

CAMPBELL
PARK
PARISH
COUNCIL

Caring within the community

Neighbourhood Development Plan



around the parish
Campbell Park Parish Council



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1. FOREWORD

by the Chair of Campbell Park Parish Council

After 5 years of work and numerous resident and stake holder consultations, Campbell Park Parish Council's Neighbourhood Development Plan has now been completed. It has been a long road of gathering evidence, ideas and statistics to support the plan which will guide developers and planners and protect many parts of the Parish. This plan will set out a vision for the future of our Parish up to 2026, but will be updated during that time if required.

Campbell Park Parish is an attractive area in the heart of Milton Keynes with a long heritage and a bright future. It will continue to play an important part in the development of Milton Keynes as it has during the first 50 years of the borough.

It is home to 16,000 residents in 6,000 dwellings, a diverse range of businesses and a range of friendly, diverse and dynamic communities. The plan comprises policies that will make a significant contribution to the lives, health and wellbeing of the local community. Many policies will protect our green open spaces, play areas and our historic areas, ensuring conservation and special interest areas continue to be looked after.

Changes in Government thinking has enabled local communities to come together and be more actively engaged and have much more say in the areas they live in. This has meant that the local communities have more input on development, infrastructure, roads and even new schools that could affect a small local area or the whole Parish. Many developments may be seen as a negative but others have a positive affect and we want to make sure that as a Parish Council our community has the say that they deserve.

This Neighbourhood Development Plan has involved extensive consultation both written and face to face to seek the views of residents and the Parish Council is grateful to everyone who has contributed to the preparation of the Plan, there will be opportunities for further resident involvement in the lead-up to the referendum on the Plan.

Councillors and Officers at the Parish Council will continue to work for you and listen to what you have to say. We further commit to using your Neighbourhood Development Plan and the policies it contains to continue to work for the good of you, the residents, to oppose and resist any development that does not conform to the policies and framework set out within the Plan.

We will continue to strive for excellence as was evidenced when the Parish Council were the runner-up in the National Association of Local Councils Star Council awards, coming second that's second place from 9,700 Parish, Town and Community Councils across England. As an Exemplar Council we wish to make sure that we fully represent you through the life of this plan and beyond.

Councillor Terry Baines
Chair of Council

2. EXECUTIVE SUMMARY



2.1 This Neighbourhood Development Plan sets out the vision, objectives and policies for the growth of Campbell Park Parish Council over the period 2016 to 2026.

2.2 The Neighbourhood Development Plan has been drawn up by a Steering Group made up of Parish Councillors working together.

2.3 The Neighbourhood Development Plan sets down a series of planning policies which, once adopted by means of a Parish referendum, will form part of the Milton Keynes Development Plan.

2.4 The plan is realistic in that it acknowledges that development will take place in the area and embraces the presumption in favour of sustainable development contained within National Planning Policy Framework 2012. The three dimensions to sustainability are;

Environmental,
Economic and,
Social

which all carry equal weight.

2.5 The policies therefore state what is expected in the Parish by the local community to meet these expectations.

The policies are summarised as follows:

2.6 HOUSING

2.6.1 To ensure diversity in the type, size and tenure of housing, including affordable housing, to meet local community needs with an emphasis on the elderly and those needing first homes, especially those of second and third generation residents of the Parish

2.6.2 To ensure there is not an overconcentration and disproportionate number of Houses in Multiple Occupation in the Parish including any new student accommodation.

2.7 EMPLOYMENT AND RETAIL

2.7.1 To improve and support the mix of uses and viability of the local centres in the Parish.

2.7.2 To create employment opportunities for residents of the Parish.

2.8 LEISURE, WELLBEING AND COMMUNITY FACILITIES

2.8.1 To improve connections which will enable people to access the facilities, businesses and

attractions within Central Milton Keynes.

2.8.2 To ensure that everyone has access to health, social care, leisure, education and community facilities.

2.9 CONNECTIVITY

2.9.1 To manage and improve vehicle access, movement and parking, and public transport in the Parish for all sectors of the community.

