoor space is available for bin storage and a drying area (iv) The proposal would not adversely affect the character of the surrounding area or lead to an unacceptable concentration of flats or houses in multiple occupation within the area. 	

Policy objectives	<ul style="list-style-type: none"> To ensure that subdivisions and conversions provide an acceptable standard of accommodation and do not adversely affect the surrounding area. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy H10 are in conformity with principle 4 of paragraph 17 (the core planning principles), Section 4, specifically 39 and section 11, specifically paragraphs 109 (4 th bullet point) and 123.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy H10 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	H12 Sites for Travellers	
Policy wording	<p>The following sites are allocated for Travellers on the Proposals Map:</p> <ol style="list-style-type: none"> 1 Bottledump Roundabout, A421 (Site MK15) 2 Calverton Lane: extension to existing site * (Site MK16) 3 Fenny Lock, north of H10 Bletcham Way (Site MK17) 4 Former Jubilee Brickworks, Newton Leys (Site MK18) <p>New permanent sites for Travellers must normally satisfy the following criteria:</p> <ol style="list-style-type: none"> (i) The number of pitches on an individual site is limited to no more than 20 (ii) The site has reasonable access to shops, schools and essential services (iii) The site is not within an Area of Attractive Landscape (iv) The development would not be prominent from public vantage points (v) Sites must be well related to the primary road network and have adequate road access (vi) There is space within the site for the provision of essential facilities, including parking, and landscaping (vii) The site would not affect a site of nature conservation interest. 	
Policy objectives	<ul style="list-style-type: none"> To identify new sites for Travellers To set out criteria against which potential sites will be assessed 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy H12 conforms with paragraph 4. This (NPPF) Framework should be read in conjunction with the Government’s planning policy for traveller sites. Local planning authorities preparing plans for and taking decisions on travellers sites should also have regard to the policies in this Framework so far as relevant.</p> <p>The policy also conforms with paragraph 159; Local planning authorities should have a clear understanding of housing needs in their area. Refers to footnote 34; “the planning policy for traveller sites sets out how travellers’ accommodation needs should also be assessed”.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Draft SHMA outlines that we need 10 extra pitches in MK, but we already have this need covered. Policy H12 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Employment Policies:

Policy	E1 Protection of Existing Employment Land	
Policy wording	<p>Within the City of Milton Keynes and the three Key Settlements, planning permission will be refused for the change of use or redevelopment of any land identified for employment use on the Proposals Map to other purposes, unless there would be no conflict with existing or potential neighbouring uses and:</p> <ul style="list-style-type: none"> (i) The proposal would result in a significant reduction in the detrimental environmental impact of an existing use; or (ii) The proposed use is one that cannot be satisfactorily accommodated other than in an employment area; or (iii) The proposed use will not significantly reduce the provision of local employment opportunities. 	
Policy objectives	<p>Objectives of policy:</p> <ul style="list-style-type: none"> • To achieve an overall balance of jobs over labour supply in the City and the Borough • To maintain the dispersed pattern of employment opportunities across the City • To protect the employment function of the 4 Key Settlements • To provide criteria for assessing proposals for other land uses in employment areas 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy E1 conforms with paragraphs 7 (1st bullet point), 19 and 20.</p>	<p>Paragraph 22; Avoiding long term protection of sites allocated for employment use if there is no reasonable prospect of a site being developed.</p> <p>However, land allocations have been reviewed as part of the Core Strategy examination.</p>
Outcome	Continue to use Local Plan Policy	
Conclusion	<p>This is a key policy and should be retained. The Core Strategy has no policy protecting employment land from a change of use or redevelopment to non-B use classes. Given relative land values, without protection the stock of employment land within the Borough would inevitably diminish. Policy E1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process, but consideration should be given to Paragraph 22 of the NPPF.</p>	

Policy	E5 Re-use of Rural Buildings	
Policy wording	<p>In the open countryside and within the settlement limits of villages, planning permission will be granted for the re-use of rural buildings for employment use if the proposal meets all of the following criteria:</p> <ul style="list-style-type: none"> (i) It would provide a scale and type of employment consistent with rural needs; (ii) Adequate survey information is submitted to show that the building is not so derelict as to require complete or substantial reconstruction; (iii) The proposed use can be accommodated within the existing building, without substantial reconstruction, extension or alteration; (iv) Agricultural buildings proposed for conversion have been designed, constructed and used for agricultural purposes for at least 3 years; (v) There would be no significant detrimental effect on the surrounding area by means of scale, siting, noise, air emissions or hours of operation 	
Policy objectives	<ul style="list-style-type: none"> • To encourage the employment re-use of rural buildings 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Both LP Policy E5 and the NPPF permit re-use of rural buildings for employment purposes within the open countryside and within the settlement limits of villages.</p> <p>NPPF is supportive of economic development in rural areas particularly paragraph 28 :-</p> <ul style="list-style-type: none"> • Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. • Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; • 	<p>Paragraph 28 permits complete reconstruction of a building and places no restrictions on conversions of existing buildings. It also permits the construction of new buildings for business.</p>
Outcome	Continue to use Local Plan Policy, taking account of the above area of conflict.	

Conclusion	The Local Plan can continue to be used in the decision making process, however it should be read in conjunction with paragraph 28 of the NPPF and also with the new permitted development rights.
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Policy	E6 New Buildings for Employment Uses in the Open Countryside	
Policy wording	In the open countryside, planning permission will only be granted for new buildings for employment purposes related to farm diversification schemes if: <ul style="list-style-type: none"> (i) The proposal is ancillary to the agricultural activities on a farm and operated as part of the farm holding (ii) It can be adequately demonstrated by survey that there are no existing buildings suitable for the operation on the farm (iii) They are sited within or adjacent to an existing group of buildings which are to be retained and are of compatible scale and design 	
Policy objectives	<ul style="list-style-type: none"> • To allow for necessary new employment buildings as part of farm diversification schemes 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	LP Policy E6 permits new dwellings as part of farm diversification schemes. The NPPF is generally supportive of economic development in rural areas particularly paragraph 28 (1 st , 2 nd and 3 rd bullet points).	Policy E6 is framed in the context of farm diversification and restrictive of new development for employment purposes. NPPF supports rural diversification but also refers to the growth and expansion of all types of business and enterprise in rural areas
Outcome	Continue to use Local Plan Policy, taking account of the above area of conflict.	
Conclusion	The Local Plan can continue to be used in the decision making process, however it should be read in conjunction with paragraph 28 of the NPPF and also with the new permitted development rights.	

Policy	E7 Retailing on Employment Land	
Policy wording	Planning permission will be refused for retail development on employment land, unless the retail use is either: <ul style="list-style-type: none"> (i) Ancillary to on-site production or storage; or (ii) Satisfies Policy R3 concerning car-related retail uses 	
Policy objectives	<ul style="list-style-type: none"> • To ensure that new retail development is directed towards town, district and local centres. 	
Comparison	Areas of conformity	Areas of conflict

with NPPF		
	Policy E7 conforms with paragraphs 7 (1 st bullet point), 19, 20, 23 and 24.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	This is a key policy protecting lower value employment land from retail development and steering it towards town centres. The exceptions to this policy are solely for car-related retail uses and retail ancillary to production and storage on site. Policy E7 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	E8 Sites for Bad Neighbour Uses	
Policy wording	Bad neighbour uses will be directed to the following locations: 1 Bleakhall 2 Old Wolverton 3 Stonebridge	
Policy objectives	<ul style="list-style-type: none"> To control the location of bad neighbour uses 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy E8 conforms with paragraphs 19, 20 and 21 (2 nd bullet point)	Paragraph 22 avoiding long term protection of employment land
Outcome	Continue to use Local Plan Policy, with consideration given to paragraph 22 of the NPPF when applicable.	
Conclusion	Retain and continue to use Local Plan policy on the grounds it is better to direct such activities to these sites than to alternative locations where these activities may cause nuisance.	

Policy	E9 Controlling the Risk of Pollution	
Policy wording	Planning permission will be granted for industrial uses within employment areas if all of the following criteria are met: (i) Ground water, surface water and soil are protected (ii) Adequate controls are proposed to deal with air pollution and noise (iii) Adequate controls are proposed to deal with vibration, smell, fumes, smoke, soot, ash, dust, grit, gases, heat, light and visual intrusion	

	(iv) The site and surrounding land are protected from contamination (v) The proposed use is compatible with existing or potential surrounding uses				
Policy objectives	<ul style="list-style-type: none"> To ensure adequate protection of the environment from pollution generated by industrial uses To ensure that industrial uses do not pose a threat to surrounding land uses 				
Comparison with NPPF	<table border="1"> <thead> <tr> <th>Areas of conformity</th> <th>Areas of conflict</th> </tr> </thead> <tbody> <tr> <td>Policy E9 conforms with paragraphs 7 (3rd bullet point), 17 (7th bullet point), 109 (5th bullet point), 120 and 123.</td> <td> <p>There is some conflict between Policy E9 and paragraphs 121 and 122</p> <p>122; Local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes.</p> </td> </tr> </tbody> </table>	Areas of conformity	Areas of conflict	Policy E9 conforms with paragraphs 7 (3rd bullet point), 17 (7th bullet point), 109 (5th bullet point), 120 and 123.	<p>There is some conflict between Policy E9 and paragraphs 121 and 122</p> <p>122; Local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes.</p>
Areas of conformity	Areas of conflict				
Policy E9 conforms with paragraphs 7 (3rd bullet point), 17 (7th bullet point), 109 (5th bullet point), 120 and 123.	<p>There is some conflict between Policy E9 and paragraphs 121 and 122</p> <p>122; Local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes.</p>				
Outcome	Continue to use Local Plan Policy but consideration should also be given to paragraphs 121 and 122 of the NPPF				
Conclusion	The NPPF is more comprehensive than policy E9 but this policy remains a useful catch all policy for industrial uses in employment areas, both should therefore be taken into consideration in the decision making process.				

Policy	E10 Working from Home	
Policy wording	Where planning permission is required for business use within part of a dwelling the following criteria will be applied:	
	(i) The property continues to be used primarily as a dwelling	
	(ii) The proposed business use is restricted to the employment of the occupier of the dwelling	
	(iii) The proposed business use would not adversely affect the amenities of adjacent residents and the character of the area generally	
	(iv) Adequate parking and access is available	
Policy objectives	<ul style="list-style-type: none"> To provide guidance on working from home 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	Policy E10 conforms with paragraphs 9 (1 st bullet point), 20, 21 (6 th bullet point), 38 and 69 (1 st bullet point).	None identified
Outcome	Continue to use Local Plan Policy but permit additional employees to work at the house provided no harm is caused.	
Conclusion	The NPPF encourages home working but it is so general and non-prescriptive it lacks detail. The Local Plan policy is restrictive e.g. criteria (ii) restricting employment to the occupier of the building. However, it could be argued that this policy is the starting point for the consideration of any relevant planning application. Applications could be permitted with more than one person working at the property. On balance Policy E10 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	E11 Protection of Small Business Units	
Policy wording	Planning permission will be refused for proposals that include the loss of small business units by means of: (i) Change of use (from classes B of the Use Classes Order) (ii) Expansion or redevelopment of small units into larger units exceeding 300 metres square gross internal floorspace	
Policy objectives	<ul style="list-style-type: none"> To protect the current and future supply of small business units 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy E11 conforms with paragraphs 7 (1 st bullet point), 9 (1 st bullet point), 19-21 and 156 (1 st and 2 nd bullet points).	Paragraph 22 (long term protection of sites) should be given consideration in the decision making process.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy E11 conforms with the NPPF and, so, can continue to be relied upon in the decision making process but consideration should be given to Paragraph 22 of the NPPF.	

Policy	E12 Land for Large Footprint Employment	
Policy wording	About 80 hectares of land, east of Kingston and north of the A421, is allocated for Large Footprint Employment development.	
Policy objectives	<ul style="list-style-type: none"> To support the growth of a key sector of the local economy To secure a comprehensive proposal for development of the site, as part of the Eastern Expansion Area To ensure a sequential approach of land release 	
Comparison	Areas of conformity	Areas of conflict

with NPPF		
	Policy E12 is in conformity with paragraphs 7 (1 st bullet point), 9 (1 st bullet point), 17 (3 rd bullet point), 19, 20 and 21 (2 nd and 3 rd bullet points)	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	This is a site specific policy for the EEA/Magna Park area (along with subsequent policies E13 and E15). Although development at this location is well advanced, not all of this land has been developed. On balance Policy E12 is still considered to be applicable and should continue to be relied on in the decision making process.	

Policy	E13 Large Footprint Employment Area: Planning Requirements	
Policy wording	<p>Development proposals for the Large Footprint Employment area shall include:</p> <ul style="list-style-type: none"> (i) A site layout with individual plots (at least 2 hectares in size), roads, public transport routes, footpaths and cycleways (ii) An area of 1.0 hectare for a new Community Recycling Centre (iii) An area of 3.0 hectares (maximum) for the continued operation of the Lorry Park. This may be provided either on the site or on a suitable alternative site (iv) A building design strategy for the whole site (v) Measures to mitigate noise, from traffic and the operation of businesses on the site <p>Planning permission will only be granted for individual buildings when provision of public transport infrastructure and services to the site have been agreed</p>	
Policy objectives	<p>To support the growth of a key sector of the local economy</p> <ul style="list-style-type: none"> • To secure a comprehensive proposal for development of the site, as part of the Eastern Expansion Area • To ensure a sequential approach of land release 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy E13 conforms with paragraphs 7 (1 st bullet point), 17 (3 rd and 4 th bullet points), 19, 20, 21 (2 nd and 3 rd bullet points) and 57.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	This policy lists the planning requirements for the development of the EEA/Magna Park. Some of the requirements identified in the policy e.g. the Lorry Park, have not been achieved to date the policy should therefore be retained.	

