



Your Future. Your Say. Our Neighbourhood Plan

FOREWORD BY THE CHAIR OF STONY STRATFORD TOWN COUNCIL

Neighbourhood Plans are a relatively new idea, introduced by the Localism Act 2011. They are intended to allow local communities to identify the challenges facing their areas and to put forward potential solutions. They should be based on extensive consultation with local residents and are submitted to the local Planning authority for consideration. They are also subject to scrutiny by Planning Inspectors and must pass a referendum of local residents.

In Stony Stratford, we have been working on the development of a Neighbourhood Plan since late 2012. A working party comprising town councillors, residents, members of the business association and of local community groups and other interested parties has helped to develop the plan that has now been adopted by Milton Keynes Council.

From the outset, we believed that the whole parish area should be included in the Plan. The community of our town council area comprises Fullers Slade, Galley Hill and Stony Stratford, bringing together both the newer and older parts of Milton Keynes. We hope that the Neighbourhood Plan will have something of relevance to all our residents. It builds on the comments that were submitted during two round of consultation.

A key element of the Plan is how to maintain the economic vitality of our High Street and local economy. The Plan was drafted before the recent decision not to allow a large supermarket in Cofferridge Close. This decision allows us a chance to consider what would be best for the town and to develop an alternative set of solutions for this site, building on the community aspirations expressed at the Planning inquiry.

Throughout the process of the Plan, it has been clear to the working group that people value the opportunity to walk and cycle safely around the parish area and the quality of the local environment. We want the adopted Plan to maintain and enhance the quality of our town.

Finally, I would like to thank all who have contributed to the making of the Plan. At times, it has seemed like a very long journey and one where we were learning as we went along. However, the working party has stayed together and this plan is the product of all of their hard work and dedication. I am grateful for that.



Joan Walker MBE
Chair of Stony Stratford Town Council

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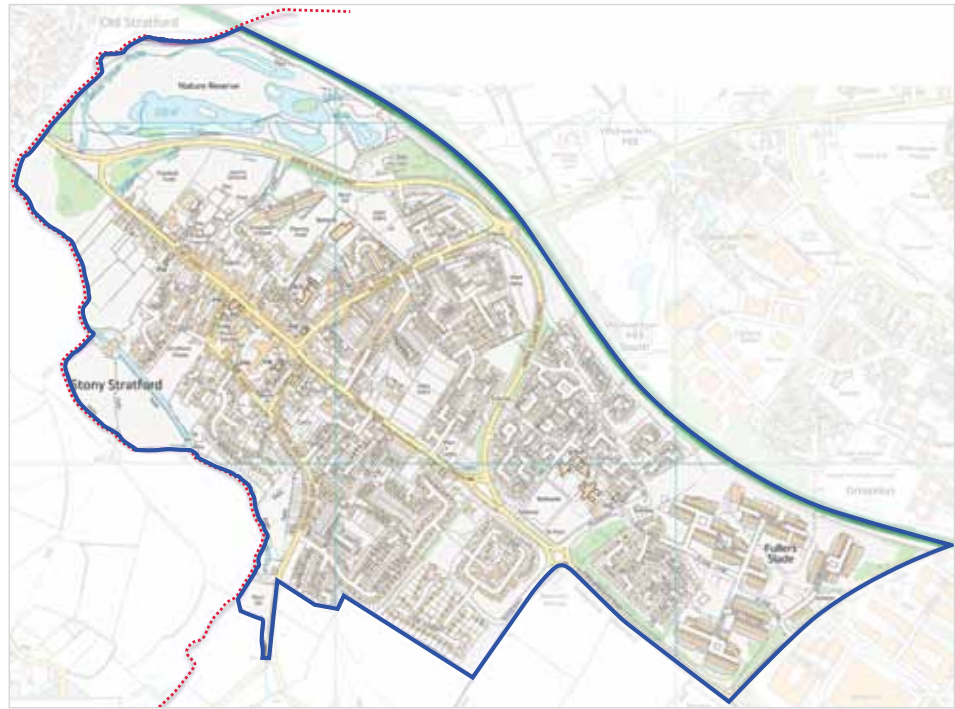
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1. INTRODUCTION

1.1 The parish or 'neighbourhood' of Stony Stratford, Galley Hill and Fullers Slade is bounded by the river to north and west and the A5D trunk road to the east. To the south lie the employment area of Kiln Farm and, soon, the new housing district of Milton Keynes, initially called and referred to in this Plan as the Western Expansion Area (WEA) which will contain the new communities of Fairfield and Whitehouse.

MAP 1: LOCATION OF STONY STRATFORD PARISH SHOWING PARISH BOUNDARY



1.2 Historically, the road shaped Stony Stratford. For two millennia, Watling Street brought passing trade to the town, being a place to rest, to eat and to refresh. The town and market grew to service that trade. With the late twentieth century came the new city of Milton Keynes, creating the parish as we now know it by adding the housing areas of Galley Hill and Fullers Slade. Galley Hill was the first estate built in the new city, started in 1971. Designed by MKDC architects, it contains the first local centre built in the city and the Watling Way school designed by Fred Pooley, Bucks County Architect. Fullers Slade is another early MKDC estate, designed by Wayland Tunley and Ken Gibbons. It is the forerunner of the strongly modernist theme in housing delivered by the Milton Keynes Development Corporation.

1.3 As the city grew, Stony Stratford had two by-passes Queen Eleanor Street and the A5D. The parish occupies the north west corner of the new city of Milton Keynes, an area of growth recognised for its prosperity. The historic centre of the parish continues its ancient function as a place to come to for refreshment, both physical and spiritual - with its many pubs and restaurants, churches and chapels - and for employment, through its myriad and diverse small businesses.

1.4 Unlike most comparable market towns in the country the parish does not have the overriding Planning preoccupation of housing allocation. Which is just as well, for there are severely limited opportunities within the parish for new build. This is catered for elsewhere in Milton Keynes, in consequence of the continued Planned growth of the new city. The new Core Strategy for Milton Keynes speaks of 28,000 houses yet to be built across the city. The Western Expansion Area is just one part of the expansion yet will be much larger than the parish. Here lies both challenge and opportunity. Ease of Access will be key.

1.5 The 2011 Census recorded 7,736 people living in the Parish. Neighbouring parishes are Wolverton & Greenleys Town Council to the east, Abbey Hill Parish and Fairfield parishes to the south, Calverton, and Old Stratford Parish and Deanshanger both in South Northants to the west and north. Except for Abbey Hill, there is residential growth in progress or Planned for all the adjoining parishes. Many people currently look to Stony Stratford for shopping, services and entertainment, including from nearby villages in Northamptonshire, with the anticipation this will continue into the future.

1.6 The weight of development adjoining the parish places a greater emphasis on the need for a carefully planned approach than for most small market towns. A Neighbourhood Plan for Stony Stratford requires focus on three distinctive features:

- In its own right, as a place to live
- Its relationship to modern Milton Keynes to the south and east
- The rural hinterland to the north and west and the country beyond.

1.7 The parish has much going for it. The historic centre, the variety of businesses, well laid out modern housing areas, good schools and the river park, to name a few.

1.8 The relationship to modern Milton Keynes is key, for that provides the 'mass' to drive the economy of the parish, particularly the retail and catering offers and the many other businesses. The rural hinterland and beyond has been important. Specialist retail offers in High Street have drawn people from far and wide. Will this continue?

1.9 It is the care for the continuation of those features for the parish, as a unique contribution to the city and to the hinterland, which is the subject of this Neighbourhood Plan.

1.10 The preparation of a Neighbourhood Plan was launched at a Town Meeting in April 2013 with a Working Group including the Town Council, the Business Association and representatives from other groups plus a number of residents. The area covered by the Plan was approved in January 2013. The Working Group produced a Baseline of key statistics and indicators, organised a public survey on issues within the community, and produced this document, the Draft Neighbourhood Plan, for further consultation with the community and Milton Keynes Council during the early part of 2014. The Group also studied recent work including the Portas Review which reviewed threats and opportunities for traditional market towns. Threats include growth of market share for supermarkets and out-of-town retail centres, increases in on-line spending, and policy restrictions.

VISION FOR STONY STRATFORD

2.1 The purpose of the Neighbourhood Plan is to create clear proposals, determined by the local community, based on local views, for the way that the parish develops over its lifetime to 2026, to coincide with the Milton Keynes Core Strategy which was adopted by Milton Keynes Council in 2013 (see paras 3.4 and 3.5 below).

2.2 The Working Group has adopted a Vision to drive the Neighbourhood Plan policies and Proposals.

Stony Stratford – a modern community proud of its heritage and green spaces. A community that respects its character and looks to its future. A place that is open for business to the surrounding area, to Milton Keynes and beyond.

A place for living, commerce, eating, drinking and enjoyment of events and attractions.

2.3 The Plan will propose improvements to the range of shops, services, businesses, community facilities and leisure opportunities, managed to respect the Parish's character and serves its community for the future.

2.4 Supporting the Vision are aims and objectives:

AIMS

The Neighbourhood Plan seeks to enhance and develop the Parish building:

- a pleasant community, and desirable, attractive and vibrant place to live, work and do business or undertake enterprise
- a place with community facilities and green spaces, respecting its heritage
- a place of managed traffic, access, parking and movement
- a place responsive to external challenge, creating positive connections with neighbouring areas within Milton Keynes and South Northamptonshire, and which attracts visitors to the Parish
- a place sustainable for the future
- a place for all age groups.

