

WEST BLETCHLEY NEIGHBOURHOOD PLAN 2016-2026

APPENDIX 1 EVIDENCE BASE

SUBMISSION VERSION
DECEMBER 2017



WEST BLETCHLEY NEIGHBOURHOOD PLAN

EVIDENCE BASE

Our Neighbourhood Plan sets out our vision, strategy and policies to direct and shape development within our parish over the next 10 years.

A range of sources of evidence have served to underpin our policies and proposals including national and local planning guidance, existing data relating to our parish and supplementary data gathered by the Neighbourhood Planning Steering Committee.

All of our policies were also informed by the results of our consultations details. A copy of our **Consultation Statement** can be viewed in the Neighbourhood Planning section of West Bletchley Council's website at: www.westbletchleycouncil.gov.uk

National and Local Planning Guidance

There is a requirement for Neighbourhood Plans to be in conformity with higher level planning policy. At a national level this is the National Planning Policy Framework (NPPF) and at a local level the Milton Keynes Local Plan (2005) and the Milton Keynes Core Strategy (2013).

[NPPF \(2012\)](#)

[Milton Keynes Local Plan \(2005\)](#)

[Milton Keynes Core Strategy \(2013\)](#)

West Bletchley Reports and Data

The following documents contain data that informed the development of our Neighbourhood Plan:

West Bletchley Census 2011 Data

West Bletchley Character Assessment 2017

(These documents can be viewed in the Neighbourhood Planning section of West Bletchley Council's website at: www.westbletchleycouncil.gov.uk)

Evidence relating to Policy Themes

Building New Homes

Milton Keynes Council Site Allocations Plan Proposed Submission Draft (This document can be viewed in the Planning Policy section of Milton Keynes Council's website at: www.milton-keynes.gov.uk)

West Bletchley Garage Court Survey (This document can be viewed in the Neighbourhood Planning section of West Bletchley Council's website at: www.westbletchleycouncil.gov.uk)

[Milton Keynes Residential Design Guide \(SPD\)](#)

Protecting and Renewing Our Parks, Gardens and Public Spaces

West Bletchley Council Open Spaces Strategy (This document can be viewed in the Neighbourhood Planning section of West Bletchley Council's website at: www.westbletchleycouncil.gov.uk)

Bletchley Park: Conserving and Developing the Heritage

[Bletchley Park Restoration Masterplan](#)

[Milton Keynes Parking Standards SPD \(2016\)](#)

Retaining and Creating New Employment

Central Bletchley Regeneration Framework (This document can be viewed on Milton Keynes Council's website at: www.milton-keynes.gov.uk)

www.eastwestrail.org.uk/

[Bletchley Fixing the Links](#)

WEST BLETCHLEY NEIGHBOURHOOD PLAN 2016-2026

APPENDIX 2 BASIC CONDITIONS STATEMENT

SUBMISSION VERSION
DECEMBER 2017



West Bletchley Neighbourhood Plan

Basic Conditions Statement

Contents

1. Introduction
2. Background
3. Conformity with National Planning Policy
4. General Conformity with the Development Plan
5. Compatibility with EU Legislation

West Bletchley Neighbourhood Plan 2016 - 2026

Basic Conditions Statement

1. Introduction

1.1 This Statement has been prepared by West Bletchley Parish Council (the Council) to accompany its submission to the local planning authority Milton Keynes Council of the West Bletchley Neighbourhood Development Plan (the Neighbourhood Plan) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (the Regulations).

1.2 The Neighbourhood Plan has been prepared by West Bletchley Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of West Bletchley, as designated by MKC on 10th December 2013.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan is from 1 April 2016 to 31 March 2026 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to **national policies** and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of **sustainable development**,
- the making of the neighbourhood development plan is in general conformity with the **strategic policies contained in the development plan** for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, **EU obligations**.

2. Background

The Parish Council commenced preparation of the Neighbourhood Plan in 2012. The key drivers of that decision were the encouragement of MKC to parishes in its district to prepare Neighbourhood Plans and a keenness of the Parish Council to develop a specific Vision, strategy and policies to guide its area to promote the sustainable development of the parish.

2.2 The Parish Council has made decisions on the Neighbourhood Plan as the project reached specific approval milestones:

- Designated Neighbourhood Area 10th December 2013
- Draft Neighbourhood Plan consultation between 10th March and 21 April 2017
- Submission Neighbourhood Plan, consultation proposed during December 2017.

The Parish Council has worked with officers of MKC and local stakeholders during the preparation of the Neighbourhood Plan. The current adopted Development Plan is the Milton Keynes Core Strategy 2013 and the saved policies from the Local Plan (2005) . During the preparation of the Neighbourhood Plan, MKC has prepared a new Local Plan Plan : MK, which at the time of finalising the Neighbourhood Plan, was published for consultation as the Proposed Submission Version on 8 November 2017.

The Neighbourhood Plan has been prepared to be in general conformity with the adopted Development Plan, but we have also been conscious of the emerging policies of Plan : MK, and in Section 4, we consider the general conformity with both the adopted Development Plan and the proposed Submission Version of Plan : MK. We consider the Neighbourhood Plan is in general conformity with both the adopted and emerging plans.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government starting in August 2013 in respect of formulating neighbourhood plans.

We review the key paragraphs of the NPPF in relation to the Neighbourhood Plan below.

NPPF Para 16

3.4 The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the borough by incorporating housing allocations, which accord with a clear spatial vision for the parish. It also seeks to protect and enhance leisure and community assets for the benefit of the local community.

NPPF Para 183

3.5 The Parish Council believes the Neighbourhood Plan establishes at Section 4 and Section 5 the Vision and Objectives for the area that reflect the views of the local community. It makes the outputs of these activities real by translating them into the Planning Strategy, Objectives and Policies to determine future planning applications as part of the Development Plan.

NPPF Para 184

3.6 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant saved policies of the Development Plan but also anticipates the emerging Plan: MK.

NPPF Para 185

3.8 The Neighbourhood Plan avoids duplicating Development Plan policies by focusing on site-specific policies that translate the general requirements of the Development Plan into an West Bletchley context. Once made, the Neighbourhood Plan should be easily considered alongside the Development Plan and any other material considerations in determining planning applications.

The Neighbourhood Plan identifies in each of the Policy sections (Sections 6-14) the relevant adopted policies of the MK Core Strategy (2013) and the saved policies of the Milton Keynes Local Plan (2005), as well as other relevant SPD to support each of the Neighbourhood Plan policies.

3.9 Set out in Table A below, is a brief summary of how each policy of the Neighbourhood Plan conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Policy Compliance with NPPF

No	WB NP Policy	NPPF Ref	Commentary
	Building New Homes	47-55	Objective 1 of the NP is Building New Homes
	BNH1 New Residential Development	50,51	The NP policies support the provision of new housing, including affordable housing and seek to address the specific needs of particular groups within the population.
	BNH2 Wellington Place	47,50	Policy BNH2 seeks to support the policy allocating land at Wellington Place which is within the emerging Local Plan.
	Garage Courts Opportunity Area	48-51	
	GC1 Garage Courts Strategy GC2 Redevelopment of Garage Courts GC3 Redevelopment for Community Uses GC4 Garage Courts Development and Design Briefs GC5 Garage Courts Retention, Improvement and Management		This group of NP policies seeks to provide a framework for consideration of redevelopment opportunities of the garage courts, including their redevelopment for housing and community uses and their improvement as garages. This is consistent with optimising the potential for housing.
	Protecting and Renewing Our Parks, Gardens and Public Spaces	70,73-77	Objective 2 of the NP is Renewing our Parks, Gardens and Public Spaces
	PR1 Enhancing Existing Parks and Open Spaces PR2 Green Infrastructure Strategy PR3 Rickley Park Regeneration PR4 New and Improved Open Space Provision PR5 Local Green Space		The NP policies seek to protect and enhance the provision of open space areas within the parish, and provide for the Green Infrastructure Strategy and regeneration of Rickley Park. The Policies are consistent with the NPPF paragraphs 73-77 which seek to promote Healthy Communities and recognise the importance of open spaces, the need for open space assessments of need, safeguarding of existing open spaces, enhancement of rights of way and provision of Local Green Space
	Bletchley Park: Conserving and Developing the Heritage	126-141	Objective 3 of the NP is Conserving and Developing the Heritage of Bletchley Park

	<p>BP1 Bletchley Park Museum and Visitor Attraction</p> <p>BP2 Bletchley Park Access and Transportation</p> <p>BP3 Protection of Important Sites and Buildings</p>		<p>These policies of the NP seek to protect this historic site and allow for the continued successful development of Bletchley Park as a museum and visitor attraction. The Policies are consistent with section 12 of the NPPF in Conserving and Enhancing the Historic Environment.</p> <p>The NPPF sets out a framework for identifying and protecting heritage assets and provides a framework for considering proposals that affect the heritage assets. The NP seeks to ensure that the existing heritage assets are conserved and developed appropriately.</p>
	Retaining and Creating New Employment	18-22	Objective 4 of the NP is Creating New Employment
	<p>E1 Improving Employment Sites and Buildings</p> <p>E2 New Employment and Development</p> <p>E3 Redevelopment of Employment for Other Uses</p> <p>E4 Economy, Employment and Training Plan</p>		<p>The NP seeks to retain existing employment sites and ensure new employment sites are developed to contribute to sustainable development, and where proposed for redevelopment for other uses, that proper consideration is given to the prospects for continued employment uses. Policy of the NP is also to seek to ensure that the benefits of employment development contribute to meeting local needs.</p> <p>The NPPF sets out a framework for supporting economic growth and states significant weight should be placed on the need to support economic growth through the planning system, and also recognises that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p>
	Station Quarter Opportunity Area	18-22	
	<p>BS1 Station Regeneration</p> <p>BS2 Station Accessibility</p> <p>BS3 Station Quarter Redevelopment</p> <p>BS4 Station Quarter Development and Design Brief</p>		<p>The Station Quarter Opportunity area sets out the framework to achieve high quality regeneration of this important site.</p> <p>It is consistent with the NPPF specifically in Building a strong, competitive economy, Promoting sustainable transport, Delivering a wide choice of high quality homes and Requiring good design</p>
	Reviving Our Local Shopping Centres	23-27	Objective 5 of the NP is Reviving our Local Shopping Centres
	LSC1 New Local Shops		

	<p>LSC2 Improving Local Centres</p> <p>LSC3 Individual Local Shops</p> <p>LSC4 Station Quarter Retail Uses</p>		<p>The policies of the NP sets out a framework for promoting new shops, Improving existing shopping provision and provision of new shops within the Station Quarter.</p> <p>The NPPF provides for protecting of existing shopping facilities and the criteria for considering new shopping developments.</p>
	Protecting and Developing Community Infrastructure	<p>17</p> <p>69,72</p>	Objective 6 of the NP is Protecting and Developing Community Infrastructure
	<p>C1 Protected Social and Community Facilities</p> <p>C2 New Community Facilities</p>		<p>The NP provides a framework for the protection of existing community facilities and provides for new community facilities.</p> <p>A core planning principle of the NPPF is:</p> <p>take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>The NPPF recognises the importance of facilities and states that planning policies and decisions should (inter alia); plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; and, guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs</p>
	Ensuring Our Streets are Safe and Accessible	<p>29-41</p> <p>56-68</p> <p>69-78</p>	Objective 7 of the NP is Ensuring our Streets are Safe and Accessible
	<p>SSA1 Maintaining Quality Streets</p> <p>SSA2 Bletchley Station Accessibility Improvements</p> <p>SSA3 Accessible Developments</p>		<p>The NP seeks to ensure that the streets within West Bletchley remain accessible to all groups of the community, ensuring that Bletchley Station is modernised and that sustainable transport is considered from the outset for new proposals.</p> <p>This relates to a wide range of NPPF policies including promoting sustainable transport, Requiring good design and promoting healthy communities.</p>
	Promoting High Quality and Sustainable Design	<p>17</p> <p>56-68</p> <p>126-141</p>	Objective 8 of the NP is Promoting High Quality and Sustainable Design

	D1 Proposals Affecting Listed Buildings D2 Proposals in the Conservation Area D3 Local Character D4 Design and Amenity D5 Development and Design Briefs D6 Local Consultation on Significant and Sensitive Scheme Proposals		<p>The NP seeks to ensure that the areas special buildings and places are protected for future generations and that the areas of identified local character are also conserved and enhanced, and sets out general parameters for achieving high quality development and sets a framework to ensure briefs are prepared for important sites to allow further consideration in advance of proposals being drawn up in detail, and to ensure full consultation.</p> <p>Core planning principles of the NPPF are; always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and. conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations .</p> <p>The NPPF provides for the protection of designated and non-designated heritage assets under Conserving and enhancing the historic environment and provides for good design under Requiring Good Design</p>
--	--	--	--

5. General Conformity with the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Milton Keynes.

5.2 As described above, the current status of the development plan is the adopted 2013 Milton Keynes Core Strategy and the 2005 Milton Keynes Local Plan

5.3 The Neighbourhood Plan policies are in general conformity with the strategic intent of that Plan and its specific policies. In cases where the Neighbourhood Plan policy requires a justification for an exceptional circumstance to a saved or emerging policy then its supporting text makes clear this justification.

