

# **Great Linford Parish Neighbourhood Development Plan North**

**Covering: Blakelands, Giffard Park, Great Linford and Redhouse Park.**

## **Foreword**

Welcome to the future of the northern part of the Great Linford Parish:

### **“The Great Linford Neighbourhood Development Plan – North”**

It is ‘your’ plan because everyone who lives in the parish has had the opportunity to offer their views on the future shape for this part of Milton Keynes.

For those who have moved into the parish since the plan was first started, we hope that you will find the plan informative and that you will engage in its future implementation.

The opportunity has been provided by The Localism Act 2011, which enables Parish Councils to provide a plan for the built environment within their area, which has considerable weight and legal status.

Great Linford Parish Council decided in 2012 to take advantage of this opportunity to give our residents and stakeholders a say in the development of our parish. We have held public meetings to ask for views and met local groups and businesses, as well as undertaking consultation exercises. We have endeavoured to keep everyone informed through our regular newsletters.

We have been delighted with the positive response to the consultations. It has been highly successful due to local knowledge, expertise, experience and enthusiasm of the members of the Parish Council, the Steering Group and above all you, the residents who have responded with thought and insight. We have also had support and advice from officers and councillors of Milton Keynes Council for which we are grateful.

**Councillor Keith Panes**

**Chairman of the Great Linford Parish Council**

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# 1. AIMS OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 1.1** Whilst the Milton Keynes Local Plan covers the whole borough, a Neighbourhood Development Plan is focused on the needs of the neighbourhood and allows the local community to specify in more detail what they expect from development.
- 1.2** A Neighbourhood Development Plan can contain more detail on things like urban design, affordable housing and preferred sites or locations for housing and other development. The plan is about guiding and shaping development, not undermining the delivery of development in that area or stopping development where a need or allocation has been specified in policies made by the local planning authority.
- 1.3** A Neighbourhood Development Plan can also guide the provision of infrastructure, setting out priorities for new development such as improving pedestrian links, upgrading paths and open space. This would inform subsequent negotiations between local authorities and developers.
- 1.4** Depending on the level of detail in the Local Plan, the Neighbourhood Development Plan allows the community to develop criteria and choose which sites are allocated for what kind of development.
- 1.5** The rules governing the preparation of Neighbourhood Development Plans are set out in the Neighbourhood Planning Regulations (2012). These rules give communities a say in how their local areas are planned and how planning rules should be addressed. In particular Neighbourhood Development Plans must:
- 1.5.1 Be compliant with the most important **strategic policies** prepared **by the local planning authority** which is Milton Keynes Council.
  - 1.5.2 Explain how the plan seeks to achieve **sustainable development**.
  - 1.5.3 Explain how the community and organisations have been **involved** and have helped to **shape and prepare** the Neighbourhood Development Plan.
  - 1.5.4 Meet the **requirements of certain EU directives** relating to **human rights** and **habitat protection**; be in keeping with policies that determine how UK planning decisions should be made which are set out in the **National Planning Policy Framework**.
- 1.6** Neighbourhood Development Plans are mainly intended to be used to aid the making of high quality planning decisions. When a planning application is submitted for a proposed development in the Neighbourhood Plan area, reference will be made to the Neighbourhood Development Plan to establish whether proposals are in keeping with the plan policies.
- 1.7** The policies set out in this Neighbourhood Development Plan are therefore the most important element of the plan. In simple terms, they aim to maintain and enhance what already exists whilst ensuring future needs of the community can be met.
- 1.8** The plan is realistic in that it acknowledges that development will take place in the area and embraces the presumption in favour of sustainable development contained within National Planning Policy (National Planning Framework 2012). The policies therefore state what is expected in the parish by the local community to meet these expectations.

- 1.9** The policies also reflect the strategic policies within the Milton Keynes adopted 'Core Strategy' 2013, and other relevant guidance and information. The Plan is intended to contain these in 'one place' so that it is clear to the local community, potential developers and investors and Milton Keynes Council what is expected and required of new developments. The policies in the plan will apply for the next 12 years or more but may be reviewed depending on pressures that may potentially affect the parish of Great Linford.
- 1.10** A Neighbourhood Development Plan may also identify key projects to be delivered over the plan period and create the framework for additional projects to be included as the opportunities arise including those that may potentially be funded through Section 106 Planning Obligations, the Community Infrastructure Levy (when Milton Keynes Council has this in place) and grants that may be available from time to time.
- 1.11** The Neighbourhood Development Plan does not include any Neighbourhood Development Orders which allows the Parish Council to grant planning permission for development that complies with the Order which in turn would remove the need for a planning application to be submitted to Milton Keynes Council. However, it does include a number of policies that strive to improve the quality of the area whilst not delaying sustainable development.
- 1.12** The plan does also not include a Community Right to Build Order which can give permission for small-scale, site-specific developments by the Parish Council as no specific developments have been identified to be built at the time of preparing this Plan. However, should the local community wish to pursue and promote certain developments to benefit the residents then the current legislation under the Localism Act 2011 allows for this and this is therefore an option that could be taken up.
- 1.13** It is recognised that a number of the points raised by the local community through consultation cannot be incorporated in 'planning policy' so therefore, a number of commitments (Pledges) have been stated in parallel with this plan which the Parish Council considers are appropriate and deliverable and accords with the overall vision, aspirations and objectives of the Parish Council.  
(These are shown in a separate document titled Great Linford Parish Council – Pledges)

