

NEIGHBOURHOOD PLANNING OFFICER DECISION			
DECISION REQUIRED <i>(please tick one box)</i>			
Designate a Neighbourhood Forum	<input type="checkbox"/>	Agree comments on a pre-submission plan	<input type="checkbox"/>
Designate a Neighbourhood Area	<input type="checkbox"/>	Agree comments on a submitted plan	<input type="checkbox"/>
Whether to accept and publicise a Submitted Plan	<input type="checkbox"/>	Agree the appointment of an Examiner	<input type="checkbox"/>
Whether to decline or accept a repeat proposal	<input type="checkbox"/>	Agree actions to take following an Examiner's report	<input checked="" type="checkbox"/>
Whether to modify a Plan or Order	<input type="checkbox"/>		<input type="checkbox"/>
LOCATION/ PARISH		Ravenstone Parish Council	
DATE RECEIVED		30 January 2019	
DEADLINE FOR DECISION <i>(where Regs require this)</i>		ASAP – Regs require decision within 5 weeks but allow for longer where discussions on the changes take place with the Parish Council	
LEAD OFFICER		David Blandamer	
ISSUES/COMMENTS <i>(including details of any consultations undertaken and any comments received)</i> <p>Following an independent examination, Milton Keynes Council has considered the report of the examiner on the Ravenstone Neighbourhood Plan. Following discussion with the parish council, Milton Keynes Council proposes to accept the Examiner's recommendations, apart from one minor non-material change to part of recommendation 13.</p> <p>It is not proposed to accept the Examiner's recommendation 13 in full regarding the creation of a separate community project in an appendix or separate section of the Plan. It is proposed to include these at the end of each chapter, clearly marked as not being land use policies. As this part of the recommendation relates to non-land use planning matters, it is considered that the approach taken represents a non-material change and that the Plan as modified meets the Basic Conditions.</p> <p>A decision is sought to agree to the course of action outlined above and as set out in the accompanying Decision Statement.</p> <p>Arrangements are being made with Electoral Services to hold a referendum in May.</p>			
BACKGROUND DOCUMENTS: <i>(insert hyperlink to files on L drive)</i> \\Mkc\dfs01\Shared\Planning\Development Plans\Localism Act\Neighbourhood Plans from non frontrunners\Ravenstone PC\Examination\2019-01-30 Ravenstone NP Milton Keynes Examination final Report.pdf			
DECISION TAKEN: Agree the Examiner's recommendations and proceed to referendum			

SIGNED:

T. Darke

Tracy Darke, Service Director Growth, Economy & Culture

DATE:

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

Examiner's recommendations		MKC comments	Recommended changes
Recommendation 1			
Para 3.10	The revised Proposals Map and its key should be included at the end of the Plan before the Appendices.	Agreed	Include Proposals Map at end of document before the Appendices.
	Check and update the cross references to the Appendices throughout the Plan.	Agreed	Delete second sentence in para 4.5 ("The Proposals Map can be found at Annex C").
Recommendation 2			
Para 3.14	On page 22, delete the third objective and revise the sixth objective by deleting "and renewable energy technology,".	Agreed	On page 22, delete third objective ("To recognise that agriculture is a vital part of Ravenstone Parish's past, present and future.") Revise sixth objective to read: "To support appropriately located sustainable development and renewable energy technology, which does not harm the character or appearance of the village."
Recommendation 3			
	Delete Policy CE1.	Agreed	Delete Policy CE1.
Para 3.21	Delete the first objective on page 22, Figure 15, Map 5 and the areas shown in green as "Important Views" on the Proposals Map and its Key.	Agreed	On page 22, delete first objective ("To protect the views of the countryside surrounding the village, which are an integral part of the character of Ravenstone and the Conservation Area.") Delete figure 15 (page 23), and Map 5 (page 67). Amend Proposals Map and key to remove