Table B: General Compliance with Development Plan

No	WB NP Policy	MK Local Plan (Saved Policies) 2005	MK Core Strategy 2013	Plan: MK November 2017	Commentary
	Building New Homes				
	BNH1 New Residential BNH2 Wellington Place Development	H2 Priority Housing Requirements H4 Affordable Housing H5 Site and Market Conditions H7 Housing on Unidentified Sites H8 Housing Density H9 Housing Mix H10 Sub-Division of Dwellings	CS10 Housing CS12 Developing Successful Neighbourhoods CS13 Ensuring High Quality, Well Designed Places	DS2 Housing Strategy HN1 Housing Mix and Density HN2 Affordable Housing HN3 Supported and Specialist Housing HN4 Amenity, Accessibility and Adaptability of Homes	The NP provides a general policy to support well-considered housing proposals and ensure that a mix of housing types and tenures are provided, consistent with existing and emerging policy. Policy BNH2 reflects the allocation of that site within the Site Allocations Plan October 2016. The proposed policies are consistent and can be read alongside the higher level policies.
	Garage Courts Opportunity Area				
	GC1 Garage Courts GC2 Redevelopment of Garage Courts Strategy GC3 Redevelopment for Community Uses GC4 Garage Courts Development and Design Briefs GC5 Garage Courts Retention, Improvement and Management				The policies for the garage court areas reflect the specific issue within West Bletchley, although the requirements for redevelopment are consistent with design and amenity policies within the Development Plan and emerging plan which are considered elsewhere in this Statement.

	Protecting and Renewing Our Parks, Gardens and Public Spaces				
	<p>PR1 Enhancing Existing Parks and Open Spaces</p> <p>PR2 Green Infrastructure Strategy</p> <p>PR3 Rickley Park Regeneration</p> <p>PR4 New and Improved Open Space Provision</p> <p>PR5 Local Green Space</p>	<p>L1 Facilities Acceptable within the Park System</p> <p>L2 Protection of Public Open Space and Existing Facilities</p> <p>L3 Standards of Provision</p> <p>L5 Golf Courses</p>	<p>CS12 Developing Successful Neighbourhoods</p> <p>CS19 The Historic and Natural Environment</p>	<p>L1 Facilities Acceptable within the Parks</p> <p>L2 Protection of Open Space and Existing Facilities</p> <p>L3 Change of Use of Amenity Space</p> <p>NE4 Green Infrastructure</p>	<p>The NP policies are consistent with the existing Development Plan and emerging policies that specify acceptable uses within the parks, protect open space areas and provide for an enhanced and extended Green Infrastructure network across the city.</p>
	Bletchley Park: Conserving and Developing the Heritage				
	<p>BP1 Bletchley Park Museum and Visitor Attraction</p> <p>BP2 Bletchley Park Access and Transportation</p> <p>BP3 Protection of Important Sites and Buildings</p>	<p>S6 Bletchley</p> <p>HE1 Protection of Archaeological Sites</p> <p>HE2 Buildings of Special Architectural or historic Interest (Listed Buildings)</p> <p>HE3 Demolition of a Listed Building</p> <p>HE4 Extension of Alteration of a Listed Building</p> <p>HE5 Development Affecting the Setting of a Listed Building</p> <p>HE6 Conservation Areas</p>	<p>CS19 The Historic and Natural Environment</p>	<p>HE1 Heritage and Development</p>	<p>The NP policies are consistent with the overall framework of the Development Plan (also within national policy and legislation) to protect and enhance listed buildings and conservation areas.</p>

		HE8 Protection of Historic Parks and Gardens			
	Retaining and Creating New Employment				
	<p>E1 Improving Employment Sites and Buildings</p> <p>E2 New Employment and Development</p> <p>E3 Redevelopment of Employment for Other Uses</p> <p>E4 Economy, Employment and Training Plan</p>	<p>E1 Protection of Existing Employment Land</p> <p>E10 Working from Home</p> <p>E11 Protection of Small Business Units</p> <p>PO3 Provision of Small Business Units</p>	<p>CS15 Delivering Economic Prosperity</p> <p>CS6 Supporting Small Businesses</p> <p>CS15 Delivering Economic Prosperity</p>	<p>ER1 Employment Sites within the Borough of Milton Keynes</p> <p>ER2 Protection of Existing Employment Land and Premises</p> <p>ER5 Protection of Small Business Units</p>	<p>The NP policies seek to improve and enhance employment sites within the parish to encourage more sustainable development. Policies within the Development Plan also support protection of existing sites unless they are proven unviable with similar policies within emerging policies.</p>
	Station Quarter Opportunity Area				
	<p>BS1 Station</p> <p>BS2 Station Accessibility Regeneration</p> <p>BS3 Station Quarter Redevelopment</p> <p>BS4 Station Quarter Development and Design Brief</p>		<p>CS4 Retail and Leisure Development</p> <p>CS8 Other Areas of Change</p>	<p>DS2 Housing Strategy</p> <p>DS4 Retail and Leisure Development Strategy</p> <p>SD19 Central Bletchley Urban Design Framework Area</p>	<p>The NP provides the framework for considering the redevelopment of the Station Quarter as a specific regeneration opportunity. There are no specific policies within the Development Plan although there is the recognition in the Development Plan and the emerging Plan: MK of the significance of East West Rail to the opportunity and the need to prepare an overall Urban Design Framework that includes the Station area to guide development</p>
	Reviving Our Local Shopping Centres				
	<p>LSC1 New Local Shops</p> <p>LSC2 Improving Local Centres</p> <p>LSC3 Individual Local Shops</p> <p>LSC4 Station Quarter Retail Uses</p>	<p>LC2 Non- Retail Uses in Local Centres</p> <p>LC3 New Development in Local Centres</p> <p>TC19 Housing in Town, District and Local Centres</p>	<p>Improving Access to Local Facilities</p>	<p>ER10 Character and Function of the Shopping Hierarchy</p> <p>ER12 Protection of Local Shops, Post Offices, Banks and Public Houses</p> <p>ER14 Non Retail Uses in Local centres</p>	<p>The NP seeks to promote, retain and enhance local shopping to serve the community and is consistent with the broad framework provided by the Development Plan and emerging policies, specifically those that protect the character and quality of local shopping areas. The NP also seeks to ensure that new local retail opportunities of an appropriate scale are provided to serve and enhance the railway station and the needs to those travelling.</p>

	Protecting and Developing Community Infrastructure				
	C1 Protected Social and Community Facilities C2 New Community Facilities	C1 Location of Community Facilities C2 Protection of Community Facilities C6 Childcare Facilities C7 Burial and Memorial Grounds C10 Libraries		CC2 Location of Community Facilities CC3 Protection of Community Facilities CC4 New Community Facilities	The NP seeks to protect and enhance local community facilities and is consistent with the policies of the Development Plan and emerging policy, again in protecting existing facilities by requiring full consideration of the need before new alternative uses can be accepted.
	Ensuring Our Streets are Safe and Accessible				
	SSA1 Maintaining Quality Streets SSA2 Bletchley Station Accessibility Improvements SSA3 Accessible Developments	T1 The Transport User Hierarchy T2 Access for those with Impaired Mobility T3 Pedestrians and Cyclists T5 Public Transport T7 Park and Ride T9 The Road Hierarchy T10 Traffic T11 Transport Assessments T12 Major Transport Schemes T15 Parking Provision	C11 A Well Connected Milton Keynes	CT1 Sustainable Transport Network CT2 Movement and Access CT3 Walking and Cycling	The NP seeks to ensure the network of streets remain attractive to a wide range of users including those using bikes and walking. This is consistent with the Development Plan that promotes alternative modes to the car and aims to ensure a transport user hierarchy is applied, which promotes the interests of walkers and cyclists and users of public transport and attempts to limit car dependency.

		T17 Traffic Calming			
	Promoting High Quality Sustainable Design				
	D1 Proposals Affecting Listed Buildings D2 Proposals in the Conservation Area D3 Local Character D4 Design and Amenity D5 Development and Design Briefs D6 Local Consultation on Significant and Sensitive Scheme Proposals	D1 Impact of Development on Locality D2A Urban Design Aspects of New Development D2 Design of Buildings D4 Sustainable Construction HE2 Buildings of Special Architectural or Historic Interest (Listed Buildings) HE3 Demolition of a Listed Building HE5 Development Affecting the Setting of a Listed Building HE6 Conservation Areas	CS12 Delivering Successful Neighbourhoods Cs18 Healthier and Safer Communities CS19 The Historic and Natural Environment	D1 Designing a High Quality Place D2 Creating a Positive Character D3 Design of Buildings D4 Amenity and Street Scene SC1 Sustainable Construction HE1 Heritage and Development NE5 Landscape Character	<p>The NP seeks to protect, conserve and enhance buildings and areas of special significance as well as recognising the importance locally of areas of distinctive local character, and provides for Design and Development Briefs to help guide and control places of potential significance and allows for extra effort to consult with local people on major local proposals of significance.</p> <p>This is consistent with the broad framework provided by the Development Plan and emerging policy to protect heritage assets (in line with national policy and legislation) and encourage high quality and sustainable design and development.</p>

6. Compatibility with EU Legislation

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.2 A Screening Opinion was issued by MKC in (date), which advised that the Neighbourhood Plan would not require a Strategic Environment Assessment.

6.3 Nevertheless, the neighbourhood Plan has been prepared to achieve sustainable development and we have assessed how the Plan will contribute to sustainable development objectives.

6.4 The Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.

WEST BLETCHLEY NEIGHBOURHOOD PLAN 2016-2026

APPENDIX 3 CONSULTATION STATEMENT

SUBMISSION VERSION
DECEMBER 2017



WEST BLETCHLEY NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

Dateline of Events

19th September 2012 – Neighbourhood Planning Public Meeting with Presentation by Milton Keynes Council Planning Officers

29th October 2012 – West Bletchley Council agrees to establish a steering committee to work towards the development of a Neighbourhood Plan

30th April 2013 – Meeting held to consider steering committee membership and terms of reference

August 2013 – Application submitted to MKC to designate the Parish as the Neighbourhood Area for the Plan

11th September 2013 – Workshop held to identify themes for engagement

October 2013 – Engagement undertaken with residents in a series of engagement sessions across the parish

November 2013 – Link established on West Bletchley Council's website to publish information regarding the development of the Plan

July 2014 to April 2015 – Stakeholder workshops held to consider opportunity areas

2016 – Production of pre-submission draft Plan

March/April 2017 – 6 week Parish Council Public Consultation

Initial Public Open Meeting

The initial public meeting, held at West Bletchley Council's Offices on Wednesday 19th September 2012, was advertised in the parish council's newsletter which is delivered to all homes within the parish. This Neighbourhood Planning Event which was attended by West Bletchley Councillors and residents, featured a presentation by Milton Keynes Council Planning Officers explaining the process of neighbourhood planning.