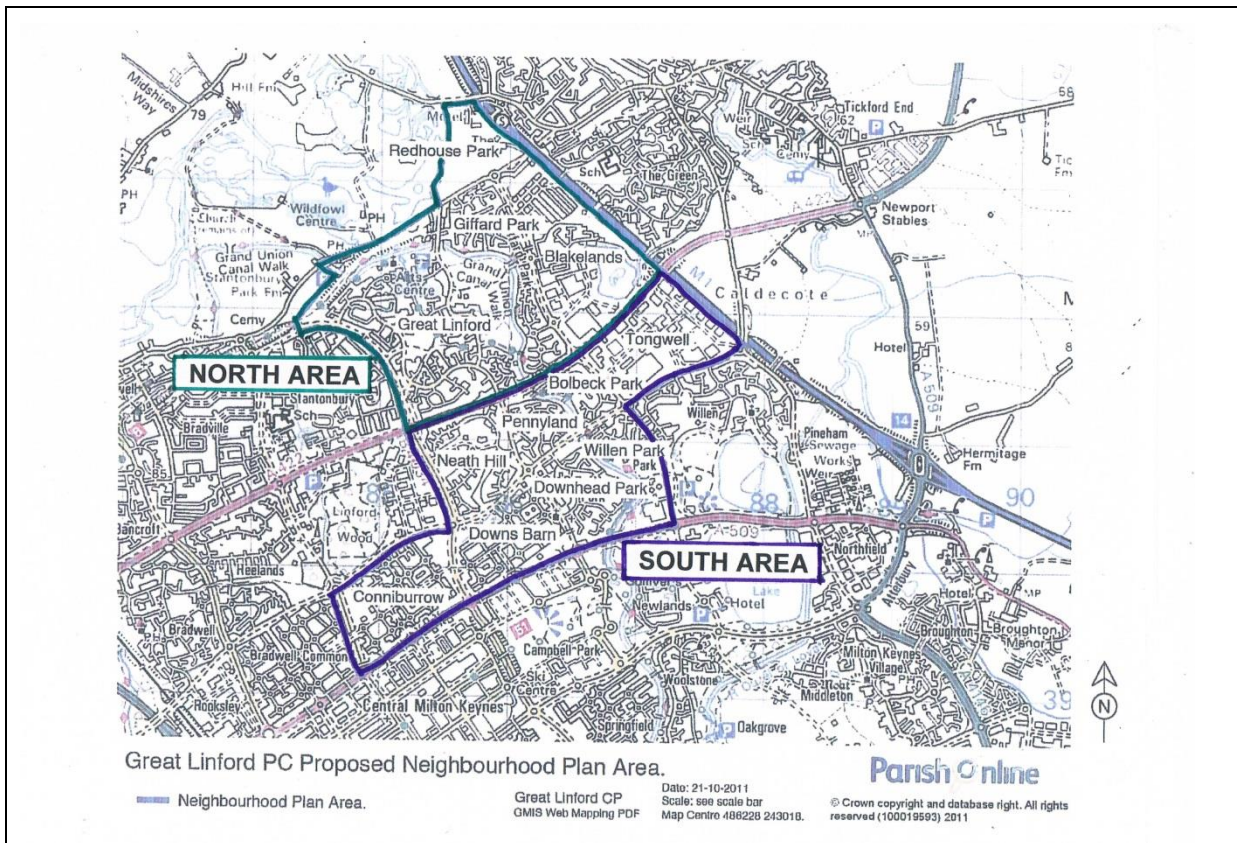
## 2. OVERVIEW

**2.1** Local communities received the right to prepare Neighbourhood Development Plans under the Localism Act 2011. A Neighbourhood Plan, once adopted, becomes part of the statutory development plan for the area. This means that Local Authorities or Planning Inspectors have to make decisions on the basis of that Plan and any other material considerations when considering planning applications or appeals within the Plan area. The Neighbourhood Development Plan carries weight in planning decisions, **giving the local community more influence and control over the development of their area than it ever did before.**

**2.2** For this reason, when the idea of Neighbourhood Development Plans first came into being in the Localism Bill, Great Linford Parish Council (GLPC) registered their interest with Milton Keynes Council, who in turn informed Central Government that this Parish Council wanted to be considered for one of the early Parish Neighbourhood Development Plans. An application was made in November 2012 and subsequently accepted and agreed by the Local Planning Authority.

**2.3** However, following a number of meetings and discussions between Councillors, local interest groups and a local planning consultant and the completion of an *Evidence Based Summary* (background information to support the plan) it was agreed that the issues and demographics across the whole of the parish were too diverse for a single cohesive plan with a truly local focus. Therefore, in November 2013, an application to re-designate the single plan into two distinct plan areas was made as follows:

- North - Blakelands, Giffard Park, Great Linford and Redhouse Park
- South - Bolbeck Park, Conniburrow, Downhead Park, Downs Barn, Neath Hill, Pennyland, Tongwell and Willen Park.



- 2.4** The revised plan areas were subsequently approved by Milton Keynes Council on 24<sup>th</sup> June 2014. This document now forms the Great Linford Neighbourhood Development Plan – North; a separate Plan document will cover the south of the parish.
- 2.5** GLPC recognised that the process of development plan-making would be as important as the plans themselves and was determined to encourage as much community involvement as possible. The process would not only generate the content of the plan but would also demonstrate that local people and business had been fully consulted and were supportive of the proposal. This in turn would provide the momentum for the delivery of the plans’ proposals.
- 2.6** Having raised awareness of the purpose and procedure for creating the plan through articles in the press and information on the GLPC website and on GLPC noticeboards and at local community centres, GLPC asked for the community’s opinions relating to 50 questions on a variety of issues by way of a questionnaire. 380 responses were received from the North Area community; the results have been analysed and summarised to show the opinions and strength of feeling on each of the key issues.
- 2.7** In July 2014, four Open Events were held at which the community could view the results, ask questions and put forward their views. 29 feedback forms were received on the North Area Plan.
- 2.8** The results of the public consultations have been used to draw up a draft Plan against the background of National and local Planning requirements.
- 2.9** A further public consultation was undertaken from 19<sup>th</sup> January to 1<sup>st</sup> March 2015, to gain feedback from residents, the business community and other interested parties. Feedback was received on the North Area Plan from 34 residents, 1 adjoining Parish Council, 1 user of parish facilities but none of the local businesses.
- 2.10** The feedback was supportive or very supportive of the proposed policies with the vast majority of comments only supporting this, but also re-stating the issues and concerns held that are addressed by the policies themselves.
- 2.11** Details of the consultations and responses are contained in a separate Consultation Statement – ‘Statement of Community Involvement’.

### 3. THE NEIGHBOURHOOD DEVELOPMENT PLAN AREA

#### 3.1 Characteristics of Great Linford Parish - North

- 3.1.1 The Plan for the North area covers the communities of Blakelands, Giffard Park, Great Linford and Redhouse Park.
- 3.1.2 Understanding the housing, working, shopping, travelling, leisure and other needs for the wellbeing of the residents who live in the area, was paramount in developing the plan.
- 3.1.3 Great Linford Parish forms the northern most edge of the urban development boundary of Milton Keynes, south of the M1. It is geographically bisected by the H3 (Monks Way) which runs east/west. The H3 is one of a number of Milton Keynes distinctive grid roads and is the dividing point between the northern and southern parts of the parish.
- 3.1.4 The medieval village of Great Linford (one of the original 13 villages forming Milton Keynes in 1967) with its Manor Park, Cricket Pitch, Sports Grounds and Open Spaces is by far the oldest and most established locality within the plan. Other residential areas, including the housing built around the original village, are much more modern in design, having in the main been built in the last 40 years.



*Great Linford Manor*

- 3.1.5 The most north eastern sector of the parish forms the Northern Expansion Area which is one of the strategic land allocations identified in Milton Keynes Local Plan 2005. The construction of Redhouse Park as it is known started in 2010 and will not be fully completed until 2016, although around 425 residents have already moved in.
- 3.1.6 The development framework for this area produced in 2004 proposed a combination of up to 450 dwellings, employment, a hotel and mixed-use developments. Although outside of the parish boundary the Stantonbury Park Farm Development comprising up to 500 dwellings and mixed uses including community uses is also near completion.
- 3.1.7 While some of the issues the Parish Councils face may be similar, mainly due to the continued expansion of Milton Keynes as a whole, each parish area is different in its characteristics. The parish encompasses a wide range of communities including:
  - a) established localities within a very attractive part of Milton Keynes (some of which is designated as a conservation area),
  - b) local centres and facilities (including sports grounds) which need to keep pace with changes in the local population demographics, and
  - c) an area of new development, which is still growing as a community, with all the needs and pressures this brings.



### 3.2 Population

- 3.2.1 The area has almost 7500 residents living in 3200 households across the four residential areas. The ages of the population across the area are fairly evenly spread with 17% below the age of 15 and 21% over 60 years old, although due to the types of housing available in each estate (e.g. sheltered or warden assisted) there are concentrations of older citizens in some areas.
- 3.2.2 According to the 2011 Census, the general health of the population is good with less than 5% reporting bad or very bad health.

### 3.3 Housing and Accommodation

- 3.3.1 The range and nature of accommodation across the Plan Area is diverse and includes social and privately rented flats and houses, sheltered accommodation, privately owned houses ranging from one bedroom properties with little or no garden space, through to five bedroom detached houses with substantial gardens.
- 3.3.2 **Sheltered Housing is located at:**
- Anchor Trust (private) Fullwell Court, St. Leger Drive, Great Linford
  - Pritchard Court Great Linford.
- 3.3.3 **Nursing Homes are located at:**
- Willows Care Centre Heathercroft, St. Leger Drive, Great Linford.

### 3.4 Shops and Services

- 3.4.1 **Local centres** with small supermarkets, shops and fast food outlets are located at:
- St. Leger Court, Great Linford
  - Broadway Ave, Giffard Park.