OBJECTIVES

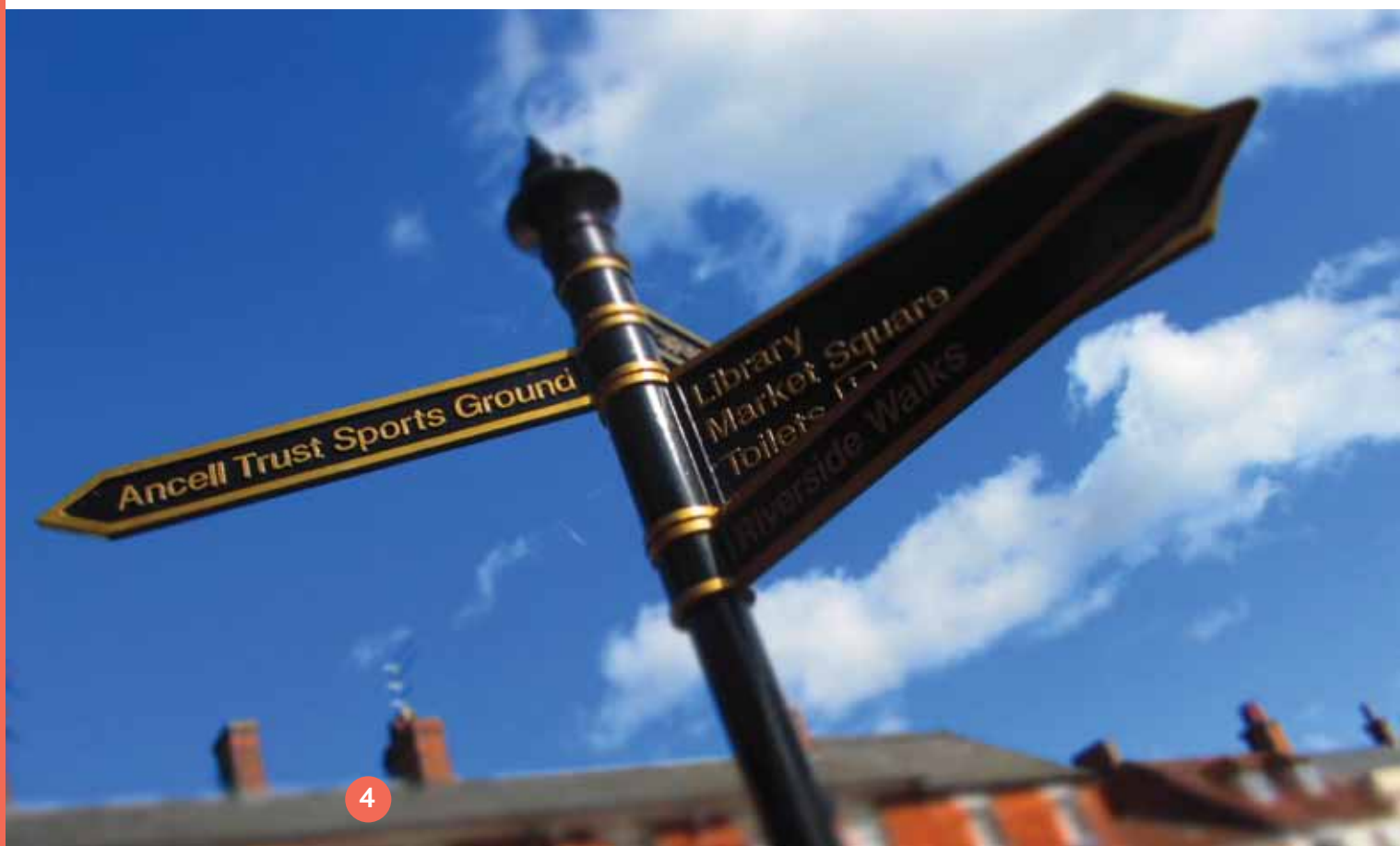
During the lifetime of the Neighbourhood Plan it will provide the framework:

- to promote development and change which supports the vision, aims and objectives of the Neighbourhood Plan
- to improve and support the mix of uses and viability of the Town Centre, and the local centres in Galley Hill and Fullers Slade
- to protect and enhance the Parish's heritage and promote public realm improvements, including new open space and Planting, which support and complement the area's character
- to manage vehicle movements enabling visitors and directing through traffic effectively to improve connections which will enable people living in Fairfield, Whitehouse and South Northants to use and enjoy the facilities, businesses and attractions within the parish
- to review the conservation and commercial area boundaries in Stony Stratford

- to improve provision and facilities for pedestrians and cyclists in the parish and provide better connections to adjoining areas
- to maintain, enhance and increase open space in the parish with improved facilities, paths and signage
- to channel public and private investment into the parish, to support the vision, aims and objectives of the Neighbourhood Plan
- to upgrade facilities particularly for younger and older people and the community as a whole
- to maintain and enhance parking provision in and public transport to and from the parish,
- where new housing is proposed, to seek a proportion of affordable homes which addresses local needs
- to support and promote environmental improvements and new development which are sustainable and in a the scale, form and appearance in keeping with its location and setting.

2.5 The Vision, Aims and Objectives were developed following work to establish Baseline Data for the Parish and a Survey of local people to help identify issues (see Annex B).

2.6 Information and data on the parish highlight some common features and threads - the importance of heritage, green spaces, car parking and traffic management, and some notable variations, notably the concentration of commercial and employment elements in Stony Stratford town centre and a wide variation in house prices. Prices in Stony Stratford average £226,000 but this average masks a wide range between £120,000 and £347,000. The average for Galley Hill was £191,244. In Fullers Slade prices in Blackdown are similar to Galley Hill, and in the terraced parts of the estate, prices are lower at around £120,000. (property prices from Baseline Document Sept 2013, based on on-line research). Parts of Fullers Slade comprise social-rental housing and there are areas of high deprivation. This highlights difficulties for local people accessing housing opportunities and accordingly, amongst other measures the Plan proposes a housing needs survey (see para. 11.5 below). The results of the survey will help determine any un-met local needs and appropriate mechanisms to address any deficits.



CONTEXT, CONSTRAINTS AND OPPORTUNITIES

THE STATUTORY FRAMEWORK

3.1 National Planning Policy Framework has been issued by the Government to simplify the Planning process, make it more accessible and work more effectively, with a presumption in favour of sustainable development.

3.2 The Neighbourhood Plan has been undertaken within the framework of the National Planning Framework and relevant legislation, notably the Neighbourhood Planning (General Regulations) 2012, the Localism Act 2011, and the Town & Country Planning Act 1990 as amended.

3.3 The preparation of the Neighbourhood Plan has drawn on the findings, skills and knowledge developed in the community through earlier work: the *Market Towns' Initiative (date)*, *The Town Healthcheck for Stony Stratford (2004)*, and the *'Vision' for Stony Stratford, Fullers Slade and Galley Hill* led by the Stony Stratford Futures Group Action Plan (2005). There was an earlier Plan for Stony Stratford prepared by Milton Keynes Borough Council in January 1989.

THE CORE STRATEGY

3.4 The Core Strategy for Milton Keynes was adopted in July 2013, against a backdrop of a Local Plan adopted in 2005 and the saved policies (as set out in Appendix B of the Core Strategy). The Core Strategy contains a range of general policies relating to transport, housing, economy, heritage and open space, applicable to future changes in Stony Stratford.

3.5 The Plan conforms with the CSA National Planning Policy Framework -Presumption in favour of sustainable development and the following policies within the Core Strategy:

- CS1 Milton Keynes Development Strategy
- CS2 Housing Land Supply
- CS4 Retail & Leisure Development
- CS8 Other Areas of Change
- CS10 Housing
- CS11 A Well Connected Milton Keynes
- CS12 Developing Successful Neighbourhoods
- CS13 Ensuring High Quality Well Designed Places
- CS15 Delivering Economic Prosperity
- CS16 Supporting Small Businesses
- CS17 Improving Access to local Services and Facilities
- CS18 Healthier and Safer Communities
- CS19 The Historic and Natural Environment
- CS21 Delivering Infrastructure

Other policies within the Milton Keynes Local Plan, 2015 with which the Neighbourhood Plan conforms are:

- Policy S12 - Linear Parks- proposals should not compromise the linear park system

- HE3 - Demolition of a Listed Building- proposals should follow the basic principles
- HE4 - Extension/Alternation of a Listed Building - as above
- HE5 - Development Affecting the Setting of a Listed Building - although a Neighbourhood Plan policy may go into more specific detail of how a proposal could address a listed building (with proper assessment and consideration)
- HE6 - Conservation Areas- again a policy could add specific detail, if it were justified.
- EA5 - Western Expansion Area - Neighbourhood Plan policies should not compromise delivery of the WEA
- MK23 - Stratford House- allocation of the site for housing should remain unaltered
- TC3 - Character and Function of the Shopping Hierarchy- the role of Stony in the retail hierarchy should not be changed
- L1 and L2 Facilities in the Parks System/Protection of Public Open Space.

3.6 Once adopted, a Neighbourhood Plan takes precedence over any policies that were written to guide specific developments in a locality, but not those of strategic importance in shaping MK, how it functions and the delivery of over-arching targets. Core Strategy Policy CS4 defines Stony Stratford as a 'town centre' in the retail hierarchy. But TC3 (Stony Stratford Town Centre) sets out details of the priorities for development in the area and the key issues town centre development needs to address.

3.7 Within this broad framework, the Parish is not listed in the Core Strategy Settlement Hierarchy for main areas for development, and Stony Stratford listed in the Retail Hierarchy as a Town Centre where smaller scale comparison retail needs could be located in the town in order to accommodate a locally derived need consistent with their role in the retail hierarchy. Large scale retail development will be resisted.

The Strategy states *"The long established town centres of Newport Pagnell, Olney, Stony Stratford and Woburn Sands will function primarily as local shopping destinations catering for daily or specialist shopping needs and in recognition of the constraints placed on their development by conservation and allied considerations."*

3.8 In addition, other policies in the Neighbourhood Plan conforms with the Milton Keynes Council's adopted approaches on transport, conservation and public realm. Currently there is no specific allocation for further housing to be constructed in the Parish, but the document does recognise that there could be redevelopment and infill opportunities in the older part of the city. There have been a number of approvals for residential development including the Hayes site, Stratford House and, 27/29 Vicarage Rd, on part of the Cock Hotel car park (see section 11) as redevelopment opportunities have emerged.

3.9 Changing Role of Town Centres: There are a number of proposed residential developments in adjoining parishes which will deliver over 7,000 new households within ten minutes drive time (estimate) of Stony Stratford town centre. Recent work by the Town Team Initiative linked to the Portas review examined threats and opportunities for traditional market towns. Threats include growth of market share for supermarkets and out-of-town retail centres, increases in on-line spending, and policy restrictions. Opportunities included:

- **looking** closely at catchment areas
- **identifying** a future unique role (not just a retreat to the past)

- **collective** animation (encouraging activities which attract people to the area)
- **multifunction** town centre
- **accessible** information
- **running** the town centre like a business
- **getting the basics right** - marketing, town centre accessibility, developing the 'product' and rewarding loyal customers
- **develop** irresistible opportunities and experiences
- **learning** from successful experience elsewhere.

3.10 Opportunities from Localism: Localism provides potential for the town council in its civic role. Not only the production of a neighbourhood plan, but the legislation also provides for development orders, transfer of community assets (e.g. the open space currently managed by MKC) and the ability to influence spending plans and the use of community infrastructure levy.

3.11 There are a number of proposals near Stony Stratford which might represent a challenge and opportunity in future, notably expansion in some of the South Northants villages and the new community within the Western Expansion Area, itself comparable to the size of Newport Pagnell.

3.12 There are also a number of constraints affecting the parish. To the north and west the floodplain of the River Great Ouse creates a firm constraint on development and movement: to the east the A5 Dual Carriageway forms the parish boundary either in a cutting or on an embankment. The other major constraint is the dense urban format of Stony Stratford, much of which is recognised for its heritage, within a conservation area or with listed buildings and structures.



Policies

4.1 The Draft Neighbourhood Plan policies have been developed around clear aims and objectives which seek to enhance and develop the Parish, building a pleasant community, and a desirable, attractive and vibrant place to live, work and do business or undertake enterprise. The policies reflect the data in the Baseline document and public attitude survey.

STONY STRATFORD: SUSTAINING ECONOMIC VIABILITY

4.2 Stony Stratford High Street and the areas adjoining with its shops, restaurants, galleries and pubs are a unique attraction in Milton Keynes, serving both local residents and drawing visitors from a wide area. This Plan seeks to sustain this position and build on the current economic strengths within the parish, using development opportunities to underline those key strengths, and enhancing the urban setting to encourage business and employment to continue to thrive.

The main commercial activities in the parish are retail (use class A1 including hairdressers and travel agents), banks and building societies (use class A2 including professional services, estate agencies and betting offices), restaurants and cafes (use class A3), Pubs (use class A4), takeaways (A5) and offices / light industry (use class B1) see Annex C for a full list of the use classes.