Establishing a Steering Committee

Having agreed to establish a steering committee invitations were sent to various sections of the community inviting representatives to attend a meeting to consider steering committee membership and terms of reference. Invitations were sent as follows:

- **Business Sector** – letters were delivered, by hand, to all business premises located within the parish
- **Education** – invitations were e-mailed direct to the head teachers of all schools within the parish
- **Community** – invitations were sent by e-mail to all known residents groups.

Attendees at this meeting included Council Members and officers and representatives from local community and residents' groups. Those present recommended that the steering committee terms of reference include membership from representatives from all sectors of the community.

Previous Community Engagement

The steering committee considered previous engagement work that had been undertaken within the parish that might be relevant in preparing the neighbourhood plan. This Included:

- Postal and face-to-face surveys undertaken by West Bletchley Council
- Data collected by Community Action MK through its 'Mobilisor' project
- Data collected by MKC during planning consultations
- Surveys undertaken by the Neighbourhood Action Groups.

This previous engagement work had identified that local residents:

- regularly mentioned 'employment' and 'environment' as their top local issues,
- were concerned about illegal and inconsiderate parking, crime and anti-social behaviour,
- wanted improvements in the standards of local roads and pavements,
- consider Bletchley Park to be of 'local importance',
- consider the maintenance of green open space, parks and play areas to be a high priority.

The steering committee further noted that a recent Neighbourhood Action Group survey had identified the highest 3 residents' priorities as being: Anti-Social Behaviour, Litter and Speeding & Parking.

Identifying Themes for Engagement

The steering committee commissioned Community Action MK to design and undertake consultation with local residents with the aim of "engaging with a cross section of the West Bletchley community to understand their ideas and interests for the future of their neighbourhood".

An initial workshop was held to assist in identifying key themes for engagement. Focusing on "resilience" the workshop explored, in small groups, local experiences and feelings under the headings of: People, Culture, Economy, Links and Urban Design. The following 7 themes emerged from the workshop: **Integration, Design, Identity, Transport, Information, Employment and Environment.**

Community Engagement

An engagement plan was designed to reach a wide range of different demographic groups across the parish. Engagement sessions were accordingly held during October 2013 at a range of venues including: Community Centres, Churches, Pubs, Shopping Centres, Schools and Social Clubs.

A report on the feedback from the Open Engagement Phase is attached at Appendix "A".

Information published on Council Website

In November 2013 West Bletchley Council created a link and page on its website dedicated to providing information about the Neighbourhood Plan. An initial article was published explaining the process of Neighbourhood Planning and inviting representatives from different sectors to join the steering committee. Subsequent articles followed inviting residents to both attend "opportunity area" workshops and/or comments on the priorities identified through these sessions.

Stakeholder “Opportunity Area” Workshops

Having considered both the feedback contained in the Open Phase Engagement report and guidance provided by the planning advisor, the Steering Committee agreed the headline planning themes, for further consultation, as being:

- Design and the built environment (including housing)
- Travel and Transport
- Community information and Social infrastructure
- Employment and Economy (including shopping)
- Environment
- Integration & Identity (to be considered as a cross-cutting theme underpinning each of the other strands).

It was further agreed that these planning themes would be considered by focusing on locations which had been identified as providing potential opportunities for development. This included some areas that were considered as being neglected or in need of attention to give them a useful purpose.

The locations were grouped into 4 area headings, being:

- Bletchley Park, Station and surrounding area
- Parks and Open Spaces
- Garage Blocks
- Shopping areas

The Steering Committee agreed to host workshops for each of these area headings to help establish proposals for development.

Open Spaces Workshop – April 2014

The Open Spaces Workshop was attended by local residents, representatives of Neighbourhood and Residents’ Action Groups, Councillors and council officers. Attendees commented on 33 identified open space locations within the parish including under used and problem areas.

A record of the meeting including key points recorded and specific comments relating to individual areas is attached at Appendix “B”.

Garage Blocks Workshop – July 2014

The Garage Blocks Workshop was attended by local residents, representatives of Residents’ Groups, Councillors and council officers. Attendees commented on 39 identified garage block locations within the parish including under used and problem areas.

A record of the meeting including key points recorded and priority sites of concern with potential for change is attached at Appendix “C”.

Shopping Areas Workshop – September 2014

The Shopping Areas Workshop was attended by local residents, representatives of Residents’ Groups, Councillors and council officers. Attendees commented on 12 identified local shopping locations within the parish.

A record of the meeting including key points recorded is attached at Appendix “D”.

Bletchley Park Area Workshop – April 2015

The Bletchley Park Area Workshop was attended by local residents, representatives of Neighbourhood and Residents' Action Groups, representatives from Bletchley Park and St Mary's Church, Councillors and council officers. Attendees commented on 13 identified sites within the defined opportunity area.

A record of the meeting including key points recorded and individual location comments is attached at Appendix "E".

Pre-submission Draft Plan

Work on producing a first draft of the plan commenced in May 2015. Various stages of preliminary consultation were undertaken, with statutory consultees and identified key stakeholders, resulting in an ongoing process of amendment. A pre submission draft of the plan was produced for wider open consultation. This gave local residents, landowners and other stakeholders the opportunity to comment on the plan and suggest any amendments prior to submission for formal consultation and examination.

The consultation period on the pre submission draft plan was publicised as the 6 week period commencing on 10th March and ending on 21st April 2017. The pre submission consultation was publicised as follows:

- Information published in the parish council newsletter delivered to every home in the parish during the first week of March 2017.
- Information, including a link to the draft plan and supporting documents, published on West Bletchley Council's website.
- Consultation arrangements posted on social media with links to the West Bletchley Council website.
- Direct mailings to local landowners and other stakeholders identified as having a potential interest in the draft plan.

In addition to publishing the draft plan on the Council's website, hard copies of the plan and supporting documents were made available for inspection at the Parish Council offices.

Statutory Consultees, landowners and other stakeholders received direct notification of the consultation. A list of these is attached at Appendix "F".

Pre-submission Consultation Comments

A total of 31 comments were received from the 10 organisations/individuals that responded to the pre-submission consultation. A schedule of the comments, responses and subsequent changes to the Plan is attached at Appendix "G".

The amended Plan and required supplementary documents were approved to proceed to Independent Examination by West Bletchley Council at its meeting held on 27th February 2018.

West Bletchley Neighbourhood Plan Report: Feedback from Open Engagement Phase

This report represents a summary of the issues and ideas from approximately 100 residents that took part in quick engagement sessions across West Bletchley in **October 2013**.

We used the **seven themes** produced from the September Workshop to focus our conversations.

Integration

Do you feel connected to West Bletchley?
Do you know your neighbours?

Knowing your neighbours provides a firm basis of belonging and connectivity to the area. People responded that they generally felt safer where they knew neighbours, local shop owners and other people who frequent the same places.

Some people (younger) feel a connection to a particular community space but not necessarily on their own street.

Design

Can you describe the layout of your street?
Does this create any barriers to knowing your neighbours?

Longer streets like Whaddon Way can be a barrier to knowing neighbours.

Older residents really appreciate knowing their neighbours and didn't feel the design of their street affected them negatively, *"Without the support of my neighbours I'd have to move."* There was also a general theme of the importance of local centres for the elderly and of their vicinity to their homes.

Younger people are more willing and able to travel and so seem to know people across the area; there were not any particular design faults that they felt hindered this.

Identity

Do you work in West Bletchley?
Do you spend more time in/out of West Bletchley?
When asked, where do you say you live?

A mixed reaction to this question meant that some younger people, whilst happily saying they live in West Bletchley also identify with MK and surrounding areas to meet with friends and family or for the variety of facilities.

Unsurprisingly, we found the older generation identify strongly with West Bletchley having brought up their families/spent many years here. This means they felt more of a connection to the area and therefore more reluctant to leave for both convenience and the apprehension of using unfamiliar facilities.

Many still identify with Bletchley Park and will use this as a landmark and point of reference/pride.

Transport

Milton Keynes can be described as 'the city of the car'. Do you agree?

What would make travelling in/out/around West Bletchley easier?

Whilst a lot of people are quite satisfied with getting about within West Bletchley (facilities are within walking distance), the majority felt the buses were unreliable, didn't always provide a pleasant journey to other areas of MK and feel a car is quicker – although more expensive, which impacts on those who don't/can't afford to drive.

Information

Where do you find out about activities and events happening in West Bletchley?

Do you feel you have missed out on activities/events because you didn't see it advertised?

This question elicited a largely positive response, with people either finding out through traditional routes (with specifics named, such as the local paper and Open Door, posters etc.) or due to their local connections had heard about activities through word of mouth and others inviting them (on Facebook) to join them in attending. Through CA:MK engagement people also appreciate people coming to where they already are to let them know about other activities.

Employment (Economy)

Do you use local businesses/facilities in West Bletchley?

If these were unavailable, what impact would this have on your daily life?

This linked closely with the results of the 'Identity' question – the older generation have a greater connection with local businesses, building their day-day routines around them, whereas bigger, further out shops/amenities are unfamiliar, less convenient and even perceived as intimidating. Those able to travel (generally younger) will go to where their preference is, this maybe to Central Bletchley. Some comments were made about MK1 attracting locals, causing a 'ghost town', while others mentioned empty shops/rundown centres make it feel uncared for and unsafe at night.

Environment

Do you feel there are some negative perceptions of some parts of West Bletchley?

What elements would you change?

It seemed these questions brought about an element of pride in people's responses, with residents defending West Bletchley. The physical improvement suggestions were unsurprising with 'to-do' lists such as, graffiti, repair of road humps, litter and dog fouling spoiling otherwise well-used parks. This brought about some issues of shop areas feeling rundown and unsafe at night.

West Bletchley Neighbourhood Plan

Open Space 'Opportunity Areas' Workshop

Tuesday 29th April 2014

Summary of Conclusions and Actions

Attendees: West Bletchley Councillors Belcher, Bowler, Butson, Cockbaine, Harvey, Hircock, Tony Phillips, Brenda Hart (West Bletchley NAG), Michael Sheppard and Madeline Stewart (SOSRAG), William Reid (Local Resident) with Marek Mackowiak (MKC) with the Clerk, Parks & Environment Officer and Administrator

Key Points recorded

- Identify areas of amenity land and investigate whether they can be designated as open space, eg:- Gleneagles.
- Community Foundation land to be added to list, (NB:- Reserve sites are not open space)
- Need to provide evidence of local consultation on use of land.
- Look at land outside parish, can we comment through other parishes' plans? Important to identify links to areas eg:- transport access, etc.
- Standards – Open Space
 - West Bletchley has a fair number of playing fields
 - Over 50% more play areas than standard
 - Nearly 2 x number of Parks recommended
 - Allotments only 1.2 of recommended 5.5 (West Bletchley has high number of homes with larger gardens (type of houses/ages etc. – need to check factors)
- Look at Milton Keynes Council Play Area Action Plan.
- Agreed that principle of consolidating and disposing of some play sites should be looked at.
- Need to identify 'viable' cycle route (possibly south and west of parish).
- Wish to see Golf Course remain, protect access and rights of way but understand that there is a need to look at future viability issues (discuss with Milton Keynes Council etc.(there is an increasing demand for golf).

Specific Comments relating to individual areas

- **Derwent Drive MUSA**
 - Good facility, how about willow screening?
- **Avon Grove Local Park**
 - Old fashioned.
- **Chepstow Drive Local Park (Blaydon Close)**
 - Very well used, good facilities for children not quite so good for parents (more seats/chat places).
- **Whaddon Way Shops**
 - Social meeting area, could do with café with outside seating.
 - I don't think shops and play areas mix.

