

Land at Wolverton Health Centre
Pre-Application Statement

March 2024



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1. INTRODUCTION

1.1 This Planning Statement has been prepared in support of a pre-application enquiry submitted by NHS Property Services Ltd (NHSPS) for the development of Land at Wolverton Health Centre, Gloucester Road, Milton Keynes. NHSPS wish to progress pre-application discussions with Milton Keynes Council in relation to the proposed development of the site for residential use. This request follows an earlier request in December 2020 and the proposed development has evolved to address the feedback from Milton Keynes Council at that time.

1.2 The Description of Development is as follows:

Development of up to 9no. Residential dwellings on land at Wolverton Health Centre, Gloucester Road, Milton Keynes, MK13 5DF.

1.3 This statement sets out the relevant planning background to the proposal, presents an illustrative proposed scheme, demonstrates how the principle of the proposed development is acceptable and outlines how planning issues associated with the development will be addressed.

1.4 This Pre-Application Statement should be read in conjunction with the following supporting documents:

- Location Plan
- Existing Site Plan
- Proposed Site Plan
- Design and Access Statement
- Open Space Assessment
- Transport Statement
- Letter from the ICB declaring the site surplus to requirements
- The appropriate fee

1.5 The remainder of this Statement is structured as follows:

- Section 2 sets out the relevant background to the application.
- Section 3 explains the application proposals.
- Section 4 details the relevant planning policies at National and Local levels against which the application should be determined.
- Section 5 provides a planning assessment of the proposals.
- Section 6 provides a summary.

2. BACKGROUND

Site and Surroundings

- 2.1 The site lies within the defined settlement boundary of Wolverton and is located circa 3 miles north west of Milton Keynes Town Centre.
- 2.2 The 0.5709 ha site is located adjacent to Wolverton Health Centre and comprises a mix of car parking and open space. The open space is formed of overgrown shrubland and wooded areas. Part of the site has been encroached onto by the adjoining health centre for use as car parking hence its inclusion within the red line boundary.
- 2.3 The site is located in an established residential area and the wider surrounding environs is predominantly characterised by semi-detached properties. There are a number of higher density blocks of flats to the rear of the site, close to the western boundary. To the south of the site is a dense tree belt and amenity open space.
- 2.4 The site is well connected to existing open spaces with public open space located immediately to the north and east of the site.
- 2.5 Wolverton Train Station is approximately 1 mile to the north-east of the site. The station is on the 'Northampton Loop' and includes a number of services which run to and from Milton Keynes and Northampton. The site is served by local buses which provide services along Great Monk Street and Gloucester Road.
- 2.6 The location of the site is such that there is a well-established network of off-carriageway 'Redways' and footpaths as well as lit pedestrian footways along key highway links in the immediate vicinity providing good connectivity towards Wolverton Town Centre and the local neighbourhoods of Greenleys, Hodge Lea and Stacey Bushes.
- 2.7 The site is accessible to a range of local retail, employment, educational and recreational activities that can be easily reached by foot, cycle and public transport.
- 2.8 Given the site has good connections by foot and cycle to local amenities, Wolverton Town Centre. Wolverton Railways Station and bus routes the site is considered to be located in a sustainable location.
- 2.9 There are no statutorily or locally listed buildings on the site or within the immediate context of the site and the site is not within a conservation area.