4.3 There are over 350 businesses in the parish, employing an estimated 2,500 people. Main sectors are retail with food and drink. Large employers include the Milton Keynes Council (schools and education) and retail and catering businesses. Stony Stratford is a thriving market town with a distinctive character, home to a wide range of successful small businesses. More shopping and services are provided in smaller local centres on Fullers Slade and Galley Hill.



POLICY 1

SUSTAINING AND ENHANCING THE MAIN SHOPPING / COMMERCIAL / EMPLOYMENT AREA.

Stony Stratford town centre is confirmed as the High Street extending from York Road southwards to the junction with Wolverton Road and London Road / Horsefair Green, including the courts and closes off the High Street which are characteristic of the town centre (see Map 2 and the Proposals Map).

Any proposals or Planning applications within the town centre will be considered in the context of the health and vitality of the shopping and commercial / employment area. Ground floor uses within the primary shopping area will be predominantly A1 retail, supported by restaurants, pubs, takeaways and offices (use classes A2, A3, A4 A5, and B1). The primary shopping area is defined as the High Street frontages between the junctions with York Road and Horsefair Green including parts of Cofferridge Close (see Map 2).

To maintain the function of the town centre there will be a presumption against changes of use in the primary shopping area which create a run of three A1/A2 uses in any frontage length. Where appropriate, the conversion of first floor space to residential uses in the town centre will be permitted where planning permission is required. The introduction of temporary uses in empty shops will be supported.

COMMUNITY ASPIRATIONS

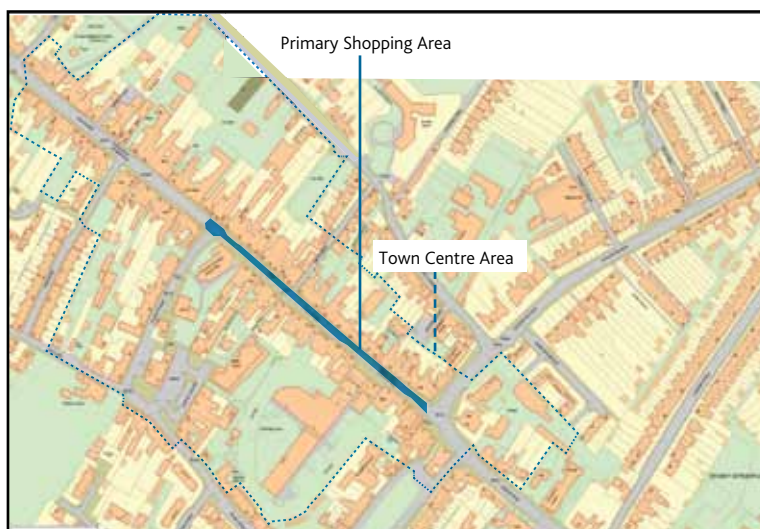
The following are priorities for the town centre:

- improved public realm (see para 4.5), including the introduction of options for traffic calming such as shared-surface or table junctions subject to proper analysis by the Highway Authority, and to improve pedestrian safety especially at junctions
- maintenance and improvement of public parking provision (see policy 11) including the provision of not less than 20 parking spaces on the High Street between Church Street and Wolverton Road
- street markets and events within High Street and Market Square (see 6.4 below)
- retention of doctors surgery / dentist / health facilities within the town centre (see also policies 2,3,and 9)

Any development proposals which facilitate the delivery of these priority improvements will be supported.

MAP 2: STONY TOWN CENTRE:

SHOWING EXTENT OF TOWN CENTRE AREA AND PRIMARY SHOPPING AREA



DELIVERY

4.4 The town centre and primary shopping areas are identified on Map 2. The balance of different uses within the town centre is very important in creating its vitality, range of activities and interests. Any applications for development within this area will be subject to the constraints in the policy.

4.5 As part of the measures to sustain and enhance the town centre, a programme of public realm improvements will be undertaken to enhance the appearance of the conservation area, the setting of listed and heritage buildings, to enhance area legibility and visual consistency (see also section 13 below). This will include improvements to pavements, carriageways, lighting, signage, seating and street furniture, plus the de-clutter / removal of unwanted, unnecessary or inappropriate items, signs and street furniture in the Conservation Area. Stony Stratford Town Council will approach Milton Keynes Council as Planning and Highways Authority to define the precise elements of the programme and to seek financial allocation at the earliest possible time in the appropriate budget and capital provisions.

4.6 Other proposals which will be significant in the delivery of the aims and objectives as they relate to the town centre are set out in Policy 2: Cofferdge Close, Policy 3: Market Square and Policy 4: Plough Corner.

4.7 The Town Council will facilitate a series of street audits in conjunction with Milton Keynes Council Heritage and Highways to identify public realm improvements and establish a Plan of action and timetable. The street audits will be co-ordinated with a character assessment as suggested by English Heritage.

4.8 The quality and quantity of the parking provision in the town centre is covered in more detail - see Community Aspirations on page 25.

MAP 3A: SHOWING LOCATION OF ST MARY'S AVENUE SITE



MAP 3B: SHOWING LOCATION NORTHERN GATEWAY SITE



COFFERIDGE CLOSE

5.1 Cofferdge Close is a commercial, retail and residential development set within a carefully designed landscape that reflects the historic use of the site. It was designed and built between 1970-76 by Milton Keynes Development Corporation (MKDC) under chief architect Derek Walker and project architect Wayland Tunley. The residential terrace and entrance archway into the Close at 7-23 Silver Street are Grade II listed due to their architectural, planning and historic interest, high level of intactness and expressive use of materials. The remainder of the scheme is part of the wider significance of the Milton Keynes new town, particularly the intervention of MKDC into existing settlements, as such it is considered to be a (non-designated) heritage asset (as defined in the NPPF) in its own right.

5.2 The location and structure of Cofferdge Close is recognised as central to the town centre for commercial and employment activities. Its development and design created an important addition to the High Street, and its car parking and open spaces continue to make a marked contribution to the town centre. The whole complex from High Street to Silver Street is an integrated mixed-use development having a strong sense of place in the core of the medieval town and any new development should complement Stony Stratford's rich built heritage particularly the heritage assets and listed buildings around the immediate site. Any proposals should also complement the Conservation Area and heritage constraints in which it is located, should substantially improve the entrance onto Stony Stratford High Street, and incorporate links to other parts of the town centre, to bring the commercial strands of the town closer together, and support the pedestrian access to and permeability of the site.

5.3 This Plan retains Cofferdge Close as a central element in the commercial and employment activities in the Town Centre. Consideration of any proposals to change or redevelop all or part of Cofferdge Close, will reflect this policy along with the details as follows:

POLICY 2 COFFERIDGE CLOSE

Any redevelopment of the parts of Cofferdge Close within the primary shopping area (see Map 4 and the Proposals Map) shall be a mix of A1 and A2, A3, A4, A5, B1, C1, C2 and D1 uses or proposals for any alterations to the non-residential elements shall:

- **preserve and enhance the Conservation Area and the setting of any adjoining listed building**
- **be of a scale and height that respects and is consistent with the existing buildings of Cofferdge Close and the surrounding town centre**
- **substantially improve links with the town centre**
- **support the pedestrian access and permeability of the site**
- **be expected to reinstate the integrity of the original design**
- **be contingent on retaining the current green space (see Policy 13) as shown on Map 13 which is designated as Local Green Space**
- **maintain the current capacity of on-site parking (see Community Aspirations page 25)**
- **include provision for a supermarket**
- **be supported by the improved provision of street furniture and signage of a style consistent with that used in the rest of the town centre. (see Policy 1 above)**



MAP 4: LOCATION AND EXTENT OF BUILDINGS AND SPACES COVERED BY POLICY 2



In addition, any re-development may include:

- provision for contemporary mixed health care (including administration)
- provision of a day nursery for under 5s
- provision of additional small retail units.

DELIVERY

5.3 Following the dismissal of the appeal for re-development of the retail / office parts of Cofferridge Close, delivery of policy 2 will require negotiations between the site owners, the Town Council and Milton Keynes Council as Planning and Highway Authority.

5.4 This policy will be achieved by applying the approach and principles described above when Planning applications or proposals are being considered by Milton Keynes Council and Stony Stratford Town Council (as consultee).

5.5 Stony Stratford Town Council will liaise with the Medical Centre / GP Practice regarding the suitability of the current practice and options for improvement in the future. If the practice opts to move to Cofferridge Close, the Town Council will liaise with the owners of the current Medical Centre regarding possible development opportunities.

5.6 The Town Council will seek such national and local protection as may become available to highlight the importance of buildings and structures within the conservation area (see paragraph 13.5).

MARKET SQUARE

6.1 Market Square sits just off the Stony Stratford High Street, an important part of the town layout and history, described in more detail in para 13.2. It is one of the shopping and employment areas connected to High Street, recognised as being important and interesting parts of the town centre commercial 'offer'. The Square is situated centrally to the rear of St Mary and St Giles Church, bounded predominantly by residential properties but containing the Library, Health Centre, some office, retail and pub uses. The Health Centre is located on the eastern side of Market Square, immediately adjoining Coffridge Close, with pedestrian links between the two. Market Square is shown as being in the town centre (see Map 2 above) but retains a character reflecting the mix of commercial and residential uses. Changes in recent years mean that the side of the Square furthest from High Street is predominantly residential. The Square was resurfaced under a previous improvement scheme and is an important car parking area, also hosting occasional events and a farmers market. Harmonising the public realm features of High Street and Market Square will help to link these parts of the town centre.



POLICY 3 MARKET SQUARE

There will be a presumption against the further loss of ground floor commercial or retail uses. The change of use or redevelopment of the doctor's surgery and related health facilities for other uses will not be approved unless the equivalent facilities have been replaced elsewhere within the town centre.

It is proposed that the public realm in Market Square - improvements to pavements, carriageways, lighting, signage, seating and street furniture - be harmonised with the town centre, and any development proposals will be required to support this policy where it is appropriate.

MAP 5: LOCATION AND EXTENT OF BUILDINGS AND SPACES COVERED BY POLICY 3



DELIVERY

6.2 The appearance and balance of uses within Market Square is very important. This will be maintained by applying the restrictions on changes of use in the policy when Planning applications or proposals are being considered by Milton Keynes Council and Stony Stratford Town Council (as consultee).

6.3 As part of any development proposals, measures to implement the appropriate elements of the public realm improvements will be pursued, through discussions between Stony Stratford Town Council, Milton Keynes Council as Planning and Highways Authority and developers, to define the precise elements of the programme and to seek financial allocation at the earliest possible time through S106 agreements and/or Community Infrastructure Levy and in the appropriate budget and capital provisions.

6.4 There is an aspiration to make a street market more of a regular feature of the commercial activities and attractions in Stony Stratford. This will be achieved by identifying appropriate locations within High Street and Market Square, and applying to Milton Keynes Council as Highway Authority for temporary road closures as required. Street markets held more than 28 days in a calendar year will require either a Planning permission or a neighbourhood Plan local development order.