- **Chepstow Drive Local Park (St Johns Road)**
 - Older residents might appreciate seating.
 - Bins poorly located.
- **Otter Close**
 - Underused.
- **Roxburgh Way**
 - Add a few seats.
 - Used as play area in summer evenings and school holidays.
 - Used as a walkthrough area.
- **Bushy Close – No.2**
 - Is the garage block used?
- **Selbourne Avenue**
 - More trees and shrubs maybe.
- **Windmill Hill Golf Club**
 - Splash Park site?
 - Rights of way.
- **South of Railway Line – No.1**
 - Part Network Rail & old Brickworks (may also be used for track maintenance).
 - Proposed West Bletchley to Central Bletchley new redway, giving cycle route to Station/Centre.
- **South of Railway Line – No.2**
 - Proposed new redway next to railway line.
- **Forfar Drive – Land Drain No.1**
 - Community Orchard on this site.
- **Forfar Drive – Land Drain No.2**
 - Willows and Reed bed would perhaps assist with drainage, apples on higher parts.
 - Community Orchard – proposal made by SOSRAG members in 2012.
- **Sherwood Drive**
 - Possible future allotment site.

West Bletchley Neighbourhood Plan

Garage Blocks 'Opportunity Areas' Workshop

Tuesday 1st July 2014

Summary of Conclusions and Actions

Attendees: West Bletchley Councillors Butson, Cockbaine, Crockett, Harvey, Tony Phillips, Kathy Wilson (BPARA), Michael Sheppard and Madeline Stewart (SOSRAG), William Reid (Local Resident) with Marek Mackowiak (MKC) with the Clerk, Community Safety Officer, Parks & Environment Officer and Administrator

Key Points recorded

- Rental cost may be a factor, would Milton Keynes Council consider pricing variations, consult on reductions.
- Garage take up has decreased over the past 2 years.
- General concerns about lighting and security.
- Need to ask residents if they would use space for parking, if improved.
- F.O.G.S. (flats over garages) these would maintain same level of provision and improve security.
- Need different solutions for different sites.
- Would accept loss of garages in exchange for improved areas.
- There might be opportunities for consolidating provision.
- Milton Keynes Council Design Officers could be asked to consider development proposals for identified sites (as a package).
- Need to consult with residents to ensure that any developments do not result in the displacement of vehicles to other areas.
- Need targeted consultation with neighbouring properties.
- Census Data supports need for more Old Age Pensioners' bungalows.
- Could replace with Solar Panels Car Ports (potential investment / income generation).
- Retained garages need improving (could use planning gain for wider garage improvement strategy (including for storage).

Priority sites of concern (with potential for change)

- Avon Grove / Lovatt Drive
- Berwick Drive
- Middlesex Drive x 2
- Kenilworth Drive
- Whaddon Way / Moray Place (need individual site breakdown)
- Buckfast Avenue (need individual site breakdown)

NB: Initial consultation is needed for these sites, before considering use and designs

West Bletchley Neighbourhood Plan

Shopping Area 'Opportunity Areas' Workshop

Tuesday 16th September 2014

Summary of Conclusions and Actions

Attendees: West Bletchley Councillors Belcher, Butson, Harvey, Tony Phillips, Brenda Hart (West Bletchley NAG), Michael Sheppard and Madeline Stewart (SOSRAG), Angie Ravn-Aagaard (BPARA), William Reid (Local Resident) with Marek Mackowiak (MKC) with the Parks & Environment Officer, Community Safety Officer and Administrator

Key Points recorded

- Local shops
 - provide local services to local people
 - often used to 'Top Up' household weekly shop
 - low income families often use local shops for their main shopping due to lack of vehicle
 - Empty shops 'Voids' look bad and put average shoppers off
- Milton Keynes Council as landlords do not show interest or even appear to carry out basic maintenance issues.
- Try to be aware of impact on existing stores and shops when a new outlet is allowed – such as opening a supermarket and the potential closure of smaller outlets that are nearby.
- Consider 'open use class' on business units – specifically the 'A's.
- The term of lease for shops is too long and not flexible enough to encourage take up or investment in the first place.
- Could the Parish Council take over units and act as agent or sub landlord to new businesses to ease new businesses into trade?
- 'Pop Up' shops
- Milton Keynes Council as the landlord is too rigid and not flexible.
- Outlets are assets within the Community and should be viewed as such and protected as Community assets.
- To place within the Neighbourhood Plan the idea of the need for a certain type of outlet, this would be more likely to get approval.
- Improvements to the 'look' of the shopping area will bring about the 'Happy Feel' and encourage the support of the shops including consideration to lighting/planting/seating etc.
- Shopping units need to be smaller to offer less commitment and smaller risk – split and divide units to offer range of smaller outlets as start-up units.
- Who owns shops and units?
- Approach the Co-op on Newton Road to ask if they would be prepared to have a post office in store.

West Bletchley Neighbourhood Plan

Bletchley Park Area 'Opportunity Areas' Workshop

Wednesday 1st April 2015

Summary of Conclusions and Actions

Attendees: West Bletchley Councillors Belcher, Butson, Cockbaine, Gibb, Harvey, Long, Tony Phillips, Thomas, Moriah Priestley (MKC Councillor), Brenda Hart (West Bletchley NAG), Michael Sheppard (SOSRAG), Angie Ravn-Aagaard (BPARA), Richard Lyons (St Marys Church), Barry Butcher (Local Resident), Iain Standen and Kelsey Griffin (Bletchley Park) with Marek Mackowiak, Paul Hammond and Simon Peart (MKC) with the Clerk, Parks & Environment Officer, Community Safety Officer and Administrator

Key Points recorded

- Need to support further growth and development of Bletchley Park.
- Need to consider alternative uses of some areas that would support regeneration of area.
- Consider parking issues – possible parking review.
- Would like to see improvements to station and develop link to Bletchley Park.
- Assess need and demand for a Hotel within or close to opportunity area.

Individual location comments

- 1. Bletchley Park, Sherwood Drive**
 - The jewel in West Bletchley's Crown.
 - Visitor numbers increasing.
 - Development in wider area needs to take account of Bletchley Park's growth and related opportunities for economic and social regeneration.
 - Need identified for more off-site parking.
 - So much happening in Bletchley Park area, parking totally inadequate, new car park for college, railway station and Bletchley Park.
- 2. Canteen, Wilton Avenue**
 - What are the current plans for this site?
 - Is there a development opportunity which would contribute to the needs of the wider area?
 - Site appears secure but looks a mess.
 - The owners need to find new use for the building or sell to a body who will.
 - Privately owned, lack of information about what is going to happen with this site.
 - Vandals.
- 3. Home Farm Depot, Sherwood Drive**
 - Permission approved for housing.
 - Concerns have been raised regarding potential parking issues.
 - Concerns expressed regarding the development at Home Farm Depot, Sherwood Drive.

4. Police Station, Sherwood Drive

- Is there an opportunity to re-site or co-locate with Fire Station to release land for uses that would support development of the wider opportunity area?
- Should be moved and staffed.
- Close it down, ineffective Police Station and re-locate.
- Within scope of Milton Keynes Council 'Fixing the Links' project.
- Part-time station – does it need to be so big, better to be in Town Centre (ie.Co-op building).

5. Fire Station, Sherwood Drive

- Is there an opportunity to re-site or co-locate with Police Station to release land for uses that would support development of the wider opportunity area?
- Better situated on outskirts of Bletchley.
- Within scope of Milton Keynes Council 'Fixing the Links' project.
- Use land as car park for Bletchley Park.

6. Railway Station, Sherwood Drive

- Use of the station is projected to increase.
- The station is an important 'gateway' to Bletchley Park.
- Is there an opportunity to create a link to Bletchley Park? (signage etc).
- Should the station be renamed (Bletchley Park Station)?
- Will the 'Fixing the Links' project change the station?
- Does the presence of the station present opportunities for new business areas close to the site?
- Are there wider parking problems associated with the station?
- Poor first impression for Bletchley Park visitors.
- What will happen when East West Rail Link opens?
- Disabled bays are inadequate.
- Within scope of Milton Keynes Council 'Fixing the Links' project.
- Additional parking required for Bletchley Park, a better link from the car park to Bletchley Park needed.
- Train station looks horrible – if it were revamped could it take on a classic - veteran look?
- Should have two active frontages 1st from V7 Saxon Street and 2nd from Sherwood Drive.

7. Former Cricket Pavilion, Sherwood Drive

- Current state not seen as useful and often overgrown.
- Heritage site?
- What potential is there for development to support wider opportunity area?
- The condition of the Pavilion is a disgrace, it deteriorates further each year.
- Would the Pavilion have to remain, can it be used for other things?
- Who owns it?
- This corner area of Buckingham Road and Sherwood Drive is disgusting, is anything being done to develop and/or repair the Cricket Pavilion?

8. St Marys Church, Church Green Road

- Important historic site.
- Church would like to extend its Community buildings.
- The Church is now Grade 1 listed – all maintenance/care is funded by Church members.
- Important that we develop our hall to sustain Church for the future.
- It is possibly the oldest building in the Parish, it would be good to see how to develop local history links.
- Church is very popular, parking is a problem.
- Share facilities with Rectory Cottage.
- Need signage, directional and interpretive.

- 9. Rectory Cottage, Church Green Road**
 - Important historic site.
- 10. Milton Keynes College, Sherwood Drive**
 - Important local provision.
 - Problems created by student parking in nearby residential areas.
 - Parking and dropping off is a problem.
 - Crossing points within scope of Milton Keynes Council 'Fixing the Links' project.
- 11. Sherwood Drive Playing Fields**
 - Park nearest to Home Farm Development.
 - Adjacent woodland due to be adopted.
 - Not best use of space.
 - Could some of this area be used for parking?
 - There are football pitches in Rickley Park.
 - Car parking for Bletchley Park would be helpful.
 - Could this be improved and return to football pitches for under 15's not full size?
 - Ground slopes quite a bit.
- 12. Wellington Place, Water Eaton Road**
 - Currently used for car park.
 - Submitted as potential site for development.
 - Some problems with fly tipping and illegal encampments.
 - Not used very well at the moment.
 - Car parking for Bletchley Park would be helpful here.
 - If allocated for housing or other use, ensure that it has a positive impact on the wider opportunity area as promoted by the emerging Neighbourhood Plan.
 - Re-site Bletchley Tyres to here (mainly car sales).
- 13. Eight Belles Park, Buckingham Road**
 - Poor location for a park.
 - Mainly used for dog walking.
 - Should alternative use be considered?
 - Allotments.
 - Car parking for Bletchley Park.
 - If Wellington Place allocated for housing then the park would be needed – possible S106 monies for improvements.

Additional comments

- Too many parks in the area.
- Need more parking in the area.
- Enterprise Car Hire needs to be re-sited, using public parking for their van hire business.
- Need local Hotel in walking distance of station and Bletchley Park.