**Great Linford Local Centre**



**Giffard Park Local Centre**

- 3.4.2 In addition to the above the nearby local centre at Tower Drive in Neath Hill provides a small supermarket, chemist, post office, fast food outlets, garage, medical centre, the parish office and a public house.
- 3.4.3 **Public Houses are located at:**
- Giffard Park (opposite local centre), Great Linford, High Street and at the intersection of the Grand Union Canal and Wolverton Road.
- 3.4.4 **Medical Services**
- There are no GP Medical Centres located within the North Plan Area. Residents therefore use the nearby facilities at Neath Hill and Pennyland. There is a further GP

Medical Centre at Oakridge Park just outside the parish which is used by some residents and there is a privately run Treatment Centre at Blakelands.

**3.4.5 Places of Worship can be found at:**

- Life International. Christian Fellowship                      2-3, St. Leger Court, Great Linford
- St Andrews Church    Parklands, Great Linford
- MK and District Reform Synagogue                              Hainault Avenue, Giffard Park
- Kingdom Hall    Hainault Avenue, Giffard Park

**3.5 Areas of Employment**

3.5.1 The two principal business areas are located at **Blakelands** (and **Tongwell**, in the South Plan Area). These two estates provide a considerable employment opportunity and are well located, being within two miles of the M1 J14. Both areas contain the HQ facilities of large international corporations as well as major warehousing and logistics operations with smaller industrial units providing offices and light industrial operations for a variety of small or medium sized enterprises.



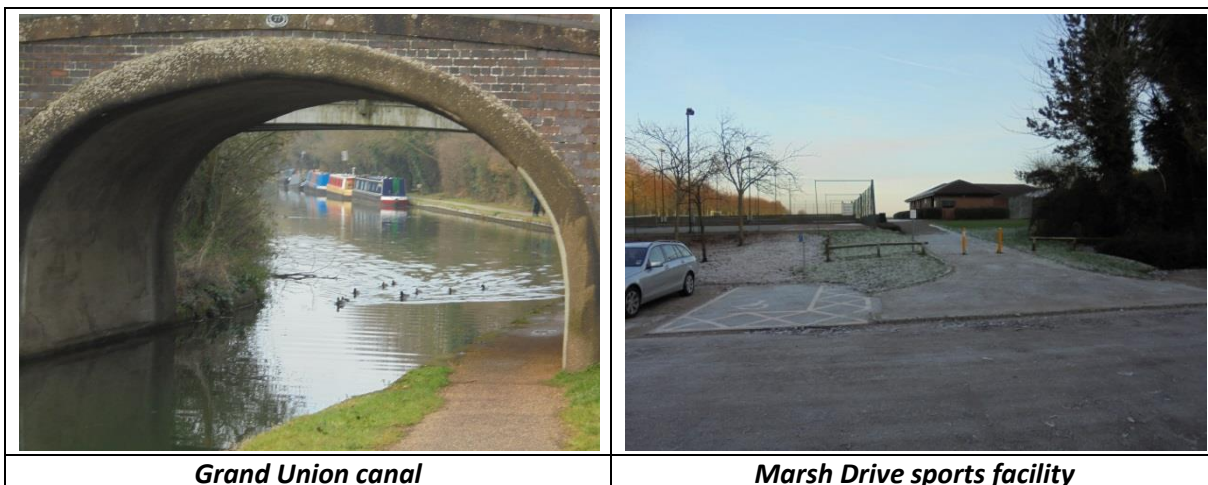
3.5.2 **Blakelands Business Area** also contains a variety of enterprises, many of which provide goods and services to the public, including: property services, IT support, taxi services and vehicle sales and repairs. Other employment opportunities exist within the retail, service, medical and educational establishments around the parish.

**3.6 Getting Around**

- 3.6.1 In addition to footpaths, a network of pedestrian and cycle “redways” (covering 163 miles in total across Milton Keynes) cross the parish linking parts of each estate and the various areas of the parish.
- 3.6.2 The road network, including the main grid road system, efficiently links the parish area to other parts of Milton Keynes and provides quick access to major routes such as the M1 and the A5. The mainline Railway Station at Central Milton Keynes can be reached by bus or taxi within twenty minutes.
- 3.6.3 There are bus routes which link all areas of the parish to the city centre and beyond – these are routes – 2, 7, 21, 23, 24, 25, 30, 31, 601, 607, and C10.

### 3.7 Leisure and Open Spaces

3.7.1 The Grand Union Canal flows north to south through the plan area running between Giffard Park and Great Linford and offers a pleasant leisure route for boating and walking. A linear park, comprising lakes and attractive areas of countryside, lies to the immediate north of the parish boundary.



3.7.2 **Sports fields with pavilions** are located at:

- High St, Great Linford (cricket ground only)
- Marsh Drive, Great Linford (includes tennis courts)

3.7.3 **Allotments** - there are three allotment sites within Great Linford.

3.7.4 **Other public open spaces** can be found at the Manor Park and Marsh Drive District Park in Great Linford and Tongwell Lake.

### 3.8 Educational Facilities

3.8.1 **Schools** are located at:

- |                             |                                |
|-----------------------------|--------------------------------|
| • Giffard Park Primary      | Broadway Avenue                |
| • Great Linford Primary     | St. Leger Drive, Great Linford |
| • St. Andrews C of E Infant | High Street, Great Linford     |

3.8.2 **Pre School Groups** are located at:

- |                   |                            |
|-------------------|----------------------------|
| • Broadway Avenue | Giffard Park               |
| • Memorial Hall   | Marsh Drive, Great Linford |

3.9 Great Linford parish has embraced change and growth in the past and has developed this Neighbourhood Development Plan to continue to shape its future in supporting appropriate sustainable development whilst protecting important heritage and environmental assets. The Neighbourhood Development Plan has therefore been shaped by members of the community to guide future changes to create a balanced and vibrant community.

## 4. OVERVIEW OF THE KEY ISSUES RAISED VIA THE QUESTIONNAIRE AND CONSULTATION EVENTS

Following the analysis of the questionnaire responses and the feedback received at the public consultation meetings, the following list of issues to be addressed was created:

### 4.1 Housing

- 4.1.1 Green Open Spaces and the Green Belt are highly valued and people would not wish to see them developed for housing. People think the area is a very pleasant place to live and visit and this atmosphere must not be degraded in any way.
- 4.1.2 Problems have been created as a result of new developments being permitted, without sufficient consideration being given to supporting infrastructure, i.e. shops, schools, doctors, transport routes and parking.
- 4.1.3 New housing (if any) within Great Linford Parish, should try to limit developments to the following circumstances:
  - brownfield sites or by redeveloping disused or redundant industrial sites
  - regeneration of existing housing
  - infill of land which does not fall within the category of Green Open Space or Green Belt and does not detract from local landscapes

and, should be designed to prevent developments which:

  - adversely impact Great Linford Parish residents, services and community facilities and
  - put unacceptable strain on existing roads, schools, shops etc.
  - make people overly reliant on using cars.

### 4.2 Shops and Services

- 4.2.1 The majority felt they had sufficient shops and services within easy reach and that generally they provided for local requirements.
- 4.2.2 All residential areas should have shops (including a pharmacy) and services within an acceptable distance.
- 4.2.3 Particular areas e.g. Redhouse Park, Blakelands, felt that shops and doctors in their locality were not well catered for and that improvements were required.
- 4.2.4 Local centres were looking tired and could be updated or redeveloped to provide better facilities and a more welcoming environment. Great Linford Local Centre was the area most people felt needed more facilities and would benefit from redevelopment. The range of retail outlets and facilities should be monitored to ensure they meet local needs and provide an attractive mix.
- 4.2.5 New housing developments (if any) are not permitted unless shops and services etc. are within easy reach (as per comments regarding housing issues).
- 4.2.6 A high standard of appearance by individual shops should be encouraged, including fascia signs to:
  - ensure that public signage and street furniture are both informative and attractive
  - ensure the availability and effective management of adequate car parking
  - promote public transport
  - encourage the provision of facilities for wider community usage and public events, particularly when redeveloping local centres.