6.5 There is a clear aspiration to retain the Health Centre within the heart of Stony Stratford town centre. It is a vital service for the town and the parish, and for people living in surrounding communities and villages, bringing them into the town. At the time of writing there is a debate about the size and suitability of the current Health Centre premises, and this Plan seeks to create opportunities for it to remain either in its current location, to expand, or to occupy other premises possibly in addition to the present building. Making provision for the Health Centre within the town centre is a priority for this Plan. In the event that the Health Centre relocates to other premises, future use of the current Health Centre site would be considered within the framework of policies 1, 2, 3, 11 and 13.



PLOUGH CORNER - WOLVERTON / LONDON ROAD JUNCTION

7.1 The site comprises the row of shops, restaurants and takeaways, fronting Wolverton Road, and the adjoining car repairs / sales areas (including the former cinema) and is located at an important position where the junction of Wolverton Road and London Road meets the entrance to High Street. Appropriate redevelopment of this site is viewed as important in achieving uses which contribute to the vitality and attractiveness of the town centre, within a format that complements the appearance of the conservation area and the setting of nearby listed buildings.



**POLICY 4
PLOUGH CORNER, WOLVERTON / LONDON ROAD JUNCTION**

Any redevelopment of this site shall provide a combination of town centre uses (see policy 1), to achieve a more intensive, balanced and mixed use development appropriate to the conservation area. New development should be locally distinctive in a style sympathetic to, and sustaining the significance of, the adjacent listed buildings which are to be retained and protected. Any redevelopment of this site shall reflect the importance of achieving a scheme of visual and architectural prominence, consistent with the conservation area at the major road junction of Wolverton and London Roads.

Any proposals for the redevelopment of this site must be informed by a heritage assessment. It should respect the scale of The Plough, in order to ensure that it remains the dominant and most prominent building on the site, ensuring that its contribution to the existing townscape is not harmed.

Proposals should complement the scale, design, layout and density of surrounding development, the character and appearance of the conservation area and the setting of nearby listed buildings. Given its context, pitched roof forms will be the most appropriate for the site.

COMMUNITY ASPIRATIONS This would also provide an opportunity to improve:

- both the appearance and the layout of these existing roads
- the redesign of the London Road, Wolverton Road, High Street junction (see Community Aspirations on page 25)
- improvements to pavements and carriageway at this junction (see Policy 1 and 4.5 above)
- the public realm - pavements, carriageways, lighting, signage, seating and street furniture
- improving the town’s main bus stop including induction charging points (see Policy 12)
- improving the entrance to High Street, without changing the existing one-way traffic system.

MAP 6: LOCATION AND EXTENT OF BUILDINGS AND SPACES COVERED BY POLICY 4



DELIVERY

7.2 Achieving the appropriate redevelopment of this site will be pursued through discussions with landowners and negotiations with Milton Keynes Council and public transport operators. The form of any redevelopment will be shaped ensuring the delivery of the improvements set out in policy 4 when planning applications or proposals are being considered by Milton Keynes Council and Stony Stratford Town Council (as consultee).

7.3 A design brief for the site will be prepared. Regarding the programme of improvements to the junction, shared surface proposals, and improving public transport facilities, Stony Stratford Town Council will approach Milton Keynes Council as Planning and Highways Authority to define the precise elements of the programme to include in the brief, and to seek financial allocation at the earliest possible time in the appropriate budgets and capital provisions.



ENHANCING THE SHOPPING ENVIRONMENT

8.1 As part of these policies for the parish's commercial areas, short-term community use of empty shops and units within the commercial areas will be supported, for arts, creativity and crafts displays, training and visitor information. Such short-term uses are intended to provide an opportunity for local artists and related activities, to add vibrancy and attractiveness to the parish's commercial areas, and to minimise the impact of empty shop units. The temporary use of empty shops in certain circumstances is already allowed under permitted development. The Town Council will work with Milton Keynes Council to keep the temporary use of shops under review and if appropriate consider the introduction of a Local development Order to facilitate temporary uses more appropriate for Stony Stratford town centre.

8.2 Shop-front improvements: Changes to the fabric of listed building fabric are infrequent and controlled by legislation and the need for listed building consent. One area of more frequent change is to shop-fronts in the Town Centre. The design, materials and quality of shop-fronts make a significant impact on the appearance of the Conservation Area.



POLICY 5 SHOPFRONT IMPROVEMENTS

Any proposed changes to shopfronts or signage shall be undertaken to a high standard of design as set out in the Design Guide (and successor documents - see Annex A). Any alterations to shop fronts in the town centre should contribute positively to the character of the conservation area and to the quality of the building and street-scene. The design of any shop-front alterations shall:

- ensure that original or historic shop-fronts are repaired and retained unless their condition has deteriorated to an extent that prohibits this, and
- if repair is not feasible then the presumption will be for a faithful reproduction of the original shop front features, using appropriate materials and colours.

Any changes to the frontages of commercial premises within listed buildings or the Stony Stratford Conservation Area (as reviewed) will accord with the Design Guide (to be reviewed) to achieve the following:

- In the case of modern buildings in the Town Centre a high standard of design which contributes to the character of the conservation area, with appropriate and sympathetic signage
- Wherever possible alterations to, and replacement of, shop fronts should result in an improvement to the physical access to a shop premises, within the constraints of heritage and flood protection
- Efforts should be made to ensure corporate design - based on specific materials, colours and logos - are incorporated in hand-painted traditional signage reconciled with the unique quality of the building or street.

SUSTAINING AND ENHANCING FULLERS SLADE

9.1 Nikolaus Pevsner, the architectural historian in his guide to Buildings of Buckinghamshire describes Fullers Slade, like Galley Hill, as a southern extension of Stony Stratford, one of the earliest estates in Milton Keynes, imaginatively designed and laid out by the Milton Keynes Development Corporation architects, Wayland Tunley and Ken Gibbons. The area has parts with a high level of social deprivation. The local centre at Fullers Slade has five units for retail and services, including a hairdresser, fish and chip shop, and car repairs, with an adjoining car park. It is important serving the local community on the estate, providing community activities as well as shopping, and it is important to retain this mix.

9.2 More than any other part of the parish, Fullers Slade adjoins the western expansion area on the opposite side of V4 Watling Street, where there will be residential development and the junction of one of the main distributor roads. As well as supporting the current estate, the local centre at Fullers Slade, for a time could be one of the nearest for new WEA residents.

POLICY 6 - SUSTAINING AND ENHANCING FULLERS SLADE LOCAL CENTRE

The mix of activities at the local centre shall include a retail store and other A2-A5 use classes and where possible should be enhanced. Proposals which reduce or erode the scale or mix of activities at the Fullers Slade local centre will be resisted (see Map 7 and the Proposals Map for location and extent of Fullers Slade local centre and Cavendish site).

A residential development on the Cavendish site would be supported with a community / training / workshop facility if appropriate.

DELIVERY

9.3 The Cavendish site could be developed for a mix of uses, predominantly residential (see Policy 8 below) but with potential for a community / training / workshop facility as part of the local centre, capable of serving both the current community and in the short term, the initial housing on the nearby Western Expansion Area. Following engagement with and the support of the local community, Stony Stratford Town Council will work with Milton Keynes Council and Milton Keynes Development Partnership as landowner to seek a brief for the site and encourage negotiations to achieve uses on the site which support policies in this Plan. The community / training / workshop facility could be operated along lines similar to the Christian Foundation in Wolverton, developing people's life and employment skills and acting as a base for developing social enterprises. The Town Council will liaise with suitable bodies to develop the options and operation of this concept.

9.4 Any development or change of use proposals will be considered against this policy when Planning applications or proposals are presented to Milton Keynes Council and Stony Stratford Town Council (as consultee).



9.5 With Milton Keynes Council adopting a programme of regeneration in areas of social and housing need across the Borough (timetable to be announced) there is the prospect of the area being subject to a programme of wider regeneration. This Plan supports engagement with the local community and MKC before the development of any regeneration option for Fullers Slade, and that the aims, objectives, policies and proposals of this Neighbourhood Plan would apply to shape any proposals, specifically:

- protection of residential amenity
- provision of local employment opportunities
- sustaining and enhancing the local centre providing shopping, services and community uses to local people
- protection of open space (see Policy 13).

9.6 Should a regeneration project on Fullers Slade include the identification of residential development, including the possibility of developing current open space, this will be considered in the frame of this Plan's policies and local views.

9.7 Other proposals regarding Fullers Slade are set out in Policy 10 including a range of social, play and sporting facilities to support the local community (see infrastructure list - para 14.8 below).

MAP 7: LOCATION AND EXTENT OF FULLERS SLADE LOCAL CENTRE AND CAVENDISH SITE



SUSTAINING AND ENHANCING GALLEY HILL

10.1 Pevsner identifies Galley Hill as the first major housing scheme in Milton Keynes, and the local centre as the first in the new town which has a very simple roof and brick walls. It has a retail shop in a single purpose-built building (including a workshop) and an adjoining car park. It provides an important mix of shopping, services and community activities serving the local community, a combination which it is important to retain. The local centre adjoins the educational and community facilities at Watling Way.

10.2 The local centre was the first of many to be built as part of the original Milton Keynes community fabric, and proposals which reduce or erode the scale or mix of activities, or reduce the significance of the original structure at the local centre will be resisted in order to maintain its integrity. The local centre on Galley Hill adjoins the Watling Way Centre and Queen Eleanor School site. Between Queen Eleanor Street, H1 Ridgeway and the main estate road through Galley Hill is a combination of playing fields, open space, school and offices. These buildings and the community facilities and the mix they contain are important to retain. This Plan would support any proposal to retain and improve the current education and community facilities and local centre. This Plan commits itself to working with local community to identify their priorities for the future management of the local centre and the Watling Way centre and the means to achieve them.



POLICY 7

SUSTAINING AND ENHANCING GALLEY HILL LOCAL CENTRE

The mix of activities at the local centre shall include a retail store and other uses within the A1, A2, A3, and A5 use classes and the community / arts facility (see Map 8 and the Proposals Map for location and extent of Galley Hill local centre). Proposals which enhance the activities and help maintain the fabric of the buildings will be encouraged.

DELIVERY

10.3 Any development or change of use proposals will be considered against this policy when Planning applications or proposals are presented to Milton Keynes Council and Stony Stratford Town Council (as consultee) but including consultation with local people in the event of major redevelopment as described in para 9.5 above.

10.4 The significance of the Galley Hill local centre, being the first in Milton Keynes and the prototype for others across the new town, will be assessed through seeking to have the original structure protected by Local Listing (see para 13.5 below).

MAP 8: LOCATION AND EXTENT OF GALLEY HILL LOCAL CENTRE



ENHANCING THE LIVES OF LOCAL RESIDENTS AND DEVELOPMENT PROPOSALS

11.1 The town of Stony Stratford has a thousand year history and was one of the existing communities around which the new town of Milton Keynes was built. The modern parish comprises Stony Stratford, and the more recent communities in Fullers Slade and Galley Hill. There are currently 7,736 people living in the Parish (2011 Census). The mix of residential properties with other aspects of parish life is integral to the area’s attractiveness and vitality, a number of recent developments are listed in para 3.8. This Plan seeks to enhance the amenity of existing residents and use development opportunities to introduce improvements within the urban setting which reflect the parish’s special sense of place.