2.10 The Site is situated within flood zone 1 which indicates that there is a low (<0.1%) probability of flooding.

Planning History

2.11 A search of Milton Keynes Council's Planning Portal has revealed the following planning history for the site:

Application No.	Description of Proposals	Decision
11/00345/FUL	Demolition of existing health centre building and the erection of a two-storey building and single storey building for use as a Health Centre including the extension of car parking area and landscaping.	Approved 06/06/2011
11/01867/DISCON	Details submitted pursuant to discharge of conditions attached to planning permission 11/00345/FUL	Approved 21/10/2011
13/00252/NMA	Non-material amendment to planning permission 11/00345/FUL to revise the buildings approved height to a lower level.	Approved 11/03/2013
13/00253/NMA	Non-material amendment to planning permission 11/00345/FUL to revise the gutter and downpipe arrangement shown on the approved drawings to a face fixed to elevation configuration. All downpipes to be fitted with anti-climb covers.	Approved 11.03.2013
16/00171/NMA	Non-material amendment to application 11/0345/FUL to allow the rearrangement of car park and external ramp and stairs from car park.	Approved 16.05.2016
23/01321/PIP	Permission in principle application for the development of up to 9no. residential units.	Withdrawn 20.07.2023

Table 1: Planning History for the Site

Pre-Application advice

- 2.12 In December 2020, NHSPS sought pre-application feedback (Milton Keynes ref: 20/03058/PRELAR) for the development of the site to provide 18 residential units including 8 x 1-bedroom flats and 10 x 2-bedroom houses.
- 2.13 Milton Keynes Council's written feedback is summarised below:
- The site is within a defined settlement boundary and is partially formed of previously development land. Accordingly, subject to compliance with other policies in Plan:MK, the principle of residential development is considered sound.
 - Further information is required to understand how the scheme accords with Policies CC3 and L3 of Plan:MK. The onus is on the applicant to evidence compliance with these policies.
 - Subject to the development according with these policies, the principle of development would be considered acceptable given the site's location within a defined settlement boundary and characterisation as a partially previously developed site.
 - Further justification is required in regard to the impact on the parking arrangements of the Health Centre.
 - In terms of housing mix it was stated there was a predominant need for 2- and 3-bedroom houses.
 - Any formal application would be expected to provide adequate private amenity space for the houses and a suitably sized communal amenity area for the residential apartments. The size of these areas should be in accordance with the Council's New Residential Development Design Guide.
 - In terms of privacy, the development should accord with the rear-to-rear and rear-to-flank distances prescribed in the New Residential Development Design Guide. Regarding visual intrusion and loss of sunlight and daylight, the location of the apartment building will be critical in order to ensure that the proposed development does not have an adverse impact on neighbouring properties in this regard. To this end, a sunlight and daylight assessment would be required.
- 2.14 A revised development intended to address the matters raised above is submitted under this pre-application request.

3. PROPOSED DEVELOPMENT

- 3.1 Pre-application advice is being sought for the construction of up to nine residential dwellings, with associated car parking and landscaping on unutilised land, adjacent to Wolverton Health Centre. The development proposals also retain the provision of 86 car parking spaces for the existing Health Centre.
- 3.2 An indicative proposed site plan has been provided to show how the proposed development relates with the site's physical, social and environmental context, whilst reflecting the requirements of relevant national and local planning policies.

Figure 1 – Indicative Site Plan



4. PLANNING POLICY

National Planning Policy Framework and Guidance (2023)

- 4.1 The National Planning Policy Framework ('NPPF') sets out the Government's Planning Policies for England and how these should be applied. The NPPF was originally published in 2012 and updated in February 2019 and July 2021. September 2023 and December 2023.
- 4.2 The NPPF must be taken into account when preparing a development plan and is a material consideration in planning decisions.
- 4.3 The NPPF is supported by several National Planning Practice Guidance (NPPG) documents which provide further detail on specific policy topics. The NPPGs are updated periodically.

Development Plan

- 4.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Adopted

- 4.5 The adopted Development Plan for Milton Keynes Council comprises the Plan: MK 2016-2031, which was adopted in March 2019. The Site is located within a defined settlement boundary on the accompanying policy map. Sections of the site are allocated as amenity open space and community facility (in association with Wolverton Health Centre).