WEST BLETCHLEY NEIGHBOURHOOD PLAN

Pre-submission Draft Plan Consultees

NB: Responses received from those shown in **bold**

Consultation bodies in accordance with Schedule 1

(a) N/A

(b)

- **Milton Keynes Council & Milton Keynes Development Partnership**

- Aylesbury Vale District Council

- Buckinghamshire County Council

- Newton Longville Parish Council

- Shenley Brook End & Tattenhoe Parish Council

- Bletchley & Fenny Stratford Town Council

(c) Coal Authority

(d) Homes & Communities Agency

(e) Natural England (***NB: Natural England were consulted prior to pre submission and their comments were taken account of in the pre submission draft***)

(f) The Environment Agency

(g) **Historic England**

(h) **Network Rail**

(i) Highways England

(j) **Marine Management Organisation**

(k) Electronic Communications:

- O2

- T Mobile

(l-i) NHS

- MK Primary Care Trust

- Milton Keynes Community NHS Trust

- Milton Keynes General NHS Trust

- Buckinghamshire Health Authority

(l-ii) Electricity

- **National Grid**

- Npower Group Ltd

- SSE

- EDF Energy

(l-iii) Gas

- Southern Gas Networks

- British Gas Properties

- British Gas Southern

(l-iv) Bedford Group of Drainage Boards

(l-v) Water

- **Anglian Water Services Limited**

- Canal and River Trust

(m) Community Action MK

(n)&(q) MK Equality Council

(o) Religious Groups

- St Mary's Church

- All Saints Church

- Whaddon Way Church

- St Andrew's Baptist Church

(p) MK Chamber of Commerce

The following landowners/stakeholders also received direct notification of the consultation:

- **Bletchley Park**
- Bletchley Park Area Residents Association
- National Museum of Computing
- Crystal Homes
- Windmill Hill Golf Club
- MK Community Foundation
- Bletchley Capital Partners
- Bucks Fire Service
- Taylor Property Consultants
- Rectory Cottages
- MK College
- Your MK
- Thames Valley Police
- Taylor Wimpey Holdings Ltd

WEST BLETCHLEY NEIGHBOURHOOD PLAN: PRE-SUBMISSION CONSULTATION COMMENTS

APPENDIX 'G'

Ref no.	Contact name /organisation	Section of the Plan to which comments apply	Comments	Response	Changes to Plan
1.	Milton Keynes Council - Planning	Section 5.1 - Point 4. “Creating New Employment. We want to encourage new jobs within our area, and exploit the tremendous opportunities for new investment and regeneration. The focus for investment will be Bletchley Station and the opportunities East West Rail will bring, and in addition we want to <u>protect existing employment sites and buildings</u> , encourage new business space including space suitable for small innovative and creative companies.”	This needs more flexibility, recommend “...Protect existing <u>viable</u> employment sites and buildings...” Refer to NPPF 22 “...avoid long term protection of sites for employment use where there is no reasonable prospect of a site being used for that purpose.”	Comment noted and accepted.	Plan amended 5.1 point 4 page 41
2.	Milton Keynes Council - Planning	Section 5.1 - Point 6. “Protecting and Developing Community Infrastructure. We will protect the <u>important</u> social infrastructure that serves our community, including meeting places, health facilities, education and places of worship.”	Agree. NPPF 70 “...guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to day needs.”	Comment noted.	Plan amended 5.4 point 6 page 41
3.	Milton Keynes Council - Planning	Policy PR5 – Local Green Space	These 12 proposed LGS areas need to satisfy the NPPF 77 criteria. We recommend adding in the NP annex a list of the areas, and how the areas meet the NPPF LGS criteria.	Comment noted and accepted.	Plan supported by Appendix 5 Local Green Space Sites
4.	Milton Keynes Council - Planning	Section 9.1 - Para 9. “The access into Bletchley Park has been improved as part of the recent upgrades, with additional car parking provided within the park. However, parking is already at capacity during peak periods. Coach parking in the	Please refer to MKC Parking standards SPD 2016.	Comment noted	MKC Parking Standards SPD 2016 referenced under 9.2 Policies

		vicinity can be difficult, and the walk and arrival experience at the railway station are far from attractive. As the Park visitor numbers increase, there will be a need to develop an access and transport strategy to help improve access and encourage sustainable transport options to the site.”		
5.	Milton Keynes Council - Planning	Policy BP3 – Protection of Important Sites and Buildings- “The loss through demolition or redevelopment of sites and buildings...”	This is potentially restrictive for Bletchley Park to further develop and transform its site.	Noted No change proposed as policy agreed with Bletchley Park Trust and considered appropriate
6.	Milton Keynes Council - Planning	Section 10 – Para 3. “The prospects of higher value for residential development and housing land shortages can create uncertainty, which can make longer-term letting of business premises more difficult. <u>Some land has been lost to employment recently and we do not wish to see the further erosion of the employment opportunities within the parish area.</u> We want to maintain at least the existing scale and quality of employment on offer and maintain local opportunities for businesses.”	Need for more flexibility depending on viability, and show evidence for maintaining existing scale of employment use. Refer to NPPF 22 “...avoid long term protection of sites for employment use where there is no reasonable prospect of a site being used for that purpose.”	Comment noted and accepted Plan amended ‘viable’ added to text 10.1 paragraph 3
7.	Milton Keynes Council - Planning	Section 10 – Para 4. “...In general terms, the parish Council will resist the loss of employment sites unless exceptional circumstances exist. ”	Need for more flexibility depending on viability, and show evidence for maintaining existing scale of employment use. Refer to NPPF 22 “...avoid long term protection of sites for	Comment noted and accepted Plan amended to include for “Viable”

		and where units are combined to form larger units, to ensure that opportunities remain for smaller businesses within the development or elsewhere within our area."	employment use where there is no reasonable prospect of a site being used for that purpose."		employment sites"
8.	Milton Keynes Council - Planning	BS1 - title	Page formatting - Should be on same page as 10.4 Neighbourhood Plan Policies.	Comment noted formatting error.	Plan amended to include heading: BS1 Station Regeneration
9.	Milton Keynes Council - Planning	BS3 Station Quarter Development Policy BS3 "Redevelopment of land and uses within the Station Quarter Opportunity Area will be supported where the development is comprehensive and provides a mix of uses that can include high quality workspaces, hotel, conference centre/facilities, café/restaurant/local retail uses, visitor interpretation/facilities and public spaces, and is consistent with the approved development and design brief."	The Station Quarter is located on the proposed Western Section of the East West Rail route which covers the new east-west orbital route from Bicester Village to Bedford, and Milton Keynes to Aylesbury and Princes Risborough. Under the East West Rail proposals, there is potential for this location to be a 'gateway' into Milton Keynes for commuters by providing increased connectivity ensuring that local businesses in both the immediate and wider area continue to thrive and grow. New high-level platforms will be provided at Bletchley connecting with West Coast main Line connecting East West Rail trains to run to Milton Keynes supporting sustainable growth. It is recommended that policy BS3 includes further evidence to support the mix of uses they are seeking to develop at this location, to ensure that promoted land uses are realistically capable of being delivered. Whilst Policy BS3 supports the redevelopment of land in the Station Quarter, surprisingly it does not include residential use within the list of mix of uses. We would recommend the inclusion of residential uses within Policy BS3 to encourage the development of the centres evening economy by providing natural surveillance, and promote sustainable transport (Chapter 4, NPPF, para 37) where "Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities." The inclusion of residential use in Policy BS3 would not only increase the	Comment noted	The proposed Development and Design Brief would test and refine the acceptable and viable use mix.

			<p>diversity of the mix of uses in any development scheme, but it could potentially make that development more viable.</p> <p>Hotel development is supported as part of the mix of uses that could be developed at this location. As the city grows more bed spaces need to be provided, and policy ER17 (Hotel and Visitor Accommodation) in Draft Plan:MK supports the provision of hotel and visitor accommodation to serve visitor attractions within the city, such as Bletchley Park. The text to the policy para 6.58 refers to the geographical distribution of hotels and comments there are few hotels in the south of the city.</p> <p>Policy BS3 does need to be careful to not cause harm to the vitality and viability of Bletchley Town Centre which is located nearby the site. The neighbourhood Plan needs to have regard to what the NPPF says about ensuring the viability of town centres (paragraphs 23-27) and the sequential test for main town centre uses such as retail development etc being located within town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. Any retail development developed at this location should generally be small scale and largely convenience (food-related) retailing serving its local market and not undermine Bletchley town centre. Given what the NPPF says it is conceivable West Bletchley PC may need to justify its proposed land uses depending on their scale and the precise mix of land uses proposed to be developed.</p> <p>We recommend in the Last paragraph including; “The Station Quarter Opportunity Area is one location where the new development might also include local retail, cafes/restaurant and residential uses to help enliven the area throughout the day and evening and make the station area an attractive location.”</p>	<p>Comment noted and accepted</p>	<p>Plan amended to include additional wording in that “proposals for development would need to meet sequential tests”, where appropriate.</p>
10.	Milton Keynes Council - Planning	Policy LSC4 - Station Quarter Retail Uses	<p>Include residential use in the policy; “Local retail, café/restaurant and residential development will be supported as a component of the Station Quarter Opportunity Area regeneration...”</p>	<p>Comment noted and taken account of</p>	<p>Plan amended to refer to “a sensitive and balanced mix”</p>

					balanced mix”
11.	Milton Keynes Council - Planning	Section 13 - Ensuring Our Streets are Safe & Accessible (13.1 Background and Justification)	This section includes traffic related non-land use proposals which include traffic levels, flows and calming.	Noted	Text amended to include “as a result of new developments”
12.	Milton Keynes Council - Planning	Section 15 - Delivering the Plan & Monitoring Framework Delivery	MKC is unlikely to implement a CIL Charging Schedule regime until at least 2018 so as to allow this change in Planning Obligations policy to be considered alongside the outcomes of the Councils Plan: MK. However this position remains under review, and will be considered again following the outcome of the Government’s review of CIL.	Noted	No change required
13.	Milton Keynes Development Partnership LLP	Policy BS3 – Station Quarter Development	Your Policy BS3 states that “Redevelopment of land and uses within the Station Quarter Opportunity Area will be supported where the development is comprehensive and provides a mix of uses that can include high quality workspaces, hotel, conference centre/facilities, café/restaurant/local retail uses, visitor interpretation/facilities and public spaces, and is consistent with the approved development and design brief.”	Comment noted and taken account of	Plan amended to refer to “a sensitive and balanced mix”
14.	Historic England	Section 2.3 – Some History & Section 2.10 - Heritage	Whilst Policy BS3 supports the redevelopment of land in the Station Quarter, surprisingly it does not include residential use within the list of mix of uses. We would strongly recommend the inclusion of residential uses within Policy BS3 to encourage the development of the centres evening economy by providing natural surveillance, and promote sustainable transport (Chapter 4, NPPF, para 37) where “Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.” The inclusion of residential use in Policy BS3 would not only increase the diversity of the mix of uses in any development scheme, but it could potentially make that development more viable.		
			We welcome sub-sections 2.3 on the history of Bletchley and 2.10 on Heritage. Is there a list of locally-important buildings and features?	Comment noted and taken account of	A Character Assessment has now

			<p>Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. Has the Buckinghamshire or Milton Keynes Historic Environment Record been consulted for non-scheduled archaeological sites, some of which may be of national importance?</p> <p>Is there a Conservation Area Character Appraisal and/or Management Plan?</p> <p>The National Planning Practice Guidance states “... where it is relevant, <i>neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions</i>”.</p>	<p>MKC are currently undertaking a review of the Bletchley Conservation Area with a view to producing a new Conservation Area Management Plan in early 2018. Ongoing liaison with MKC's Conservation Officer has been agreed to ensure consistency with the parish plans.</p>	<p>been produced for submission in support of the Plan and is part of the Evidence Base, Appendix 1.</p>
15.	Historic England	Section 3.6 – Conserving and Developing Bletchley Park	<p>We welcome sub-section 3.6 on Bletchley Park and its recognition as a strength and opportunity.</p>	Comment noted	No change required
16.	Historic England	Section 5 – Key Objectives	<p>We also welcome the reference to respecting and protecting important historic places in the Vision for West Bletchley and Key Objectives 3 and 8, although we would prefer Objective 3 to apply to all the heritage assets in West Bletchley. Objective 8 refers to “character”. Has any characterisation study been undertaken of West Bletchley ? Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan.</p>	<p>Comment noted and taken account of</p>	<p>A Character Assessment has now been produced to support the Plan and is part of the Evidence</p>

			Characterisation studies such as Parish Design Statements can also help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change. If no characterisation study has been undertaken, the appendix to this letter includes links to characterisation toolkits which may be of assistance and we would be happy to provide further advice.		Base, Appendix 1
17.	Historic England	Section 14.2 – Neighbourhood Plan Policies	<p>We welcome Policies D1 and D2 in principle, although we question whether they add anything to Saved Policies HE2 – HE6 of the Milton Keynes Local Plan 2001-2011. We have noted above that National Planning Practice Guidance states “... <i>where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale</i>”. More detailed, West Bletchley-specific policies would therefore be better.</p> <p>In addition, we would like to see a specific design policy. Paragraph 58 of the National Planning Policy Framework states “...<i>neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</i>” We refer above to a characterisation study of the parish - such a study would provide the requisite “<i>understanding and evaluation of its defining characteristics</i>”.</p>	Comments noted and accepted	New policies added D3 Local Character and D4 Design and Amenity.
18.	Network Rail	Section 3.7 – Enhancing the Station Area	We support in principle the aspirations set out in section 3.7 of the draft NP to improve the station environs	Comment noted	No change required
19.	Network Rail	Section 4 – Vision & Strategy	Plan on page 39: does not include the purple shade used at the station on the corresponding key	Comment noted and accepted	Plan amended
20.	Network Rail	Section 10.3 & Policy BS3	It is vitally important that residential development is specifically included as part of a mixed use within the station area, in line with Government objectives to deliver housing development at transport hubs.	Comment noted and taken account of	Plan amended to refer to “a sensitive and balanced mix of uses”
21.	Network Rail	Policy BS1 – Station Regeneration	Appears to be missing from the consultation draft.	Policy included but heading not clearly shown.	Plan amended

