

## Policy GP7: Environmental Enhancements including improving Community and Recreation Facilities

### Rationale

The intention of this policy is to ensure that the community can make best use of planning gain to achieve targeted and needs assessed benefits for the Estate and create a source of funding that can be used to achieve community objectives when other sources of funding may be scarce during the life-time of this Plan.

It is recognised that the type or scale of development from which obligations secured through either a Unilateral Undertaking or a Section 106 Agreement, will vary depending on the nature of the proposals and the impact of any sought contribution on the viability of the development. These factors will be assessed by officers at Milton Keynes Council as part of the determination of any application. It is also recognised that a New Homes Bonus will be paid by the Government to MKC in relation to certain types of residential development and that Milton Keynes Council may adopt a Community Infrastructure Levy (CIL) charging schedule during the lifetime of this Plan. Accordingly, the financial and / or infrastructure contribution sought through Section 106 Agreements will also be required to have regard to the financial contribution secured from development via other means.

Specifically, this policy seeks to demonstrate the infrastructure and community provision that the Lakes Estate, as a qualifying body, will prioritise for the benefit of the community as a result of any contributions towards community infrastructure secured via financial contributions.

### Related Core Objectives

CO3, CO4, CO7, CO8, CO9, CO10, CO12

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*All planning applications which result in the creation of new commercial premises or ~~residential schemes that exceed 10~~ new housing units ~~within the Plan area~~ must demonstrate how they can contribute towards the delivery of enhancements, including improving community and recreation facilities ~~within the Plan area~~. in consultation with the community. Such enhancements/ improvements will be delivered through a combination of either a Section 106 Agreement or Unilateral Undertaking; and, payment of any future CIL and any percentage payment of New Homes Bonus that is available to MKC for direct investment in the community and recreational facilities of the Lakes Estate, in consultation with the community.*

### Explanatory Text

5.15 Provision towards community development, either through direct provision of new facilities or through financial contributions, will be expected from all development subject to the guidance set out in Paragraphs 203 and 205 of the National Planning Policy Framework. Any contribution secured as a result of development within the Plan Area shall be prioritised towards the delivery of the following targeted community objectives wherever possible and consider opportunities to co-locate services and facilities. If any ~~such contribution unilateral undertaking~~ is proposed to directly deliver any of the objectives set out below, ~~the acceptability of any scheme must first be agreed in writing by~~ Bletchley and Fenny Stratford Town Council must be consulted on the acceptability of any scheme. Otherwise, it is intended that Bletchley and Fenny Stratford Town Council will prioritise any general financial contribution to contribute towards the following:

- a new community facility for the youth of the Plan area with associated parking and landscaping;
- development and implementation of a community transport scheme designed to supplement existing bus services;
- enhancement / replacement of street lighting throughout the Plan area;
- rationalisation and improvement of existing car parking provision;
- provision of formalised parking lay-bys in place of grass verges at relevant and acceptable locations, except in areas of Local Green Space designated through policy GP6;
- improving and strengthening key landscape and footpath connections as identified in Figure 5.1;
- improving the quality of play areas and variety of play equipment, including but not limited to, those listed below;
  - The Warren;
  - Four Walls;
  - Bala Play Ground;
  - Skene Woodland;
  - Play area north of Gorman Place;
  - Play area south of Grasmere Way.

5.16 The extent that new development can help deliver any of the objectives set out in the schedule above will be a key material consideration when determining any development proposals in the Plan area.