2.9.2 To improve provision and facilities for pedestrians and cyclists in the Parish and provide better connections to adjoining areas.

2.10 ENVIRONMENT AND DESIGN QUALITY

2.10.1 To support and promote environmental improvements and new development which is sustainable and the scale, form and appearance is in keeping with its location and setting.

2.10.2 To protect against inappropriate development.

2.11 HERITAGE

2.11.1 To protect and enhance the Parish's heritage and promote public realm improvements, including new open space, facilities, paths, signage and planting, which support and complement the area's character.

2.11.2 To enhance the conservation area in Willen and to review the need for a conservation area in Woolstone to protect their village characteristics.

2.12 CONSULTATION PROCESS

2.12.1 The Neighbourhood Development Plan is now submitted to Milton Keynes Council to commence the first stage of the statutory consultation based on the contents of this draft plan.

2.12.2 Once it is deemed to comply with national legislation, a revised final version reflecting the views of the local community will be submitted to Milton Keynes Council for examination by an independent examiner. A Parish referendum will take place requiring a majority "yes" vote of all those voting in the referendum for the plan to be accepted.

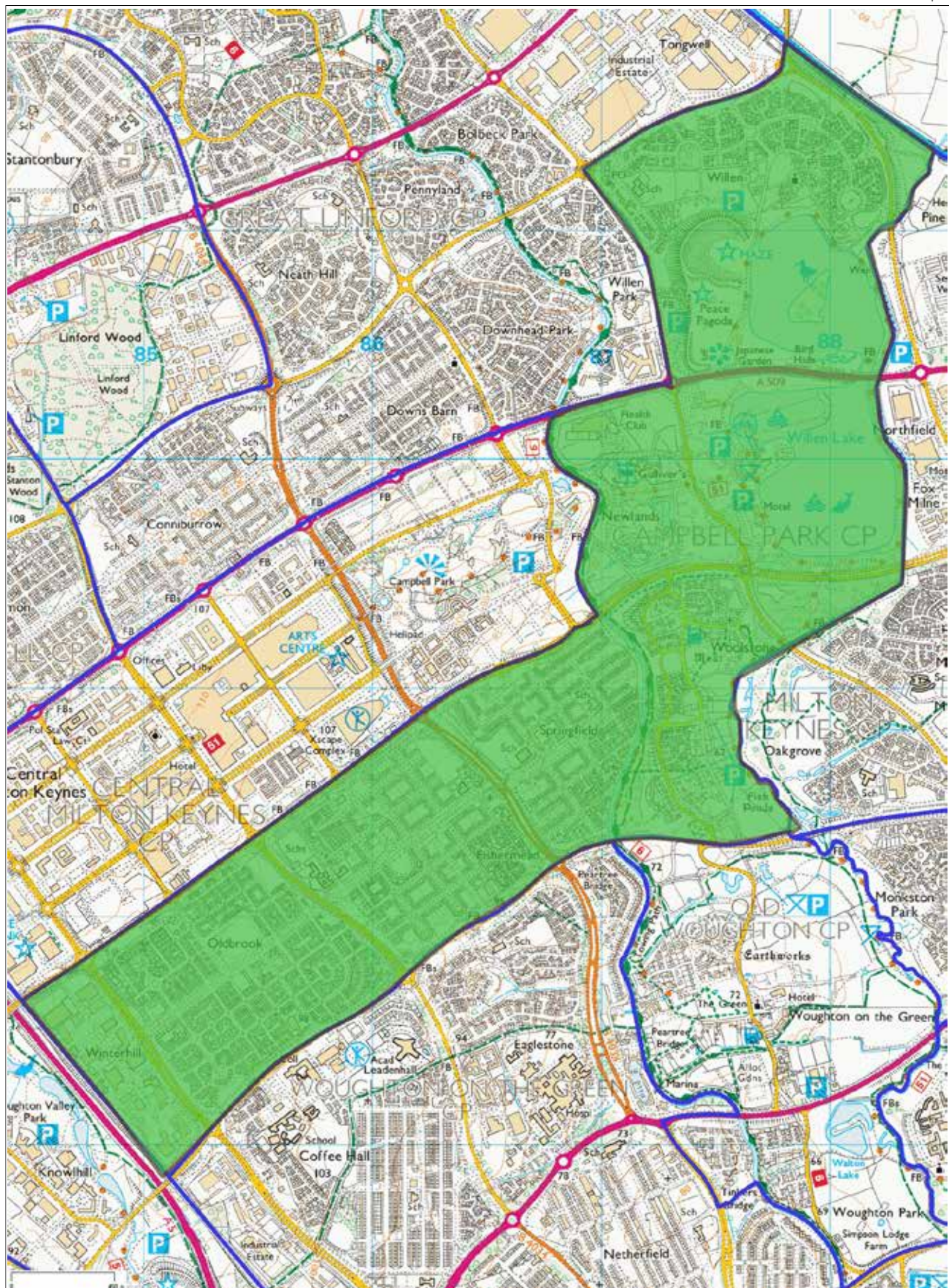
2.12.3 The policies will be reviewed every 5 years.