Emerging Policy

- 4.6 The Council consulted upon the 'ambitions and objectives' of the New City Plan as well as the Sustainability Scoping Report between January and March 2023. This is a pre-cursor to the initial stages of the Local Plan review and is an evidence and ideas gathering stage. Consequently, the emerging Local Plan is not at a stage where it can hold any weight in the determination of a planning application.
- 4.7 Coinciding with The New City Plan 2050, Milton Keynes Council is currently finalising the Open Space Assessment (study Review 2021) which will review and update the findings of the Milton Keynes Open Space Assessment (2018) which informed the formulation of policies in Plan:MK. At the time of writing, there is no public access to the Study Review.

Neighbourhood Plan

- 4.8 The site is not located within a Neighbourhood Plan Area.

Supplementary Planning Documents

4.9 The adopted development plan is supported by a suite of Supplementary Planning Documents and Supplementary Planning Guidance to provide further guidance for certain types of development. Those of relevance to the Proposed Development include:

- Parking Standards SPD (January 2023)
- New Residential Design Guide (April 2012)
- Affordable Housing SPD (January 2020)
- Sustainable Construction SPD (November 2021)
- Milton Keynes Drainage Strategy – Development and Flood Risk SPG (May 2004)
- Biodiversity SPD (June 2021)
- Planning Obligations SPD (February 2021)
- Transport and Sustainable Transport SPD (2009)

5. ASSESSMENT

Loss of health provision

- 5.1 The Site is located within a defined settlement boundary and is partially formed of previously developed land. Accordingly, subject to compliance with other policies in plan: MK, the principle of development is considered acceptable.
- 5.2 Policy CC3 states that “proposals that involve the loss of an existing community facility or the loss of a site allocated for that purpose, will only be supported where:
- There is no longer a need for the facility for any type of community use, and this has been robustly evidenced by research and consultation; or
 - An acceptable alternative facility can be provided elsewhere.
- 5.3 The site was previously occupied by a health centre. Under planning application 11/00345/FUL the previous health centre was demolished and all services re-provided in the new health centre that was constructed to the north of the application site. It is therefore considered that part two of the policy is accorded with given a modern and fit for purpose health facility was provided within the wider site.
- 5.4 Furthermore, the site has been declared surplus to requirements by the ICB and there is no future requirement for health on this part of the site. A letter from the ICB to NHSPS confirms this position and is submitted alongside this pre-application request.
- 5.5 As such, it is concluded that the Site is not required for Class E(e) use, and alternative uses can be explored for the Site.

Loss of Open Space

- 5.6 The Site is partly designated as open space therefore engaging Policy L2: Protection of Open Space and Existing Facilities and Policy L3: Amenity Open Space.
- 5.7 The Open Space policy section within the local plan lists a number of policy assessments and strategies that have fed into Plan: MK and hold weight. These include:
- MK Public Open Space: Management Framework for MK 2013-2023;
 - Public Open Space, Leisure and Recreation;
 - MK Tree Management Strategy 2017-2027; and
 - Milton Keynes Green Infrastructure Strategy 2018.

5.8 Policy L2: Protection of Open Space and Existing Facilities states that:

A. Planning permission will be refused for proposals involving the loss of public open space, civic space, or facilities used for leisure and recreation unless: where the loss of public open space may be considered acceptable.

- 1. An assessment has been undertaken which has clearly shown the open space or leisure and recreational facilities to be surplus to requirements(45) and the development would not have a detrimental effect on the open space, environmental, landscape character or wildlife value of the Open Space Network. Developments must not be detrimental to the delivery of the Sport and Active Communities Strategy; or*
- 2. The development will significantly enhance the Open Space Network as a whole, particularly in areas requiring improvement, and help to achieve the Council's aims for the Open Space Network, as set out in the Open Space Strategy. In some cases, enhancements could be provided at nearby locations off site, for instance replacing an amenity on one site with one nearby on the same linear park (enhancements should still be in the same catchment areas); or*
- 3. The loss of open space resulting from the development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location that is clearly and demonstrably acceptable to the local community or main users of the existing space; or*
- 4. The development is for other types of sports or recreational provision or ancillary development associated with the Open Space, and the needs for which clearly outweigh the loss.*

B. In considering proposals involving the loss of amenity open space, the council will take into account the criteria set out in Policy L3.