**POLICY 8
ENHANCING RESIDENTIAL AMENITY**

New development which is contrary to the provisions of the Design Guide (and successor documents) and/or has a detrimental impact on the lives of people as a result of poor design, inappropriate parking provision, accessibility, design or flooding will not be permitted.

Any proposals for development where relevant shall be considered against the criteria within the Design Guide and the impact on residential amenity, parking, accessibility, design and flooding, and where appropriate should take into account opportunities to address existing deficiencies in residential amenity in the area of the development. Any proposals for residential development will also be considered against other relevant policies in the Neighbourhood Plan especially 1,9,10,11,12, 13 and 15.

**POLICY 9
DEVELOPMENT PROPOSALS**

The following sites within the Parish are identified for development to support the Plan’s aims and objectives and shown on Map 9 and the Proposals Map:

- the Northern Gateway, comprising the former caravan sales and gasworks sites on the eastern side of Stony Stratford High Street, for either commercial uses (B1 - Business use class, possibly C1 hotel) or a more mixed use development combining residential and commercial uses, with a quality of design recognising the position at the northern entrance to Stony Stratford and the adjacent conservation area. Development proposals should:
 - i. provide high architectural quality frontage buildings that sit on the back edge of the pavement of High Street, to continue the dominant building line;
 - ii. extend the high architectural quality to the remainder of the scheme, including details and materials;
 - iii. propose a layout that reflects those in the adjacent conservation area, for example, linear terraces, avoiding suburban layouts and densities.
- the growth of new or expanding businesses and proposes the redevelopment of the former tram shed in St. Mary’s Avenue as a centre for small and starter enterprises, possibly incorporating adjoining site(s) with an improved access from Russell Street and improvements to parking and garaging, or for residential development. Due to the importance of the former tram depot to the town’s history, a heritage assessment should be made of the former tram depot and this should inform any (re)development proposals. Any development should be appropriate to the scale of the surrounding housing.

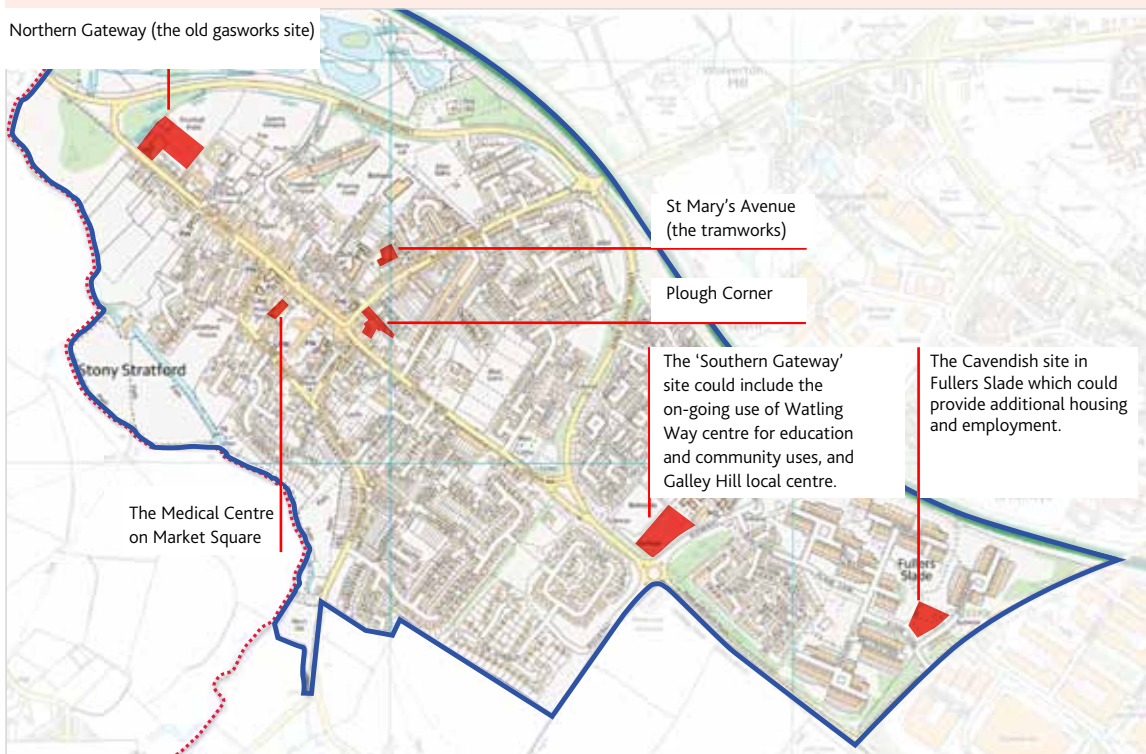
POLICY 9 CONTINUED

- the site of the doctor’s surgery between Market Square and Cofferridge Close (if the practice is moved elsewhere in the town centre), should be redeveloped and replaced with a new building that enhances the character and appearance of the conservation area by respecting the scale, rhythm, quality of architecture and permeability of the surrounding area. The site has the potential for redevelopment for B1 or C2 (hotel) uses as well as other uses listed in policy 1
- the re-development of Plough Corner (see policy 4 above)
- the ‘Southern Gateway’ site, situated between London Road / Queen Eleanor Street and Ridgeway, could include the on-going use of Queen Eleanor School and Watling Way centre for education, recreation and community uses, with possible integration with the Galley Hill local centre (see policy 7)
- the Cavendish site in Fullers Slade developed for a combination of residential and community / training / workshop facility (see policy 6).

The residential development proposals described in this policy will be considered in light of the policies in this Plan especially policies 1, 9, 10, 11, 12, 13 and 15, and the impact on nearby residential amenity, parking, accessibility, design, and flooding.

Proposals for residential development shall provide affordable housing provision in accordance with the standards with the Milton Keynes Core Strategy or successor documents (and the Affordable Housing Supplementary Planning Document).

MAP 9: LOCATION OF POTENTIAL DEVELOPMENT SITES



DELIVERY

11.2 Any development or change of use proposals will be considered against this policy when Planning applications or proposals are presented to Milton Keynes Council and Stony Stratford Town Council (as consultee) but including consultation with local people in the event of major redevelopment.

11.3 This Plan proposes adopting the Design Guide (see para 13.5). Once adopted, it will be the initial consideration for the design of new developments in appearance, form, details and the impact on residential amenity. (See also proposals for resident-only parking and a 20mph speed limit on all residential roads - paras.12.4 and 12.18 below).

11.4 The provision of affordable housing is typically achieved through negotiation with developers as part of residential development schemes. Normally this is triggered with schemes for 15 dwellings or more. However in Stony Stratford parish most potential residential development sites are smaller, and therefore the opportunity to achieve affordable housing would not arise. The Plan proposes actions (Policy 9) to seek to maximise the amount of affordable housing available to residents of the Parish.

11.5 Stony Stratford Town Council will liaise with Milton Keynes Council over resourcing and undertaking a housing needs assessment in the parish within an acceptable timeframe. Subject to its outcome, the requirement for affordable housing and the size of site threshold could be amended from the current levels to ensure that schemes within the parish deliver housing which responds to local needs.

11.6 If this policy together with the requirement for other associated financial contributions was to adversely affect the delivery of any of the major site discussed in this Plan then, subject to the formal evaluation of the development appraisal and associated supporting documentation, the level of required financial contributions would be reviewed.

SOCIAL, SPORTING, PLAY, CULTURAL AND COMMUNITY FACILITIES

11.7 **The social, sporting, play, cultural and community facilities throughout the parish are key contributors to residents' health and well-being, and to the area's distinctiveness.** These facilities such as York House are particularly important for various age-groups within the community.

POLICY 10

PROTECT AND ENHANCE SOCIAL, SPORTING, PLAY, CULTURAL AND COMMUNITY FACILITIES

The change of use of the current range of sporting, social, cultural, and play facilities will not be permitted and opportunities shall be sought from any development proposals to improve these.

The change of use of the current range of community facilities within the parish, particularly York House, Watling Way centre, and the children's centre on Moorfoot and the building holding the former Sp@ce Childrens Centre on London Road will not be permitted.

Where there is a proposal for the loss of sporting, social, cultural, play and community facilities, this will only be acceptable where a replacement facility of equivalent size, quality and convenience is provided within the Parish.

COMMUNITY ASPIRATIONS

Specific proposals which will be supported are:

- the provision of improvements to play and recreational facilities, especially at Millfield and Fullers Slade local park, to be based on surveys of local youngsters and residents' views
- recreation for young teenagers, notably a skateboard facility on Fullers Slade local park
- potentially a Children's Day Nursery for under-fives as part of the Cofferridge Close scheme
- the provision of a meeting place facility e.g. internet café / community / meeting space, suitable for senior citizens and / or younger age group in the evening, within High Street or Plough Corner development
- the retention of the Watling Way complex as an educational / community facility

DELIVERY

11.8 It is proposed that the principle source of resources for the facilities within this policy will come from developer contributions in support of development within the parish, and grant funding.

11.9 Aimed primarily at young people, the Plan seeks the provision of improvements to play and recreational facilities, and the provision of additional facilities set out in policy 10. The council will also discuss with the local community, young people and the landowner the option of developing a skateboard park for young people adjoining the Ouse Valley car park off Queen Eleanor Street (see also proposals for improved Redway links and a crossing on Queen Eleanor Street).

11.0 This Plan supports the aim of Milton Keynes Council to refurbish the Magdalene Tower and its setting with money from grants in order to open it for educational purposes. The Tower is in the council's Community Assets Transfer programme which could result in its ownership and management by a local group.