### **4.3 Sports and Leisure**

- 4.3.1 Responses showed that indoor facilities for tennis, badminton, basketball and other indoor sports and leisure activities would be a good addition to our current sports facilities.
- 4.3.2 A majority feel there are sufficient outdoor sports facilities within easy reach and that currently this area does not need more outdoor sports and leisure facilities.
- 4.3.3 Existing facilities should however be protected and retained for use by the local community and need to be maintained and developed in line with local needs.
- 4.3.4 The area could benefit from a new or improved community centre where local residents could enjoy indoor leisure pursuits and activities.
- 4.3.5 The development of community meeting places at local centres and provision of more leisure activity facilities for the older age groups should be encouraged.
- 4.3.6 We need to look at ways for improving or updating community centres and local meeting places.

### **4.4 Wellbeing and Open Spaces**

- 4.4.1 Responses showed a massive support for preserving and protecting open spaces and enjoyment and appreciation of parks, canal routes and local landscapes.
- 4.4.2 Open spaces did not need landscaping but could benefit from better care and attention.
- 4.4.3 Areas of open space are recognised as valuable assets in defining the character of the area and the City of Milton Keynes and contribute to the wellbeing of residents; they should be protected against overdevelopment.
- 4.4.4 Areas which are of attractive landscape, are environmentally important, contribute to local heritage and the essential character of an area should be recognised as such and receive appropriate policy protection.
- 4.4.5 It is important to maintain the existing Conservation Area. Prevent encroachment into the green belt along the Wolverton Road and retain links to the countryside.
- 4.4.6 A café or visitor centre along one of our leisure routes might be a good addition.

### **4.5 Getting Around**

- 4.5.1 People felt getting around was easy and road and redway links to other parts of the City were good.
- 4.5.2 Better signage and maintenance along redways and some paths is required to improve safety and make them feel less threatening.
- 4.5.3 There are localised issues relating to inappropriate traffic speeds, parking problems (particularly outside schools), inadequate bus services and estate roads being used as “rat runs” which were identified.
- 4.5.4 Measures should be introduced to address problems at recognised traffic related trouble spots. We need ways to discourage rat runs and speeding through housing areas.
- 4.5.5 New or proposed developments should be prevented from adding to existing problems particularly in relation to access routes and transport infrastructure.
- 4.5.6 Ensure development proposals of whatever nature (residential, retail or commercial) make adequate provision for off-street parking and comply with Milton Keynes Council Parking Standards. It is not acceptable for developers to assume that users of any new development can use existing parking facilities.
- 4.5.7 Public transport inadequacies at Redhouse Park and Giffard Park need addressing.

#### **4.6 Business Opportunities & Employment**

- 4.6.1 The majority felt local employment opportunities were reasonably good.
- 4.6.2 Strong support was expressed for encouraging local community enterprise that benefitted local people.
- 4.6.3 The Parish Council could play a part in promoting local business by:
  - advertising local employment opportunities on our web site
  - working with local companies to open doors for youth employment experience and opportunities
  - running features on our website and in the parish magazine to promote local enterprise.

#### **4.7 Education and Personal Development**

- 4.7.1 Facilities for adult training and learning new skills would benefit the local community.
- 4.7.2 Opportunities to encourage provision of local training for adult learning and new skills would be welcome.
- 4.7.3 Some concern was expressed regarding school catchment areas resulting in overlong journeys to school.

#### **4.8 Heritage and Arts**

- 4.8.1 There was strong support for protecting and developing buildings and places of historic interest.
- 4.8.2 People believe we already have good facilities for arts in place at Great Linford, but these could perhaps be better utilised and communicated.
- 4.8.3 There was no clear indication that people felt that art works would be a good addition to public spaces.

#### **4.9 The Parish Council's response**

- 4.9.1 The majority of the comments made are considered to relate to planning matters and therefore relevant policies form part of this plan, having regard to the strategic policies of Milton Keynes Council and The National Planning Policy Framework and the Parish Council's Vision and Aims.
- 4.9.1 We have also proactively considered ways of addressing the other issues that are not planning related issues and concerns that have been raised whether they fall within the remit of the Parish Council or not. These are dealt with by a series of **Pledges** which are shown in a separate document "Great Linford Parish – Pledges" which are not part of the Policies. We are committed to furthering these pledges subject to the availability of resources and capacity.

## 5. THE VISION AND AIMS

5.1 The **Vision** for the Neighbourhood Development Plan area is for:

- a proud community.
- fully engaged in local matters.
- living in a great area that is well maintained.
- having high quality facilities and services that meet its needs.

5.2 This is underpinned by seven **aims** of the Parish Council:

1. To lead, represent and act as an advocate for our community.
2. Where appropriate to assume responsibility for Milton Keynes Council and other assets or functions that will enhance our community and bring greater value for money.
3. To commission services and facilitate partnerships that will benefit the community.
4. To be an inclusive council, committed to all our community and working proactively to engage with it.
5. To nurture the environment of our community, particularly its landscaping and visual appearance.
6. To act against anti-social behaviour that diminishes our community's sense of safety and well-being.
7. To develop our own effective governance, financial management and parish team (which includes the determination of planning applications).

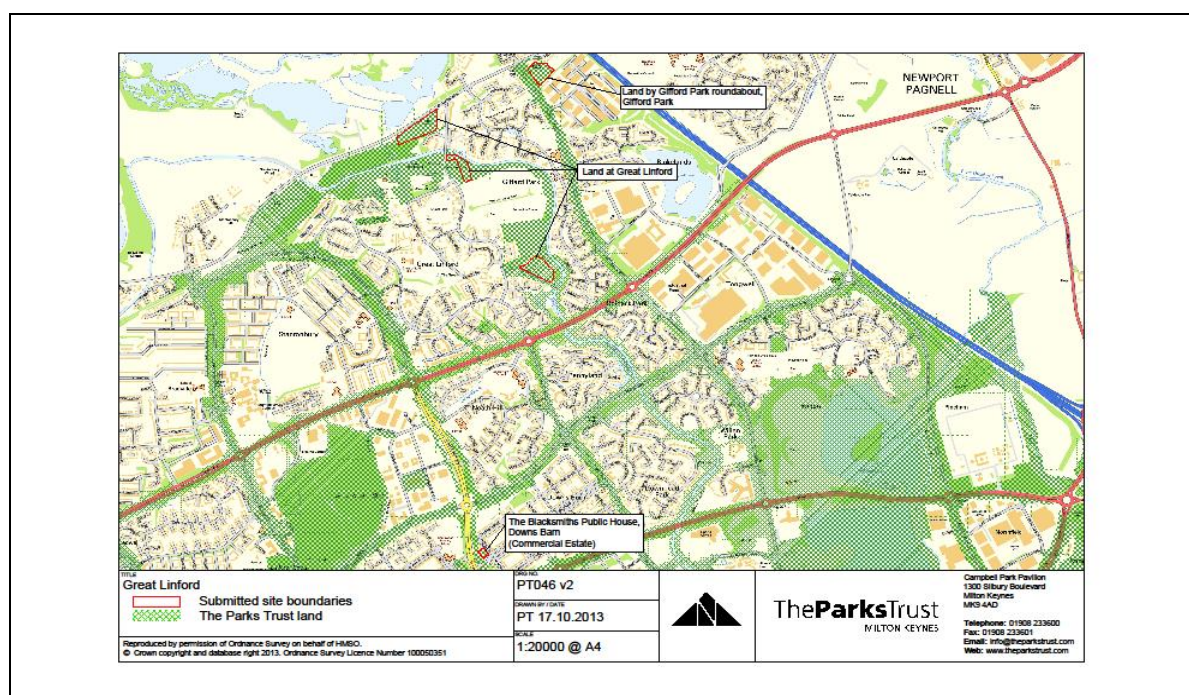
*Planning related commitments are expressed as formal policies. Where an issue raised by the community is not planning related, but nonetheless a matter of concern, we have addressed it by way of a Pledge which does not form a part of these Policies but is recorded in a separate document "Great Linford Parish Council – Pledges").*