Policy	E15 Large Footprint Employment: Individual Sites and Buildings	
Policy wording	Individual buildings should meet the following criteria: (i) A minimum gross internal floorspace of 9,300 square metres (i) A height not exceeding 15-20 metres, depending on the relationship of the plot to neighbouring development and its visibility from the surrounding area (ii) A building to plot ratio not greater than 40%	
Policy objectives	To support the growth of a key sector of the local economy <ul style="list-style-type: none"> To secure a comprehensive proposal for development of the site, as part of the Eastern Expansion Area To ensure a sequential approach of land release 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy E15 conforms with paragraphs 7 (1 st bullet point), 17 (3 rd bullet point), 19, 20, 21 (2 nd and 3 rd bullet points) and 57.	Paragraph 21 (first sentence)
Outcome	Continue to use Local Plan Policy	
Conclusion	This policy is site specific identifying planning requirements for the development of individual buildings in the EEA/Magna Park. The Local Plan policy should be retained to retain control over development at this location and provide a means of assessing any development proposals that come forward.	

Town Centre and Shopping Policies:

Policy	VS1 New Village Shops	
Policy wording	Planning permission will be granted for new shops in villages if: <ul style="list-style-type: none"> (i) The site is within the development boundary of the village, and (ii) The shop will provide a local service. 	
Policy objectives	<ul style="list-style-type: none"> • To maintain and enhance village facilities • To reduce the need to travel by car to other settlements 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy VS1 conforms with principles 5 and 11 of paragraph 17 (the core planning principles). Policy VS1 conforms with the requirement of paragraph 28 (4 th bullet point) to promote the retention and development of local services and community facilities in villages, such as local shops.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy VS1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	VS2 Existing Village Shops, Public Houses and Post Offices	
Policy wording	Planning permission will be refused for changes of use resulting in the loss of village shops, post offices and public houses unless: <ul style="list-style-type: none"> (i) All means of retaining the use have been explored, and (ii) The Council is satisfied that the existing use is no longer commercially viable. 	
Policy objectives	<ul style="list-style-type: none"> • To maintain and enhance village facilities • To reduce the need to travel by car to other settlements 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy VS2 conforms with principles 5 and 11 of paragraph 17 (the core planning principles). The policy conforms with the requirement of paragraph 28 (4 th bullet point) to promote the retention and development of local services and community facilities in villages, such as local shops and pubs.	None identified

	Policy VS2 is also in conformity with paragraph 70 (2 nd and 3 rd bullet point) which requires planning policies and decisions to guard against the unnecessary loss of the valued facilities and services and to ensure that the established shops, facilities and services are able to develop and modernise.	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy VS2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	LC1 New Local Centres	
Policy wording	<p>Sites in the following areas are allocated for the provision of new Local Centres :</p> <ol style="list-style-type: none"> 1. Broughton 2. Grange Farm 3. Kingsmead 4. Monkston Park 5. Oxley Park 6. Tattenhoe Park 7. Campbell Park 8. Sustainable Residential Quarter, CMK 9. Newton Leys 10. Oakgrove 11. Stantonbury Park Farm <p>New Local Centres will also be required as part of the new City Expansion Areas. They should be located so that the majority of all new dwellings are within 500 metres walking distance of a Local Centre.</p>	
Policy objectives	<ul style="list-style-type: none"> • To maintain local facilities, accessible other than by car • To ensure adequate provision of local facilities in new areas of development 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy LC1 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy LC1 is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy conforms with the requirement of paragraph 23 to define a network and hierarchy of centres and allocate a range of suitable sites to meet the scale and type of retail, leisure and other development needed in town centres (References to town centres or centres in the NPPF apply to city centres, town centres, district centres and local centres).</p> <p>The policy is also supported by paragraph 70 of the NPPF.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy LC1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	LC2 Non Retail Uses in Local Centres	
Policy wording	<p>Planning permission will be granted for non retail uses in Local Centres if:</p> <p>(i) At least one general convenience store will remain in the centre</p> <p>(ii) The proposed use would not adversely affect the amenity of neighbouring properties or the surrounding area.</p>	
Policy objectives	<ul style="list-style-type: none"> To maintain the vitality of Local Centres To reduce the number of empty units in Local Centres 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy LC2 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres (References to town centres or centres in the NPPF apply to city centres, town centres, district centres and local centres).</p> <p>The policy also conforms with the requirement of paragraph 23 (3rd and 10th bullet point) and is supported by paragraphs 37, 38 and 70.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy LC2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	LC3 New Development in Local Centres	
Policy wording	Planning permission will be granted for new retail and other facilities in Local Centres provided the scale and nature of the proposal is consistent with their role and function as Local Centres.	
Policy objectives	<ul style="list-style-type: none"> To maintain the vitality of Local Centres To reduce the number of empty units in Local Centres 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy LC3 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres (References to town centres or centres in the NPPF apply to city centres, town centres, district centres and local centres).</p> <p>The policy conforms with the requirement of paragraph 23 (4th bullet point) to promote competitive town centres that provide customer choice and a diverse retail offer and which reflects the individuality of town centres. The policy is also</p>	None identified

	supported by paragraphs 37, 38 and 70.	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy LC3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	DC1 Kingston District Centre	
Policy wording	<p>Kingston is defined as a District Centre serving and meeting the weekly shopping needs of the resident population of the eastern sector of Milton Keynes and the daily needs of the resident and working populations of adjacent neighbourhoods.</p> <p>Further expansion of the District Centre will be related to the degree of retail and services diversification implicit in such proposals and contingent upon the meeting of the relevant overall objectives of Policies TC1 and DC1.</p>	
Policy objectives	<ul style="list-style-type: none"> • To control the expansion of Kingston District Centre in relation to its residential catchment population's weekly shopping needs • To encourage the diversification of shopping and service facilities in the centre in the interests of securing equality of access by sustainable modes of travel. • To secure significant modal transfer and trip linkage by means of enhancing public transport accessibility, interchange and preferential internal movement. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy DC1 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres (References to town centres or centres in the NPPF apply to city centres, town centres, district centres and local centres).</p> <p>The policy also conforms with the requirement of paragraph 23 (4th bullet point) to promote competitive town centres that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p>	None identified

	The policy is also supported by paragraphs 37 and 70.	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy DC1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	DC2 Westcroft District Centre	
Policy wording	<p>Westcroft is defined as a District Centre serving and meeting the weekly shopping needs of the resident population of the western sector of Milton Keynes as well as the daily needs of the resident population of adjacent neighbourhoods.</p> <p>Further expansion of the District Centre will be related to the degree of further retail and services diversification implicit in any such proposals and contingent upon the meeting of the relevant overall objectives of Policies TC1 and DC2.</p>	
Policy objectives	<ul style="list-style-type: none"> • To control the expansion of Westcroft District Centre in relation to its residential catchment population's weekly shopping needs • To encourage the further diversification of shopping and service facilities in the centre in the interests of securing equality of access by sustainable travel modes. • To secure significant modal transfer and trip linkage by means of enhancing public transport accessibility, interchange and preferential movement. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy DC2 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres (References to town centres or centres in the NPPF apply to city centres, town centres, district centres and local centres).</p> <p>The policy also conforms with the requirement of paragraph 23 (4th bullet point) to promote competitive town centres that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p>	None identified

	The policy is also supported by paragraphs 37, and 70.	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy DC2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC1 Olney Town Centre	
Policy wording	<p>Olney is defined as a Town Centre meeting the daily shopping needs of the local population. Small scale additions of new individual shop units will be permitted within the Town Centre.</p> <p>Development proposals should preserve or enhance the character or appearance of the Conservation Area.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Olney Town Centre To improve the attractiveness of the town centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC1 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 37, 70 and 126.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC2 Olney Town Centre	
Policy wording	The priorities for improving the Town Centre are: (i) Enhancement of the Market Place (ii) Parking improvements (iii) Removal of through HGV traffic (iv) Improving pedestrian and cycle access and public transport access.	
Policy objectives	<ul style="list-style-type: none"> To define the role of Olney Town Centre To improve the attractiveness of the town centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC2 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to retain and enhance existing markets and, where appropriate, reintroduce or create new ones, ensuring that markets remain attractive and competitive.</p> <p>The policy is also supported by paragraphs 29, 30, 40, 70 and 126.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC3 Stony Stratford Town Centre	
Policy wording	<p>Stony Stratford is defined as a Town Centre meeting the daily shopping needs of the local population. Small scale additions of new individual shop units will be permitted within the Town Centre.</p> <p>Development proposals should preserve or enhance the character or appearance of the Conservation Area.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Stony Stratford Town Centre To improve the attractiveness of the town centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy TC3 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 37, 70 and 126.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC4 Stony Stratford Town Centre	
Policy wording	<p>The priorities for improving the town centre are:</p> <p>(I) A review of parking in the town centre car parks</p> <p>(II) Improved signing</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Stony Stratford Town Centre To improve the attractiveness of the town centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC4 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p>	None identified

	The policy is also supported by paragraphs 35, 39 and 70.	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC4 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC5 Woburn Sands Town Centre	
Policy wording	Woburn Sands is defined as a Town Centre meeting the daily shopping needs of the local population. Small scale additions of new individual shop units will be permitted in the Town Centre.	
Policy objectives	<ul style="list-style-type: none"> To define the role of Woburn Sands Town Centre To improve the attractiveness of the town centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC5 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 37 and 70.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC5 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC6 Woburn Sands Town Centre	
Policy wording	The priorities for improving the town centre are: (i) Improved signing (ii) Environmental improvements (iii) Improved pedestrian, cycle and public transport access	
Policy objectives	<ul style="list-style-type: none"> To define the role of Woburn Sands Town Centre To improve the attractiveness of the town centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC6 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 29, 30, 35 and 70.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC6 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC7 Newport Pagnell Town Centre	
Policy wording	Newport Pagnell is defined as a Town Centre meeting the daily shopping needs of the local population. Small scale additions of new individual shop units will be permitted in the Town Centre. Development proposals should preserve or enhance the character or appearance of the Conservation Area.	
Policy objectives	<ul style="list-style-type: none"> To define the role of Newport Pagnell Town Centre To improve the attractiveness of the town centre To identify a preferred site for a food store in the town centre To focus new retail development on the core of the town centre and encourage greater diversity of uses elsewhere 	

Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC7 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 37, 70 and 126.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC7 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC8 Newport Pagnell Town Centre	
Policy wording	<p>The priorities for improving the Town Centre are:</p> <ul style="list-style-type: none"> (i) Increasing the range of shops and services in the Town Centre, including enhanced food shopping provision (ii) Preserving and enhancing the historic built environment (iii) Implementing traffic management measures (iv) Carrying out environmental improvements (v) Improving pedestrian, cycle and public transport accessibility 	
Policy objectives	<ul style="list-style-type: none"> • To define the role of Newport Pagnell Town Centre • To improve the attractiveness of the town centre • To identify a preferred site for a food store in the town centre • To focus new retail development on the core of the town centre and encourage greater diversity of uses elsewhere 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy TC8 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraph 29, 30, 37, 70 and 126.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC8 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC9 Newport Pagnell Town Centre	
Policy wording	<p>Planning permission will be granted for proposals that enhance food-shopping provision subject to the following criteria:</p> <p>(i) The site is within or adjoining the Primary Shopping Area</p> <p>(ii) The development is designed to encourage pedestrian movement to and from the Primary Shopping Area</p> <p>(iii) The site is well related to car parks in the Town Centre</p> <p>(iv) The development would not have an adverse effect on the vitality and viability of the Town Centre.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Newport Pagnell Town Centre To improve the attractiveness of the town centre To identify a preferred site for a food store in the town centre To focus new retail development on the core of the town centre and encourage greater diversity of uses elsewhere 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy TC9 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres. The policy conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy also conforms with paragraph 26 which requires an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m).</p> <p>The policy is also supported by paragraphs 29, 30, 37 and 70.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC9 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC10 Newport Pagnell Town Centre	
Policy wording	<p>The Town Centre west of Queens Avenue / Cedars Way is defined as a Mixed Use Commercial Area.</p> <p>Within this area, planning permission will be granted for small scale office, leisure and other commercial development as well as housing.</p> <p>Small scale shopping development will only be approved if it does not undermine the vitality and viability of the Primary Shopping Area.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Newport Pagnell Town Centre To improve the attractiveness of the town centre To identify a preferred site for a food store in the town centre To focus new retail development on the core of the town centre and encourage greater diversity of uses elsewhere 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy TC10 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres. The policy conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy also conforms with paragraph 26 which requires an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m).</p> <p>The policy is also supported by paragraphs 30, and 70.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC10 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC11 Wolverton Town Centre	
Policy wording	<p>Wolverton is defined as a District Centre meeting the weekly convenience shopping needs of the resident population within its defined catchment area in the northern half of Milton Keynes and any future retail development proposals should satisfy the following criteria:</p> <p>i) the demonstrable need for additional floorspace or local services relative to population increase and its available expenditure;</p> <p>ii) the extent to which such development would further the aims of regeneration (see Policy KS6);</p> <p>iii) the degree of support given to the improvement of multi-modal access to and within the Town Centre.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Wolverton Town Centre To improve the attractiveness of the town centre To ensure retail development in Wolverton does not prejudice the Council's wider regeneration objectives 	
Comparison	Areas of conformity	Areas of conflict

with NPPF		
	<p>Policy TC11 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy is also supported by paragraphs 30, 70 and 126.</p>	<p>Policy TC11 criteria (i) is in conflict with paragraphs 23 and 26 of the NPPF. The NPPF does not require retail developments located within Town Centres (NB Primary Shopping Areas) to demonstrate any need for additional floorspace.</p>
Outcome	<p>Continue to use Local Plan Policy TC11(ii) and (iii) Policy TC11 (i) should not be used and the NPPF should take precedence</p>	
Conclusion	<p>Policy TC11 (ii) and (iii) can continue to be used, as these criteria are considered to be in conformity with the NPPF. Criterion (i) is not in conformity with paragraphs 23 and 26 of the NPPF.</p>	