ACCESSIBILITY AND CONNECTIVITY

12.1 The management of accessibility and movement within the parish underlies its economic vitality, visitor enjoyment and resident satisfaction, as well as safety for all concerned. Effectively allowing people who wish to come into the Parish to do so, and enabling traffic to bypass the parish for those not wishing to stop is at the core of this Plan. The parish is confronted with a significant issue in traffic management. Although the prospect of 6,500 new dwellings in Fairfield and Whitehouse (the Western Expansion Area) includes the potential of residents from that community enjoying the facilities available in Stony Stratford, there is also the problem of traffic movements from that area to destinations west and north of Milton Keynes. This is a problem for Stony Stratford and the adjoining community in Calverton. The potential closure of Calverton Lane would add to the problem and increase pressure for traffic to pass through Horsefair Green. Improvements to the highway network are fundamental to removing through traffic from Stony Stratford, thereby improving accessibility for all modes of transport which will hopefully support the vitality of the town and help protect and enhance both the built fabric and the environment

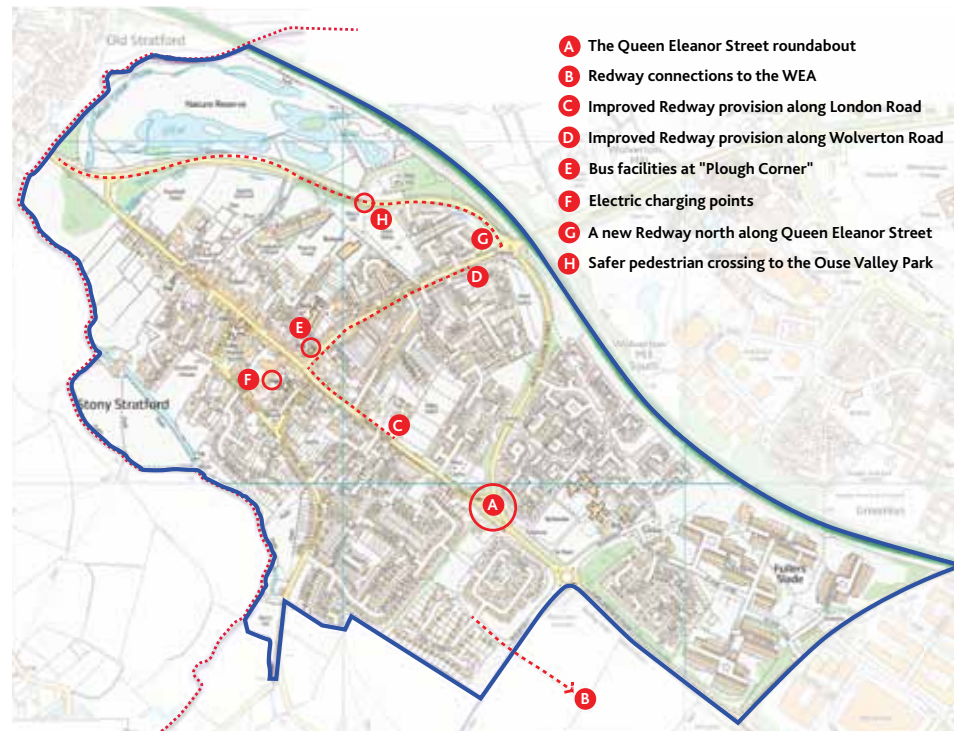
12.2 This Plan proposes that all options for traffic management should be explored with all relevant agencies, including Milton Keynes Council, Northamptonshire and Buckinghamshire County Councils, in partnership with Calverton which adjoins Stony Stratford and will be affected by any proposals and by the need for the highway network to allow residents from the WEA easy traffic access to appropriate major roads. In the past, the extension of H1 Ridgeway has presented one possible solution. The Town Council will make the resolution of traffic management a priority over the lifetime of the Plan.

COMMUNITY ASPIRATIONS**ACCESSIBILITY AND CONNECTIVITY IMPROVEMENTS**

Improvements to the local highway network will be made to facilitate ease of movement through and around the Parish in a manner which minimise the impact on the safety, amenity, heritage and enjoyment of those living, visiting and working in the Parish. The Town Council will pursue the delivery of these projects through appropriate avenues. All development proposals shall, where appropriate, contribute to meeting the priority improvements within the Plan:

- The need to remove through-traffic from the built-up areas of the Parish potentially through completion of H1 Ridgeway
- A roundabout at the junction of London Road/Queen Eleanor Street
- Redway connections between Stony Stratford and the WEA, to the town and riverside,
- Redway extensions from London Road and Wolverton Road to the town centre
- A Redway along Queen Eleanor Street northwards from Wolverton Road and a pedestrian island to facilitate safer pedestrian crossing to the Ouse Valley Park
- Improved bus facilities at 'Plough corner' (see Policy 4)
- Improvements to cycle routes to facilitate ease of cycling across the Parish.
- Installation of electric charging points .
- Improved road signage across the Parish as part of the public realm improvements (described above)
- 20mph speed limit on all roads in the parish except Queen Eleanor Street and Watling Street V4.

MAP 10: LOCATION OF MAIN ACCESSIBILITY AND CONNECTIVITY ASPIRATIONS



DELIVERY

Removal of Through Traffic

12.3 Discussions and negotiations to explore all options for traffic management will be held with relevant highways authorities and councils to achieve a highway network which allows residents from the WEA easy traffic access to appropriate major roads. This Plan seeks an appropriate allocation in the Highway Authority's capital programme for technical appraisal of the problem, potential solutions and implementation of the preferred option at the earliest opportunity.

Installing clear Road Signage

12.4 In addition to the removal of through traffic, this Plan seeks to manage the movement of traffic through improvements to signage around the Parish. The priorities are the installation of clear traffic signage directing road traffic onto the A5 dual carriageway towards destinations beyond Stony Stratford via the A422, A5 and A508, and for local traffic directing people into 'Stony Stratford Town Centre' from Queen Eleanor Street via London Road (north and south of the town) and via Ostlers Lane. A review is also proposed to examine links between the WEA, local centres and other facilities on Galley Hill and Fullers Slade to ensure these benefit from the potential growth of the new community on Fairfield and Whitehouse.

12.5 These improvements will be led by the Town Council and are included in the Action Plan (see 14.7 below). However, where it is appropriate, new development proposals will be required to consider how improved signage related to the development site could contribute to the delivery of the overall objective of improving the flow of traffic through and around the Parish.

Improvements to Car Parking

12.6 Car parking is very important to the viability and competitiveness of the parish's shopping, commercial and employment areas, and important to the residential areas and this Plan seeks improvements to existing parking and provision of additional spaces where appropriate. There are around 1000 parking spaces spread across the Parish, a combination of public parking spaces supporting the High Street and commercial centres, private parking areas for commercial premises and schools, plus visitor parking for the Ouse Valley Park. In addition there is extensive on-street parking in the residential areas of the parish. The scope of this covers the parking needs of residents, visitors and employees, and the provision with new developments.

POLICY 11 CAR PARKING PROVISION

The current capacity and balance of car parking in the town shall be maintained. There is a presumption against loss of existing public car parking provision unless an equivalent number of replacement spaces have been provided in alternative, appropriate locations elsewhere in the town centre.

Opportunities to increase public car parking in various parts of the parish, and especially at the northern end of the parish will be supported:

- as part of the 'Northern Gateway' site
- an enlarged car park off Queen Eleanor Street serving the Ouse Valley Park and town events
- additional car parking will be required as part of any redevelopment proposals to meet Milton Keynes Council adopted standards.

COMMUNITY ASPIRATIONS

The current quality of parking provision shall be improved over time in partnership with the relevant landowners.





DELIVERY

12.7 The Town Council will seek a review of the car parking needs and provision within the Parish, with Milton Keynes Council, to identify the location, purpose, and numbers of spaces, and any deficit regarding regular activities within the parish and for occasional and seasonal events, markets, etc.

12.8 There may be opportunities to make provision for new public car parking in the vicinity of the London Road / Queen Eleanor Street junction, through the development of the 'northern gateway' site, plus the creation of seasonal / event-related car parking off Queen Eleanor Street, and the use of Russell Street School car park at weekends. Following the review of car parking, Stony Stratford Town Council will liaise with the Milton Keynes Planning and Highway Authority teams, with Russell Street School, and Milton Keynes Parks Trust (re the site off Queen Eleanor Street) in order to identify opportunities to achieve additional parking.

12.9 Stony Stratford Town Council will liaise with Milton Keynes Highway Authority to review parking restrictions on all residential streets in the parish, with where appropriate a) the introduction of residents' only parking permit schemes, and b) visitor parking allowed during Monday - Friday 9am to 5pm. The potential and possibilities will be reviewed on a street-by-street basis (see also the proposed 20mph speed limit on all residential roads - para . 12.18).

Parking standard for new residential development

12.10 As part of the parking review, Stony Stratford Town Council will seek a change in the MKC Parking Standards (2016) to introduce an amendment to the allocated parking provision for 3 bedroom houses in the area outside the central part of Stony Stratford (as shown in the MKC Parking Standards), increasing the requirement from two to three spaces.

12.11 Sustainability: The responses regarding Neighbourhood Plan issues revealed how important cycling and walking was to people in the parish, respondents clearly valued being able to walk easily into Stony Stratford town centre and the ease with which the riverside footpath and cycle routes could be accessed (see summary in Annex B). Sustainability is a strong theme within this Plan, not only with the locations of the development proposals listed in policy 9, all easily accessible on foot or by cycling within easy reach of the rest of the parish, but also within other proposals, notably transport-related:

- the proposed car parks (Community Aspirations on page 25) would encourage visitors to leave their cars at the edge of the parish and walk to enjoy High Street and the town's events
- there are proposals for improved bus-user facilities (policy 4)
- a low carbon shuttle bus link to and from the Western Expansion Area, and a car-sharing scheme (section 15)
- new 'Redways linked to rest of the city-wide system
- a 20mph speed limit throughout the parish's side and residential roads
- installation of electric car-charging points
- cycle-parking facilities.

Improved pedestrian and cyclist safety



12.12 Many people prefer to walk or cycle when using the facilities in Stony Stratford, Galley Hill and Fullers Slade. The potential for dropped kerbs and other improvement to aid pedestrian safety will be reviewed, and a Plan for improvements prepared. This will include the installation of a crossing / pedestrian refuge on Queen Eleanor Street opposite Wolverton Road Local Park and the 'pumping station', the inclusion of suitable provision for cyclists and pedestrians within any junction improvement between London Road and Queen Eleanor Street, and for improvements to the layout of the road junction of Wolverton and London Roads which both encourage people into the town centre safely and effectively.



12.13 The Town Council will lead the production of the Plan for improvements with the input of the appropriate agencies. Once completed developments will be expected to facilitate the delivery of the improvements when fairly related to the development scheme. However the Town Council will also seek appropriate funding sources to deliver the improvements, as set out in the Action Plan (see para. 14.7 below).



12.14 The Redway network is a facility for pedestrians and cyclists and this Plan proposes the extension of existing Redways to improve pedestrian and cyclist access a) into the town centre from London Road and Wolverton Road, and around Queen Eleanor Street (see page 25) b) a Redway link between the parish and the WEA between Latimer and Tudor Gardens to the London Road, and c) connecting the WEA and town with the riverside network of paths and especially across the west of the parish to allow access to Mortimer Park. These new Redway connections will be enhanced with new seating and signage directing people to facilities in the parish, and cycle parking facilities in Stony Stratford town centre and local centres. The 20 mph speed limit on all residential roads (see 12.18 below) and the shared surface within the town centre (Policy 1) will create a safer and more pleasant environment for pedestrians, cyclists and other road users.

12.15 Where fairly related to a development proposal, any new development should contribute to the delivery of the Redway improvements.

Improved facilities for bus and public transport-users

12.16 Improvement of facilities for bus users, specifically an improved bus stop through the proposed redevelopment of Plough Corner, and of the Cavendish site, Fullers Slade, will include facilities which enable low-carbon bus transport to provide a link between Stony Stratford and the new communities on Fairfield and Whitehouse.

12.17 Any redevelopment of the relevant sites will be expected to facilitate the delivery of these improvements.

20mph Speed Limit

12.18 The management of traffic is a major element of this Plan. Under this Policy, Milton Keynes Council as Highway Authority will be approached to seek the introduction of a 20 mph speed limit on all roads in the parish, except Queen Eleanor Street and Watling Street V4.

HERITAGE AND PUBLIC REALM

13.1 The heritage and public realm are important factors in the distinctive appearance, and unique nature of the parish. Along with the range of activities within the commercial core of the parish, these have been recognised in the past giving the area the title 'the Jewel of Milton Keynes'. This Plan will seek to ensure that this title is maintained into the future.



