

NEIGHBOURHOOD PLANNING OFFICER DECISION			
DECISION REQUIRED <i>(please tick one box)</i>			
Designate a Neighbourhood Forum		Agree comments on a pre-submission plan	
Designate a Neighbourhood Area		Agree comments on a submitted plan	
Whether to accept and publicise a Submitted Plan		Agree the appointment of an Examiner	
Whether to decline or accept a repeat proposal		Agree actions to take following an Examiner's report	X
Whether to modify a Plan or Order			
LOCATION/ PARISH			
		Stantonbury	
DATE RECEIVED			
		11 February 2020	
DEADLINE FOR DECISION <i>(where Regs require this)</i>			
		Five weeks from the above date	
LEAD OFFICER			
		David Blandamer	
ISSUES/COMMENTS <i>(including details of any consultations undertaken and any comments received)</i>			
<p>A second examination was held into the proposed retention of policies SNP14, SNP16 & SNP17 of the Stantonbury Neighbourhood Plan. The examination was undertaken by Mr Andrew Ashcroft, whose final report was received on 11 February 2020.</p> <p>The examiner concluded that the three revised policies, subject to his recommended modifications, meet all the necessary legal requirements. He agreed with the earlier examination findings that the Plan should proceed to referendum.</p> <p>Following discussion with the parish council, Milton Keynes Council proposes to accept the examiner's recommendations.</p> <p>A decision is sought to agree to the course of action outlined above and as set out in the accompanying Decision Statement, and the Decision Statement on the earlier examination. It is anticipated that the referendum could take place in April.</p>			
BACKGROUND DOCUMENTS: <i>(insert hyperlink to files on L drive)</i>			
<p>\\Mkc\dfs01\Shared\Planning\Development Plans\00NEW\Development Plan\Neighbourhood Plans\Neighbourhood Plans from non frontrunners\Stantonbury PC\Examination\Stantonbury NP Decision Statement following examiner's report.pdf</p> <p>\\Mkc\dfs01\Shared\Planning\Development Plans\00NEW\Development Plan\Neighbourhood Plans\Neighbourhood Plans from non frontrunners\Stantonbury PC\Second Examination\Stantonbury Neighbourhood</p>			

[Development Plan - Examiner's Report.pdf](#)

DECISION TAKEN:

Agree the Examiner's recommendations and proceed to referendum

SIGNED:

T. Darke

Tracy Darke, Director Growth, Economy & Culture

DATE: 14 February 2020

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Examiner's recommendations	MKC comments	Recommended changes
Policy SNP16		
Para 7.16	<i>MKC and the Parish Council should make consequential modifications to the supporting text in paragraphs 128-130 to reflect the deletion of the Stantonbury Hub.</i>	<p>Agreed</p> <p>Delete para 128.</p> <p>Amend para 129 to read: "The second community hub at Oakridge Park contains a large supermarket, medical centre and a range of shops with a fitness gym above. There is currently no provision of a community facility or café available for residents of this substantial new development."</p> <p>Amend para 130 to read: "The community two larger hubs have vacant parcels of land within them, which are likely to be subject of development pressure over the life of the Plan period. It is therefore important that the Plan provides a framework to guide development and protect the roles of these areas as community hubs for the expanding local population."</p>
Para 7.16	<i>At the end of the final paragraph of the supporting text add: 'The definition of convenience/retail/service facilities has not specifically been included in the policy. This acknowledges that different uses have the ability to contribute towards the effectiveness and attractiveness of the two hubs. This may include banks and other</i>	<p>Agreed</p> <p>Add new paragraph after para 130 to read: "The definition of convenience/retail/service facilities has not been specifically included in the policy. This acknowledges that different uses have the ability to contribute towards the effectiveness and attractiveness of the two hubs. This may include banks and other financial services."</p>

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	<i>financial services.'</i>		
Policy SNP17			
Para 7.19	<p>In the paragraph beginning 'Development of a community facility...' replace the second sentence with:</p> <p>'In the event that development has commenced on the provision of a community facility on either sites A, B or D as shown on Map SNP17, proposals for the development of residential bungalows on Site C would be supported.'</p>	Agreed	<p>Amend Policy SNP17 to read: "Development proposals for education and ancillary buildings will be supported subject to the following:</p> <ul style="list-style-type: none"> a) Buildings will be a maximum of two storeys, in keeping with surrounding buildings b) Perimeter fencing to be in keeping with the existing perimeter fence c) Development avoids the risk of flood by retaining the Stantonbury Drain d) A drop-off point for up to 10 vehicles for the education facility is maintained <p>Residential development within the land identified for future redevelopment on the Stantonbury Campus Map will be supported where:</p> <ul style="list-style-type: none"> e) Housing density does not exceed 35 dwellings per hectare (net) f) Units adjacent to V7 Saxon Street and H3 Monks Way are restricted to a maximum of three storeys, and elsewhere on the site to a maximum of two storeys g) A mix of dwelling types is provided in accordance with the latest evidence of housing need, including bungalows h) The extensive tree belt adjoining the grid road corridors are retained

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			<p>i) Provision is made for the storage of waste bins within the curtilage of each dwelling</p> <p>j) Amenity green space associated with development is landscaped to prevent parking</p> <p>k) A Local Equipped Area of Play (LEAP) is provided on site located a minimum distance of 20 metres from residential boundaries and 30 metres from the nearest road.</p> <p>Provision of parking in excess of the current Milton Keynes Council parking standards would be supported and should be provided where possible. Public parking areas should be multi-functional and available to all outside of school hours.</p> <p>Development of indoor sporting facilities at the site of the existing tennis courts would be supported.</p> <p>Development of a community facility/civic office would be supported at any of the four sites identified on the accompanying map.</p> <p>Development of residential bungalows at parcel C would be supported, providing the community facility has been provided elsewhere. In the event that development has commenced on the provision of a community facility on either sites A, B or D as shown on Map SNP17, proposals for the development of residential bungalows on Site C would be supported.</p> <p>Expansion of the medical centre and associated parking will be supported.</p> <p>The redevelopment and expansion of retail</p>
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			uses will be supported for the local centre where they complement the adjacent community uses.
The Referendum Area			
Para 8.4	I am required to consider whether the referendum area should be extended beyond the Plan area. In my view, the neighbourhood area is entirely appropriate for this purpose and no evidence has been submitted to suggest that this is not the case. I therefore recommend that the Plan should proceed to referendum based on the neighbourhood area as originally approved by Milton Keynes Council on 16 June 2015.	Agreed	