## 6. THE NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

In line with the principles of sustainable development, which require that planning addresses environmental, social and economic issues, the main policy areas are shown below:

### 6.1 Housing

- 6.1.1 The availability of suitable land will always be a limiting factor when considering future building development opportunities within the Plan area.
- 6.1.2 With the exception of the limited Northern expansion area (Redhouse Park) the parish does not feature as a designated development area within the current Milton Keynes Core Strategy.
- 6.1.3 However, it is recognised that there is both potential and real interest from developers looking to build additional housing both in the parish itself and in the adjacent area.
- 6.1.4 In line with the National Planning Policy Framework, potential new developments that negatively impact on current residents, do not enhance the locality and are not sustainable, will be resisted. There are a number of sites considered to be valuable in terms of local biodiversity – the Canal and its immediate environs and areas managed by the Parks Trust. Schemes that enhance communities and are sustainable should be supported. Recognised areas of bio-diversity in the Milton Keynes Local Plan are shown on the map at Appendix A.
- 6.1.5 The newest housing area Redhouse Park, on the north east boundary of the parish was started in 2010 and when complete will comprise of around 570 dwellings. A second phase of building adjacent to Redhouse Park on the site currently used as part of the Newport Pagnell Service Area and motel could deliver up to another 60 houses and a 120 room hotel and office block.
- 6.1.6 Small parcels of land, currently owned by the Parks Trust and located within Great Linford, have been identified as potential sites for housing development (see map below), however in July 2014, the Parks Trust stated that they do not intend to proceed with the sale of this land for development at this time. It is unclear if future needs to find additional building sites or financial pressures upon the Parks Trust might cause them to reconsider this decision.





**Policy GLPC N1- New homes on small and infill sites.**

New developments of less than 10 dwellings must ensure that:

- a) The scale, density, design and mass is complementary to surrounding properties
- b) They do not result in the loss of amenity for existing residents
- c) They include provision for access and parking in line with Milton Keynes Council's Residential Design Guide SPD and Parking Standards SPD
- d) They include appropriate provisions for the storage of waste which does not detract from the street scene and does not impede the movement of vehicles or pedestrians
- e) They achieve high standards of sustainable and low carbon design
- f) Landscaping is provided and maintained to a suitable standard, and
- g) They do not have either a direct or indirect adverse impact upon areas of local biodiversity importance or sufficient mitigation or compensation measures are provided

6.1.7 There are no new strategic or large sites for development required by Milton Keynes Council that are within the plan area but there may be occasions over the life of the plan where additional development sites are needed to meet housing and employment pressures in particular. Suitable sites therefore may be identified.

**6.1.8 Building for Life 12: The sign of a good place to live – Design Council**

The Plan requires developers of schemes of 6 or more dwellings to use Building for Life 12 to demonstrate the quality of their schemes or any other generally accepted national good practice that is advocated from time to time. These can then drive up design quality standards and ensure only the very best development is permitted.

1. **Connections** - Does the scheme integrate into surroundings?
2. **Facilities & Services** - Does the scheme provide (or is close to) community facilities?
3. **Public transport** - Does the scheme have good accessibility to public transport?
4. **Meeting local housing needs**- Does the development have a mix of housing types and tenures, that suit local requirements?
5. **Character** - Does the scheme create a place with locally inspired distinctive character?
6. **Working with the site and its context** - Does the scheme take advantage of site characteristics e.g. topography, habitats etc.?
7. **Creating well defined streets and spaces**- Do buildings enclose streets and spaces and turn corners well?
8. **Easy to find your way around** - Is the scheme designed to make it easy to find your way around?
9. **Streets for all** - Are streets designed to encourage low vehicle speeds?
10. **Car Parking** - Is resident and visitor parking sufficient and well integrated?
11. **Public and private spaces** - Will public and private areas be clearly defined?
12. **External storage and amenity** - Is there adequate external storage for bins, recycling and cycles?

**Policy GLPC N2A – Housing or mixed use developments on larger sites.**

Proposals that utilise an existing brownfield site, redundant or surplus employment site or an existing residential area that is to be regenerated will be supported.

New developments of 10 or more dwellings must ensure that:

- a) The appropriate level of affordable housing is provided in accordance with Milton Keynes Council standards
- b) The appropriate level of public open space and play provision is provided in accordance with Milton Keynes Council standards and is endowed to be maintained to a satisfactory standard
- c) The requirements of 'Secure by Design' to minimise the likelihood and fear of crime have been met
- d) Adequate services relative to the size of the development where they are required are provided such as schools, local shops, health and community facilities
- e) The scale, density, design and mass is complementary to surrounding properties
- f) They do not result in the loss of amenity for existing residents
- g) They include appropriate provisions for the storage of waste which does not detract from the street scene and do not impede the movement of vehicles or pedestrians
- h) They achieve high standards of sustainable and low carbon design
- i) They do not have either a direct or indirect adverse impact upon areas of local biodiversity importance or sufficient mitigation or compensation measures are provided
- j) They provide for suitable and adequate drainage including sustainable urban drainage (SUDS) and its future maintenance, and
- k) They will be appropriately landscaped and have an adequate scheme for the future maintenance
- l) They make provision on site or at local centres for medical and dental facilities unless it can be demonstrated that these services are already adequately provided to serve the local community

The scale of obligations and policy burdens should not be such as to threaten the ability of a scheme to be developed viably.

**Policy GLPC N2B - Housing and mixed use development relating to the Grand Union Canal, its immediate environs and the areas managed by the Parks Trust:**

Development will be resisted unless the benefits of the development can be justified to outweigh the loss of biodiversity.

**Policy GLPC N2C – Quality of new developments.**

The Plan requires developers of schemes of 6 or more dwellings to use Building for Life 12: The sign of a good place to live – Design Council - to demonstrate the quality of their schemes or any other generally accepted national good practice that is advocated from time to time to ensure quality standards in design.

- 6.1.9 Land at Linford Lakes adjacent to the Wolverton Road and which borders the North West boundary of the plan area has also been identified as a site where a housing development might take place and a preliminary proposal in the form of an Environmental Impact Assessment (EIA) screening and scoping opinions to build up to 250 dwellings along with an associated country park has been lodged by Barratt Homes.

- 6.1.10 Whilst this development lies outside of the plan boundary, its proximity to and likely impact upon the residents are a concern to local residents. Although this site is outside the plan area and cannot be covered by the plan policies, the Parish Council are able to submit representations to the Local Planning Authority, Milton Keynes Council, should any development proposal be submitted.
- 6.1.11 Comments from the Parish Council have to be taken into account by Milton Keynes Council in determining any planning applications or proposed changes to policy to include this area as a development site. This also applies to any other development site adjacent to the parish boundary where it has a potential impact.
- 6.1.12 Milton Keynes has been experiencing a growth in Houses in Multiple Occupation (HiMO). Although the planning law changed in April 2010 to allow more single family homes to be converted to HiMOs without the need for planning permission, Milton Keynes Council issued what is called 'Article 4 Directions' which removed these rights in December 2010, so planning permission is still required for a HiMOs. This is to ensure there is an appropriate social balance within the community and to protect residential amenity.
- 6.1.13 HiMOs can have an important part to play in providing affordable housing and also to provide accommodation for workers in Milton Keynes who may have their permanent home elsewhere. However, they have created issues through over concentration and an effect on the character of the area or the amenities of the occupants of nearby residential properties. Great Linford is an area that has experienced a number of HiMO proposals.
- 6.1.14 Although most HiMOs have been in the south of the parish which is closer to the city centre, it would be appropriate for this plan to include a policy to ensure that any new proposals are adequately managed to ensure the longer term sustainability of the community.
- 6.1.15 HiMOs can have a detrimental effect on the amenities and character of the area due to their concentration, proliferation of refuse bins or bags, parking, outdoor drying spaces, amenity space and noise.
- 6.1.16 This can be achieved by restricting further HiMO proposals and encouraging an appropriate range of services and housing types to meet the needs of all sectors of the community.