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			areas shown in green as "Important Views".
	<p>Move paragraphs 5.3 and 5.4 to the justification of Policy CD1 and revise the final sentence of paragraph 5.3 to read: <i>"...several places, with small paddocks, gardens and other open areas adding greatly to the character of the conservation area and the setting of the historic assets and helping to create a sense of place."</i></p> <p>Include the first two paragraphs of Policy CE1 in the justification before paragraph 5.5.</p> <p>Insert <i>"Outside the settlement boundary,"</i> at the beginning of the first paragraph.</p>	Agreed	<p>Move paragraphs 5.3 and 5.4 to section 6 as justification to Policy CD1.</p> <p>Amend final sentence of paragraph 5.3 to read: "Whilst the built form of the village is relatively linear and predominately follows Common Street and North End, the countryside borders these roads in several places, <u>with small paddocks, gardens and other open areas</u> allowing views across the fields and adding greatly to the rural character <u>of the conservation area and the setting of historic assets and helping to create a</u> and sense of space <u>place</u>."</p> <p>Include first two paragraphs of Policy CE1 in the justification before paragraph 5.5:</p> <p><u>"Outside the settlement boundary, the</u> countryside within Ravenstone Parish will be protected from sporadic or isolated development that would create new buildings and structures, other than those permissible under permitted development rights and required for the essential needs of agriculture and forestry or otherwise in compliance with the policies contained within the Local Plan.</p> <p>Other new development will be supported only where it can be demonstrated that there are exceptional reasons in accordance with the NPPF."</p>

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

Recommendation 4			
Para 3.25	<p>Revise Policy CE3 as follows:</p> <p>Delete the first sentence of paragraph 1.</p> <p>Revise the fourth paragraph to read:</p> <p>".....residential gardens to support a net gain biodiversity." Delete the last sentence of this paragraph ("This can lead to ...").</p>		<p>Amend Policy CE3 to read: "Surrounded by active farmland and open countryside, Ravenstone is ideally situated to attract wildlife to the area. Environmental enhancement proposals within the village and surrounding parish will be supported, where they would create new areas of woodland, hedgerows, ponds and other habitats. The Parish Council will investigate opportunities to:</p> <ul style="list-style-type: none"> • Plant additional trees within the village. • Establish a wildflower meadow and species enhanced grass verges. <p>New development proposals should demonstrate how the scheme would enhance the biodiversity of the site and provide features to attract wildlife.</p> <p>Development proposals should seek to enhance biodiversity where possible through green infrastructure measures, such as linking open spaces, hedgerows and residential gardens to support a net gain in biodiversity. This can lead to a biodiversity net gain, in line with paragraph 109 of the NPPF.</p> <p>Where development is likely to have a direct or indirect adverse impact on local biodiversity, this will only be supported where it can be demonstrated that there are no alternatives with less harmful impacts, or</p>

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			that appropriate mitigation measures can be provided to achieve a net enhancement to the site's biodiversity."
	Place the second paragraph and two bullet points ("The Parish Council will...") in an Appendix or separate section of the Plan and identify it as a Community Project.	<p>Agreed – community projects have been included at the end of each chapter and clearly marked as not being land use policies.</p> <p>The Parish have proposed additional wording to the Community Project. As this is not a land use policy, it is considered that it represents a non-material change that can be included.</p>	<p>Include as a Community Project in a separate section of the Plan:</p> <p><u>"To achieve environmental improvements and net gains in biodiversity, the Parish Council will investigate opportunities to:</u></p> <ul style="list-style-type: none"> <u>• Plant additional trees within the village.</u> <u>• Establish a wildflower meadow and species enhanced grass verges."</u> <p><u>"Encouragement will be given for the management of field margins and hedgerows in a less intensive manner. Within the village a study will be undertaken by Ravenstone Parish Council to identify areas where additional tree planting, wildflower verges or green space margins could assist to deliver biodiversity improvements."</u></p>
Recommendation 5			
Para 3.28	Revise the third objective under Character and Design to read: <i>"To safeguard, conserve and enhance the important open areas, buildings and features that contribute to the character and setting of the conservation area and heritage assets."</i>	Agreed	<p>Amend third objective (page 27) to read: "To <u>safeguard, conserve and enhance the important open areas</u> ensure that new development protects important views, buildings and <u>features that contribute to the character and setting of the conservation area and heritage assets</u> elements that the</p>