22.	Marine Management Organisation	Standard Response		Response noted.	No change required
23.	National Grid	Specific Comments	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.	Response noted	No change required
24.	Anglian Water Services Ltd	Policies BNH1 (New Residential Development) & BNH2 (Wellington Place) Policies GC1 – GC5 (Garage Courts)	The scale of residential development is not specified within the Neighbourhood Plan. We would comment on any proposals for housing which include proposals for 10 or more dwellings as part of the planning application process. Policies GC1 – GC5 outlines the criteria for residential development following the redevelopment of the existing garage courts for a range of uses. However, the precise mix of uses is not specified within the Neighbourhood Plan. We would comment on any proposals for housing which include proposals for 10 or more dwellings or 0.5ha or more employment proposals as part of the planning application process. Therefore for the above reasons Anglian Water has no comments relating to the content of the Neighbourhood Plan.	Response noted	No change required
25.	The Canal & River Trust	General Response	The Canal & River Trust have considered the content of the document and have no comments to make in this case.	Response noted	No change required
26.	Bletchley Park	Section 2.3 – Some History	Delete: ...the Government Code and Cipher School (now part of GCHQ) at Bletchley Park. Replace with: ...the Government Code and Cypher School (now GCHQ) at Bletchley Park. Delete: ...It is the main visitor attraction within the borough of Milton Keynes with some 250,000 visitors expected during 2016. Replace with: ...It is the main visitor attraction within the borough of Milton Keynes receiving over 250,000 annually .	Comment noted and accepted	Plan amended
27.	Bletchley Park	Section 3.6 - Conserving and Developing Bletchley Park	For consistency throughout the whole plan, suggest you use over 250,000 annually as the number of visitors currently at Bletchley Park. Therefore delete: The Bletchley Park Trust works to conserve the site and site and interprets its heritage for visitors – which	Comment noted and accepted	Plan amended

			numbered 280,000 in 2015. Replace with: The Blechley Park trust works to conserve the site and interprets its heritage for visitors – which number over 250,000 annually. Delete: ...with the aim to attract over 350,000 visitors per annum by 2022. Replace with: ...with the aim to attract up to 350,000 visitors per annum by 2023.	Comment noted and accepted	Plan amended
28.	Blechley Park	Section 9.1 – Blechley Park: Background & Justification	Delete: ...with some 280,000 annual visitors in 2015, including 18,000 school children on organised... Replace with: ... with over 250,000 visitors annually, plus some 20,000 school children on organised... Delete: ...plan aims to increase visitor numbers to 350,000 annually by 2022... Replace with: ...plan aims to increase visitor numbers up to 350,000 annually by 2023...	Comment noted and accepted	Plan amended
29.	Blechley Park	Policy BP3 – Protection of Important Sites and Buildings	Delete: ...that were part of the wartime code and cypher school site... Replace with: that were part of the wartime Government Code and Cypher School site...	Comment noted and accepted	Plan amended
30.	Blechley Park	Section 9.2 (page 57) – Image (Transforming Blechley Park)	Delete and replace with updated version	Update noted and accepted	Plan amended
31.	Local residents (Mr & Mrs Wordley)	General Comments	The draft neighbourhood plan from West Blechley Council is detailed and covers a broad remit focussing on areas of need and future development whilst also being realistic. The importance of the need for affordable housing cannot be understated but it also needs to be built in suitable areas and in-keeping with the type of housing within the surroundings. This will also make social integration easier. Use of the derelict garage areas for housing makes sense as these are also an eyesore and likely to lead to further vandalism if left to decay. The protection of the green spaces as outlined is vital in maintaining areas that can be used by the public for leisure activities. The importance of exercise and community areas is key in these days of health focus and the need for more outside activities. These spaces should then be free from the risk of future building and designated as such. We fully support the West Blechley draft plan.	Comments noted	No Change required

WEST BLETCHLEY NEIGHBOURHOOD PLAN 2016-2026

APPENDIX 4 SUSTAINABILITY STATEMENT

SUBMISSION VERSION
DECEMBER 2017



West Bletchley Neighbourhood Plan
Strategic Environmental Assessment Screening Report
Appropriate Assessment Screening

1. Introduction

1.1 What is the screening opinion?

1.2 This report has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.3 This document also addresses the need for Appropriate Assessment, in accordance with European Directive 92/43/EEC, commonly known as the Habitats Directive.

1.4 What is the Neighbourhood Plan trying to achieve?

The Neighbourhood Area covers the whole of the West Bletchley Parish Council Area (see Appendix 1). The Neighbourhood Plan sets out eight broad objectives which, when achieved, will help to address the key issues facing the parish over the next 10-15 years. These objectives are:

- Building New Homes
- Renewing Parks, Gardens and Open Space
- Conserving and developing heritage of Bletchley Park
- Creating New Employment
- Reviving Local Shopping Centres
- Protecting and Developing Community Infrastructure
- Ensuring Streets are Safe and Accessible
- Promoting High Quality and Sustainable Design

1.5 The above objectives have a spatial focus, but the draft Plan does not propose any new areas for development. Instead, it supports the redevelopment of old garage courts and local shopping centres located within established residential areas (circa 1970's developments).

1.6 The draft Plan supports the continued conservation and heritage development of Bletchley Park and its setting and seeks to ensure that benefits arise for local people and that necessary improvements are made to local infrastructure to support the development as a major attraction.

2. Policy context

2.1 The Milton Keynes Local Plan was formally adopted December 2005. Along with the Core Strategy (see below) the Local Plan provides the statutory land use planning framework for Milton Keynes.

2.2 The Council's Core Strategy was adopted in July 2013. The document contains the vision, objectives and strategic policies for the future of Milton Keynes to 2026, replacing the strategic elements of the Core Strategy.

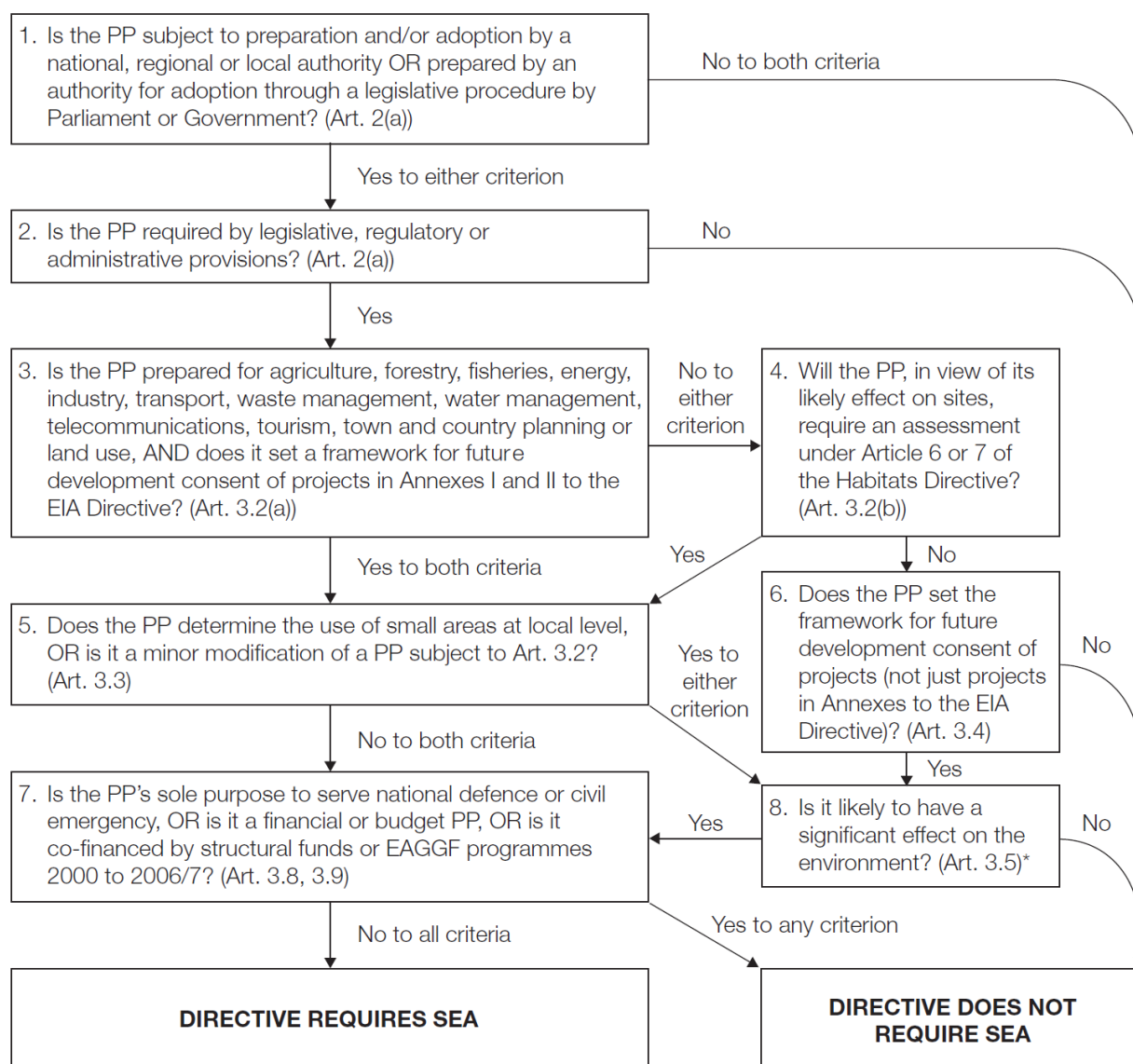
2.3 Although the Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and the Core Strategy, it can promote more development, but must not propose less. It will also provide a more local context to the non-strategic policies of the Local Plan.

2.4 The Neighbourhood Plan will undergo some public consultation in accordance with the relevant regulations prior to its adoption.

3. SEA Screening

- 3.1 The requirement for a Strategic Environment Assessment (SEA) is set out in the “Environmental Assessment of Plans and Programmes Regulations 2004”. There is also practical guidance on applying European Directive 2001/42/EC produced by the ODPM (now DCLG)¹. These documents have been used as the basis for this screening report.
- 3.2 Neighbourhood Plans must be screened to establish whether or not they will require Strategic Environmental Assessment. The ODPM practical guidance provides a checklist approach based on the SEA regulations to help determine whether SEA is required. This guide has been used as the basis on which to assess the need for SEA as set out below.