**Policy GLPC N3 - Change of use to Houses in Multiple Occupation (HiMO).**

**New developments must ensure that it can be demonstrated that:**

- a) They would not result in an over concentration of HiMOs in any one area that would change the character of the area or undermine the maintenance of a balanced and mixed local community**
- b) The proposal would not harm the character and appearance of the building and its curtilage**
- c) The design, layout and intensity of use of the building would not have a detrimental impact on nearby residential properties**
- d) Adequate, useable and accessible amenity space, refuse storage which do not impede vehicular or pedestrian movement, drying space and car parking including for visitors is provided**
- e) They would not create unacceptable highway issues, and**
- f) The impact of potential noise from the occupants on neighbours would be mitigated**

## 6.2 Sports and Leisure

- 6.2.1 Milton Keynes has a plethora of facilities, the envy of many cities within easy reach of local residents. However it is recognised that local facilities should be retained, adequately maintained and new developments supported in appropriate locations.
- 6.2.2 Planning policy should support new developments but it is recognised that over time needs for such facilities change, so a balanced and flexible approach is needed.
- 6.2.3 The sports ground and pavilion at Marsh Drive in Great Linford have been transferred to the Parish Council's control under a Community Asset Transfer Agreement and presents the greatest opportunity for upgrading and improving local sports and leisure facilities including new indoor facilities. This will form a key project for the Parish Council.

### Policy GLPC N4 - Development proposals involving the loss of existing sport, recreation and community facilities.

New developments will not be supported unless it can be demonstrated that there is no longer a genuine need for such facilities or that alternative facilities are provided which are accessible to the local community and are equivalent to or better than the existing facilities.

### Policy GLPC N5 - New developments for sport, leisure and community facilities.

New developments must ensure that they:

- a) Do not involve the loss of dwellings
- b) Protect residential amenity
- c) Do not adversely impact upon road safety
- d) Are of a scale, density, design and mass that is suitable and complementary to the surrounding properties
- e) Do not result in the loss of amenity for existing residents particularly as a result from noise from within and outside the building or as a result of external lighting
- f) Provide adequate on site, secure and well-lit parking areas
- g) Include appropriate provisions for service facilities and the storage of waste which does not detract from the street scene and does not impede the movement of vehicles or pedestrians
- h) Achieve a high standard of sustainable and low carbon design
- i) Do not have either a direct or indirect adverse impact upon areas of local biodiversity importance or sufficient mitigation or compensation measures are provided
- j) Provide for suitable and adequate drainage including sustainable urban drainage (SUDS) and its future maintenance , and
- k) Will be appropriately landscaped and have an adequate scheme for the future maintenance

### 6.3 Wellbeing & Open Spaces

- 6.3.1 The modern developments in Milton Keynes comprise mixed developments ranging from dwellings of 1-6 bedrooms, with a range of garden sizes. Gardens are an important characteristic in some areas. They add to the character of the area and street scene and also to the biodiversity and richness of urban landscapes which is often underestimated.
- 6.3.2 Development affecting residential gardens should ensure that private green space provided by gardens is maintained and take opportunities to enhance the biodiversity of private gardens.

**Policy GLPC N6 - Gardens development.**

**New developments which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not be permitted unless the benefits of the new development has been demonstrated and clearly outweigh the dis-benefits.**

- 6.3.3 Development affecting residential gardens should ensure that green space provided by gardens is maintained and take opportunities to enhance biodiversity of private gardens.
- 6.3.4 A major feature of development of Milton Keynes as a new town has been the provision of landscaped and open spaces including green, open areas adjacent to highways. These are important to the character of the area and they provide valuable resource for biodiversity and contribute to the wellbeing of local residents. There are some small areas of open space adjacent to existing residential properties. Where these contribute to a larger area of open space these should be protected but other areas which are of less significance may be better incorporated into adjacent gardens, particularly if maintenance is onerous or impractical.
- 6.3.5 The parish benefits from close proximity to Willen Lake and Campbell Park which are strategic assets for Milton Keynes. It is important to ensure that any proposals for change do not adversely affect residents within the parish (see Pledge 2 above).

**Policy GLPC N7 - Development that would result in the loss of green spaces.**

**New developments will not be supported unless it can be demonstrated that they do not result in any harm to the character of the area, that the green space fulfils no useful purpose or that the continual maintenance necessary for its purpose is unduly onerous or impractical.**

- 6.3.6 The plan area has a number of large areas of open space that should in general be protected. However, it is recognised that the needs of the community change over time and there are benefits in considering alternative uses for such sites such as indoor facilities. The plan should be flexible enough to allow for suitable change.

**Policy GLPC N8 - Development that results in the loss of large areas of green spaces or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value.**

**New developments must ensure that:**

- a) The community would gain equivalent or enhanced benefit from the proposed development such as the provision of suitable replacement green spaces, or
- b) They can be demonstrated that there will be significant social, economic or environmental benefits from the development, and
- c) They do not have either a direct or indirect adverse impact upon areas of local biodiversity importance or that sufficient and appropriate mitigation or compensation measures are provided.

6.3.7 Trees and hedgerows form an important feature as part of the character of some areas, including the street scene. Apart from this amenity value and generally improving health and wellbeing they also support biodiversity in providing attractive shade/shelter and sources of food. Large developments can often incorporate tree planting schemes but smaller developments may be limited. In all cases the appropriate tree species relevant to its local environment in terms of its potential size, rate of growth, proximity to buildings, footpaths and roads will need to be carefully considered.

**Policy GLPC N9 – Trees, hedgerows and planting.**

**New developments must include the retention of important trees and hedgerows and also provide for suitable additional tree planting where appropriate.**

6.3.8 It is recognised that appropriate facilities within areas of open space enhance the activity and attractiveness of the area and therefore there is generally an expectation that these facilities, such as a café or information points are provided.

**Policy GLPC N10 – Provision of local facilities such as a café or information points within key areas of open space including the Grand Union Canal and the former railway line.**

**New developments will be supported where this will increase the use of these areas providing these are of appropriate scale, design and size relative to the local area.**

## 6.4 Getting Around

6.4.1 Many of the comments raised through the public consultation cannot be dealt with by planning policy. Matters that can be included relate to the impact of new developments include parking, access and transport. Where there are existing deficiencies the Parish Council will work with partner organisations to seek improvement.