Woolstone

CAMPBELL PARK PARISH

Map 1: Location in relation to Milton Keynes



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3. INTRODUCTION About Campbell Park



3.1 Milton Keynes Borough contains the new town (commonly referred to as a city) and a large rural area stretching to the border with Northamptonshire. It is approximately 70 miles north of London, astride the M1 Motorway. The design for the city was based on grid squares separated by landscaped grid roads.

3.2 Since building started in the early 1970s, it continues to be a thriving business, leisure and multi-cultural city and remains one of the major UK growth spots with predicted growth by a further 28,000 houses and over 40,000 new jobs in the next 15 years.

3.3 All parts of the Parish are framed within the Milton Keynes grid road network. It is bounded by Childs Way (H6) to the north, the River Ouzel to the east, the A5 to the west, and Chaffron Way to the south. The Parish was originally known as Woolstone-cum-Willen and was formed on 1 April 1934 as a merger of Great Woolstone, Little Woolstone and Willen. The Parish was part of Newport Pagnell Rural District until it became part of the Borough of Milton Keynes in 1974 as part of local government reorganisation. The Parish boundaries were later modified in 2012.

3.4 All the residential areas within the Parish have regular bus services, and for most, the proximity to Central Milton Keynes means that taxis are readily

available.

3.5 The Redway network is an integral part of the new-town layout throughout the Parish.

3.6 The Grand Union Canal lies between Springfield and Woolstone, and west of Newlands. Traffic on the canal is mostly leisure-craft but the towpath is a heavily used pedestrian and cyclist route.

3.7 The linear parkland is served by leisure routes (footpath, cycle and bridleways) through Woolstone and Willen.

3.8 Milton Keynes is bordered by a number of older traditional towns forming part of the Borough, including Stony Stratford, Bletchley, Newport Pagnell and Wolverton. It is a strategically placed city with excellent connection to the M1 and A5, the mainline rail network and accessibility to airports, to help make it one of the UK's most successful new towns.

3.9 From the late 1960s Milton Keynes has grown from a population in the region of 60,000 and will grow to over 300,000 in the next decade. It is regarded as the place to 'do business' attracting new small businesses but also large national and international trade.

3.10 To cater for the growing and changing demographics of the population Milton Keynes has increased pressure for suitable and affordable homes, as well as facilities that are required to support a thriving and healthy population. Milton Keynes now has an increasing number of residents born and raised in the area, as well as those who have formed part of the growth of the area either from its original inception in 1967 or over the past 5 decades. 2017 is the 50th anniversary of the ‘new city’.

3.11 Campbell Park Parish is central to the Milton Keynes urban area, located on the southern and eastern edges of the city’s main shopping, employment and leisure area, Central Milton Keynes (CMK).