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			community cherish.
Recommendation 6			
Para 3.32	<p>Revise Policy CD1 as follows:</p> <p>Revise the title of the Policy to "Conservation and Heritage"</p> <p>Revise the first paragraph to read: <i>"Development proposals should protect, conserve and, wherever possible, enhance the significance of heritage assets, including the Scheduled Ancient Monument, and the character of the Conservation Area and their settings."</i></p> <p>Revise the third bullet point to read: <i>"The impact on the important open areas that make a positive contribution to the setting and character of the Conservation Area and heritage assets."</i></p> <p>Revise the final paragraph to read: <i>"....character and setting of the Conservation Area and heritage assets will be resisted."</i></p>	Agreed	<p>Amend title of Policy CD1 to read: <u>"RAVENSTONE CHARACTER CONSERVATION AND HERITAGE"</u></p> <p>Amend Policy CD1 to read: "When considering new development, proposals should protect, conserve and, wherever possible, demonstrate how they respect and enhance the <u>significance of heritage assets, including the Scheduled Ancient Monument, and the</u> character of the village, the Conservation Area <u>and their settings</u> heritage assets.</p> <p>This will include consideration of the following:</p> <ul style="list-style-type: none"> • The setting of any nearby listed buildings and their curtilages. • The setting of the Scheduled Ancient Monument. • Whether a proposal would harm or obscure important views along Common Street and views into and out of the village towards identified green countryside views. <p><u>The impact on the important open areas that make a positive contribution to the setting and character of the Conservation Area and heritage assets.</u></p> <ul style="list-style-type: none"> • Site specific design issues, including

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			demonstration that proposals would make a positive contribution to the street scene, would be sympathetic to the character of neighbouring properties and would incorporate high-quality materials. Development proposals that would harm the character and setting of the Conservation Area and heritage assets village will be strongly resisted.
	Delete Policy CD2.	Agreed	Delete Policy CD2.
Recommendation 7			
Para 3.34	Revise Policy CD3 as follows: Revise the second sentence to read: <i>"Development proposals that seek to enhance the character and quality of the conservation area will be supported"</i> . Revise the third sentence to read: "A central part of achieving high <i>quality</i> design..."	Agreed	Amend Policy CD3 to read: "All new development should demonstrate high quality design and respect the character and appearance of the surrounding area. Development <u>proposals</u> that <u>seek to enhance the character and quality of the conservation area will be supported</u> . fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted. A central part of achieving high quality design is responding to and integrating with local surroundings and landscape context as well as the built environment through: <ul style="list-style-type: none"> • Using high quality materials that complement the existing palette of materials used within the area. • Using stone walling and / or green hedging

Ravenstone Neighbourhood Plan

Milton Keynes Council's decision on the Examiner's Report, February 2019

			<p>as appropriate for highway boundaries wherever possible, in keeping with the existing streetscape.</p> <ul style="list-style-type: none">• Ensuring safe access for pedestrians, cyclists and road users.• Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact.• Innovative design that is sustainable in its design, construction and operation.• Promoting high quality interior spaces and the use of natural light and solar gain.• Adopting the principles of sustainable urban drainage (SuDs) to manage surface water run-off and reduce the risk of surface water and sewer flooding.• All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.• Parking should be designed so that it fits in with the character of the proposed development. Considerations should include:<ul style="list-style-type: none">• Garages designed to reflect the architectural style of the house they serve.• Garages set back from the street frontage• Parking located in between houses (rather
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Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			than in front) so that it does not dominate the street scene."
Recommendation 8			
Para 3.36	Include the proposal in paragraph 7.5 as a Community Project in an Appendix or separate section of the plan.	<p>Agreed – community projects have been included at the end of each chapter and clearly marked as not being land use policies.</p> <p>The Parish have also included paragraph 7.6 as wording to the Community Project. Logically this paragraph should be part of the Community Project. As this is not a land use policy, it is considered that it represents a non-material change that can be included.</p>	<p>Delete paragraph 7.5. Include as a Community Project in a separate section of the Plan: <u>"A programme of maintenance for the drainage systems within and around the village will also be investigated by the Parish Council, including establishing riparian ownership, to improve ditch capacity by regular clearance and maintenance. Opportunities to improve storm water flow and remove restrictions should also be sought and supported. These opportunities may also include the re-creation of the fish ponds at North End to act as flood balancing ponds, subject to the necessary agreement with landowners and statutory bodies and funding being available."</u></p>
Recommendation 9			
Para 3.38	<p>Amalgamate and revise the first four Highway and Transport objectives to read; <i>"To ensure that the highway design, signposting and village entrance gateways enhance the character of the Conservation Area."</i></p> <p>Delete objectives 5, 6 and 7.</p>	Agreed	<p>Delete objectives 1-4 and replace with: <u>"To ensure that the highway design, signposting and village entrance gateways enhance the character of the Conservation Area."</u></p> <p>Delete objectives 5, 6 & 7 (page 33) ("• To encourage improved access to the countryside and the maintenance of footpaths, bridleways and cycling routes</p>