**Policy GLPC N11 - New development – accessibility, getting around and biodiversity.**

**New developments must ensure that:**

- a) They include appropriate provisions for the car, service vehicles, transport and emergency vehicles, and movement through the site
- b) They include appropriate provisions for pedestrian and cycle access, including linking to existing 'redways', footways and the Grand Union Canal
- c) They include appropriate provisions for parking in line with Milton Keynes Council's Parking Standards SPD
- d) They do not have either a direct or indirect adverse impact upon areas of local biodiversity importance or that appropriate mitigation or compensation measures are provided
- e) The development site is well connected to existing or any proposed local transport routes, and
- f) They ensure appropriate accessibility to all sectors of the community including the elderly and disabled

## 6.5 Business Opportunities & Employment

- 6.5.1 There are a number of business parks and other clusters of businesses within the parish which are important not only locally but also to Milton Keynes and the national economy. Milton Keynes is recognised as the 'place to do business' and the employment areas in the parish make an important contribution to the economy.
- 6.5.2 Although unemployment levels in Milton Keynes remain lower than the national average, it is important to maintain opportunities for a diverse range of employment. The Plan supports new businesses, home working and social enterprises that benefit the community, encouraging local jobs and enterprise and assists in moving towards a low carbon economy.

### **Policy GLPC N12 - Proposals that support the development of small scale businesses.**

**New developments of less than 1000 square metres of new floor space must ensure that they:**

- a) Are integrated with and complement existing clusters of activity
- b) Do not involve the loss of dwellings
- c) Do not have either a direct or indirect adverse impact upon areas of local biodiversity importance or that appropriate mitigation or compensation measures are provided
- d) Protect residential amenity, and
- e) Do not adversely impact upon road safety

### **Policy GLPC N13 - Proposals for larger scale employment and enterprise.**

**New developments of 1000 or more square metres of new floor space must ensure that they:**

- a) Are integrated with and complement existing clusters of activity in terms of their design, mass and scale
- b) Do not involve the loss of dwellings
- c) Protect residential amenity
- d) Do not adversely impact upon road safety
- e) Do not result in the loss of amenity for existing residents
- f) Include appropriate provisions for service facilities and the storage of waste which does not detract from the street scene and do not impede the movement of vehicles or pedestrians
- g) Achieve high standards of sustainable and low carbon design
- h) Have adequate on-site parking and have a connection to the redway network
- i) Do not have either a direct or indirect adverse impact upon areas of local biodiversity importance or that appropriate mitigation or compensation measures are provided
- j) Provide for suitable and adequate drainage including sustainable urban drainage (SUDS) and its future maintenance, and
- k) Will be appropriately landscaped and have an adequate scheme for future maintenance

## 6.6 Education and Personal Development

- 6.5.3 Most of the comments received relate to facilities and overlong journeys to school. These are not matters that could be included in planning policy although encouraging and supporting new development proposals which will provide a location for such facilities can be. However, as there appears to be identified shortage of such facilities there does not need to be a specific policy.

## 6.7 Heritage and Arts

- 6.7.1 The Neighbourhood Development Plan will work to conserve and enhance the historic built environment of Great Linford. The parish has some historic features as it was one of the original villages forming the new Milton Keynes new town in 1967 and has many areas of new buildings reflecting the various stages of growth of the city. The first reference to Linford occurs in 944 and it appears in the Domesday Book as *Linforda*.
- 6.7.2 Within the parish, Great Linford Village has been designated as a conservation area and is one of the 27 conservation areas in Milton Keynes. Of the 24 Grade II Listed buildings within the parish, 23 are located within the plan area. The majority of these are buildings but some of the listings relate to historic walled gardens and one relates to a telephone box on The High Street near Newmans Close.
- 6.7.3 Between 1817 and 1864 the village was the site of the junction between the Newport Pagnell Canal and the Grand Junction Canal. Between 1867 and 1967, Great Linford was served by the Great Linford railway station on the Wolverton to Newport Pagnell branch line but which is now part of the 'redway' system.
- 6.7.4 The Parish Council will consider whether there are any modern buildings that are worthy of listing if they have played a significant part of the development of the Milton Keynes new town and particularly if they are threatened by new development.

**Policy GLPC N14A - Development in proximity to and potentially affecting heritage assets.**

**New developments must demonstrate that the proposal has paid due regard to the need to conserve and enhance their setting and any special architectural, archaeological or other historic features.**

- 6.7.5 Works of art can be great enhancements to public spaces and make a positive contribution to the built environment. High quality public art not only adds visual interest, it creates identity; it creates a sense of place, it can make the area a more attractive place to work and visit and promotes the cultural profile of the area and Milton Keynes as whole.
- 6.7.6 Although it is considered that there are good facilities within the parish at the Arts Centre at Great Linford, art in public spaces could be improved. There are current Parish Council projects in hand including the Gyosei Arts Trail but other opportunities should be taken to showcase art such as at roundabouts.

**Policy GLPC N14B - Major developments in strategic locations.**

**Subject to viability and deliverability considerations as set out in paragraph 173 of the Framework, new developments of 10 or more dwellings or commercial development of 1000 or more square metres, should include proposals to provide art in the design of that development that are provided on-site or are provided in strategic points such as open spaces or highway roundabouts.**



## 6.8 Shops and Services

- 6.8.1 There is limited potential for developing new shops and services to support demand within the plan area. This increases the need to protect and improve existing facilities within easy access of any development areas. This has been incorporated in policy GLPC 11.
- 6.8.2 Planning policy can also achieve a number of objectives such as protecting existing areas but cannot halt a decline if demand is not there but can manage uses which may be over concentrated and not contribute to the local area.

**Policy GLPC N15A - New developments including small local retail facilities and local services such as health and community facilities.**

New developments must ensure that they:

- a) Do not adversely impact upon road safety
- b) Ensure that the scale, density, design and mass is complementary to surrounding properties
- c) Protect residential amenity
- d) Are well served by local transport and pedestrian links
- e) Have adequate and accessible car parking facilities
- f) Have adequate service and waste storage facilities which does not detract from the street scene and does not impede the movement of vehicles or pedestrians , and
- g) Do not provide an overconcentration of the use in the area which adversely affects the character or the retail viability or vitality of the area

**Policy GLPC N15B – Protecting local retail, public houses (pubs), other local facilities and services including health and community facilities.**

New developments that result in the loss of existing facilities will be refused unless it has been demonstrated that:

- a) The service or facility is no longer needed or,
- b) It can be demonstrated that the use is no longer viable and that the premises have been actively marketed for at least 6 months for the existing use or,
- c) Where the proposal is for the relocation of the existing use that will continue to serve the local community and that new facility will be of equal or better standard and is provided before or at the same time that the current premises are vacated

- 6.5.1 High quality shop fronts, commercial frontages and signs affect the character and appearance of the area. Proposals to replace these need to ensure that design, materials and any illumination enhance the area in terms of appearance and public safety.

**Policy GLPC N16 – Proposals relating to retail and commercial frontages and, signs.**

New developments and signs must not harm the appearance of the area and public safety.

## **6.9 Neighbourhood Plan Projects**

6.9.1 Existing projects in hand include:

1. Construct a plan for the redevelopment of the Marsh Drive sports facility.
2. Facilitate the redevelopment of the Dragon Park and create a play area trail for residents within the parish.
3. Complete the Gyosei Public Art Trail.
4. Refurbish the Peartree Pond.
5. Provide, maintain and develop the provision of allotments to meet the needs of local residents.

6.9.2 However, there will be more opportunities to undertake projects but are dependent on funding sources. When new projects are proposed these will be published on the Parish Council website.

## **6.10 Community Right to Bid**

6.10.1 The Community Right to Bid (Assets of Community Value in legislation) is one of a raft of new initiatives introduced in the Localism Act 2011.

6.10.2 The Community Right to Bid allows Parish Councils to nominate buildings or land for listing by the Milton Keynes Council as an asset of community value, where the principal use furthers the community's social well-being or social interests.

6.10.3 A Community Asset can include cultural, sporting or recreational interests, pubs and parks. When a listed asset comes to be sold, a moratorium on the sale (of up to six months) may be invoked, providing the Parish Council with a better chance to raise the necessary finance, develop a business plan and make a bid to buy the asset on the open market.