5.9 Policy L3 of Plan:MK sets out criteria which proposed developments should meet in order for the loss of amenity open space to be deemed acceptable. Development proposals are required to accord with Part A and Part B of Policy L3, or where Part A cannot be complied with, proposals involving the loss of amenity space may be deemed acceptable if Part B and Part C are complied with. Each is dealt with in turn below.

5.10 With regards to part A – the policy reads as follows:

“Planning permission will only be granted for the change of use of amenity open space, including the incorporation of such areas into private garden land, if:

1. The land has been subject to an assessment which shows the open space to be surplus to requirements;
2. The land does not fulfil a useful purpose in terms of its appearance, landscaping, recreational use or wildlife value;

3. The land does not host an element of semi-natural habitat useful in creating a stepping stone to another habitat or any other feature of value to wildlife to a greater extent than would be the case if it was planted as a garden. In some cases, the continued protection of the land as open, natural garden land and type of enclosure may be regulated by conditions;
4. The loss of amenity open space would not set a precedent for other similar proposals which cumulatively would have an adverse effect on the locality or the environment;
5. The continued maintenance of the land for public amenity purposes would be impractical or unduly onerous; or
6. Open space lost should be replaced by land of equivalent size or greater following an assessment justifying this need.”

5.11 Part B of Policy L3 indicates that the “change of use of amenity open space will be considered given the availability and accessibility of open space in the surrounding area, based on the distances in Appendix C of Plan:MK”.

5.12 Part C of the policy outline that “in certain case, the loss of amenity open space may be acceptable if its adequately compensated by proposals for improvements to the quality of green infrastructure and appearance of amenity space elsewhere in the locality of the wider open space network”.

5.13 In order to demonstrate compliance with part A1 of Policy L2 and part A1 and B of Policy L3 an Open Space Assessment has been commissioned and is submitted alongside this pre-application request.

5.14 The Open Space Assessment considers various factors, including the site’s locational characteristics, local and national planning policy context, the site’s credentials as open space, other existing open spaces in the vicinity before then drawing conclusions as to whether development of the site for the purpose proposed is justifiable in open space terms.

5.15 The Open Space Assessment deals specifically with the site’s status as open space as described above and in summary, it concludes:

- The site does not perform a vital function as amenity green space and has deficiencies against the quality standards set out within policy documents; and
- There are alternative open spaces in close proximity to the site which perform a more important role than the site in terms of their function for different types of activities.

5.16 The MKCC Open Space Assessment 2017 reports a nourished supply of amenity green space and open space provisions in the local area of the site. The loss of the site would not harm the total value and quantity of the MKCC provision and therefore, meets the requirements set out in Policy L3 (Part A-1) to justify a change of use.

- 5.17 When coupled with the mixed assessment of the site's qualities, including the inaccessibility, overgrown vegetation, signs of antisocial behaviour and limited ancillary facilities and the presence of more appropriate facilities in terms of the Marron Lane Recreational Field, Western Road Recreation Ground, and Victoria Park it is considered that the site does not play an important role in the provision of open space in this part of Wolverton and Milton Keynes. Thus, aligning with requirements of both Policy L3 (Part A-2) and Policy CC3 (Part A-2).
- 5.18 Therefore, in accordance with Local Plan Policy L2 (Protection Of Open Space And Existing Facilities), Policy L3 (Change Of Use Of Amenity Open Space) and Paragraph 99 of the Framework, it has been demonstrated that the site is surplus to its current open space function and the City wide standards set out in policy are maintained. The site is not capable of fulfilling other unsatisfied open space needs due to its size and topography.
- 5.19 Furthermore, when balanced against the requirement for additional homes, the Open Space Assessment concludes that there is adequate provision of sufficient quality open space in close proximity to the site to allow it to be released for development.
- 5.20 The assessment therefore demonstrates compliance with part A.1 and part B of Policy L3. Compliance with Part B demonstrates acceptability, given the availability and accessibility of open space in the surrounding area, based on the distances outlined in Appendix C of Plan:MK.