Figure 1: Establishing the need for SEA



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

¹ A Practical Guide to the Strategic Environmental Assessment Directive (2005) (ODPM)

Figure 2: Establishing the need for SEA of the Neighbourhood Plan

Stage	Answer	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))	Yes	It will be prepared by the Parish Council and adopted by Milton Keynes Council under the 2012 Neighbourhood Planning Regulations.
2. Is the NP required by legislative, regulatory or administrative provisions? (Article 2(a))	Yes	Although there is no requirement to produce a Neighbourhood Plan, they are subject to formal procedures and regulations laid down by national government. In light of the European Court of Justice ruling in the Case C-567/10 it is considered that this means the NP is 'required'.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	No	The NP is prepared for town and country planning purposes but does not explicitly set a framework for future development consent of projects in Annexes I or II of the EIA Directive.
4. Will the plan in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats directive?	No	The Core Strategy was screened and it was concluded that appropriate assessment was not required. The Neighbourhood Plan must be in general conformity with the Core Strategy and, although it can propose more development, it is unlikely to be significant enough to require assessment under the Habitats Directive.
6. Does the plan set the framework for future development consent of projects?	Yes	The Neighbourhood Plan will provide a framework for future development consent of projects in the area.
8. Is the NP likely to have a significant effect on the environment?	See results of Figure 3: Determining the likely significance of effects	

Figure 3: Determining the likely significance of effects

SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)		
Criteria	✓/x/ ?	MKC Comment
<i>The characteristics of plans and programmes, having regard, in particular, to:</i>		
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	✓	The NP will set a framework for future development projects, in terms of location, nature and scale/size. However, the plan will need to be in general conformity with higher level plans so the scope of the plan to fully influence projects and activities is somewhat limited.
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	✓	The NP will form part of the statutory development plan for Milton Keynes with the same status in decision making as development plan documents.
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	✓	Sustainable development will be at the heart of NPs and its policies could make a significant contribution to promoting sustainable development, particularly ensuring any appropriate brownfield sites are identified for possible development and by promoting sustainable transport modes and seeking improvements to existing green spaces.
1d) Environmental problems relevant to the plan or programme	x	It is not considered that there are any particular environmental problems relevant to the plan.
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	x	The NP is unlikely to be directly relevant in regard to this criterion.
<i>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</i>		
2a) The probability, duration, frequency and reversibility of the effects	x	Overall the effects of the plan on SEA topics are considered to be neutral. Where new development might have a negative effect this will be reasonably long term, although the effect is potentially reversible as redevelopment can occur.
2b) The cumulative nature of the effects	x	The effects of the Neighbourhood Plan needs to be considered alongside the Core Strategy however it is not considered that the neighbourhood plan introduces significant additional effects over and above those already considered in the SA for the

		Core Strategy. The cumulative impact of the effects of the plan on the environment is not expected to be any greater than the individual parts.
2c) The trans-boundary nature of the effects	x	Any impacts are only likely to be felt by the local area.
2d) The risks to human health or the environment (e.g. due to accidents)	x	It is unlikely that the nature of any development proposed would impact on human health. Any major development is likely to be for housing, offices, retail and ancillary uses.
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	✓/?	The draft Plan supports the redevelopment of Bletchley Station and if that is realised then effects of the plan could be felt in a spatial area wider than the plan area. This indirectly could have an effect on population outside the plan area.
2f) The value and vulnerability of the area likely to be affected due to: I. special natural characteristics or cultural heritage, II. exceeded environmental quality standards or limit values III. intensive land-use	✓/?	The NP covers an area which includes a conservation area and Bletchley Park which is a World Heritage Site. However, the draft Plan does not propose any specific development within Bletchley Park and its policies support the continued conservation of this area and are in conformity with the site specific policies of the Local Plan and the Core Strategy.
2g) The effects on areas or landscapes which have a recognised national, community or international protection status	x	There are no areas or landscapes with these designations in Milton Keynes.

4. Advice of the Statutory consultees

4.1 TBC

5. SEA Conclusion

5.1. West Bletchley Neighbourhood Plan supports new development in the plan area. However, the draft Plan does not allocate any new sites to support further growth. The Neighbourhood Plan will provide a planning policy framework to be used when considering planning applications in the Neighbourhood Area.

The Plan's effects are unlikely to have any significant impacts beyond the Neighbourhood Area and it is considered that overall the Plan will not have significant effects on the environment. It is, therefore, concluded that the West Bletchley Neighbourhood Plan does not need to be subject to Strategic Environmental Assessment.

6. **Appropriate Assessment (AA) Screening**

- 6.1 Legal protection is afforded to habitats and species of European importance through Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna - known as the 'Habitats Directive'. Articles 6(3) and 6(4) of the Habitats Directive require AA of plans to be undertaken. This involves assessing the contents of plans to ensure that their policies and proposals maintain the integrity of Natura 2000 sites. The assessment must determine whether the plan would adversely affect the nature conservation objectives of each site. Where negative effects can be identified, other options should be examined to avoid any potential damaging effects.
- 6.2 The application of the precautionary principle through the Habitats Directive means that plans can only be permitted once it is shown that there will be no adverse effect on the integrity of any Natura 2000 sites. In the rare case of there being no alternatives available or over-riding reasons of public interest why a plan needs to be implemented, plans that do have negative impacts may still be approved.

7. **Screening for Appropriate Assessment**

- 7.1 The first stage in carrying out an Appropriate Assessment for the Habitats Directive is screening, by determining whether the plan is likely to have any significant effect on a European site, either alone or in combination with other plans and projects.
- 7.2 The Neighbourhood Plan will be in general conformity with Core Strategy which itself was screened for Appropriate Assessment. The screening process for the Milton Keynes Core Strategy demonstrated that Milton Keynes lies in an area void of any Natura 2000 sites. The nearest European site is the Chiltern Beechwoods to the south of the Borough although it was determined that the site would not be affected by Milton Keynes planning policy due to the distance of the site from Milton Keynes and there being no obvious impact pathways.
- 7.3 However, it was determined that there were two sites which could potentially be affected by the Core Strategy, and other Local Development Documents, due to the pathway provided by the River Great Ouse (which feeds in to Natura 2000 sites). These sites were:
- **Ouse Washes SPA /SAC-** The SPA designation is due to the site's importance as an internationally important assemblage of birds. The presence of the spined loach (*Cobitis taenia*) – the clear water and abundant macrophytes, is particularly important in the Counter Drain, and a healthy population of spined loach is known to occur
 - **Portholme SAC-** It is the largest surviving traditionally-managed meadow in the UK, with an area of 104 ha of alluvial flood meadow. Supports a small population of fritillary *Fritillaria meleagris*.
- 7.4 As a result of the screening process it was concluded that:
- The impact of the Core Strategy on water flow will not be significant primarily because Milton Keynes already has a comprehensive flood management system in place that has ensured the effective control of water flows, alongside the continued growth of the city. The Core Strategy will include a continuation of this approach which, informed by the emerging Water Cycle Strategy, will ensure continued effective management of the flow of water into the Great Ouse from Milton Keynes.
 - The Growth Strategy developed for the city has used flood risk maps as a key constraint to directions for growth. As such, the broad locations for growth to be identified in the Core Strategy are away from flood risk areas, further reducing the potential of the plan to have a significant impact on water flow.

- In combination with other proposals in the wider Milton Keynes/South Midlands area, it is noted that the majority of proposals affect the River Nene Catchment area (in the case of Northampton) and ultimately the Thames for Aylesbury Vale.

7.5 Considering the above factors, it was concluded Appropriate Assessment for the Core Strategy was not required. The full screening report is available from:
<http://www.miltonkeynes.gov.uk/planning-policy>

7.6 Since the Appropriate Assessment was undertaken for the Core Strategy, the Upper Nene Valley Gravel Pits have been granted Special Protection Area status. As with the Ouse Washes SPA/SAC and the Portholme SAC, due to the connection with the River Ouse, and development in Milton Keynes could have an impact on the SPA. However, for the same reasons as set out above in paragraph 7.4, it is assessed that any development in Milton Keynes would be unlikely to have a significant affect on the new SPA. Therefore, given that the scope of development in the West Bletchley Neighbourhood Plan is unlikely to extend beyond that of the Milton Keynes Core Strategy, it is concluded that the Nene Valley Gravel Pits SPA is also unlikely to be significantly affected by the Neighbourhood Plan.

8. Appropriate Assessment Conclusion

8.1 Given the role of Neighbourhood Plans and the scale of development being proposed in the West Bletchley Neighbourhood Plan, it is considered that Appropriate Assessment of the plan is not required.

9. Contact

Further information can be obtained from:

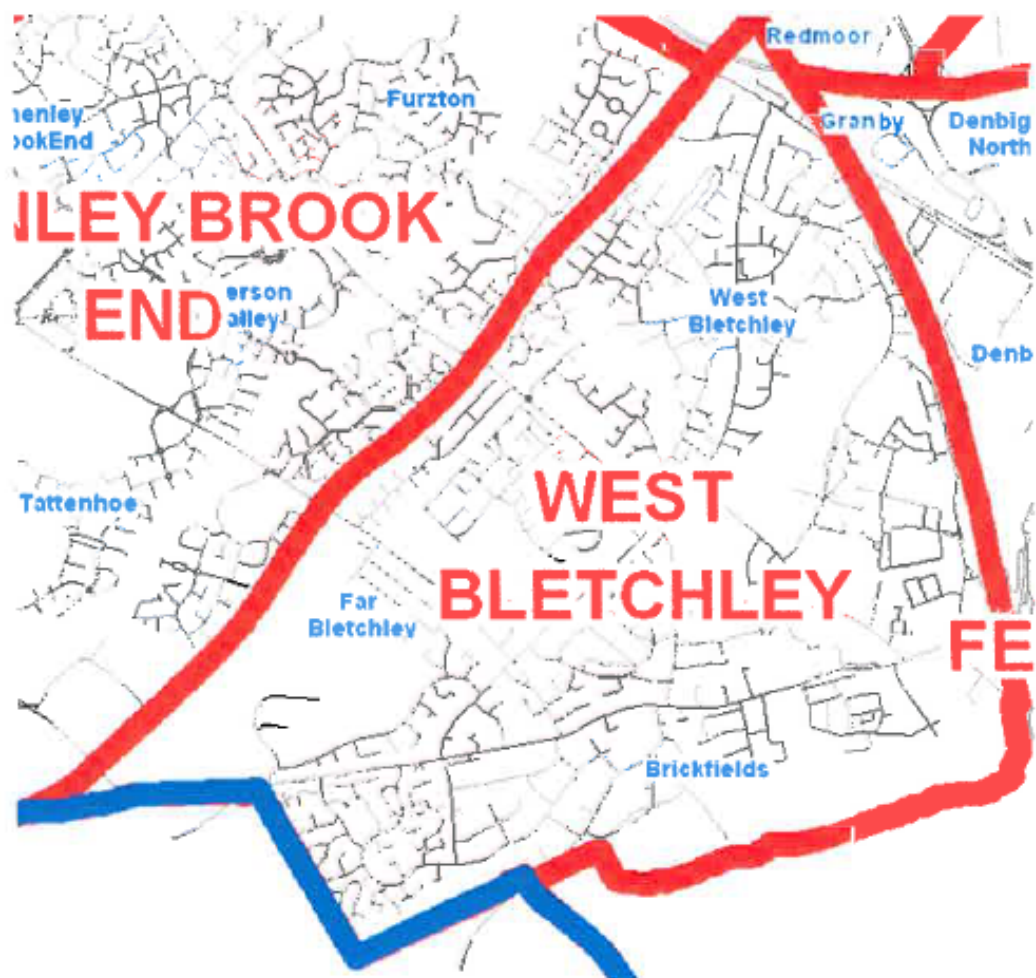
Development Plans
 Planning and Transport
 Civic Offices
 1 Saxon Gate East
 Central Milton Keynes
 MK9 3EJ

W: www.miltonkeynes.gov.uk/planning-policy

T: 01908 252358

E: development.plans@milton-keynes.gov.uk

Appendix 1 – map of the West Bletchley Neighbourhood Plan designated area



Appendix 5: Contribution to Sustainable Development

A5.1 The National Planning Policy Framework identifies that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6). It identifies three dimensions to sustainable development: economic, social and environmental, and outlines that these dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

A5.2 Against this framework, our plan will contribute to achieving **sustainable development** in a number of ways, including:

Economic Sustainability

- Protecting existing major employment sites from re-development for non-employment uses (Policies E1-3);
- Encouraging new employment within the area including the Station Opportunity Area where major new commercial/employment uses can be located (Policy E2 and Station Opportunity Area);
- Protecting and enhancing our important local centres so that they can continue to offer retail and other facilities to serve the needs of local people, and provide local jobs (Policies LSC1-4);
- Supporting the continued conservation and development of Bletchley Park, which is a significant local employer and generates visitor spend within the wider local economy (Policies BP1-3); and
- Encouraging local jobs and training opportunities are created through new development in our area (Policy E4).