3.12 Due to its proximity at the heart of the new city, there are inevitable pressures that the Parish experience. It includes some of the earlier developed grid squares in the city and has continued to develop. It has pockets of comparatively high density development but also much less dense development.

3.13 The Parish comprises 7 grid squares. The grid squares of Winterhill is mainly commercial; Oldbrook, Fishermead, Springfield and Woolstone are primarily residential in nature situated on higher ground near the centre of the city. Newlands is mainly leisure related and open space and Willen is residential in character with large areas of green open space and water. Willen Lake is a particular feature and asset of Milton Keynes.

3.14 Campbell Park Parish has six Parish, Town and Community Councils around it; four of them, Great Linford, Loughton, Woughton Community and Old Woughton, are established areas of the city, mainly residential with new-city grid squares around older former villages. Broughton and Milton Keynes to the east is still growing with new grid squares being developed for residential at Oakgrove and Middleton. Central Milton Keynes on the other hand is a mix of major retail, employment, leisure and commercial developments with a relatively small resident population of 2,100. Milton Keynes General Hospital is at Eaglestone.



Springfield Centre



Woolstone Play Park

3.15 The Parish was subject to Boundary Changes in 2012 with the result that Campbell Park (residential) was transferred to Central Milton Keynes Town Council.

3.16 The Parish contains generous open space comprising linear parkland (mostly floodplain) with woodland, grid road-side landscaping, formal parks and informal open space, allotments, play areas, school fields, incidental and private open space.

3.17 Oldbrook, Fishermead and Springfield exhibit a medium to low-density land use mix of dwellings to open space derived from the new-town design of these estates with generous areas of green space built into the layout of each estate.

3.18 Willen and Woolstone are also medium to low density but with linear-parkland around a denser urban core.

3.19 The only Tree Preservation Order in the Parish is a group covering much of the northern and central parts of Willen.

3.20 All parts of the Parish are framed within the Milton Keynes grid road network.

3.21 There are currently 16,550 people living in the Parish (MKC 2012 estimate) comprising a broad spectrum of cultural, ethnic, social and economic ranges with the population of Fishermead being of a transient nature with a correspondingly high percentage of Houses in Multiple Occupancy (HiMOs).

3.22 Population:

	2012	2020 (projection)*
Fishermead	5250	5300
Oldbrook	6500	6600
Springfield	2500	2550
Willen	1450	1450
Woolstone	850	900

* Before the proposals in the Neighbourhood Development Plan

3.23 Housing:

There is considerable variation across the Parish: Oldbrook is the largest estate with 2,163 dwellings, while Woolstone has 354. Densities vary from nearly 3.2 people per dwelling in Fishermead to 2.59 in Willen. Tenure also varies considerably with 93% owner-occupied in Woolstone, 42% rented in Fishermead and the highest incidence of shared ownership in Willen (13%). (The Parish Council has seen an increase in HiMOs in Fishermead and Oldbrook). Fishermead also has the highest council / social landlord properties and households on Council Tax / Housing Benefit 40+%. Recent changes in planning legislation allows the conversion of office and retail premises to residential development without the need for planning permission which can bring added pressures in a number of ways.

3.24 Green Space:

The Parish has a strong series of major green parklands and landscaped areas framing the various areas; large open spaces in Newlands, Willen Lakes and Willen Lakeside Parks, the Grand Union Canal and River Ouzel with their adjoining open spaces in

Woolstone and Springfield, and the green verges and landscaping of the boulevards, parks, play areas and squares in Oldbrook, Fishermead and Springfield. The trend over the past ten years has been to maintain and enhance these areas, both Milton Keynes Council and Milton Keynes Parks Trust investing in the management and improvement of their areas.



Oldbrook Green

3.25 Willen Lake is an important area for water fowl, with some sections of the bank especially moulded to diversify the habitats available, with hides established for bird watchers.

3.26 The ‘Redway’ network:

This comprises approximately 170 miles of safe cycle and pedestrian access across Milton Keynes and provides routes across the Parish and is an integral part of the new-town layout.