Health Centre Car Parking

- 5.21 As a consequence of the proposed development, the number of car parking spaces provided for the adjoining Health Centre will be marginally reduced to 86 spaces. The proposed level of parking is a reduction of 9 spaces currently provided at Wolverton Health Centre.
- 5.22 Based on the site falling with MKC Accessibility Zone 4, the adopted standards are for a maximum of 4 spaces per consulting room for staff and patients combined. Wolverton Health Centre is provided with a total of 16 consulting rooms, which would equate to 64 car parking spaces based on the current adopted Parking Standards SPD (2023).
- 5.23 To determine the level of parking demand and number of vehicular trips generated by the Health Centre, a parking accumulation survey has been carried out in September 2022 in order to establish typical peak demand for Health Centre services. A copy of the Health Centre Parking Accumulation Survey is provided at Appendix 4 of the Transport Statement that is submitted in support of this application. For ease of reference the average of parking accumulation over the five-day period as well as the peak parking on any given day is shown in Table 3 below.

Day	Monday	Tuesday	Wednesday	Thursday	Friday	5 Day Average
Parking Accumulation	33	38	32	37	36	35.2

Table 3: Weekday Peak Parking Accumulation of Wolverton Health Centre

- 5.24 From the parking accumulation survey in Appendix 4 it is noted that peak demand for parking within the Health Centre car park generally occurs during the morning period between 09:15hrs and 11:45hrs. What is evident from Table 4.5 is that even at peak demand within the week of 38 spaces being occupied, a minimum spare capacity of 48 spaces, or 56%, is maintained.
- 5.25 As such, the Transport Statement concludes that the slight reduction in the number of available spaces within the Health Centre car park will have no impact on the operation of the car park and there is more than adequate capacity maintained to accommodate fluctuations in the current use or any future potential increased use of the Health Centre.

Principle of Residential Development

- 5.26 Policy DS1 of Plan: MK states that the majority of development will be focused on and adjacent to the existing urban area of Milton Keynes.
- 5.27 Policy DS2.11 states that 'the redevelopment of brownfield sites, vacant or underused sites within the Milton Keynes, urban area will be encouraged where such development is in line with other relevant policies is this plan, including design, density, access and connectivity'.
- 5.28 The application is located within the defined built-up area boundary for Wolverton and is partially formed of previously developed land. Accordingly, the principle of new development for the proposed residential use is acceptable, subject to the consideration of all other material and site-specific planning considerations.

Design

- 5.29 Policy D3 of Plan:MK indicates that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment.
- 5.30 Policy D5 of Plan: MK states that all proposals will be required to create and protect a good standard of amenity for buildings and surrounding areas.

- 5.31 The pre-application request is supported by a Design and Access Statement prepared by PD&G which demonstrates that the proposed development has been established through a thorough analysis of the character of the site surrounds and the constraints and opportunities of development at this location.
- 5.32 The proposed plans demonstrate how the site can accommodate nine units and that the two storey buildings proposed will assimilate with the neighbouring residential developments. Given the similarities between the proposed development and the properties within its context it is considered that design of the proposal in terms of height, massing, architectural detailing and use of materials would be of high quality that would not appear over-dominant and would complement the character and appearance of the site and the surrounding area. Detail in regards to elevations and materials will be considered at the technical stage.
- 5.33 The site is screened by existing vegetation to the north, east and west. As such, the proposals will not impact on the character and appearance of the surrounding area as the existing vegetation provides a natural buffer between the site and neighbouring land uses.