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			<p>throughout the Parish.</p> <ul style="list-style-type: none"> • To investigate the potential for changing to a 20mph speed limit within the village. • To consider ways to improve off-road car parking for existing properties, where this can be achieved without adverse impacts on the character of the village streets.”)
Recommendation 10			
Para 3.40	Add the following at the end of paragraph 8.3: “<i>The proposals in this policy will contribute to enhancing the character of the conservation area.</i>”	Agreed	Add the following text to the end of paragraph 8.3: “<u>The proposals in this policy will contribute to enhancing the character of the conservation area.</u>”
Recommendation 11			
Para 3.43	Include the support for bus services set out in paragraph 9.5 as a Community Project.	Agreed	Delete paragraph 9.5. Include as a Community Project in a separate section of the Plan: “<u>It is recognised that the Neighbourhood Plan cannot control the provision of bus services in Ravenstone. Nevertheless, it is important to recognise the role that bus services play to our community, meeting the needs of those who do not drive or have access to a car. The objective to support the bus services and respond to any proposed changes is one that the Parish Council will embody and take forward when representing the interests of the village.</u>”
Recommendation 12			
Para 3.48	Revise Policy H1 as follows: Revise the first paragraph to read:	Agreed	Amend Policy H1 to read: “The Neighbourhood Plan defines the Ravenstone

Ravenstone Neighbourhood Plan

Milton Keynes Council's decision on the Examiner's Report, February 2019

	<p>".....Ravenstone <i>settlement</i> boundary, as shown on the Proposals Map...."</p> <p>Delete the following from the third paragraph: "infill" and "fulfil the aims and objectives of the Neighbourhood Plan by".</p> <p>Revise the grammar of the bullet points as necessary.</p> <p>Revise the second bullet point to read: "...its important green spaces <i>and open areas</i>...."</p> <p>Delete from the third bullet point: "Protecting the important views within the village and the surrounding countryside and".</p>		<p><u>settlement</u> village development boundary, as shown on the Proposals Map, to shape the physical growth of the village over the plan period.</p> <p>There is a presumption in favour of sustainable development within the settlement boundary, provided that development complies with the provisions of the Ravenstone Neighbourhood Plan and the Milton Keynes Development Plan.</p> <p>Development proposals, including windfall infill development, should fulfil the aims and objectives of the Neighbourhood Plan by:</p> <ul style="list-style-type: none"> • Preserving ensuring and enhancing the character and appearance of the conservation area and the setting of listed buildings and other heritage assets; • Ensuring ensuring the rural character of the village is maintained and its important green spaces and open areas are not eroded; • Protecting the important views within the village of the surrounding countryside and ensuring the wider landscape setting of Ravenstone is preserved. • Development should result in a net bio-diversity gain for the Parish.
Recommendation 13			
Para 3.55	<p>Revise Policy H2 as follows:</p> <p>Revise the first paragraph to read: "Land at North End shown on the Proposals Map is</p>	Agreed	<p>Amend Policy H2 to read: "A new housing allocation is proposed for the redevelopment of the industrial site <u>Land</u> at North End <u>shown</u></p>