3.26.1 The Grand Union Canal lies between Springfield and Woolstone, and west of Newlands. Traffic on the canal is mostly leisure-craft but the towpath is a heavily used pedestrian and cyclist route. The linear parkland (mostly floodplain, managed by MK Parks Trust) is served by leisure routes (permissive footpath, cycle and bridleways) through Woolstone and Willen.

3.27 History:

Parts of the Parish have a history extending back a thousand years. Woolstone and Willen both have early medieval roots, the former is mentioned in the Domesday Book as ‘Wlsiestone’. Both were existing communities around which the new town of Milton Keynes was built. Saint Mary Magdalene Church at Willen is a Grade 1 listed building of exceptional

interest nationally.

3.28 The Willen conservation area was designated in 1978 and covers 5 hectares. It covers the area between Newport Road and Milton Road with Saint Mary Magdalene as a centrepiece.

3.29 Fishermead:

This is one of the early new town estates designed by Milton Keynes Development Corporation and laid out in 1972/3; it comprises mostly three storey blocks constructed around central greens, along generous boulevards.

3.30 Springfield and Oldbrook:

Were built in the late 1970s following a more traditional design, comprised of terraced, semi-detached and detached properties, each with a local centre.

3.31 Facilities and Services:

There are an extensive range of social, activity and community facilities spread across the Parish.

3.32 The Trinity Centre, Fishermead Medical Centre and Parish Office combine with a local centre shop to form a group of facilities on Fishermead. Springfield is served by the Springfield Centre, with Oldbrook benefitting from the Oldbrook Centre and Christian Centre, the latter of which also serves as a local conference facility. As well as having a local centre, Willen is also home to the local hospice and Willen Pavilion. Woolstone Community Centre operates as a community hub/meeting space.



Christian Centre, Oldbrook

3.33 All the residential grid squares apart from

Woolstone are served by predominantly first and middle schools with a health centre and pharmacy in Fishermead and Willen.

3.34 There were previously two doctors' surgeries serving the Parish, one on Fishermead, however the one on Willen closed recently. (see 3.35). Milton Keynes General Hospital is located at Eaglestone (south of Fishermead) just outside the Parish. There are schools, predominantly first and middle schools, on Oldbrook, Fishermead, Springfield and Willen. Secondary schools are located in areas around the Parish.

3.35 Following a vigorous campaign facilitated by Campbell Park Parish Council the surgery on Willen has now been reinstated as a satellite to Newport Pagnell Medical Centre.

3.36 The Parish contains some notable public arts and landmark features including the:

Peace Pagoda, Willen



Circle of Hearts, Medicine Wheel





3.37 Willen Lake is an important feature of Milton Keynes and functions as a balancing lake on the river Ouzel as well as providing a valuable resource. The north lake is an important wild life haven and the south lake is an important leisure facility. The lake is a favourite spot for walkers and runners.

3.38 The Parish contains one of the largest churches in Milton Keynes which is also used as a valuable conference centre facility. There are many other churches with a range of denominations reflecting the diversity within the area.

3.39 All the residential areas within the Parish have regular bus services, and for most, the proximity to Central Milton Keynes means that taxis are readily available.

3.40 There are fifteen buildings and structures in the Parish which are designated as listed buildings (buildings of special architectural or historic interest), mostly grade 2. The listed buildings emphasise the historical importance of Willen and Woolstone, which contain Ancient Monuments covering moated sites. There is an area of archaeological notification off Snowdon Drive, Winterhill.

3.41 Deprivation:

Fishermead is one of the 15% most deprived neighbourhoods in England, and across the Parish; residents claiming income support is 5.7%, slightly higher than the Milton Keynes average of 4.9% and England 5.4%.



Shepherdswell Academy, Springfield

3.42 Schools:

Turnover can be as high as 25% on some estates. Figures from Milton Keynes Council Education for school admissions and leaver’s mid-term (2011/12) represent a reasonable proxy for ‘resident turnover’, people joining and leaving the locality.