Quality of Accommodation

- 5.34 The proposed residential units will provide high quality accommodation in line with the Government's nationally described space standard. All units meet the national technical standards in respect to floor areas and would therefore provide adequate internal space.
- 5.35 The proposals will also ensure there is sufficient external private amenity space.
- 5.36 In terms of noise and disturbance associated with the new dwellings, it is considered that the proposals would be unlikely to result in unacceptable noise and disturbance to neighbouring properties in comparison to the existing surrounding residential properties and commercial uses.
- 5.37 Policy NE6 of Plan: MK requires developments to have an acceptable impact on future occupiers and neighbours in relation to issues including noise and environmental pollution.
- 5.38 The proposals would ensure to consider potential impact on residential amenity, including identifying and mitigating against any potential impact to neighbouring properties e.g. daylight/sunlight impact, overshadowing, privacy and overlooking.

Housing Mix

- 5.39 Policy HN1 seeks to ensure the delivery of a mix of type, tenure and size of dwellings whilst achieving suitable densities. Policy HN1 does not however apply a prescriptive housing mix instead it outlines that

an appropriate mix of housing will be influenced by site specific factors, wider trends as well as the SHMA.

- 5.40 Taking into account the above, the data within the SHMA and officer feedback at the pre-app stage the application demonstrates how the submitted scheme could accommodate a mix of 4no. 3-bedroom, 5no. 4-bedroom properties. It is considered that this mix meets an evidenced local demand and is appropriate for the site, recognising the constraints of the site and maximises the efficiency of the site, contributing to a range of housing types in the locality and to the city's housing need.

Highways Matters

- 5.41 Policy MT1 of the Core Strategy requires, inter alia, that the strategic and local highway network can absorb the traffic impacts of the development, encourages active travel behaviour, has regard to the council's Highways Development Design Guide and cycle and vehicle parking standards and has regard to the location of the site and need to promote sustainable travel choices.

Access

- 5.42 The subject site benefits from an existing, established vehicular access off Gloucester Road that also serves the adjoining Wolverton Health Centre. Given the scale of the emerging residential development, it is not considered that any amendments would be required to the existing vehicular access.

Parking

- 5.43 In determining the car parking requirements for the proposed residential, reference is made to Policy CT10 of Plan:MK that requires parking provision to be in accordance with the adopted Parking Standards SPD (2023) unless mitigating circumstances indicate otherwise.
- 5.44 In the application of the adopted parking standards, it is noted that the subject site falls within the MKC Accessibility Zone 4 where the parking requirement for the type of units proposed is 2 allocated spaces plus 0.5 un-allocated spaces per unit.
- 5.45 The indicative site plan demonstrates how the proposed residential development can deliver a total of 21 car parking spaces of which 18 spaces will be allocated to individual dwelling units and 3 spaces will be unallocated for visitor parking.
- 5.46 As the Parking Standards SPD (2016) states "good quality cycle storage is an important means of encouraging more people to cycle and thus reduce pressure on the highway both in terms of congestion and car parking demand" therefore the development aims to achieve this.

- 5.47 Dwelling houses will be provided with personal secure, covered storage facilities within the rear gardens of each plot, at a ratio of 2 cycle storage spaces per unit. Additional visitor cycle parking in the form of 1 x 'Sheffield' cycle stand (2 spaces) will be integrated into the street layout.
- 5.48 The proposals are considered to provide sufficient parking to meet the needs of the future occupiers, and to accord with Policy CT10 and the Council's Parking Standards.
- 5.49 A Transport Statement will support a future technical details application and appropriately assess the corresponding impact of the proposed residential development on the operation of local highway and transport networks.

Electric Vehicle Charging

Electric vehicle (EV) charging points will be an integral component of the development proposals to ensure that future demand is accommodated for all land uses within the development. In this regard, every residential unit will be provided with an EV charging point in accordance with Policy CT6 of Plan:MK and the adopted MKC Parking Standards SPD (2016).

Refuse and Recycling

- 5.50 Secure refuse and recycling storage will be provided within a dedicated store within the Site. The Refuse Store will be appropriately located to be a suitable distance for residents to transport their waste and recycling, but also for waste collection services to transport the wheelies bins to the refuse vehicle on collection day.