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

	<p>allocated for housing development of about 8 dwellings.”</p> <p>Delete “the aim of” from the second paragraph.</p> <p>Replace the final paragraph with “<i>Where development proposals are shown through evidence to be required to contribute towards the improvement of community infrastructure, so as to make the development acceptable, appropriate financial contributions will be sought through a planning obligation. Developer contributions towards improved community infrastructure will be sought where it is shown that the obligation is necessary to make the scheme acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development.</i>”</p>		<p><u>on the Proposals Map is allocated for housing development for up to of about 8 houses dwellings.</u></p> <p>Development proposals for new dwellings will be expected to contribute to the aim of ensuring a balanced mix of housing in the Neighbourhood Plan area and incorporate a range of house types, sizes and tenures. A development solely consisting of large house types (4 to 5-bedroom plus) will not be supported.</p> <p>The proposal should fulfil the following design brief:</p> <ul style="list-style-type: none"> • Be very sensitive to the site surroundings and nearby heritage assets and demonstrate that the scheme will make a positive contribution to the character and appearance of the area. • Incorporate good design, high quality materials and local vernacular design details. • Ensure that the proposed houses are highly sustainable, including energy efficiency measures and meet lifetime homes standards. • A single point of access should be taken from North End. • Parking spaces and turning areas should be provided to fully meet the needs of each house and should include visitor spaces and turning for refuse and delivery vehicles.
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Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			<ul style="list-style-type: none"> • Provide future residents with landscaped shared spaces and private amenity gardens. • Include stone walls to the boundaries of the site where appropriate, to reflect those found elsewhere in the village. • Ensure that the relationship of the new dwellings to neighbouring properties is carefully considered to avoid creating significant adverse impacts in terms of amenity, light, privacy and noise. • Provide on-site attenuation for drainage and prevent surface water run off causing a greater level of flood risk elsewhere. • Provide for a net biodiversity gain within the Parish. • Be supported by an appropriate archaeological desk based assessment. <p>The developer(s) will also be expected to provide funding for improvements to the village as part of any financial contributions agreed with Milton Keynes Council. <u>Where development proposals are shown through evidence to be required to contribute towards the improvement of community infrastructure, so as to make the development acceptable, appropriate financial contributions will be sought through a planning obligation. Developer contributions towards improved community infrastructure will be sought where it is</u></p>
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Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			<u>shown that the obligation is necessary to make the scheme acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development."</u>
	Include a Community Project along the lines of <i>"The Parish Council will work with XXX to deliver the following projects through the use of S106, CIL, LIT etc."</i> Place the project in a separate section or appendix of the Plan headed Community Projects and explain that it is not a land use planning policy.	Not agreed – community projects have been included at the end of each chapter and clearly marked as not being land use policies.	
	Correct the Proposals Map 6 to delete the potential housing allocations and to show the site to be allocated under Policy H2 as a housing allocation as shown on Figure 19. The Settlement Boundary should be revised to include all the site allocation. Add "Housing Allocation" to the Key and include the relevant policy numbers against each notation.	Agreed	Amend Proposals Map
Recommendation 14			
Para 3.58	Revise Policy H3 as follows: Delete "infill" from the title of the policy and the first paragraph. Delete "for one or two dwellings" from the first paragraph. Add the following at the end of the first bullet point: "...or the conversion of an existing building." Revise the second bullet point to read: "....the	Agreed	Amend title of Policy H3 to read: "WINDFALL INFILL DEVELOPMENT". Amend Policy H3 to read: "Small scale infill residential proposals for one or two dwellings will be supported where such proposals are located within the defined settlement boundary and where the following criteria can be met:

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

	character <i>and setting</i> of the Conservation Area, <i>including important open areas</i> , or cause harm....”		<ul style="list-style-type: none"> • The proposal would be an infill plot appropriately located between existing buildings <u>or the conversion of an existing building.</u> • It would not adversely impact on the character of the area, important views, <u>and setting of the</u> Conservation Area, <u>including important open areas</u>, or cause harm to the setting of a Listed Building or the setting of the Scheduled Ancient Monument. • The proposal could be situated without harming the amenities and privacy of existing neighbours. • The proposal includes good design, high quality materials and respects local vernacular. • On-site parking can be provided. • The scheme would not increase the risk of flooding elsewhere. • There would be a net gain in the biodiversity of the site.”
	Add a paragraph to the justification to explain that the proposals for the conversion of existing buildings in the countryside or replacement dwellings will be considered against the policies of the Milton Keynes Local Plan.	Agreed	Add new paragraph after policy H3 to read: <u>“Proposals for the conversion of existing buildings in the countryside or replacement dwellings will be considered against the policies of the Milton Keynes Local Plan.”</u>
Recommendation 15			
Para 3.60	Delete the second objective in the Business and Employment Section.	Agreed	Delete second objective (page 48) (“To secure faster and reliable broadband access

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

			to all those who need it within the village is a key objective, allowing Ravenstone to best meet future digital needs.”)
	Revise the second sentence of the first bullet point of Policy BE1 to read: “New buildings outside the settlement boundary will be supported in accordance with the NPPF policy on the rural economy.	Agreed	<p>Amend Policy BE1 to read: “Applications for development that will create employment will be positively supported subject to meeting the following criteria:</p> <ul style="list-style-type: none"> • The site is located within the defined settlement boundary or is an existing building suitable for conversion. New buildings outside of the settlement boundary will be <u>supported in accordance with the NPPF policy on the rural economy</u> subject to the requirements of Policy CE1. • The proposed development can be accommodated into its surroundings in terms of design, materials and is sympathetic to the character of the area. • There would not be an adverse impact on the amenity of neighbouring properties and the character of the area by virtue of parking, lighting, noise, vibration and fumes. • The development can be safely accessed by the expected volume and size of vehicles, including staff and deliveries and would not generate traffic to such an extent that would harm the rural character of the village.”
Other changes			

Ravenstone Neighbourhood Plan
Milton Keynes Council's decision on the Examiner's Report, February 2019

Para 3.49	During the preparation of the Plan, discussions were held with landowners and they were invited to submit sites for consideration for future housing development. Four sites were submitted and these were assessed with the assessment report being included in the Plan. When the Plan is finalised the assessment report should be deleted from the Plan and set out as a separate background evidence report.		Delete paras 10.7-10.10. Repword para 10.11 to read: "The <u>Neighbourhood Plan allocates results of this exercise led to the allocation of one brownfield redevelopment site in the Neighbourhood Plan, for about eight a limited number of new houses.</u> This would be combined with a windfall development policy to meet small scale infill and individual dwelling needs."
		The Parish have proposed a Community Project under the title 'Village Entrances'. Whilst this change was not recommended by the Examiner, it is not a land use policy. Consequently, it is considered that it represents a non-material change that can be included.	Include Community Project at end of chapter 8, entitled "Village Entrances" to read: "<u>The Parish Council will investigate ways to fund through grants, developer contributions, or other sources, the installation of replacement village entrance signs showing the Finch family coat of arms (subject to permission being obtained from the appropriate authority), strengthening the identity of Ravenstone and demarking the change from the rural parts of the Parish to the built up area of the village.</u>"
		The Parish have proposed amending the second housing objective (page 48) to read: "To require new housing to be carefully integrated into the built form of the village and not cause harm to existing important open areas views or heritage assets." This ensures	Amend the second housing objective (page 48) to read: "To require new housing to be carefully integrated into the built form of the village and not cause harm to existing important open areas views or heritage assets."

Ravenstone Neighbourhood Plan

Milton Keynes Council's decision on the Examiner's Report, February 2019

		that the objective is consistent with policy H1 and is therefore supported.	
Referendum Area			
Para 4.4	In all the matters I have considered I have not seen anything that suggests the referendum area should be extended beyond the boundaries of the plan area as they are currently defined. I recommend that the Neighbourhood Plan should proceed to a referendum based on the neighbourhood area designated by the Milton Keynes Council on 12 October 2017.	Agreed	