Policy	TC13 Wolverton Town Centre	
Policy wording	<p>The priorities for improving the Town Centre are:</p> <ul style="list-style-type: none"> (i) Carrying out environmental improvements around The Agora and The Square (ii) Improving pedestrian and cycle access (iii) Improving town centre signing and lighting (iv) Improving public transport accessibility (v) Implementing traffic calming schemes 	
Policy objectives	<ul style="list-style-type: none"> • To define the role of Wolverton Town Centre • To improve the attractiveness of the town centre • To ensure retail development in Wolverton does not prejudice the Council's wider regeneration objectives 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC13 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and</p>	<p>None identified</p>

	<p>which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 29, 30, 35 and 70.</p>	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC13 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC14 Bletchley Town Centre	
Policy wording	<p>Bletchley is defined as a District Centre meeting the weekly convenience shopping needs of the resident population within its defined catchment area in the southern half of Milton Keynes and any future retail development proposals should satisfy the following criteria:</p> <p>i) the demonstrable need for additional floorspace or local services relative to population increase and its available expenditure;</p> <p>ii) the extent to which such development would further the aims of regeneration as set out in Supplementary Planning Guidance;</p> <p>iii) the degree of support given to the improvement of multi-modal access and interchange within the Town Centre.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Bletchley Town Centre To promote the regeneration of the Town Centre, by encouraging a range of economic activity in and around the Centre To improve retailing within the core of the town centre and encourage greater diversity of uses elsewhere To improve the attractiveness of the Town Centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC14 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy is also supported by paragraphs 30 and 70.</p>	<p>Policy TC14 (i) is in conflict with paragraphs 23 and 26 of the NPPF. The NPPF does not require retail developments located within Town Centres (NB Primary Shopping Areas) to demonstrate any need for additional floorspace.</p>

Outcome	Continue to use Local Plan Policy TC14 (ii) and (iii) Policy TC14 (i) should not be used and the NPPF should take precedence
Conclusion	Policy TC14 (ii) and (iii) can continue to be used, as these criteria are considered to be in conformity with the NPPF. Criterion (i) is not in conformity with paragraphs 23 and 26 of the NPPF.

Policy	TC15 Bletchley Town Centre	
Policy wording	Land to the north of the Brunel Centre, including Stephenson House and Wetherburn Court, as identified on the Proposals Map (Site MK8), is allocated for integrated mixed-use development, including retail floorspace and some smaller office units and flats. Any further proposals should be designed with the following considerations in mind: i) Internal pedestrian movement between new development and Queensway and the Brunel Centre; ii) The need to improve or to relocate the bus station at present within the site; iii) The provision of future segregated pedestrian links between Queensway and improved rail and bus stations in Central Bletchley	
Policy objectives	<ul style="list-style-type: none"> To define the role of Bletchley Town Centre To promote the regeneration of the Town Centre, by encouraging a range of economic activity in and around the Centre To improve retailing within the core of the town centre and encourage greater diversity of uses elsewhere To improve the attractiveness of the Town Centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC15 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 29, 30, 35 and 70.</p>	None identified
Outcome	Continue to use Local Plan Policy	

Conclusion	Policy TC15 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.

Policy	TC16 Bletchley Town Centre	
Policy wording	<p>The priorities for improving the Town Centre are:</p> <ul style="list-style-type: none"> (i) Strengthening the retail function by the provision of a new food store (ii) Encouraging a greater range of retail uses (iii) Diversifying the range and size of land uses and activities in and around the town centre (iv) Introducing pedestrian and traffic management improvements in Queensway (v) Improving pedestrian and cycle links (vi) Improving public transport accessibility (vii) Carrying out environmental improvements (viii) Preparing and implementing a parking strategy for town centre car parks 	
Policy objectives	<ul style="list-style-type: none"> • To define the role of Bletchley Town Centre • To promote the regeneration of the Town Centre, by encouraging a range of economic activity in and around the Centre • To improve retailing within the core of the town centre and encourage greater diversity of uses elsewhere • To improve the attractiveness of the Town Centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC16 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflects the individuality of town centres.</p> <p>The policy is also supported by paragraphs 29, 30, 35 and 70.</p>	None identified

Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC16 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC17 Bletchley Town Centre	
Policy wording	<p>The following areas are defined as Mixed Use Commercial Areas on the Proposals Map:</p> <p>(i) Queensway, east of Princes Way / Lennox Road</p> <p>(ii) Land east of Saxon Street, north and south of Princes Way, including Dukes Drive</p> <p>Within this area, planning permission will be granted for small-scale office, leisure and other commercial development as well as housing.</p> <p>Small scale shopping development will only be approved if it does not undermine the vitality and viability of the primary shopping area.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the role of Bletchley Town Centre To promote the regeneration of the Town Centre, by encouraging a range of economic activity in and around the Centre To improve retailing within the core of the town centre and encourage greater diversity of uses elsewhere To improve the attractiveness of the Town Centre 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC17 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 to allocate appropriate edge of centre sites for main town centre uses that</p>	None identified

	<p>are well connected to the town centre where suitable and viable town centre sites are not available.</p> <p>The policy also recognises that residential development can play an important role in ensuring the vitality of the town centre (paragraph 23 (9th bullet point)).</p>	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC17 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC18 Non-Retail Uses On Ground Floors In Town Centres	
Policy wording	<p>Planning permission will be granted for non-retail uses in Town Centres if they satisfy the following criteria:</p> <p>(i) The general restrictions on the location and proportion of non-retail uses set out in Table TC1</p> <p>(ii) They do not create a continuous frontage of 3 or more units in non-retail use within the Primary Shopping Area</p> <p>(iii) They would not have a significant adverse effect on any nearby residential property.</p> <p>Planning permission will only be granted for an amusement centre if it is located in a secondary shopping area or mixed use area away from housing, schools, churches, hospitals and hotels.</p>	
Policy objectives	<ul style="list-style-type: none"> To protect the retailing function in the main shopping centres of the Borough. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC18 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also conforms with the requirement of paragraph 23 which states that LPAs should define the extent of town centres and primary shopping areas, based on a clear</p>	None identified

	<p>definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations.</p> <p>Paragraph 23 (4th bullet) point also states that LPAs should promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres. The policy only applies to primary shopping areas and therefore it is justified.</p>	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC18 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	TC19 Housing in Town, District and Local Centres	
Policy wording	<p>Planning permission will be granted for residential use within CMK, Town, District and Local centres in the following circumstances:</p> <p>(i) The conversion of upper floors above shops and commercial premises</p> <p>(ii) The conversion of outbuildings in Town Centres</p> <p>(iii) As part of larger mixed use development schemes</p> <p>Residential development proposals in these areas should provide fewer on-site car parking spaces than the Council's maximum standards for housing development.</p>	
Policy objectives	<ul style="list-style-type: none"> To encourage more new housing in Town Centres 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy TC19 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles). The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy also recognises that residential development can play an important role in ensuring the vitality of the town centre (paragraph 23 (9th bullet point)).</p>	None identified

	<p>The policy is also supported by paragraph 51 of the NPPF which endorses planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.</p>	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy TC19 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Central Milton Keynes:

Policy	CC1 Shopping	
Policy wording	<p>Within CMK, the main shopping area is between Silbury Boulevard, Avebury Boulevard, Saxon Gate and Marlborough Gate.</p> <p>Elsewhere in CMK, with exception of block C4.1, retail development will be small scale and generally part of mixed shopping, office, leisure and housing schemes.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the main shopping area in CMK and identify sites where new development is proposed To define the circumstances under which new retail development will be permitted in CMK 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy CC1 is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy conforms with the requirement of paragraph 23 (3rd bullet) to define the extent of town centres and primary and secondary shopping frontages.</p> <p>The policy is permissive and based on the retail hierarchy.</p>	None identified

Outcome	Continue to use Local Plan Policy
Conclusion	Policy CC1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.

Policy	CC2 Shopping	
Policy Wording	<p>Planning permission for significant additional retail floorspace in CMK will only be permitted if the Council is satisfied that:</p> <p>(i) Sufficient retail expenditure exists within the Milton Keynes catchment area to support the proposed additional retail floorspace in a sustainable manner, and,</p> <p>(ii) The proposed development would not materially affect the vitality and viability of any District or Town Centres, including those in towns outside the Council's area.</p>	
Policy objectives	<ul style="list-style-type: none"> To define the main shopping area in CMK and identify sites where new development is proposed. To define the circumstances under which new retail development will be permitted in CMK 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy CC2 is in conformity in that it supports the vitality and viability of town centres (paragraph 23). The policy also manages the growth of CMK whilst protecting the retail hierarchy (paragraph 23 (specifically 1st, 2nd and 3rd bullet points).</p> <p>The policy links the assessment of planning applications for new significant retail floorspace to objectively assessed need in conformity with paragraph 14 (2nd bullet).</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC5 Office Development
Policy wording	<p>The Council will seek to maintain the role of Central Milton Keynes as the main office centre in the Borough.</p> <p>Within CMK, planning permission for new office developments will be granted on sites allocated on the Proposals Map provided the minimum plot</p>

	ratio of the development is 2.5:1 except in the following locations where the minimum plot ratio will be 3.5:1	
	<ul style="list-style-type: none"> (i) Station Square (ii) Sites fronting or adjacent to Midsummer Boulevard (iii) Any other locations identified in Supplementary Planning Guidance. 	
Policy objectives	<ul style="list-style-type: none"> • To maintain CMK as the main office centre in the Borough • To make better use of urban land and encourage a more sustainable form of development. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC5 are in conformity with principles 3, 5 and 11 of Paragraph 17 (the core planning principles) and also with Paragraphs 23, 24 and 59.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC5 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC6 Non-retail uses in the CMK Shopping Building and Midsummer Place	
Policy wording	<p>Planning permission will be granted for non-retail uses in units that are primarily oriented towards the exterior of the buildings.</p> <p>In other units, planning permission will only be granted for non-retail uses if the proposal satisfies the following criteria:</p> <ul style="list-style-type: none"> (i) The overall total of non-retail floorspace on the ground floor would be less than 20% of the total ground floor retail floorspace of the particular building, and (ii) In the Shopping Building the non-retail frontage in any unbroken frontage to an arcade would total no more than 25%, or to the central section of a walk no more than 40%, or (iii) In Midsummer Place, the non-retail frontage of any unbroken frontage to east and west walk would total no more than 20%. 	
Policy objectives	<ul style="list-style-type: none"> • To seek a balance between retail and non-retail use in the Milton Keynes Shopping Building and Midsummer Place 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy CC6 is in conformity with principles 3, 5 and 9 of paragraph 17 *the core planning principles) and specifically with paragraph 23 (2 nd , 3 rd and 4 th bullet points).	None identified
Outcome	Continue to use Local Plan Policy	

Conclusion	Policy CC6 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.

Policy	CC7A Key Transport Principles	
Policy wording	New development in CMK should reflect the following access and transport principles:	
	(i) Create a critical mass of new development and residential population to encourage walking and cycling, supporting and supported by high quality public transport.	
	(ii) Protect existing and proposed transport routes, including routes into CMK.	
	(iii) Reallocate existing highway space in CMK to create a safe, integrated and inclusive public realm, which connects existing and proposed areas of public open space and centres of activity and encourages pedestrian movement and activity.	
	(iv) Improve interchange between pedestrians, cycles, buses, trains and cars and develop existing and proposed key transport interchange points at Lower ninth Street/Midsummer Boulevard, Station Square and by the Theatre/Xscape buildings.	
	(v) Provide for the parking needs of business, retail, residents and other visitors consistent with maximum parking standards.	
Policy objectives	<ul style="list-style-type: none"> To ensure that the needs of pedestrians, cyclists and public transport users are given priority in new developments in CMK 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy CC7A conforms with principle 11 of paragraph 17 (the core planning principle) and with paragraphs 29, 34, 35, 37, 39, 40 and 41.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC7A conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC7C Key Principles for Parking	
Policy Wording	Development proposals in CMK should meet the following parking requirements: (i) Where development on land currently used for car parking occurs alternative parking should be provided mainly in multi-storey car parks, with limited provision on street or within new development. (ii) New parking provision will be phased so that its provision does not prejudice the implementation of public transport proposals serving CMK. (iii) Off-street car parking (including integral garages, surface parking or multi-storey car parks) should be located within development blocks and not on street frontages.	
Policy objectives	<ul style="list-style-type: none"> To explain how new parking will be provided in CMK 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Although explaining how new parking will be provided in CMK, the policy does not prejudice the implementation of public transport proposals. As such the policy conforms to NPPF paragraphs 29, 30, 35. The policy also conforms to paragraph 40 (improving the quality of parking in town centres.)	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC7C conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC8 Design and Layout	
Policy Wording	All development proposals in CMK should achieve a high standard of design and be based upon a thorough analysis of the physical content and constraints of the site. Development proposals should: (i) Create a high density built form with a broader mix of uses both horizontally and vertically, within a finer grain of development. (ii) Maximise development opportunities by reducing the area used for roads and parking within boulevards, gates and streets. (iii) Make a positive contribution to the public realm, including provision or improvement of open space. (iv) Include an element of public art as an integral part of the design.	