Ecology / Biodiversity

- 5.51 Policy NE1 of Plan:MK states that development proposals which would be likely to harm the biodiversity or geological conservation value of a site of countywide or local importance, including Biodiversity Opportunity Areas will only be permitted subject to satisfying criteria associated with the need for the development and the provision of suitable compensation and mitigation.
- 5.52 Policy NE2 of Plan:MK states that, where there is a reasonable likelihood of the presence of statutorily protected species or their habitats, development will not be permitted unless it has been demonstrated that the proposed development will not result in a negative impact upon those species and habitats.
- 5.53 The Site is not within a protected ecology area and is not considered to result in a material impact on any designated ecological areas within the local area. Within the Site are a few trees and a handful of hedgerows.
- 5.54 The proposals have been informed by the findings of a Tree Survey and Preliminary Ecological Appraisal and appropriate Ecological surveys and an Arboricultural Impact Assessment will be

completed to understand how the proposals may impact on the existing ecology, trees, and hedgerows, and how any impacts could be mitigated.

- 5.55 It is understood that the site is within a red zone for Great Crested Newts (GCN). A future planning application would be supported by either the appropriate surveys to establish the presence of likely absence of GCN or by applying for the District Licence Scheme (administered by the NatureSpace Partnership).
- 5.56 Development proposals will be expected to ensure that they lead to no net loss of biodiversity, and where possible should provide a net gain. In accordance with Policy NE3 a Biodiversity Net Gain Assessment will be completed and the results of which submitted with any subsequent planning application.

Flooding and Drainage

- 5.57 According to the Environment Agency's Flood Map for Planning, the Site is within Flood Zone 1 and therefore has a low risk of flooding.
- 5.58 The Site area is less than 1ha. In accordance with National Planning Policy a Flood Risk Assessment is not required as part of a subsequent technical details application.
- 5.59 A Sustainable Drainage Strategy will be provided to demonstrate how surface water and foul water will be appropriately managed to ensure the Proposals do not result in an increased risk of flooding.

6. SUMMARY

6.1 This pre-application statement has been prepared by NHS Property Services to support a pre-application request for the provision of residential units on surplus land at Wolverton Health Centre.

6.2 As set out above, NHSPS is seeking pre-application advice on the basis that the site is surplus to requirements. The proposed residential development of the site will be compliant with local and national policy. It will allow for the sale of an NHS site that is surplus to requirements, which will provide much needed funds for reinvestment in the NHS estate and services, without harming the provision of healthcare. Overall the proposal provides much needed homes within a highly sustainable area.

6.3 We would welcome the Council's feedback on the scheme and intentions for the site, and consider that a future pre-application meeting with Officers to discuss the proposals should centre on the following key questions:

- Principle of Development including the loss of open space and health provision.
- Advice on initial quantum, layout, mix and design proposals.
- Transport Considerations.
- Ecological Considerations.
- Planning Application Validation Requirements (see appendix A1)

6.4 We look forward to hearing from you shortly regarding a meeting to discuss these pre-application proposals further.

A1. ANTICIPATED VALIDATION REQUIREMENTS

A1.1 Taking consideration of the Council's Validation Checklist and the Material Considerations for this site and proposal, the following documents are anticipated to be required in support of a planning application for the proposed development.

Architectural

- Architectural Plans – location plan, existing site plan, proposed site plan, proposed floor plans, proposed elevations, landscaping details.
- Design and Access Statement

Planning

- Application forms
- Community Infrastructure Levy Form 1
- Draft Heads of Terms, if required
- Housing Mix Statement
- Planning Statement

Technical

- Arboriculture Impact Assessment
- Biodiversity Net Gain Assessment
- Open Space Statement
- Phase I Site Investigation Report
- Preliminary Ecological Appraisal
- Sustainable Drainage Strategy
- Transport Assessment, inc. Parking Survey and Travel Plan
- Construction Traffic Management Plan
- Sustainability Statement