Social Sustainability

- Encouraging new homes to be built in our area and where the opportunities exist, to meet local needs and requirements (Policy BNH1);
- Encouraging new homes to meet the particular housing needs for more elderly residents (Policy BNH1);
- Protecting and enhancing local parks and open spaces that help encourage social interaction, such as the Rickley Park Opportunity Area (Policies PR1-5 and Rickley Park Opportunity Area); and
- Protecting key local services and facilities that support the community such as shopping, community centres, health centres, schools and other educational institutions (Policies LSC1-4) ;

Environmental Sustainability

- Protecting open spaces areas, and identifying new Local Green Spaces that provide amenity to local people and contribute to the bio-diversity of the area (Policies PR1-5);
- Enhancing open space areas so they can better address the needs of local people, encouraging recreation and play, especially for the young and elderly, whose access facilities outside our area may be more limited (Policies PR1-5 and Rickley Park Opportunity Area)
- Protecting and conserving the built heritage of our area, including listed buildings and the Conservation Area and other important historic, architectural and landscape assets (Policies D1-3);
- Encouraging the continued protection and development of the nationally important Bletchley Park (Policies BP1-3);
- Promoting the location of major developments so they can be served by public transport, walking and cycling (Policy SSA3);
- Promoting high quality and sustainable design to add to the quality and liveability of our area Policies D1-3);
- Encouraging major developments are located to be served by public transport (Policy SSA3);
- Ensuring that traffic generation from major developments, which potentially adds to noise and air pollution locally, is considered carefully and supported by transport assessments (policies SSA1-SSA3);
- Encouraging new uses for under-used, declining and derelict sites, such as the garage courts (Policies GC1-5);
- Promoting the positive enhancement of the Station Quarter to improve the gateway into Bletchley, create attractive new buildings and spaces and to help encourage greater use of train travel (Policies SSA2 and the Station Quarter Opportunity Area); and

- Ensuring local streets that are safe and attractive to all users and particularly or walking, cycling and public transport (Policy SSA3).

WEST BLETCHLEY NEIGHBOURHOOD PLAN 2016-2026

APPENDIX 5 LOCAL GREEN SPACE SITES

SUBMISSION VERSION
DECEMBER 2017



West Bletchley Neighbourhood Plan

Local Green Space

1. Land off Tweed Drive, West Bletchley



Size approximately: Sq m 5161 Acres 1.27

This open space is located within a housing estate of some 1000 homes. There is a covenant (dated May 1998) restricting use of this land to Public Open Space. Milton Keynes Council has, in response to representations regarding the open space value of this land, previously withdrawn this site from the site allocations process.

This land is used on a daily basis for dog walking and informal recreation by local residents and is supported by a “friends of the park” group.

The site incorporates a sensory garden with an extensive array of shrubs and seating.



This site also contains important features including a hedgerow which acts as a corridor for wildlife.

- Name of site Tweed Drive
- Age of the site Pre 1978
- Who owns the site Part Milton Keynes Council Tweed Drive side - Mersey Way side not known
- Key features Visually attractive, very accessible and of value to the local community, well overlooked by housing – safe and well looked after, softens the built up area.

2. Land off St Clements Drive, West Bletchley



Size approximately Sq m 4590 Acres 1.13

This open space features a mix of grass, trees and hedges and is located close to dense housing. The site incorporates a popular children's play area with a range of play equipment.

Milton Keynes Council has, in response to representations regarding the open space value of this land, previously withdrawn this site from the site allocations process.

This land is used on a daily basis for dog walking and informal recreation by local residents. It is particularly well used by local children who would have to cross busy roads to access alternative similar areas of open space.

- Name of site St Clements Park
- Age of the site Pre 1968
- Who owns the site Milton Keynes Council
- Key features Visually attractive, very accessible and of value to the local community, well overlooked by housing – safe and well looked after, softens the built up area.
- Litter bins and dog waste bins have been installed here and are extremely well used demonstrating a high footfall at this site.



3. Land off Hunstanton Way, West Bletchley



Size approximately Sq m 4500 Acres 1.11

This open space, comprises a large expanse of grass with a variety of trees and shrubs, located close to dense housing.

Milton Keynes Council has, in response to representations regarding the open space value of this land, previously withdrawn this site from the site allocations process.

This land is used on a daily basis for dog walking and informal recreation by local residents. It is particularly well used by local children who would have to cross busy roads to access alternative similar areas of open space.

The play area located at this site is well used and highly valued by local residents evidenced by the feedback received through the recent consultation on play areas within the parish.

- Name of site Hunstanton
- Age of the site Pre 1987
- Who owns the site Milton Keynes Council
- Key features Visually attractive, very accessible to local community



4. Land off Shenley Road, West Bletchley



This open space is an area of grass with footpaths surrounded by trees, hedges and shrubs. The land leads into the adjacent Rickley Park and is considered by residents to be part of that site. This land is used both for informal recreation by local residents as well as community activity and events including the West Bletchley Carnival.

Size approximately Sq m 2156 Acres 0.53

- Name of site Land off Shenley Road
- Age of the site Pre 1968
- Who owns the site Milton Keynes Council
- Key features Visually attractive, very accessible to local community, well overlooked by housing – safe and well looked after, softens the built up area.



5. Whiteley Crescent



Size approximately Sq m 4864 Acres 1.20

This open space is an informal grass area surrounded by local housing. The site incorporates a popular children's play area with a range of play equipment. This land is well used by local residents and is a very popular place for physical activity.

- Name of site Whiteley Park
- Age of the site Pre 1952
- Who owns the site Milton Keynes Council
- Key features Very accessible to local community, well overlooked by housing.
- Litter bins and dog waste bins have been installed here.

6. Buckfast Avenue



Size approximately: Sq m 9038 Acres 2.23

This local park is an open area of grass and trees with a play area with a range of equipment as its central feature. The site, which is situated close to a local school, is surrounded by local housing and considered to be the centre of the local community. This land is well used by local residents and is a very popular place for physical activity.

- Name of site Buckfast Park
- Age of the site Pre 1968
- Who owns the site Milton Keynes Council
- Key features very accessible and of value to the local community, well overlooked by housing – safe and well looked after, softens the built up area.
- Litter bins and dog waste bins have needed to be installed here.

7. Avon Grove



Size approximately: Sq m 3591 Acres 0.88

This open space, comprised of grass, trees, shrubs and hedges, surrounds a well-used play area and is considered to be the centre of the local community. This land is located close to several blocks of flats without gardens and is both well used by local residents and a very popular place for physical activity.

- Name of site Avon Grove Park
- Age of the site Pre 1970
- Who owns the site Milton Keynes Council
- Key features Very accessible and of value to the local community, well overlooked by housing – safe and well looked after, softens the built up area.
- Litter bins and dog waste bins have been installed here and are extremely well used demonstrating a high footfall at this site.

8. Gleneagles



Size approximately Sq m 426 Acres 0.10

This open space, adjacent to the local golf course, is well used by local residents. A very popular area for dog walkers, where children also regularly play, this site has been maintained as amenity land for over 40 years. A well used Public Right of Way runs across this site which also contains a large Ash Tree which is protected by a tree preservation order. Another important feature of this site is a hedgerow which acts as a corridor for wildlife including many species of birds and bats.

- Name of site Gleneagles
- Age of the site Pre 1987
- Who owns the site Not known
- Key features Accessible to local community, softens the built up area.

9. Forfar Drive



Size approximately Sq m 5206 Acres 1.28

This open space, surrounded by local housing, slopes down on both sides with an Anglian Water land drain running centrally along its length with the rear gardens of properties backing onto it. The site is comprised of a mixture of grass, shrubs and trees.

Local residents have regularly expressed an interest in developing use of this land for a community orchard. The site could be developed to attract increased wildlife and enhance the biodiversity of this area.

- Name of site Forfar land drain
- Age of the site Pre 1968
- Who owns the site Milton Keynes Council
- Key features Well overlooked by housing, softens the built up area.

10. St Clements/Chepstow Drive



This areas of open space, located next to fairly dense housing, is mainly laid to grass with hedges running on two sides acting as a wildlife corridor.

- Name of site St Clements/Chepstow Drive
- Age of the site Pre 1992
- Who owns the site Milton Keynes Community Foundation
- Key features Accessible to local community, softens the built up area.

11. Wincanton Hill



Size approximately Sq m 2005 Acres 0.5

This area of open space, located close to fairly dense housing, is mainly laid to grass and trees.

- Name of site Wincanton Hill
- Age of the site Pre 1992
- Who owns the site Milton Keynes Community foundation
- Key features Accessible to local community, softens the built up area.

12. Flowers Walk



Size approximately Sq m 5071 Acres 1.25

This area of open space will, when adopted, serve the new housing development of Bletchley Park. Houses face on to the open space on both sides. This land has been provided as part of the adjacent development with a further developer contribution for the provision of a children's play area on this open space.

- Name of site Flowers Walk
- Age of the site Pre 2000
- Who owns the site Developer (at present)
- Key features Very accessible to local community, well overlooked by housing
– safe and well looked after, softens the built up area.

Local Green Space Designation Assessment

Name of site Suitable for designation	Reasonably close proximity to the community it serves	Demonstrably special: Beauty	Demonstrably special: Historic significance	Demonstrably special: Recreational value	Demonstrably special: Tranquillity	Demonstrably special: richness of wildlife	Is local in character	Is not an extensive tract of land
1. Land off Tweed Drive	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land. Very well used open space	The sensory gardens give an oasis of calm and a space for quiet relaxation.	There are mature boundary trees and hedges providing habitat for birds and insects.	This space is the only green space for residents located close by.	This is a defined area of land.
2. Land off St Clements Drive	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land. Very well used open space	There are areas that offer space for quiet reflection.	There are mature boundary trees and hedges providing habitat for birds and insects.	This space is the only green space for residents located close by.	This is a defined area of land.
3. Land off Hunstanton Way	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land. Very well used open space	There are areas that offer space for quiet reflection.	There are mature boundary trees and hedges providing habitat for birds and insects.	This space is the only green space for residents located close by.	This is a defined area of land.
4. Land off Shenley Road, West Bletchley	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land. Very well used open space	There are areas that offer space for quiet reflection.	There are mature boundary trees and hedges providing habitat for birds and insects.	This space is local in character as it is a recognised space for local community events.	This is a defined area of land.
5. Whiteley Crescent	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land. Very well used open space	There are areas that offer space for quiet reflection.	No	This space is the only green space for residents located close by.	This is a defined area of land.
6. Buckfast Avenue	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land.	There are areas that offer space	There are boundary trees and hedges	This space is the only green space for	This is a defined area of land.

				Very well used open space	for quiet reflection.	providing habitat for birds and insects.	residents located close by.	
7. Avon Grove	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land. Very well used open space	There are areas that offer space for quiet reflection.	There are boundary trees and hedges providing habitat for birds and insects.	This space is the only green space for residents located close by.	This is a defined area of land.
8. Gleneagles	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land. Very well used open space	There are areas that offer space for quiet reflection.	There are mature boundary trees and hedges providing habitat for birds and insects.	No	This is a defined area of land.
9. Forfar Drive	Yes This open space is located within a housing estate	No	No	Yes as once the land is transferred it will be publicly accessible land.	There will be areas that offer space for quiet reflection.	There are mature boundary trees and hedges providing habitat for birds and insects.	This space will be the only green space for residents located close by.	This is a defined area of land.
10. St Clements/Chepstow Drive	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land	No	There are mature boundary trees and hedges providing habitat for birds and insects.	No	This is a defined area of land.
11. Wincanton Hill	Yes This open space is located within a housing estate	No	No	Yes Publicly accessible land	No	There are mature boundary trees and hedges providing habitat for birds and insects.	No	This is a defined area of land.
12. Flowers Walk	Yes This open space is located within a housing estate	No	Yes on the housing development next to Bletchley Park	Yes as once the land is adopted it will be publicly accessible land	There will be areas that offer space for quiet reflection.	There are boundary trees and hedges providing habitat for birds and insects.	No	This is a defined area of land.