13.2 Much of Stony Stratford's heritage is reflected not only in the listed buildings and structures which grace the town but in its layout. The town retains distinctive burgage plots, frontages onto High Street with long thin plots extending to rear access lanes - Russell Street / Vicarage Road on one side and Silver Street / Mill Lane on the other. The town was formed where two older manors faced onto Watling Street. The medieval burgage plots spread along both sides, and including noticeably, open spaces on the western side - Horsefair Green and Market Square as spaces for commerce and trade, and which now appear as important spaces in the town's fabric. The conservation area was designated in 1975 and covers 25 hectares. It extends the length of High Street and part of London Road, its limits approximating to Silver Street and Mill Lane on the south-west and Russell Street and Vicarage Road to the north-east. There are 211 buildings and structures in the parish which are listed, mostly grade 2 but with a few grade 2*. The majority of these are situated fronting the Stony High Street within the conservation area, and in areas just off High Street from the junction with Wolverton Road northwards to St Paul's Court. Five High Street buildings are listed Grade 2*, the remainder Grade 2. Among the listed buildings are a small number of walls and gateways which carry separate listings. The listed buildings emphasise the historical importance of Stony Stratford town centre. The town received its market charter in 1194 and was an important stopping point on the Watling Street for travellers from the 15th century onwards up to the 20th century before the M1 took traffic from the A5 (Watling Street). Much of the town was rebuilt in the mid-18th century following a major fire which devastated much of the town's earlier fabric, after which date many of the listed buildings originate.

**POLICY 12****ENHANCING THE PARISH'S HERITAGE AND PUBLIC REALM**

Applicants will demonstrate within design and access statements, when required, how proposals have sought to preserve and enhance the significance of the conservation area and how the design has had regard to the advice contained within the Stony Stratford Design Guide (and successor documents).



Within the conservation area, any development proposals will where appropriate be expected to be designed with regard to the following:

- the scale, bulk and design themes prevalent in the adjoining area
- the setting and layout of adjoining buildings and structures
- the details and materials used in the adjoining area.



COMMUNITY ASPIRATIONS

REVIEW THE EXTENT OF THE CONSERVATION AREA

Based on the conservation area appraisal, the boundaries of the conservation area will be reviewed to reflect the extent of the built heritage including the new heritage within the parish.

MAP 11 EXTENT OF THE EXISTING CONSERVATION AREA



DELIVERY

13.3 Conservation Area to reflect 'new' heritage: English Heritage (now called Historic England) has published relevant good practice guidance in *Understanding Place: Conservation Area Designation, Appraisal and Management (2011)* to facilitate preparation of conservation area appraisals in collaboration with the local Planning authority. It has also supported the development of a number of self-help toolkits to help them to do so (see the *Oxford Character Assessment Toolkit* and *Urban Design Skills' Placecheck* as examples). Stony Stratford Town Council will support the Milton Keynes Council Conservation team's work to review the Conservation Area and encourage consideration of including heritage buildings within the parish, important to the history and architecture of the new town estates. These 'new' heritage features will be identified and proposed for appropriate means of protection for their features and settings.

13.4 As part of the review of the Conservation Area features and contents, the Stony Stratford Design Guide (produced by the Town Council in 2009 - see Annex A) will be adopted subject to updates and alterations of the factors which make most contribution to the character, historic significance, architecture and appearance of the area, as the main guide to considering the appearance, form and detail for new development proposals in the Parish during the lifetime of this Plan.

13.5 As well as the historical heritage in the Parish, currently protected, there are buildings important in the architectural history of Milton Keynes. Stony Stratford Town Council will identify suitable buildings for Local Listing, to enhance the protection for buildings of local importance but which aren't recognised on the national list of buildings of architectural or historic interest.

13.6 The street furniture in the town centre, signs, lighting, seating, surfaces, etc. are important visually, significantly contributing to the character of the area. The Conservation Area review will include street furniture and this Plan will seek the implementation of recommended changes (see para 4.4 above).

PROTECT AND ENHANCE OPEN SPACE

14.1 Within and around the parish's urban form, the extent and nature of open space contributes to its visual setting and high quality of life for residents and visitors. This open space comes in different forms, linear parkland (mostly floodplain) with agriculture and woodland, grid road-side landscaping, formal parks and informal open space, cemeteries, allotments and play areas, school fields, incidental and private open spaces as shown on Map 12.

- 14.2 The areas shaded green on the map of Cofferridge Close are designated as Local Green Space where no change will be permitted other than in very special circumstances.
- These green areas meet the criteria for Local Designated Green Space as set out in the NPPF paragraphs 76, 77 and 78:
- The central green space and other landscaped areas are significant in the past and more recent history of the town. The central green space with its orchard trees references both the origin of Cofferridge Close as a medieval town enclosure (first mentioned in 1484) and its past use as an orchard. The more recent Cofferridge Close, an early development by Milton Keynes Development Corporation, was completed in 1976. The landscaped areas, although eroded over time, are an integral component of this mixed use scheme. The significance of the landscape in the overall design of Cofferridge Close and its particular vulnerability to change are specifically mentioned in the Advice Report by English Heritage dated 24/05/2012 (Case number 468471).
- The green space is not an extensive tract of land and is local in character as evidenced by its unique history.
- The green space is in close proximity to the community it serves being in the centre of the town and within the core part of the Stony Stratford Conservation Area.
- Cofferridge Close is one of only two green spaces in the town centre and is valued by the local community as an area of relative tranquillity in a busy urban environment.

POLICY 13

PROTECT AND ENHANCE OPEN SPACE WITHIN THE PARISH

This Plan designates as Local Green Space the landscaped areas in Cofferridge Close as shown on Map 13 and the Proposals Map.

In addition the following areas (as shown on Map 12 overleaf and the Proposals Map) are identified where no reduction in the extent and quality of the open space will be permitted:

- Horsefair Green
- Millfield
- Mortimer Park
- Higlin's Piece
- "Spider Park" on Fullers Slade
- Wolverton Road recreation ground
- The undeveloped space behind York House
- Ancell Trust Sports Ground

MAP 12: LOCATION AND EXTENT OF OPEN SPACES TO BE PROTECTED



This Plan also supports Community Aspirations to improve and enhance open space provision in the following areas:

- Fullers Slade
- Galley Hill
- London Road
- West of Queen Eleanor St allotments
- the informal open space between Calverton Road and Crosshills
- Bennett Close play area
- area off Malletts Close.

DELIVERY

14.3 Much of the open space in the parish is owned and maintained by Milton Keynes Council, the Milton Keynes Parks Trust and the Stony Stratford Town Council. The Town Council will work with Milton Keynes Council, the Parks Trust, the Ancell Trust and any other current or future landowners to maintain and enhance the current level of green space and to ensure its continuance. Achieving improvements will be pursued through discussions between the relevant agencies and funding from maintenance or improvement budgets.

14.4 The Town Council will carry out additional work post adoption of the Plan and submit applications to MKC for Locally Designated Green Space status being given to the areas identified in Policy 13. As part of this, a review will also be undertaken to determine where the open space on the Galley Hill and Fullers Slade housing courts requires improvement. Elsewhere in the Parish, there will be a presumption against the loss of open space unless there are over-riding considerations and appropriate mitigations.

MAKING IT HAPPEN

15.1 Where development is proposed and approved, the provisions of this Neighbourhood Plan will seek the implementation of measures, facilities and improvements where appropriate, through the vehicle of the approved development.

15.2 Potential Development Opportunities: design briefs will be developed for the individual sites listed below to set out the key principles for each:

- Northern Gateway
- St Mary's Avenue
- the site of the doctor's surgery between Market Square and Cofferridge Close (if the practice is relocated to part of the main Cofferridge Close buildings)
- Land adjoining Magdalene Tower
- Russell Street school
- Plough Corner
- Southern Gateway / Galley Hill local centre
- Cavendish Site

These briefs will describe the location and extent of each site, the priority uses, access proposals, design requirements, any particular constraints to be addressed, and any opportunities that could be developed.

15.3 Monitoring: once the Plan, policies, and proposals are largely complete and agreed, measures will be developed which show how the Action Plan (below) and the Plan proposals are to be monitored:

- some indicators established to show how the objectives are being achieved.
- statistics based on or related to the delivery of a particular project.

15.4 Various proposals within this Neighbourhood Plan relate to the urban environment and public realm such as signage, seating, lighting and speed limits. The Town Council will seek the inclusion of these proposals within the infrastructure investment and maintenance programmes of Milton Keynes Council and its agents or contractors.

15.5 A significant process for the delivery and provision of social and community facilities is through the S106 agreements and/or Community Infrastructure Levy. As a means to provide social and community infrastructure to support new developments, this Plan will seek the negotiation of Community Infrastructure Levy / s.106 provisions to achieve the policies within this Neighbourhood Plan.

15.6 Stony Stratford Town Council has the ability to spend resources and seek grants within the parish in pursuit of the Neighbourhood Plan proposals.

15.7 ACTION PLAN - INCORPORATING PROPOSALS FROM THE NEIGHBOURHOOD PLAN

| ACTION | LEAD AGENCY / OTHERS | FUNDING | TIMETABLE |
|--|---|----------------------------|----------------------------------|
| Discuss High Street share-surface proposal | Stony Stratford Town Council / Milton Keynes Council | Capital highways programme | Short term |
| Arrange series of street audits to identify public realm improvements | Stony Stratford Town Council / Milton Keynes Council | Capital highways programme | Initiate Short term and continue |
| Discuss highways improvements at Plough corner and new public transport arrangements | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Short term |
| Discuss with GPs/Health Centre future location possibilities | Stony Stratford Town Council | Member / staff time | Short term |
| Discuss opportunities at Cofferidge Close | Stony Stratford Town Council / Milton Keynes Council / site owners | Member / staff time | Short term |
| Discuss programme for social, sporting, play, cultural and community facilities in Policy 10 | Stony Stratford Town Council / Milton Keynes Council | Grant funding | Short term |
| Revise Design Guide and include conservation policies | Stony Stratford Town Council / Milton Keynes Council | SSTC budget | Medium term |
| Prepare Design Briefs for development opportunities in Policy 9 | Stony Stratford Town Council / Milton Keynes Council | SSTC budget | Short term |
| Discuss potential at Cavendish site / Fullers Slade local centre | Engagement with the local community, Stony Stratford Town Council will work with Milton Keynes Council and Milton Keynes Development Partnership as landowner | Member / staff time | Short term |
| Identify priorities for the future management of the Galley Hill local centre and the Watling Way centre and means to achieve them | Stony Stratford Town Council to engage with local community | Member / staff time | Medium term |
| | | | |