	<p>(v) Provide safe, attractive and convenient pedestrian through routes within or between buildings, which are accessible to the public 24 hours a day and encourage pedestrian permeability through developments.</p> <p>(vi) Minimise the visual impact of private vehicles, parking and servicing areas on the quality of the streetscape.</p> <p>(vii) Pay attention to detail in terms of lighting, signing, street furniture, decoration and works of art and ensure its provision is co-ordinated and complimentary to provision elsewhere in CMK.</p> <p>Detailed illustrated design statements to demonstrate how the above criteria and any relevant Supplementary Planning Guidance for the proposal have been taken into account should accompany planning applications.</p>				
Policy objectives	<ul style="list-style-type: none"> To improve the sustainability of CMK To achieve a high standard of design in new buildings To ensure public space and public art is provided as part of new developments 				
Comparison with NPPF	<table border="1"> <thead> <tr> <th>Areas of conformity</th> <th>Areas of conflict</th> </tr> </thead> <tbody> <tr> <td>Policy CC8 conforms with the paragraphs in Section 7 of the NPPF ('Requiring Good Design'), specifically paragraphs 56, 57, 58, 60.</td> <td>None identified</td> </tr> </tbody> </table>	Areas of conformity	Areas of conflict	Policy CC8 conforms with the paragraphs in Section 7 of the NPPF ('Requiring Good Design'), specifically paragraphs 56, 57, 58, 60.	None identified
Areas of conformity	Areas of conflict				
Policy CC8 conforms with the paragraphs in Section 7 of the NPPF ('Requiring Good Design'), specifically paragraphs 56, 57, 58, 60.	None identified				
Outcome	Continue to use Local Plan Policy				
Conclusion	Policy CC8 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.				

Policy	CC9 Design of New Buildings
Policy Wording	<p>New buildings should:</p> <p>(i) Incorporate covered walkways on the frontages of all buildings facing Gates and Boulevards and provide sheltered pedestrian routes from multi-storey car parks to Midsummer Boulevard ("The City Spine")</p> <p>(ii) Use a high standard of facing materials.</p> <p>(iii) Interact with and contribute positively to their surroundings at street level, encourage pedestrian activity, and contribute to a sense of place and vitality.</p> <p>(iv) Generally, have a minimum height of five to six storeys with taller buildings in prominent locations. Residential development should have a minimum height of 3 storeys.</p> <p>(v) Comply with Policy D4: Sustainable Construction.</p> <p>(vi) Be designed to maximise the use of natural lighting, and ventilation and solar gain.</p>

	(vii) Be designed to be adaptable for a range of different uses.	
Policy objectives	<ul style="list-style-type: none"> To improve the sustainability of CMK To achieve a high standard of design in new buildings To ensure public space and public art is provided as part of new developments 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy CC9 conforms with the paragraphs in Section 7 of the NPPF ('Requiring Good Design'), specifically paragraphs 56, 57, 58, 60 and paragraphs 93 and 95.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC9 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC10 Planning Obligations Policies in CMK
Policy wording	<p>The design and provision of new development will be expected to help achieve the strategic goals and principles of the CMK Development Framework. The Council will seek the following improvements as part of any development proposals in CMK:</p> <ul style="list-style-type: none"> (i) Contributions to the economic, social and cultural infrastructure required to support the realisation of the CMK Development Framework and other policies in the Local Plan. (ii) Improvements to, and provision of, community facilities including meeting places, education and childcare, healthcare and recreational facilities. (iii) Support for innovation and enterprise including training facilities and other projects that help to develop the skills of the resident workforce and help sections of the community that are disadvantaged in the labour market. (iv) Improvements to the pedestrian environment, cycleways, public transport system infrastructure and highways. (v) Financial contributions towards the provision of new or improved public transport services and car parking, including multi-storey provision. (vi) Provision for the remodelling or upgrading of existing CMK infrastructure, including utilities, communications and other services.

	<p>(vii) Support for the cultural development of CMK, including the provision of public art that enhances the built and natural environment.</p> <p>(viii) Provision for new or improved public realm including public open space, leisure and recreation facilities in accordance with the standards in Appendix L3. Where it is undesirable or inappropriate to meet these standards on site, contributions will be sought towards provision elsewhere.</p> <p>(ix) 30% of new housing proposed within the category of affordable housing.</p> <p>The list is not exhaustive and further guidance to developers on detailed requirements will be contained in Supplementary Planning Guidance, including Quarters Plans and Design, Development and Implementation Briefs.</p>	
Policy objectives	<ul style="list-style-type: none"> To ensure adequate physical and social infrastructure To ensure that all development in CMK contributes to the wider objectives for the City Centre, as set out in the CMK Development Framework 	
Comparison with NPPF	Areas of conformity	Areas of conflict
		None identified
Outcome	Local Plan Policy should continue to be considered.	
Conclusion	<p>It should be noted that the 2002 CMK development Framework has now been replaced by the new 2013 CMK development framework and some of the policy requirements within CC10 have been superseded.</p> <p>There is no specific conflict with the NPPF, however the requirements for viability and deliverability (outlined in Paragraph 173) will need to be taken into account.</p>	

Policy	CC7B City Spine
Policy wording	<p>Development along Midsummer Boulevard should be designed to reflect the following principles</p> <p>(i) Create a high density built form of high quality design, incorporating a mix of uses with buildings of at least 8 storeys in height</p> <p>(ii) Make Midsummer Boulevard the main focus for pedestrian, cycling and public transport activity in CMK.</p>

	<p>(iii) Develop Midsummer Boulevard east of Saxon Street as a 'high street' where pedestrians, cyclists and public transport users have priority</p> <p>(iv) Narrow Midsummer Boulevard and reallocate existing car parking space for redevelopment with alternative parking provided mainly in multi-storey car parks and with limited provision on street or within new development.</p> <p>(v) Create a high quality public realm with activity focal points and landmark buildings connected to existing and proposed public open spaces and centres of activity.</p> <p>(vi) Create active ground floor frontages contributing to a lively street scene.</p> <p>(vii) Feature public art as an integral part of the public realm with pavilions and kiosks in areas of public open space.</p> <p>(viii) New residential accommodation should be developed at a net density of 175-275 dwellings per hectare</p> <p>Facilitate the introduction of a high quality public transport scheme linking the railway station up to Campbell Park and its extension beyond</p>				
Policy objectives	<ul style="list-style-type: none"> To outline the principles for development along Midsummer Boulevard 				
Comparison with NPPF	<table border="1"> <thead> <tr> <th>Areas of conformity</th> <th>Areas of conflict</th> </tr> </thead> <tbody> <tr> <td>Policy CC7B conforms to NPPF requirements to support town centres (paragraph 23), promote sustainable transport (paragraphs 29 and 35) and to create good design (paragraphs 57, 58, 60 and 61)</td> <td>None identified</td> </tr> </tbody> </table>	Areas of conformity	Areas of conflict	Policy CC7B conforms to NPPF requirements to support town centres (paragraph 23), promote sustainable transport (paragraphs 29 and 35) and to create good design (paragraphs 57, 58, 60 and 61)	None identified
Areas of conformity	Areas of conflict				
Policy CC7B conforms to NPPF requirements to support town centres (paragraph 23), promote sustainable transport (paragraphs 29 and 35) and to create good design (paragraphs 57, 58, 60 and 61)	None identified				
Outcome	Continue to use Local Plan Policy				
Conclusion	Policy CC7B conforms with the NPPF and, so, can continue to be relied upon in the decision making process.				

Policy	CC11 Central Business District
Policy wording	<p>New development or redevelopment in the Central Business District (CBD) should reflect the following principles:</p> <p>(i) Consolidate the CBD as the main business centre in CMK.</p> <p>(ii) Provide high quality business space to accommodate a broad variety of new businesses and other uses</p> <p>(iii) Develop buildings of at least 8 storeys in height on sites fronting or adjacent to Midsummer Boulevard</p> <p>(iv) Provide a mix of uses including residential accommodation together with shops, business services and cafes/restaurants at ground floor</p>

	level. (v) New residential accommodation should be developed at a net density of 175-275 dwellings per hectare as part of mixed use schemes. (vi) Include a landmark building at the Grafton Gate / Portway gateway to CMK				
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development within the Central Business District 				
Comparison with NPPF	<table border="1"> <thead> <tr> <th>Areas of conformity</th> <th>Areas of conflict</th> </tr> </thead> <tbody> <tr> <td>Policy CC11 encourages new business development and conforms to the aim of the NPPF to build a strong competitive economy (specifically paragraphs 20 and 21). It supports CMK as a competitive town centre (paragraph 23) and seeks to make the best use of land with high quality development (paragraph 58)</td> <td>None identified</td> </tr> </tbody> </table>	Areas of conformity	Areas of conflict	Policy CC11 encourages new business development and conforms to the aim of the NPPF to build a strong competitive economy (specifically paragraphs 20 and 21). It supports CMK as a competitive town centre (paragraph 23) and seeks to make the best use of land with high quality development (paragraph 58)	None identified
Areas of conformity	Areas of conflict				
Policy CC11 encourages new business development and conforms to the aim of the NPPF to build a strong competitive economy (specifically paragraphs 20 and 21). It supports CMK as a competitive town centre (paragraph 23) and seeks to make the best use of land with high quality development (paragraph 58)	None identified				
Outcome	Continue to use Local Plan Policy				
Conclusion	Policy CC11 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.				

Policy	CC12 Sustainable Residential Quarter
Policy wording	<p>New development in the Sustainable Residential Quarter is designed to promote urban living in CMK and should reflect the following principles:</p> <ul style="list-style-type: none"> (i) Include a mix of uses and local facilities (ii) Provide a broad mix of urban housing types including specialist housing for the young, elderly and key workers, and 30% affordable housing (iii) New residential accommodation should be developed at a net density of 100-175 dwellings per hectare (iv) Provide small-scale business premises and dwellings designed to facilitate home working (v) Provide an integrated mixed-use development including a large new food store on block C4.1, in addition to a range of other shops, services, bars, restaurants, and community facilities provided within a new Local Centre or elsewhere within the Sustainable Residential Quarter (vi) Provide for a Combined School and a small park including children's play facilities <p>A Master Plan will be prepared setting out the design principles for the development of the Sustainable Residential Quarter. This Master Plan with</p>

	have the status of Supplementary Planning Guidance	
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development within the Sustainable Residential Quarter 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC12 conform with principles 2, 3, 4, 5, 9, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 23, 24, 38, 47, 50 (3 rd bullet point), 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC12 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC13 City Core Quarter
Policy wording	<p>The City Core will be promoted as the main destination within CMK and a broad mix of uses will be encouraged including shopping, entertainment, residential, hotels, cultural and civic uses. The design and layout of new development should reflect the following principles:</p> <ul style="list-style-type: none"> (i) Integrate existing and proposed development by breaking down the development block structure and reducing the physical separation between buildings (ii) Create a new Civic Square and market area (following the removal of the Secklow Gate Road Bridge over Midsummer Boulevard) to act as a focal point within CMK (iii) Create new Civic and Community buildings and development with active ground floor frontages around Civic Square. (iv) Ensure that the design and layout of development around the Midsummer Boulevard and Marlborough Gate junction does not prejudice the introduction of an enhanced bridge link into Campbell Park and reconfiguration of engineering infra- structure in this area (v) Development with an aspect or elevation fronting Campbell Park should support the creation of a new skyline with high quality, distinctive buildings. (vi) Create a new public open space, enclosed by development, between Midsummer Boulevard and the bridge to Campbell Park. (vii) New residential accommodation should be developed at a net density of 175-275 dwellings per hectare as part of mixed use schemes. <p>If the redevelopment of the Food Centre occurs during the currency of this Local Plan, redevelopment should achieve a broader mix of uses and promote a higher density of development. It should be integrated with the</p>