## **6.11 Funding the Plan**

6.11.1 The Parish Council has a Strategic Plan, which is reviewed annually and revised every four years having regard to the priorities identified by the community and the financial resources available. The Strategic Plan takes into account the Policies and pledges of this Neighbourhood Development Plan.

## **6.12 Cost Constraints and Available Funding**

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

6.12.2 The Parish Council will ensure that where there are opportunities to seek funding from developer contributions under the Town and Country Planning Act 1990 for example by means of Section 106 Planning Obligations and/or The Community Infrastructure Levy it will act to maximise benefits to the community. The Parish Council have determined that any Section 106 and/or CIL contributions received would be used to develop sports and community facilities – primarily at the Marsh Drive Sports Ground. However, over the period of the plan this may change so the Parish Council will regularly review the situation on an annual basis and will publish on the web site any changes to the projects that are partly or wholly S106/CIL funded.

### **6.13 Delivery of the Plan**

- 6.13.1 The plan period coincides with the Milton Keynes Core Strategy that goes from 2013 to 2026; the new Plan:MK is likely to go to 2031. This plan is not required to coincide with periods of the current adopted development plans.
- 6.13.2 It may be necessary to review this plan if Milton Keynes Council have Plan:MK in place in 2017 but it is expected that the policies in this plan will remain relevant. However, the Parish Council will be reviewing the policies, pledges and projects on an annual basis and will provide an annual statement to include each of these 3 areas.
- 6.13.3 The main part of the plan relates to planning policies. The Parish Council is proactive in responding to consultations by Milton Keynes Council on planning applications within the parish. It will continue to do so and provide training to councillors and staff to ensure effective responses will be provided. The planning system is very complex and in recent years has undergone considerable change and is likely to continue to do so for the immediate future. The Localism Act 2011 has afforded greater opportunities for policy making in the form of Neighbourhood Development Plans and therefore by implication decision making to local communities.
- 6.13.4 The Parish Council welcomes the public to attend Council meetings at which development planning is discussed. These are generally held on the second Monday and last Wednesday each month.

Please note that meetings in August and December will differ due to holidays.

Please refer to our website – [www.great-linford.gov.uk](http://www.great-linford.gov.uk).

## **7. KEY REFERENCE DOCUMENTS**

### **Association of Chief Police Officers**

- Secure by Design

### **Design Council**

- **Building for Life Partnership (2012):** Building for Life: The Sign of a Good Place to Live

### **Relevant Acts of Parliament**

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas Act 1990
- Planning and Compensation Act 1991
- Planning and compulsory Purchase Act 2004
- Growth and Infrastructure Act 2013
- Local Democracy, Economic Development and Construction Act 2009
- The Localism Act 2011.

### **Department for Communities and Local Government**

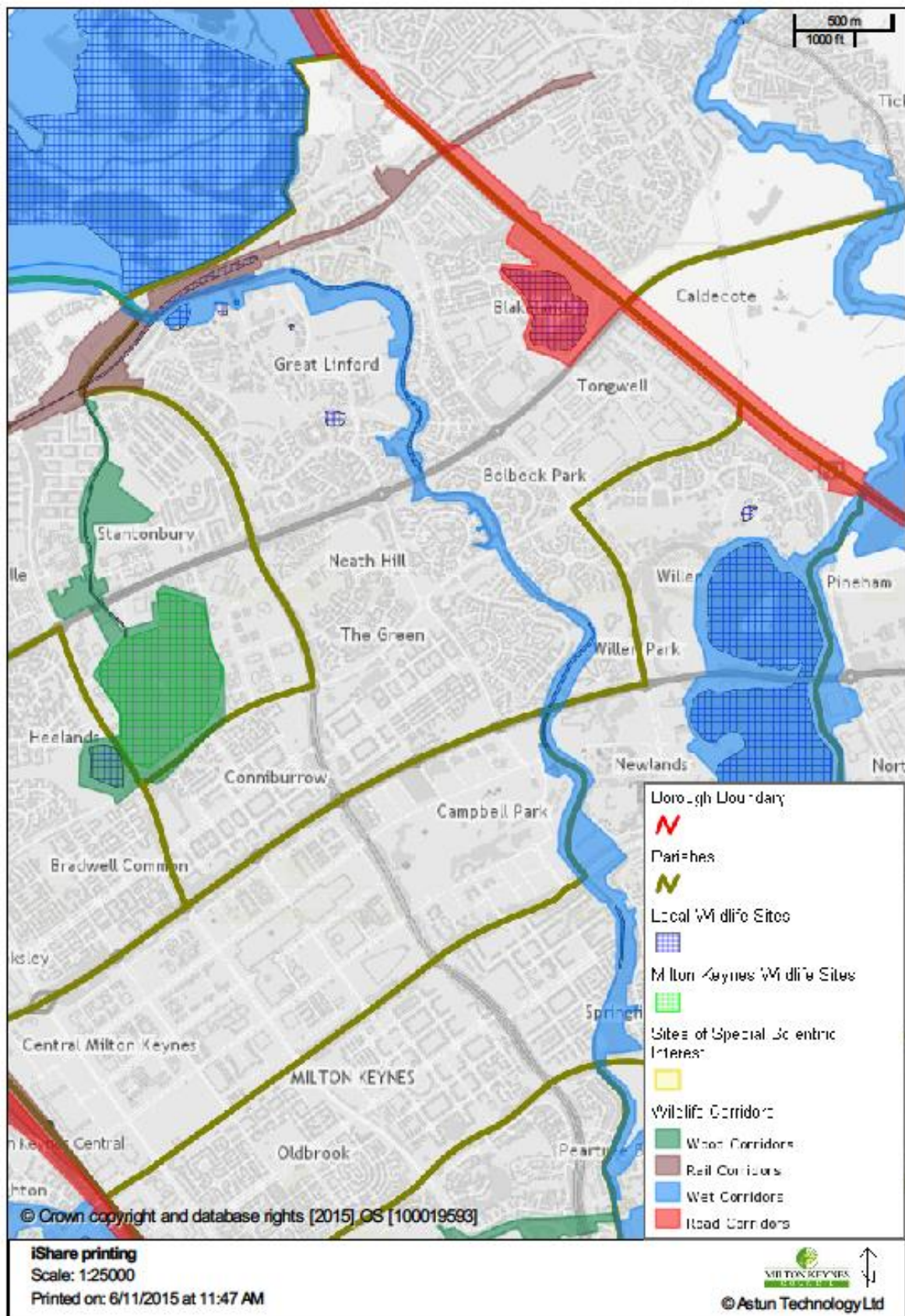
- National Planning Policy Framework 2012.
- National Planning Policy Guidance 2014 (web based resource)

### **Milton Keynes Council Documents:**

- Milton Keynes Local Development Plan 2005 (saved policies)
- Milton Keynes Core Strategy 2013
- Adopted Strategic Land Allocation Development Framework SPD
- Northern Expansion Area Development Framework
- Stantonbury Park Development Framework
- Affordable Housing SPD
- Houses in Multiple Occupation SPD
- Outdoor Advertising SPG
- Planning Obligations for Education Facilities SPG
- Planning Obligations for Leisure, Recreation and Sports Facilities SPG
- Residential Design Guide SPD
- Social Infrastructure Planning Obligations SPD
- Sustainable Construction SPD
- Car parking SPG
- Milton Keynes Drainage Strategy SPG
- Milton Keynes Urban Development Area Tariff SPD
- Milton Keynes Site allocations Consultation 2014
- Milton Keynes Plan:MK Consultation Main Topic Papers 2014

### **Office for national Statistics (ONS)**

- Census 2011



APPENDIX A - Map of recognised areas of bio-diversity in the Milton Keynes Local Plan