15.7 ACTION PLAN - INCORPORATING PROPOSALS FROM THE NEIGHBOURHOOD PLAN

| ACTION | LEAD AGENCY / OTHERS | FUNDING | TIMETABLE |
|--|---|-------------------------------------|---|
| Regeneration programme on Fullers Slade | Engagement with the local community, Stony Stratford Town Council will work with Milton Keynes Council | Member / staff time | Long term |
| Discuss model for delivery and management of potential community / training / workshop facility at Fullers Slade | Stony Stratford Town Council and MK Christian Foundation Engagement with the local community, Stony Stratford Town Council will work with Milton Keynes Council and Milton Keynes Development Partnership as landowner | Member / staff time | Short term |
| Street audits to be compiled in a conservation area appraisal to identify features of special historical and architectural interest and features of character and appearance desirable to preserve and enhance | SSTC / MKcC | SSTC budget and Member / staff time | Initiate Short term and continue through life of Plan |
| Review Conservation area and assess any additions | Milton Keynes Council / Stony Stratford Town Council | Member / staff time | Medium term |
| Enlarged car park off Queen Eleanor Street | Stony Stratford Town Council / Milton Keynes Council / Parks Trust | Capital highways programme | Short term |
| Use of Russell Street school for weekend parking | Stony Stratford Town Council will liaise with Russell Street School | Member / staff time | Short term |
| Street by street review of residents' parking and parking restrictions | Stony Stratford Town Council /Milton Keynes Highway Authority | SSTC budget and Member / staff time | Initiate Short term and continue through life of Plan |
| Identify options for removal of through traffic and traffic management | Milton Keynes Council, Northamptonshire and Buckinghamshire County Councils, Stony Stratford Town Council and Calverton parish | Capital highways programme | Medium term |
| | | | |

15.7 ACTION PLAN - INCORPORATING PROPOSALS FROM THE NEIGHBOURHOOD PLAN

| ACTION | LEAD AGENCY / OTHERS | FUNDING | TIMETABLE |
|--|--|---|-------------|
| Installation of traffic signage for destinations beyond Stony Stratford, and for local traffic directing people into Stony Stratford Town Centre | Stony Stratford Town Council / Milton Keynes Council | Capital highways programme | Short term |
| Programme of improvements for walking, Redways, pedestrian crossing and cycling | Stony Stratford Town Council / Milton Keynes Council | Capital highways programme | Medium Term |
| Low-carbon bus transport to provide a link between Stony Stratford and the new communities on Fairfield and Whitehouse | SSTC / Bus operators / MKC | Member / staff time | Short term |
| Introduction of a 20 mph speed limit | SSTC / Milton Keynes Council as Highway Authority | Capital highways programme | Short term |
| Identify buildings for local listing | | Member / staff time | Short term |
| Community facility / internet cafe discussion with Age UK | Stony Stratford Town Council | Member / staff time | |
| Temporary uses in empty shops Planning permission / LDO | Milton Keynes Council / Stony Stratford Town Council | Member / staff time | Medium Term |
| Housing needs survey | Milton Keynes Council / Stony Stratford Town Council | SSTC / MKC funded | Medium Term |
| Parking Review | Milton Keynes Council / Stony Stratford Town Council | SSTC / MKC funded and Member / staff time | |
| Public transport improvements at the Cavendish site | Milton Keynes Council / Stony Stratford Town Council | Capital transport programme | |
| New street market | Stony Stratford Town Council | SSTC budget and Member / staff time | Short term |
| Temporary road closures for street market | Milton Keynes Council / Stony Stratford Town Council | SSTC budget and Member / staff time | Short term |
| Review of open space | Milton Keynes Council / Stony Stratford Town Council | SSTC budget and Member / staff time | Medium Term |
| Review of TPOs | Milton Keynes Council / Stony Stratford Town Council | SSTC budget and Member / staff time | Medium Term |

15.8 THE PROPOSALS IN THE PLAN INCLUDE VARIOUS INFRASTRUCTURE REQUIREMENTS

| ACTION | LEAD AGENCY / OTHERS | FUNDING | TIMETABLE |
|---|---|---------------------------------------|---|
| Public realm improvements | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Initiate short term - ongoing |
| De-clutter of old signs and street furniture | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Initiate short term - ongoing |
| Shared surface in the High Street and Plough corner junction to Horsefair Green | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Med-long term |
| Improved bus and taxi facilities at Fullers Slade local centre / the Cavendish site | | Public transport capital programme | Medium term |
| Improved bus stop facilities Wolverton Road | Milton Keynes Council / Stony Stratford Town Council | Public transport capital programme | Short term |
| Traffic management proposals to remove through-traffic from the built-up areas of the Parish, including extension of H1 Ridgeway. | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Short term - implementation timetable dependent on review findings |
| A roundabout at the junction of London Road/Queen Eleanor Street | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Medium term |
| Extensions of the Redway network into and within Stony Stratford, crossings and cycle parking facilities | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Short term |
| Better seating for pedestrians resting | Stony Stratford Town Council/ MKC | Capital highways programme | Short term |
| Installation of electric charging points | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Short term |
| Improved road signage across the Parish | Milton Keynes Council / Stony Stratford Town Council | Capital highways programme | Short term |
| Community training workshop facility Fullers Slade | | Grant funding | Short term |
| | | | |

15.8 THE PROPOSALS IN THE PLAN INCLUDE VARIOUS INFRASTRUCTURE REQUIREMENTS

| ACTION | LEAD AGENCY / OTHERS | FUNDING | TIMETABLE |
|--|--|--------------------------------|-------------|
| Improved interpretation and information signs and boards | Stony Stratford Town Council | SSTC / Parks Trust | Short term |
| Skateboard parks at Fullers Slade Local Park and off Queen Eleanor Street | Stony Stratford Town Council / Milton Keynes Council | Grant funding | Medium term |
| Play and recreational facilities, especially at Millfield and Fullers Slade local park, plus other open space 'furniture' | Stony Stratford Town Council / Milton Keynes Council | MKC / SSTC funding plus grants | Short term |
| A Children's Day Nursery for under fives as part of the Cofferridge Close scheme. | | Commercial partnership | Medium term |
| The provision of a meeting place facility e.g. internet café / community / meeting space, suitable for senior citizens and / or younger age group in the evening, within the High Street or Plough Corner development. | | Commercial partnership | Medium term |
| | | | |

COMPLEMENTARY PROPOSALS

PROPOSALS WHICH COMPLEMENT THE NEIGHBOURHOOD PLAN

16.1 The public survey which preceded the drafting of the Neighbourhood Plan delivered a number of proposals which, while not strictly appropriate as part of a statutory Planning document, contained some excellent and worthwhile ideas and suggestions. These are summarised below, in support of the Neighbourhood Plan's policies and proposals.

- **Engagement with the Parish's sports clubs to remove barriers to use and examine ways to facilitate greater take-up, e.g. access, parking, signage and other means to encourage wider usage, for instance to provide junior and senior citizen training and exercise.**
- **Engagement with the Parish's schools to examine ways to facilitate greater community usage and community participation e.g. improvements to access, parking and signage.**

Many responses suggested ways of supporting the vitality and attractiveness of the High Street and town for visitors and shoppers:

- generating increased footfall through 'Attractor' and quality shops, entertainment and leisure and promote the High Street as a destination for visitors and tourists
- work with local businesses and other elements within the local community plus the appointment of a town centre manager to promote the local economy
- local shopping, town walks, with more events, vibrancy and animation
- creating pedestrian-only days in High Street to allow street cafes, markets, and attract visitors
- to improve cleanliness and litter collection, and create more outside cafes on pavements and garden areas
- seeking low rents and rates for small businesses, start-ups, to fill empty shops, linked with young people
- training, apprenticeships and internships
- enlarging the commercial footprint of the town, to make more use of Market Square
- for a market, with more shops around Market Square
- introducing faster broadband, and making the area a hub for small businesses, professional services, etc.
- more events and festivals such as a marmalade competition, mini-proms, Shakespeare festival.

Other information identified aspects missing from Stony Stratford town centre which were present in other 'successful' market towns:

- Bring in one / more of the Key Attractors identified in the AMT report - such as a major retail chain, supermarket, mixed retail operator, or more specialist such as mobile phone shop
- establish a central / High Street Market with capacity for between 14 and 44 traders.

Car parking occupied the thoughts of many Survey respondents, in relation to the attractiveness of the town and to facilitate local shopping:

- retaining good parking in support of residents, visitors, shoppers, and in support of restaurants, entertainments and leisure
- free parking should be retained but with some alterations to the long and short stay allocations.

Proposals which enabled community cohesion and improvements arose from the Survey responses:

- set up 'Do One Thing' project - one week a year when every property owner encouraged /enabled to make an improvement
- use empty shops - e.g. a youth cafe, local art, business start-ups
- more activities for young people / teenagers
- make information more available what's available and what's going on locally
- Social Housing for young people - Housing Co-operative like New Bradwell
- Authorities to be quicker at repairs in public realm.

Young people surveyed identified particular needs:

- safety, more rubbish bins and less dog mess
- covered places (when it rains)
- employment, training, apprenticeships, entrepreneurial opportunities.

In response to issues of sustainability there were a number of suggestions:

- electric car-sharing facility
- car-sharing schemes
- solar panels fitted on new developments
- better bus routes and use of low-emission shuttle buses.

ANNEX A and B - DESIGN GUIDE AND PROPOSALS MAP (see separate document)**ANNEX C - SUMMARY OF BASELINE DATA AND SURVEY OF LOCAL PEOPLE**

- With a population of 7,736, the parish has a relatively older age profile compared with the Borough, that differs considerably between various parts of the parish. The population appears to be declining particularly in the town but the demographics appear to be fairly stable.
- Little Planned growth / new development within the parish compared with adjoining areas
- 350 businesses employing an estimated 2,500 (fte).
Concerns over future of High Street and condition of local centres
- Local unemployment slightly higher than MK and UK average
- Fullers Slade is one of the 15% most deprived neighbourhoods in England
- Coffridge Close is only major commercial Plan in the pipeline - it is the area of the town most likely to be affected by significant change, including the possibility of development as a new Health Centre
- There is a mix of housing tenure, with a big contrast in prices across the Parish
- Lots of open space (floodplain) around the parish
- Conservation, heritage and listed buildings
- Connections to adjoining areas could be improved
- Traffic concerns in parts of Stony Stratford
- Western Expansion Area will bring 6,500 new homes bordering the parish
- The national decline of traditional high streets with the demise of retailing and shift to services cannot be ignored
- Milton Keynes Council's Local Transport Plan to 2031 shows a major park and ride facility in the vicinity of the parish

SUMMARY OF FINDING : LOCAL SURVEY 2013.

- General appreciation of the existing parish: the human scale; range of local facilities; diversity of the physical environment; and the green space. These all contribute to it being a pleasant place to live:
- Support viability of High Street and Market Square and refurbish local centres
- A range of views on the pedestrianisation or otherwise of High Street
- Keep Cofferridge Close but upgrade quality of supermarket
- Address traffic problems, most notably speed and congestion
- Attract shoppers and customers (i.e. for pubs, restaurants etc) from the Western Expansion Area
- Improve tidiness and litter picking
- Introduce faster broadband, make the area a hub for business, professional services, etc
- Retain good, free parking
- Several possible redevelopment sites
- Protect heritage and green spaces
- Appreciation for Stony Stratford as a place for pedestrians and cyclists (improve footpath / Redway links)
- Improve bus services including bus services to and from WEA
- Introduce an energy saving festival, and encourage solar panels on any new or altered building
- The catchment for the town centre, particularly for the health centre and library, appears to extend into South Northants i.e. Deanshanger and Old Stratford
- Extend H1 to Greenleys and the Wealds

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local Planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

- **B1 Business - Offices** (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - this class is formed of three parts:
 C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

ANNEX D - USE CLASSES

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
- **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