	Theatre District to improve east-west linkages south of Midsummer Boulevard.	
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development within the City Core 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC13 are in conformity with principles 2, 3, 4, 5, 9, 11 and 12 of Paragraph 17 (the core planning principles) and specifically with paragraphs 23, 24, 38, 47, 50, 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC13 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC14 Station Square Quarter	
Policy wording	<p>New development or redevelopment should create a new commercial district around the focal point of a remodelled Station Square. The design and layout of new development in the Station Square quarter should reflect the following principles:</p> <ul style="list-style-type: none"> (i) Create a new public space, surrounded by office accommodation of varying sizes incorporating a mix of uses including shops, bars, restaurants, and service uses providing active ground floor frontages (ii) Include a hotel and a range of residential and serviced accommodation (iii) New residential accommodation should be developed at a net density of 175-275 dwellings per hectare (iv) Develop a transport interchange between rail, bus and taxi services and facilitate the introduction of a high quality public transport system (v) Create a high density development, with buildings of at least 8 to 10 storeys in height. 	
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development within the Station Square Quarter 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	The objectives of Policy CC14 are in conformity with principles 2, 3, 4, 5, 9, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 23, 24, 29, 35, 38, 47, 50, 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC14 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC15 Enterprise and Knowledge Quarter	
Policy wording	<p>The design and layout of new development in the Enterprise and Knowledge Quarter should reflect the following principles:</p> <ul style="list-style-type: none"> (i) Promote the creation of a residential and enterprise community (ii) Develop buildings of innovative design with a mix of uses, densities and forms (iii) Include active ground floor frontages, particularly facing boulevards, streets and pedestrian and cycle routes to and from neighbouring areas (iv) Provide small-scale business premises, a business support centre and design dwellings to facilitate working at home. (v) Enhance Secklow Mound as an area of public open space. (vi) Where redevelopment opportunities occur, improve the quality and mix of residential development. (vii) Increase the supply of affordable housing accommodation (viii) New residential accommodation should be developed at a net density of 100-125 dwellings per hectare. Higher density development may be appropriate at gateway locations to CMK. 	
Policy objectives	<ul style="list-style-type: none"> • To set out the principles for development within the Enterprise and Knowledge Quarter 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC15 are in conformity with principles 2, 3, 4, 5, 9, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 20, 21 (3 rd , 4 th and 6 th bullet points), 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC15 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC16 North West Quarter	
Policy wording	The design and layout of new development in the North West Quarter should reflect the following principles: (i) Not prejudice the completion of the National Hockey Stadium (ii) Improve the relationship between the National Hockey Stadium and Station Square (iii) Improve pedestrian and cycle links to Station Square and Rooksley	
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development within the North West Quarter 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC16 are in conformity with principles 2, 3, 4, 5, 9, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 20, 21 (3 rd , 4 th and 6 th bullet points), 23, 24, 38, 47, 50 (3 rd bullet point), 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC16 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC4 Campbell Park	
Policy wording	The design and layout of development in the Campbell Park grid square should reflect the following principles: (i) Improving pedestrian and cycle links with the City Centre and adjoining grid squares, and creating new urban pedestrian and cycle routes within the new development (ii) Extending the Midsummer Boulevard axis up to the park (iii) Creating a cultural infrastructure including a significant and prominent cultural building at the western end of the park (iv) Create a mixed use development and canal basin alongside the Grand Union Canal (v) Conserving historic features, including the ancient Portway route and medieval hedgerow between Silbury Boulevard and H5 Portway (vi) Developing a distinctive high density built form of high quality design, incorporating a mix of uses within a finer grain of development (vii) Protect and enhance the Park as an area of Public Open Space	

	(viii) Contribute to the provision of new or improved pedestrian and cycle links, public transport facilities and services and other necessary transport infrastructure within CMK as a whole. New residential accommodation should be developed at a net density of 100-200 dwellings per hectare.	
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development in Campbell Park 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC4 are in conformity with principles 2, 3, 4, 5, 9, 10, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 29, 38, 47, 50, 58, 69, 70 and 73.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC4 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC17 CBX3	
Policy wording	Development of the third phase of the Central Business Exchange (CBX) should reflect the following principles: <ul style="list-style-type: none"> (i) Integrate with the existing CBX building (ii) Provide a mix of uses including an exhibition and conference centre, hotels, bars and restaurants, offices, training centre and business services, small scale retail premises at ground floor level and a range of residential and serviced accommodation (iii) Provide parking within the development and/or alternative parking provision elsewhere within CMK (iv) Provide safe and secure routes providing permeability through the development with 24 hour pedestrian access linking Midsummer and Avebury Boulevards 	
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development of the third phase of the Central Business Exchange (CBX3) 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	The objectives of Policy CC17 are in conformity with principles 2, 3, 4, 5, 9, 10, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 20, 21 (3 rd bullet point), 23, 29, 58, 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC17 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC18 Block D4	
Policy wording	<p>The design and layout of new development of Block D4 in the City Core quarter should reflect the following principles:</p> <ul style="list-style-type: none"> (i) Increase the residential community, by developing new residential accommodation at a net density of 100-175 dwellings per hectare (ii) Provide new community facilities and local shops (iii) Include a mix of residential, office and entertainment uses in any redevelopment of the eastern part of Block D4 (iv) Improve pedestrian routes into Fishermead (v) The undeveloped site to the rear of Saxon Court (Block D4.1 south) should be developed as a residential and commercial landmark building to mark this prominent entrance to CMK. Development of this site should be designed to integrate with the redevelopment of Saxon Court. 	
Policy objectives	<ul style="list-style-type: none"> • To set out the principles for development within Block D4 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC18 are in conformity with principles 2, 3, 4, 5, 9, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 23, 24, 38, 47, 50 (3 rd bullet point), 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC18 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	CC19 Park Gateway	
Policy wording	<p>(i) Between Lower Twelfth Street and the Theatre: Development should be mixed use with a variety of employment premises, entertainment, bars and restaurants on the ground floor and residential and office use on upper floors.</p> <p>(ii) North and east of the Theatre up to Midsummer Boulevard and Marlborough Gate: Development should be for cultural uses including the expansion of the Theatre and Gallery or for restaurants.</p> <p>(iii) North of Midsummer Boulevard, between the John Lewis Building (Block E2.4) and Marlborough: Development should be mixed use including retail, entertainment, cultural activities, restaurants, bars and a multi-storey car park. Buildings should be distinctively designed to act as a visual landmark for visitors.</p>	
Policy objectives	<ul style="list-style-type: none"> To set out the principles for development within The Park Gateway 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy CC19 are in conformity with principles 2, 3, 4, 5, 9, 11 and 12 of paragraph 17 (the core planning principles) and specifically with paragraphs 23, 24, 38, 47, 50 (1 st bullet point), 69 and 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy CC19 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

General/Specialist Retail Policies:

Policy	R1 Major Retail Proposals	
Policy wording	<p>Major retail proposals, over and above existing commitments, will only be permitted if they satisfy the following criteria:</p> <ul style="list-style-type: none"> (i) The proposal would not undermine the Council’s development plan strategy (ii) The proposal, either by itself or with other completed or committed developments, would not harm the vitality and viability of any Town, District or Local Centre (iii) In the case of developments within existing centres, the development is of an appropriate scale; and elsewhere, there is a quantitative and qualitative need for the proposal (iv) There are no sequentially preferable sites that are suitable, available within a reasonable period of time and viable for the proposed development. (v) The proposal would be accessible by a choice of means of transport and be likely to increase opportunities for one journey to serve several purposes. (vi) The proposed development would not be contrary to Policy E7 (retailing on employment land) 	
Policy objectives	<ul style="list-style-type: none"> • To set out criteria for assessing all major new retail development in the Borough 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy R1 is broadly positively worded and is consistent with policies in the NPPF, including in the following sections:</p> <ul style="list-style-type: none"> (i) Principles 3, 5 and 11 of paragraph 17 (the core planning principles); (ii) Building a strong, competitive economy: paragraphs 19, 20,21 and 22; (iii) Ensuring the vitality of town centres: paragraphs 23 (1st, 2nd, 4th, 6th and 8th bullet points), 24, 26 and 27; (iv) Generally policies in Promoting sustainable transport: paragraphs 30, 32, 34, 35, 36 and 37. (v) Generally policies in Meeting the challenge of climate change, flooding and coastal change: paragraph 95; (vi) Plan-making: paragraph 156 – 	<p>The second part of criterion (iii) of Policy R1, “<i>there is a quantitative and qualitative need for the proposal</i>” is in conflict with the NPPF as there is no longer a requirement to show need if the development is located within the Primary Shopping Area of the Town Centre.</p>

	bullet point 2 and 157 (4 th , 6 th and 7 th bullet points).	
Outcome	Continue to use Local Plan Policy, except with regard to the recognised area of conflict outlined above.	
Conclusion	Policy R1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process, but weight should be given to the NPPF in the area of conflict outlined above.	

Policy	R2 Retail Warehousing	
Policy wording	<p>Land is allocated for retail warehousing at Winterhill. Planning permission will not be granted for additional retail warehousing elsewhere before 2006, unless:</p> <p>(i) The site has previously been used for retail warehousing, or the application is for the replacement of out of date floorspace which then goes out of retail use or</p> <p>(ii) The criteria in Policy R1 are satisfied</p> <p>The Council will impose planning conditions on new retail warehouses to restrict their sub-division into smaller shops and to limit the range and types of goods sold to bulky durable goods only.</p> <p>Proposals for warehouse clubs that share some but not many of the characteristics of large-scale retail outlets will be assessed against criteria (i) to (iii) of Policy R1.</p>	
Policy objectives	<ul style="list-style-type: none"> To control the provision of new retail warehousing and set out criteria for assessing planning applications 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy R2 is broadly positively worded, relies on Policy R1 and is consistent with policies in the NPPF, including in the following sections:</p> <p>(i) Principles 3, 5 and 6 of paragraph 17 (the core planning principles);</p> <p>(ii) Building a strong, competitive economy: paragraphs 19, 20,21 and 22;</p> <p>(iii) Ensuring the vitality of town centres: paragraph 23 (2nd, 6th, 7th and 8th bullet points);</p> <p>(iv) Generally policies in Promoting sustainable transport: paragraphs 30, 32, 34, 35, 36 and 37.</p> <p>(v) Generally policies in Meeting the</p>	None identified.

	<p>challenge of climate change, flooding and coastal change: paragraph 95;</p> <p>(vi) Plan-making: paragraph 156 – bullet point 2 and 157 (4th, 6th and 7th bullet points).</p>	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy R2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	R3 Car-Related Retail Uses	
Policy wording	<p>Proposals for car showroom, servicing and other car-related retail uses will be permitted only in the following locations:</p> <ol style="list-style-type: none"> 1 Central Milton Keynes (except for car servicing) 2 The District Centres of Kingston and Westcroft 3 Employment areas 	
Policy objectives	<ul style="list-style-type: none"> • To minimise the environmental impact of car-related retail uses 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy R3 is broadly positively worded and is consistent with policies in the NPPF, including in the following sections:</p> <ol style="list-style-type: none"> (i) Principles 3, 4 and 5 of paragraph 17 (the core planning principles); (ii) Building a strong, competitive economy: paragraphs 19, 20,21 and 22; (iii) Generally policies in Requiring good design; (iv) Plan-making: paragraph 156 (2nd bullet point) and 157 (4th, 6th and 7th bullet points). 	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy R3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	R4 Forecourt Shops at Petrol Filling Stations	
Policy wording	<p>Planning permission will only be granted for retail uses or enlarged forecourt shops at petrol filling stations if:</p> <p>(i) The retail use remains ancillary to the primary use as a petrol filling station</p> <p>(ii) The proposal, either by itself or together with other similar proposals or developments, would not harm the vitality and viability of any Local Centres or village shops</p> <p>Proposals will also be assessed against the Council's supplementary planning guidance on forecourt shops.</p>	
Policy objectives	<ul style="list-style-type: none"> To assess the suitability of forecourt shopping proposals. To protect shops in villages and local centres. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy R4 is broadly positively worded and is consistent with policies in the NPPF, including in the following sections:</p> <p>(i) Principles 3, 5 and 9 of paragraph 17 (the core planning principles);</p> <p>(ii) Building a strong, competitive economy: paragraphs 19, 20 and 21;</p> <p>(iii) Plan-making: paragraph 156 – bullet point 2 and 157 (5th and 7th bullet points).</p>	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy R4 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	R5 Garden Centres	
Policy wording	<p>Planning permission will be granted for garden centres in the following locations:</p> <p>(i) Sites allocated or in existing use for retail purposes</p> <p>(ii) Where the proposed garden centre is ancillary to the main use of the site as a plant nursery</p> <p>Planning permission may also be granted for garden centres on sites within the extended Linear Parks, where such proposals would contribute significantly to achieving the objectives set out in Policy S12 (Linear Parks).</p>	
Policy objectives	<ul style="list-style-type: none"> To identify locations where new garden centres will be permitted 	

Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy R5 is broadly positively worded and is consistent with policies in the NPPF, including in the following sections:</p> <ul style="list-style-type: none"> (i) Principles 3, 5 and 9 of paragraph 17 (the core planning principles); (ii) Building a strong, competitive economy: paragraphs 19, 20 and 21; (iii) Generally policies in Ensuring the vitality of town centres: paragraphs 23 and 26; (iv) Generally policies in Promoting sustainable transport: paragraphs 30, 32, 34, 35, 36 and 37. (v) Generally policies in Meeting the challenge of climate change, flooding and coastal change: paragraph 95; (vi) Generally policies in Conserving and enhancing the natural environment; (vii) Plan-making: paragraph 156 (2nd bullet point) and 157 (5th and 6th bullet points). 	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy R5 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	R6 Retail Uses in the Open Countryside
Policy wording	<p>Retail uses on a farm or elsewhere in the open countryside will only be permitted if:</p> <ul style="list-style-type: none"> (i) The scale and scope of retailing proposed would not harm the viability of any Town Centre or village shop (ii) The proposed use can be accommodated within an existing building without substantial reconstruction, extension or alteration (iii) The retail floorspace of the building does not exceed 75 sq metres net <p>Any planning permission for such a use may limit the range or source of the goods to be sold, or both.</p>
Policy	<ul style="list-style-type: none"> • To sustain and diversify economic activity in rural areas

objectives	<ul style="list-style-type: none"> To complement but not damage retail facilities in nearby settlements To protect the rural environment 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy R6 is broadly positively worded and is consistent with policies in the NPPF, including in the following sections:</p> <ul style="list-style-type: none"> (i) Principles 3, 5, 6, 7, 8 and 9 of paragraph 17 (the core planning principles); (ii) Building a strong, competitive economy: paragraphs 19, 20, 21 and 22; (iii) Supporting a prosperous rural economy: paragraph 28; (iv) Generally policies in Conserving and enhancing the natural environment; (v) Plan-making: paragraph 156 (2nd bullet point) and 157 (7th and 8th bullet points). 	None identified.
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy R6 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Leisure and Recreation Policies:

Policy	L1 Facilities Acceptable In The Parks System	
Policy wording	<p>Planning permission will be granted for outdoor leisure and recreation uses within the Linear and District Parks unless the proposal would result in:</p> <ul style="list-style-type: none"> (i) An unacceptable visual impact (ii) Excessive traffic (iii) An unacceptable impact on wildlife (iv) Excessive noise (v) An adverse impact on the flood plain <p>Development proposals should also show how visitors can reach the site easily and conveniently using non-car modes of transport.</p>	
Policy objectives	<ul style="list-style-type: none"> • To indicate the type of development and uses that are acceptable in the Linear and District Parks • To minimise the environmental impact of development on the Parks 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy L1 conform with principles 7 and 9 of paragraph 17 (the core planning principles) and specifically with paragraphs 74, 100, 109, 110 and 123.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L2 Protection of Public Open Space and Existing Facilities	
Policy wording	<p>Planning permission will be refused for proposals involving the loss of open space used for leisure and recreation unless alternative provision of at least equivalent size, quality, suitability and convenience is made.</p> <p>If there is no longer a continuing need for recreation use, and there is an unmet need for community facilities in the surrounding area, development proposals for the site should make provision for such facilities.</p> <p>In considering proposals involving the loss of amenity open space, the council will take into account the criteria set out in Appendix L2.</p> <p>Proposals involving the loss of a leisure and recreation facility will be assessed according to:</p> <ul style="list-style-type: none"> (i) Whether there is a continuing need for the facility (ii) The prospects for a replacement facility in an alternative location (iii) The potential for accommodating an alternative leisure and recreation facility on the site 	

Policy objectives	<ul style="list-style-type: none"> To protect existing areas of open space from development To ensure that development proposals address any unmet need for community facilities 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy L2 conform with principles 8, 9 and 12 of paragraph 17 (the core planning principles) and the policy is also consistent with paragraph 74 which seeks to protect open space, sports and recreational building and land from development.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L3 Standards of Provision	
Policy wording	New housing development will be required to provide new or improved recreational facilities in accordance with the Council's adopted standards in Appendix L3.	
Policy objectives	<ul style="list-style-type: none"> To set out standards for the provision of leisure and recreation facilities 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The objectives of Policy L3 are supported by principle 4 of paragraph 17 (the core planning principles). The policy is also consistent with paragraph 73 of the NPPF which acknowledges the importance of sport and recreational facilities to the health and well-being of communities.	None identified
Outcome	Continue to use Local Plan Policy.	
Conclusion	Policy L3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L5 Golf Courses	
Policy wording	<p>Golf courses should be sited close to the main built-up areas of Milton Keynes and Newport Pagnell and be accessible by public transport.</p> <p>Proposals for new (18-hole) golf courses will be expected to demonstrate the need for a new facility and may also require full environmental impact assessment.</p> <p>Development of a new course, an extension to an existing course, or ancillary facilities will not be permitted if it would:</p> <p>(i) Result in the irreversible loss of the best and most versatile agricultural land</p> <p>(ii) Cause harm to the environmental characteristics and resources of the site and its surroundings</p>	
Policy objectives	<ul style="list-style-type: none"> To direct golf course development to appropriate locations To minimise the environmental impact of golf course and associated development 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The objectives of Policy L5 conform with principles 5, 6, 7, 11 and 12 of paragraph 17 (the core planning principles).</p> <p>The policy also conforms with the requirements of paragraphs 37, 99 and 112 which state that local planning authorities should seek to use areas of poorer agricultural quality land in preference to that of a higher quality.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L5 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L6 Horse Related Development	
Policy wording	<p>Planning permission will be granted for horse-related development in the open countryside and Linear Parks providing it is compatible with the policy guidance in Appendix L6.</p>	
Policy objectives	<ul style="list-style-type: none"> To minimise the impact of horse related development on the open countryside and areas of attractive landscape To promote development which has good access to the bridleway network 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>The objectives of Policy L6 conform with principles 5 and 9 of paragraph 17 (the core planning principles).</p> <p>The policy is also supported by paragraphs 28, 59, 109 (protection and enhancement of valued landscapes) and 112 (protection of high agricultural value land).</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L6 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L7 Criteria for the Location of Water Sports	
Policy wording	<p>Planning permission will be permitted for unpowered water sports on lakes and other water areas and for ancillary facilities, where there is a proven need unless they:</p> <p>(i) Have an unacceptable wildlife impact</p> <p>(ii) Are incompatible with any existing use of the water (including non-recreational use)</p> <p>Planning permission will normally be refused for powered water sports.</p>	
Policy objectives	<ul style="list-style-type: none"> To minimise the environmental impact of water sports To restrict powered water sports to designated sites 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The objectives of Policy L7 conform with principles 7 and 9 of paragraph 17 (the core planning principles). The policy is also supported by paragraph 109 (minimising impacts on biodiversity) and 123 (minimising other environmental impact including noise).</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L7 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L8 Noisy Sports	
Policy wording	<p>Planning permission will only be permitted for noisy sports if:</p> <p>(i) The ambient noise level of the area is already high, and the noise generated by the new activity will not be dominant</p>	

	(ii) It would not significantly increase the noise experienced at nearby noise-sensitive development, or public rights of way and other areas of informal countryside recreation				
	(iii) Noise levels can be effectively reduced by siting and screening				
	(iv) There is no unacceptable disturbance to farm livestock and wildlife				
Policy objectives	<ul style="list-style-type: none"> To minimise the disturbance caused by noisy sports To restrict noisy sports to designated sites 				
Comparison with NPPF	<table border="1"> <thead> <tr> <th>Areas of conformity</th> <th>Areas of conflict</th> </tr> </thead> <tbody> <tr> <td>The objectives of Policy L8 conform with principles 7 and 9 of paragraph 17 (the core planning principles). The policy is also supported by paragraph 109 (minimising impacts on biodiversity) and 123 (minimising other environmental impact including noise).</td> <td>None identified</td> </tr> </tbody> </table>	Areas of conformity	Areas of conflict	The objectives of Policy L8 conform with principles 7 and 9 of paragraph 17 (the core planning principles). The policy is also supported by paragraph 109 (minimising impacts on biodiversity) and 123 (minimising other environmental impact including noise).	None identified
Areas of conformity	Areas of conflict				
The objectives of Policy L8 conform with principles 7 and 9 of paragraph 17 (the core planning principles). The policy is also supported by paragraph 109 (minimising impacts on biodiversity) and 123 (minimising other environmental impact including noise).	None identified				
Outcome	Continue to use Local Plan Policy				
Conclusion	Policy L8 conforms with the NPPF and, so, can continue to be relied upon in the decision making process				

Policy	L9 Arts, Entertainment and Commercial Leisure Facilities	
Policy wording	<p>New facilities for arts, entertainment tourism and commercial leisure should be located in CMK or other town or district centres accessible by public transport.</p> <p>Planning permission will only be granted for proposals elsewhere within the City and other settlements providing that:</p> <p>(i) A sequential approach has been adopted to site selection</p> <p>(ii) There is capacity for the facility proposed</p> <p>(iii) The proposal would not significantly undermine town centre vitality and viability</p> <p>(iv) The proposal would not cause significant noise and disturbance to nearby residents</p>	
Policy objectives	<ul style="list-style-type: none"> To direct arts, entertainment and commercial leisure facilities to the most appropriate locations 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy L9 conforms with principles 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy conforms with paragraphs 23, 24 and 26 that require all proposals for the main town centre uses to be located in the most sustainable locations and seek to ensure that the proposals do not undermine town centre vitality and viability.</p> <p>The policy also conforms with paragraphs 70 and 123 (minimising environmental impacts caused by the development including noise impact).</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L9 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L10 Visitor Accommodation
Policy wording	<p>Permission will normally be granted for new hotel and other purpose-built visitor accommodation in CMK, town and district centres.</p> <p>Sites in the following areas of the City are allocated for new hotel accommodation:</p> <ol style="list-style-type: none"> 1 Campbell Park 2 Central Business Exchange (Phase III), CMK 3 Heelands 4 Westcroft 5 Fox Milne 6 Caldecotte Lake [south] <p>Planning permission will be granted for new visitor accommodation involving either the conversion of suitable existing dwellings or the reuse of existing farm buildings.</p>
Policy objectives	<ul style="list-style-type: none"> • To direct new hotel and purpose-built visitor accommodation to the most appropriate locations • To provide for a range of visitor accommodation and conference facilities

Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy L10 conforms with principles 3, 5, 9 and 11 of paragraph 17 (the core planning principles).</p> <p>The policy is also in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy conforms with paragraphs 23, 24 and 26 that require all proposals for the main town centre uses to be located in the most sustainable locations and seek to ensure that the proposals do not undermine town centre vitality and viability.</p> <p>The policy also conforms with paragraph 28 which states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L10 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L11 Camping And Touring Caravans	
Policy wording	Planning permission for camping and touring caravan sites will be granted provided it: <ol style="list-style-type: none"> (i) Relates sensitively in scale and siting to its surrounding area and would not harm the character or appearance of the countryside (ii) Would not have a significant adverse effect on the amenity of nearby residential areas (iii) Avoids the irreversible loss of the best and most versatile agricultural land (iv) Would not have an adverse impact on wildlife 	
Policy objectives	<ul style="list-style-type: none"> • To minimise the environmental impact of camping and touring caravan sites 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>The objectives of Policy L8 conforms with principles 4, 5, 7 and 9 of paragraph 17 (the core planning principles).</p> <p>The policy is also in conformity with paragraphs 109 (protection and enhancement of valued landscapes, minimising impacts on biodiversity), 112 (protection of high agricultural value land) and paragraph 123 (minimising environmental impacts caused by the development).</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L11 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L12 Milton Keynes Bowl and Elfield Park	
Policy wording	<p>Planning permission will be granted to intensify the use of the Milton Keynes Bowl and Elfield Park for commercial leisure and recreational purposes provided that proposals:</p> <ul style="list-style-type: none"> (i) Are capable of being well served by public transport (ii) The proposal would not result in additional traffic inappropriate to or exceeding the environmental or highway capacity of the local road network (iii) Would have no significant adverse effect on the amenity of residential areas. (iv) Where need can be demonstrated, training and other facilities should be safeguarded for community groups and sports clubs including use for cycle race trials (v) Are consistent with policies applying to Linear Parks (vi) Do not include commercial leisure uses or ‘enabling’ development which could undermine the vitality and viability of existing town and district centres. (vii) Retain the existing cycle, equestrian and pedestrian sites across the site or make provision for suitable alternative routes. 	
Policy objectives	<ul style="list-style-type: none"> • To facilitate intensification of the use of the Milton Keynes Bowl and Elfield Park for commercial leisure and recreational purposes • To minimise the environmental impact of any development proposals • To provide facilities for community use 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	<p>Policy L12 conforms with principles 3, 9, 11 and 12 of paragraph 17 (the core planning principles).</p> <p>The policy is in broad conformity with the NPPF's approach to ensuring the vitality of Town Centres.</p> <p>The policy conforms with paragraph 23(8th bullet point) that requires local planning authorities to set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</p> <p>The policy also conforms with paragraphs 70, 74 (protection of existing open space, sports and recreational buildings and land) and 123 (minimising environmental impacts caused by the development including noise impact).</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy L12 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	L13 Multi-Purpose Sports and Spectator Events Stadium
Policy wording	<p>Planning permission will be granted for a multi-purpose sports stadium at Denbigh North, as identified on the Proposals Map, provided that:</p> <ul style="list-style-type: none"> (i) The proposal would not result in additional traffic inappropriate to or exceeding the environmental or highway capacity of the local road network. (ii) The proposal would have no significant adverse effect on the amenity of residential areas. (iii) The proposal clearly indicates how development could be phased to increase the capacity of the facility to a stadium capable of accommodating at least 40,000 people. (iv) In the case of existing recreation facilities being lost, equivalent replacement facilities are provided. <p>Enabling development will be allowed provided that:</p> <ul style="list-style-type: none"> (a) It would not significantly undermine the vitality and viability of Bletchley Town Centre (b) The potential social and economic benefits arising out of the

	<p>development of Denbigh North are fully taken into account.</p> <p>Planning applications for stadium proposals should be accompanied by a transport assessment and may also require a full environmental impact assessment.</p>	
Policy objectives	<ul style="list-style-type: none"> To facilitate the development of a multi-purpose sports stadium 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy L13 conforms with principles 1 and 2 of paragraph 17 (the core planning principles).</p>	<p>None identified</p>
Outcome	<p>Continue to use Local Plan Policy</p>	
Conclusion	<p>Policy CC17 is a locally specific policy of which certain aspects may still apply. The policy should therefore be kept and should be a consideration within the decision making process.</p>	

Community Facilities Policies:

Policy	C1 Location of Community Facilities	
Policy wording	<p>Planning permission will be granted for:</p> <p>(i) Non-residential community facilities within, or adjacent to Central Milton Keynes, town, district and local centres</p> <p>(ii) Residential community facilities within housing areas preferably in locations well related to local centres</p> <p>Proposals will need to show that buildings are designed to be adaptable for multi-use.</p>	
Policy objectives	<ul style="list-style-type: none"> To ensure community facilities are accessible and well-related to the locality To ensure that buildings are designed to enable maximum flexibility of use by community groups. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>The objectives of Policy C1 are in conformity with the NPPF in the following places:</p> <ul style="list-style-type: none"> Principle 12 of paragraph 17 (the core planning principles) Paragraphs 23 (6th bullet point) and 70 	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C1 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	C2 Protection of Community Facilities	
Policy wording	<p>Planning permission will be refused for proposals that involve the loss of an existing community facility or the loss of a site for such a purpose, unless:</p> <p>(i) There is no longer a need for the facility for any type of community use, or</p> <p>(ii) An acceptable alternative facility can be provided elsewhere.</p> <p>Where surplus education land is identified, planning permission will be granted for other uses provided it can be demonstrated that:</p> <p>(a) The income from the sale of the land will be reinvested to secure improvements to Milton Keynes schools and;</p> <p>(b) The proposed development will include the provision of facilities for the local community where there is a proven need for such provision locally and it fairly and reasonably relates to the development proposed.</p>	
Policy	<ul style="list-style-type: none"> To protect existing facilities and sites proposed or reserved in this Plan 	

objectives	to meet future needs. <ul style="list-style-type: none"> To ensure that replacement facilities are at least of the same standard. To provide a framework for dealing with the disposal of surplus education land. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	NPPF paragraph 70 (particularly the 2 nd bullet point) supports the first part of Policy C2 by guarding against the loss of valued services. Further, paragraph 72 supports the creation and expansion of schools, which would align in particular with the proposal to reinvest any proceeds into improvements to MK schools.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C2 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	C3 Meeting Halls/Community Centres	
Policy wording	New meeting halls are to be provided in the following areas: <ol style="list-style-type: none"> 1. Broughton (West) 2. Caldecotte (Lakeside) 3. Emerson Valley (North) 4. Grange Farm 5. Oxley Park (South) / Kingsmead (Shenley Common Farm development) 6. Monkston (South) 7. Monkston Park 8. Tattenhoe Park (East) 9. Tickford End, Newport Pagnell (Site NP5) 10. Walnut Tree (East) 11. Bletchley Meeting halls will be also be required as part of new housing development in City Expansion Areas	
Policy objectives	<ul style="list-style-type: none"> To identify areas where new meeting halls are to be provided 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	The objectives of Policy C3 conform with the NPPF in the following places: <ul style="list-style-type: none"> - Principle 12 of paragraph 17 (the core planning principles) - Paragraph 70 	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C3 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	C4 Education
Policy wording	<p>Sites in the following areas are allocated for the provision of new education facilities:</p> <p>Combined Schools</p> <ol style="list-style-type: none"> 1. Broughton 2. Grange Farm 3. Middleton 4. Monkston 5. Monkston Park 6. Shenley Brook End 7. Tattenhoe 8. Tattenhoe Park 9. Wavendon Gate (Phase 2) 10. CMK 11. Oxley Park <p>Secondary Schools</p> <ol style="list-style-type: none"> 12. Olney (Site OY3) 13. Shenley Brook End (additional phases) 14. Walnut Tree (Walton High, additional phases) 15. Hazeley <p>Independent</p> <ol style="list-style-type: none"> 1. Shenley Church End <p>Higher Education</p> <ol style="list-style-type: none"> 1. Walton Hall 2. Kents Hill <p>New schools will also be required as part of new housing development in City Expansion Areas (see Policies EA3 and EA4)</p>

Policy objectives	<ul style="list-style-type: none"> To identify and protect sites areas for the location of new schools 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	NPPF paragraph 72 says LPAs should be pro-active and positive in ensuring there is a sufficient choice of school places. This policy is pro-active by allocating new school sites	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C4 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Policy	C5 Health and Community Care Facilities	
Policy wording	<p>The following sites are allocated for the provision of major health and community care facilities:</p> <ol style="list-style-type: none"> Blakelands – Community Hospital Land adjoining Milton Keynes General Hospital, Eaglestone – extensions to the Hospital and other health related facilities <p>New health care facilities will be required as part of new housing development in City Expansion Areas</p>	
Policy objectives	<ul style="list-style-type: none"> To identify and protect sites for major health facilities 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	NPPF paragraph 70, (1 st bullet point), says we should deliver the social, recreational and cultural facilities and services the community needs by planning positively to enhance the sustainability of communities. In addition, the 3 rd bullet point discusses the need to ensure facilities and services are able to develop and modernise in a way that is sustainable.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C5 encourages the delivery of essential health facilities by identifying sites. This fits with the aims of NPPF paragraph 70.	

Policy	C6 Childcare Facilities	
Policy wording	Planning permission will be granted for crèche, nursery and similar childcare facilities if they are consistent with the detailed policy guidance in Appendix C6	
Policy objectives	<ul style="list-style-type: none"> • To provide criteria to assess proposals for childcare facilities • To minimise the impact of childcare facilities on surrounding properties 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	The guidance in Appendix C6 provides much greater detail that would be included in the NPPF. However, the principle of planning for childcare facilities would be in conformity with the aims of the NPPF, in particular paragraph 70.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	The policy and appendix provides greater detail than the NPPF on this subject, but the principle aligns with the aims for the Framework	

Policy	C7 Burial and Memorial Grounds	
Policy wording	Planning permission for the use of land as a burial/memorial ground or 'green' burial/memorial ground will be granted providing that: <ul style="list-style-type: none"> (i) The site is accessible by public transport (ii) Surface water drainage is adequate and there is no threat to groundwater quality (iii) The proposal would not have an adverse impact on the surrounding landscape (iv) The proposal includes a land management and maintenance programme 	
Policy objectives	<ul style="list-style-type: none"> • To provide criteria for assessing proposals for burial and memorial grounds • To identify and protect sites allocated for burial and memorial grounds 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	The NPPF is silent on the issue of burial grounds. However, the principles of Policy C7, in ensuring accessibility and protecting against impacts on groundwater quality and landscape are issues that would be in conformity with the principles of other Local Plan policies and the NPPF.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C7 can continue to be used as the principles are not in conflict with the NPPF	

Policy	C9 Reserve Sites	
Policy wording	<p>Within Milton Keynes City, a number of sites are allocated as Reserve Sites for future local commercial or community uses. These sites are identified on the Proposals Map and details of the approved uses for each site are set out in Appendix C9.</p> <p>New Reserve Sites will also be required as part of new housing development in City Expansion Areas. The standard of provision will be 0.75 hectares per 1,000 population</p>	
Policy objectives	<ul style="list-style-type: none"> To identify and protect Reserve Sites To identify uses for Reserve Sites 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy C9 plans positively for the delivery of community facilities by allocating reserve sites for such uses. This would align with the principles of NPPF paragraph 70 specifically the 1 st and 4 th bullets points.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C9 supports the aims of NPPF paragraph 70 and is therefore in conformity with the Framework.	

Policy	C10 Libraries	
Policy wording	<p>Planning permission will be granted for new public libraries that are:</p> <p>(i) Located within or adjacent to CMK, Town, District or local Centres or;</p> <p>(ii) In locations where the libraries' use would be complementary to an existing or proposed educational service.</p>	

	New libraries will be sought in both the East and West Flanks of the City. A site for a new library is reserved at Westcroft District Centre. New library buildings should be designed to be capable of multi-use.	
Policy objectives	<ul style="list-style-type: none"> • To state the need for new libraries in the east and west flanks of the City. • To set out the criteria against which proposals for new libraries will be assessed. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Policy C10 aims to deliver new library facilities by identifying suitable locations. This is in accordance with the NPPF's principles in paragraph 70 about planning pro-actively for the provision of community facilities, which would include libraries.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy C10 conforms with the NPPF and, so, can continue to be relied upon in the decision making process.	

Planning Obligations Policies:

Policy	PO3 Provision of Small Business Units	
Policy wording	Where proposals involve the redevelopment or change of use of existing industrial or warehousing floor space, and the redevelopment or change of use is not wholly to meet the operational needs of the existing occupier, the Council will seek a proportion of small business units (up to 300 sq m each) as part of the new development.	
Comparison with NPPF	Areas of conformity	Areas of conflict
		Policy PO3 has no obvious alignment with the NPPF. Meeting any requirement such as this would need to align with the planning obligations test in NPPF paragraph 204.
Outcome	NPPF should take precedence	
Conclusion	Policy PO3 has never been used and there is no basis for its use within the NPPF. Therefore, the policy can safely be discarded, and any proposals where such a requirement may be appropriate should be considered against the tests in paragraph 204.	

Policy	PO4 Percent for Art	
Policy wording	Where new development is proposed, developers are encouraged to allocate at least 1% of the capital cost of a development towards the incorporation of public works of art that enhance the appearance of the development.	
Comparison with NPPF	Areas of conformity	Areas of conflict
		NPPF doesn't make reference to Public Art. However, contributions collected through planning obligations will have to meet the requirements set out in NPPF paragraph 204
Outcome	NPPF should take precedence	
Conclusion	In order to require a contribution from a developer for public art, we would need to be able to justify it against the tests in paragraph 204. Therefore the NPPF should take precedence over Policy PO4 and the need to provide public art on site should be considered in the wider design of any development proposals.	

Minerals Local Plan:

Policy	MLP1 Allocations	
Policy wording	Except in special cases covered by Policies MLP3 and MLP4, planning permission for the extraction of proven economic mineral reserves will be granted only where it is necessary (a) in order to ensure that adequate supplies are available to meet the Mineral Planning Authority's apportionment of the regional supply and/or (b) to maintain a landbank of sand and gravel in accordance with Government policy	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Maintaining a landbank of seven years is a requirement of paragraph 145 of the NPPF and this policy aims to meet that requirement, by allowing for sites to come forward to meet supply needs.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy MLP1 supports a key requirement of minerals planning in the NPPF in relation to maintaining a landbank of permitted sites.	

Policy	MLP2 Area of Search	
Policy wording	Proposals for the extraction of sand and gravel will be considered if they meet the other relevant policies in the Plan and it can be shown that it is necessary to meet an essential need which cannot be satisfactorily met by other means.	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>NPPF paragraph 144 (1st bullet point) says we should give weight to benefits of mineral extraction including to the economy.</p> <p>Bullet points 3, 4 and 6 also follow the theme of MLP2 with regard to considering the potential adverse impacts of any proposed development.</p> <p>Bullet point 2 of paragraph 143 encourages the use of secondary and recycled materials before considering extraction of primary materials, which is in line with the principle of MLP2.</p>	None identified

Outcome	Continue to use Local Plan Policy
Conclusion	The aims of MLP2 are fully supported by NPPF paragraphs 143 and 144, so MLP2 can continue to be used

Policy	MLP3 Borrow Pits	
Policy wording	Borrow pits will be granted permission where they meet the following criteria: <ul style="list-style-type: none"> a. they are required to supply major construction projects b. they are within close proximity of the construction site and minerals can be transported to it with minimal use of public highways c. the site can be satisfactorily restored; and d. the demand for the material cannot reasonably be met from existing sites with planning permission 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Borrow pits are not specifically mentioned in the NPPF. However, the principles of Policy MLP3 are in accordance with the other Minerals Local Plan policies and NPPF paragraphs 143 and 144. Further, the policy supports principles of sustainable development by encouraging extraction of minerals in close proximity to construction projects, thereby reducing transport distances.	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	NPPF doesn't specifically cover borrow-pits but the principles of Policy MLP3 are supported by the NPPF, and therefore MLP3 can continue to be used	

Policy	MLP4 Safeguarding Reserves
Policy wording	The MPA will not permit development proposals that would cause sterilisation of mineral deposits on the proposed development site, or which prejudice the future working of minerals on adjacent sites (the same indicative stand-offs as Table 4 will apply), except where it is demonstrated that: <ul style="list-style-type: none"> a. the mineral deposit is of no commercial interest, and is unlikely to

	<p>be so in the future; or</p> <p>b. there is an overriding case in favour of allowing the proposed development to proceed without the prior extraction of the mineral;</p> <p>c. extraction of the mineral would be subject to such strong environmental or other objection that it would be highly unlikely that it would ever be permitted in any circumstances.</p>	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Bullet point 5 of paragraph 143 encourages prior extraction of minerals where practicable and environmentally feasible if necessary for non-mineral development to take place. Bullet point 3 encourages the use of Mineral Safeguarding Areas and policies that protect resources from needless sterilisation.</p> <p>Also, bullet point 7 of paragraph 144 says when determining applications, LPAs should not normally permit other development proposals in safeguarding areas where they might constrain potential future use.</p>	<p>NPPF encourages growth and development and requiring safeguarding/prior extraction could be considered to be a constraint to growth.</p>
Outcome	Continue to use Local Plan Policy	
Conclusion	<p>Paragraphs 143 and 144 support MLP4. Bullet b of MLP4 would allow development to proceed without prior extraction if there was an over-riding case in favour of it, which would address any issues of constraining economic development/growth.</p>	

Policy	MLP5 Secondary Aggregates and Recycling
Policy wording	<p>Permission for processing of secondary aggregates and recycling will be granted at the following locations:</p> <ul style="list-style-type: none"> a. Mineral processing plants where it allows the material to be processed or blended for a period not exceeding the life of that facility; b. On development construction sites; c. At waste management facilities for a period not exceeding the life of that facility; or d. At an existing industrial site or on land which is permitted or allocated for industrial development (Use Class B2). <p>Proposals in other areas than as listed above will be permitted if it can be</p>

	demonstrated that: <ul style="list-style-type: none"> a. They serve an identified local need which cannot be met by existing facilities, and; b. No land in the above categories is available, or that use of such land would be contrary to the proximity principle with regard to the anticipated source of waste. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>NPPF paragraph 143 (2nd bullet point) encourages the use of secondary and recycled materials, as does bullet point 6 of paragraph 17 (the core planning principles), in terms of encouraging the reuse of existing resources and the use of renewable resources.</p> <p>NPPF doesn't provide any additional detail specifically on the types of sites that would be acceptable for such development, but the principles in MLP5 are ones that would align with points in paragraphs 143 and 144 with respect to minimising impact by encouraging such use on sites that are already in a similar use.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Principles of MLP5 are supported by NPPF paragraphs 143 and 144, and also the aim of encouraging sustainable use of natural resources	

Policy	MLP6 Aggregate Depots	
Policy wording	<p>Planning permission for aggregate depots will be granted subject to the following criteria:</p> <ul style="list-style-type: none"> a. Adequate environmental standards can be satisfied to minimise disturbance to the locality; b. Safe and convenient road access is available and the local highway network can satisfactorily accommodate the traffic generated by the proposal; c. Alternative modes to road transport have been considered. 	
Comparison with NPPF	Areas of conformity	Areas of conflict

	NPPF doesn't specifically discuss the sorts of issues to be considered in relation to considering applications for aggregate depots. However, bullet point 4 of paragraph 143 does highlight the importance of safeguarding existing, planned and potential rail heads etc. The principle of this supports the content of Policy MLP6	
Outcome	Continue to use Local Plan Policy	
Conclusion	The content of Policy MLP6 is supported by the principles of NPPF, including minimising adverse effects and encouraging the use of sustainable modes of transport	

Policy	MLP7 Matters to be resolved
Policy wording	<p>Planning permission will be granted for mineral development providing that:</p> <ol style="list-style-type: none"> a. The quality and quantity to be worked is viable, taking account of the depth and extent of the deposit, the known markets for it, and the associated plant required to process it; b. The proposal demonstrates an acceptable and feasible programme of extraction and restoration (including phasing proposals) together with subsequent management arrangements (see Policy MLP9); c. There is safe and convenient road access available or can be created and the local highway network can satisfactorily accommodate the traffic generated by the proposal, and the proposal includes arrangements to avoid the carriage of mud or other material onto the public highway and routing proposals to minimise the impact of lorries way from residential and other sensitive areas; d. Existing trees, hedgerows or other features of nature conservation value on, or near, the site are within the applicant's control retained and protected, where these help screen the development or could contribute to restored landscape; e. The proposal demonstrates satisfactory measures for restoration of the site to agriculture, forestry, nature conservation, public open space, recreation or other amenity use with aftercare or management; f. The preservation of Scheduled Ancient Monuments (SAM) and their settings or unscheduled site of local, regional or national importance or their setting are protected through ensuring that sufficient information is provided by the developers through a desk-based assessment and phased evaluation works to establish the impact of the proposed scheme on the archaeological and historic

	<p>environment. Where development is proposed affecting an unscheduled site of known archaeological and historic environment. Where development is proposed affecting an unscheduled site of known archaeological interest then archaeological investigations will need to be carried out to establish a mitigation and/or excavation strategy prior to development being permitted;</p> <ul style="list-style-type: none"> g. The past and current working and restoration performance of the applicant is satisfactory, where known; h. Satisfactory measures are proposed to minimise the possible effects of pollution (including air quality) and measures to ameliorate it; i. The proposal is satisfactory with regard to scale, type, appearance and location of plant and machinery (so that its impact on the landscape and local amenity will be minimised), its hourly, average, and maximum annual production capacity, the need for it, and the length of time for which it is to be retained on site; j. The possible effects of noise from plant and machinery used for excavating, processing, landfilling, recycling, restoration and other ancillary uses are minimised so that it will not unduly affect the amenities of nearby housing or other noise-sensitive land uses; k. Satisfactory buffers are provided to safeguard the amenities of nearby uses (see Table 4 Indicative buffer zone widths to ameliorate nuisance). Where a watercourse is adjacent to a proposed mineral development, the applicant must agree details of the appropriate buffer with the Environment Agency; l. There are no significant adverse effects upon listed buildings, conservation areas and historic gardens and their settings; there are no harmful effects upon listed buildings, conservation areas and historic gardens and their settings; m. There are no significant adverse effects on Sites of Special Scientific Interest, Milton Keynes Wildlife Sites, Wildlife Corridors, Local Nature Reserves, Regionally Important Geological Sites, woodlands, parkland, the landscape and other sites of geological, wildlife and ecological interest; n. There are no significant adverse effects of hydrological disturbance on floodplains, groundwater, habitats and features of nature importance. In the floodplain, proposals should not result in raising of existing ground levels nor taking into account any proposed ameliorative measures adversely affect groundwater levels or water quality, impede flood flows, reduce capacity of flood storage or existing flood defence structures. The developer and/or landowner will be expected to undertake any hydrological surveys necessary to establish the implications of a proposal. o. There will not be a significant adverse visual impact on any dwellings or other environmentally sensitive properties or from footpaths in the surrounding area taking into account any proposed ameliorative measures. 	
Comparison	Areas of conformity	Areas of conflict

with NPPF		
	<p>Paragraphs 143 and 144 include several bullet points that relate to Policy MLP7. In particular paragraph 143 (6th bullet point) says LPAs should set out environmental criteria against which planning applications will be assessed. In addition, bullet points 3, 4 and 5 of paragraph 144 further support the criteria of Policy MLP7.</p> <p>Policy MLP7 is therefore in full conformity with the NPPF, providing essential guidance on what is required for any development proposals to be acceptable.</p> <p>The additional technical guidance to the NPPF also supports the principles set out in Policy MLP7. Several areas covered in Policy MLP7 receive further protection in the NPPF, including SSSIs (paragraph 118), Conservation Areas (section 12), flood risk (Technical Guidance) and biodiversity (paragraph 117).</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	The policy is in conformity with the NPPF, and meets the requirements of paragraph 143 (6 th bullet point) by providing criteria against which proposals will be assessed.	

Policy	MLP8 Information Required
Policy wording	<p>Planning Permission will not be granted unless full working, restoration and aftercare and management plans and details are submitted for approval with every application for mineral development. Applications should include:</p> <ol style="list-style-type: none"> a. borehole information, soil physical characteristics reports including details of agricultural land quantity and, where appropriate, hydrological and hydrogeological data; b. where adequate depths of top soil and sub-soils do not exist on the site and agricultural or woodland restoration is proposed, details of how this problem is to be overcome and if necessary, where soils will be obtained from; c. for extraction, processing and restoration stages, the methods of

	<p>soil handling to be employed, including any criteria adopted to govern the movement of soils in relation to weather conditions;</p> <ul style="list-style-type: none"> d. details of final land form including landscaping; e. details of when and how the drainage arrangements for the restored site will be provided (drainage systems must relate to the method of filling and the after use); f. details of the phasing of working, including the direction of working, restoration and aftercare, such that a satisfactory progression of excavation and restoration is obtained; g. details of expected source, availability and specifications of appropriate types of waste, consistent with the proposed after-use, to be used in the restoration of the site; h. where restoration requires landfilling, details of the interim management of the site while any methane extraction systems are in place, and details of a scheme for its subsequent maintenance; i. details and plans of buildings, plant and machinery to be erected or used, including details to reduce visual impact such as location, colour and screening; j. details of the processes proposed and the products to be made; k. the duration of the development; l. details of storage, including heights and locations; m. the capacity of the plant, the quantities of minerals to be imported and exported off site. n. details of the waste arising from any process; o. a Transport Assessment (see Policy MLP13); p. measures taken for controlling noise, methods to control and suppress dust from the operations and an outline of proposed measures to control potential pollution to protect ground water, including measures to control wastes and waste water; and q. measures to ameliorate the effects on nature conservation interests. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Policy MLP8 sets out the information required to determine an application for mineral development. This includes, in particular, restoration proposals, which aligns well with the requirements of NPPF paragraph 143 (8th bullet point) and paragraph 144 (6th Bullet Point).</p> <p>This policy also sets out requirements relating to the control of noise and dust, which is supported by the NPPF technical guidance</p>	<p>None identified</p>

	document.	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy MLP8 is supported by the NPPF and Technical Guidance and provides important information for applicants on the requirements any proposals should meet, and therefore MLP8 should continue to be used	

Policy	MLP9 Restoration and Aftercare	
Policy wording	Proposals for restoration will be permitted where they take into account: <ul style="list-style-type: none"> a. the need to protect woodland; b. the need to protect grade 1, 2 and 3a agricultural land from irreversible development and to secure its restoration to a high standard at least equivalent to its original grade within a reasonable period; c. the likelihood of excavated land being restored to a high standard capable of supporting productive agriculture or woodland or meeting a need for recreation or nature conservation; and assisting in delivery of local, national Biodiversity Action Plan Targets; d. the likelihood of restoration providing adequate surface water run-off and satisfactory integration with adjoining landscape; e. the effect of excavation and/or restoration, including the final landform, on the water table, the stability of surrounding land, water resources – including rivers, lakes and canals, the means of water supply and drainage; f. the need to protect watercourses, aquifers and nearby land-uses from pollution and gas migration where excavated sites are to be infilled with waste materials; g. the involvement of local community. 	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Early restoration of mineral sites is encouraged by NPPF paragraph 143, bullet 8 and paragraph 144 (6 th bullet point). Further support to Policy MLP9 is provided for example to protection of woodland (paragraph 118), agricultural land (paragraphs 112 and 143 (8 th Bullet Point)), and recreation uses (paragraph 143 (8 th bullet point) and principle 9 of paragraph 17). The points raised in MLP9 around potential contamination or pollution	None identified

	are also supported by NPPF paragraph 120.	
Outcome	Continue to use Local Plan Policy	
Conclusion	MLP9 is in conformity with the NPPF, in particular paragraphs 143 and 144 and should continue to be used in the consideration of restoration proposals	

Policy	MLP10 Ancillary Mineral Development	
Policy wording	<p>Where planning permission is granted for ancillary mineral development it will be limited to the duration of the main workings and will require appropriate restoration of the site unless the proposal is for the use of the existing plant and;</p> <ul style="list-style-type: none"> a. it enables the working of a small site which is otherwise considered to be commercially and/or technically unviable; or b. it allows mineral to be processed or blended to achieve higher quality uses. <p>Planning permission will not be granted if there are adverse environmental and amenity effects of intensifying the use of or prolonging the life of the plant (including implications for the site restoration programme), effects on the surrounding area and the traffic implications for the site of importing the material.</p>	
Comparison with NPPF	Areas of conformity	Areas of conflict
	<p>Ancillary mineral development often relates to recycled or secondary materials which are a more sustainable option to primary, extracted mineral. Paragraph 142 and principles 2 and 6 of paragraph 17 encourage the use of recycled and renewable resources so allowing ancillary mineral development could in many cases support those aims.</p> <p>The policy also aims to minimise environmental and amenity effects by intensifying or prolonging use of the site/plan etc, which is also supported by paragraphs 143 and 144.</p>	None identified
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy MLP10 is in general conformity with the NPPF and should continue to be used.	

Policy	MLP11 Areas of Attractive Landscape	
Policy wording	Permission will not be granted for mineral development in the Areas of Attractive Landscape, where such development would result in a detrimental impact on the landscape quality of the area, unless it can be shown that it is necessary to meet an essential need which cannot be met by any other means.	
Comparison with NPPF	Areas of conformity	Areas of conflict
	Paragraph 110 directs development to areas which would have the least environmental value.	Paragraph 113 says distinction needs to be made about the hierarchy of sites. Whilst this is not a direct conflict it should be noted that as with Local Plan Policy S11, Local designations will have a lower status than those of international or national designations.
Outcome	Continue to use Local Plan Policy	
Conclusion	MLP11 should continue to be given consideration in the decision making process, keeping in mind the lower status of locally designated sites.	

Policy	MLP13 Transport	
Policy wording	Planning permission will not be granted unless a Transport Assessment (TA) is submitted with all significant mineral development and will seek wherever practicable and appropriate the use of rail, conveyors, pipelines, canals and rivers in preference to road transport of minerals. The TA must demonstrate that these alternative methods to road transport have been considered and identify any measures necessary to mitigate against the traffic impact of the proposal.	
Comparison with NPPF	Areas of conformity	Areas of conflict
	NPPF paragraph 32 supports the requirement of a TA for all development that generate significant amounts of movement and is in full support of Policy MLP13.	
Outcome	Continue to use Local Plan Policy	
Conclusion	Policy MLP13 is in line with the guidance provided by NPPF paragraph 32.	