School	Turnover
Jubilee Wood Primary, Fishermead	16.8%
Orchard Academy, Springfield	24.2%
Oldbrook First School, Oldbrook	25.5%
Shepherdswell Academy, Springfield	24.4%
The Willows School & Early Years Centre, Fishermead	12.8%
Willen Primary, Willen	7.8%

3.43 These ‘turnover’ percentages are indicative only. Acknowledging that the rate for children joining or leaving a school other than at normal term-start dates is a reasonable proxy for resident turnover, it does not reflect households with no children, or where children for whatever reason do not attend school.

3.44 For all crime, most of the Parish appears to have low or below average crime rates compared to the Milton Keynes average. This equates to between 2 and 5 incidents of reported crime per 1,000 population. Fishermead has average figures compared to Milton Keynes as a whole (around 10 per 1,000) but the impressions regarding crime and safety in this area may be skewed by the proximity to

and links with Central Milton Keynes which has the highest incident of reported crime in Milton Keynes. The figures suggest particular issues of violence in Fishermead and burglary on Springfield.

3.45 Parish summary:

This was produced by Milton Keynes Council from the 2011 Census data, (see 3.15) using the figures from the former Campbell Park Ward, include some factors which help to illustrate the nature of the area: (NB. these figures are Parish-wide and tend to obscure the range between different estates / grid squares).

3.45.1 Campbell Park Parish has a younger age profile than Milton Keynes as a whole. It has a large percentage of 20-44 year olds. 41.8% of the population were in this age group compared with 37.4% in Milton Keynes. Just 7.10% of the population were aged 65+ compared with 11.1% in Milton Keynes.

3.45.2 Campbell Park Parish has a large black and minority ethnic community. 39.4% of the population classified themselves in a black and minority ethnic group compared with 20% in Milton Keynes.

3.45.3 36.2% of the population in Campbell Park Parish were born outside of the UK (compared with 18.5% in Milton Keynes).

3.45.4 Residents who said their day to day activities were limited because of health issues were 13% of the population compared with 13.9% for Milton Keynes.

3.45.5 Campbell Park Parish has lower than Milton Keynes average detached and semi-detached dwellings, but above average terraced homes and flats (52.7% compared with 43.5%).

3.45.6 The percentage of households living in council and private rented accommodation in Campbell Park Parish more than doubled between 2001 and 2011 to 51% in 2011.



Fishermead

3.45.7 27.5% of households in Campbell Park Parish had no cars or vans in the household. This is the second highest percentage of all wards in Milton Keynes.

3.45.8 A larger percentage of Campbell Park Parish residents aged 16-74 were in employment (24.7%) compared with Milton Keynes (24.1%). The majority of Campbell Park Parish residents in employment were employed in the service sector. The wholesale and retail trade industrial sector was the largest employer of Campbell Park Parish residents. 7.9% have never worked or were long-term unemployed (MK 4.9%).

4. THE VISION FOR CAMPBELL PARK



4. The Vision statement, Aims, Objectives and Purpose

4.1 The purpose of the Neighbourhood Development Plan is to create clear proposals, determined by the local community, based on local views, for the way that the Parish develops over its lifetime, within the broad policy framework of the Milton Keynes Core Strategy which was adopted by Milton Keynes Council in 2013.

4.2 The Parish Council is clear that the Parish is diverse in its history and architecture, and in the cultural, social and economic life of its communities. The Parish Council recognises there are many positive aspects within the Parish, which are to be retained within the Neighbourhood Development Plan. A Vision has been adopted to guide the Neighbourhood Development Plan Policies and Proposals.

4.3 Campbell Park Parish will be a modern community respecting its diverse character and promoting community cohesion.

Proud of its open spaces and heritage, it will be a place of safety and well-being for all residents, providing a central role in the future of the new city, with excellent connections to other areas in Milton Keynes.

4.4 The Plan proposes sustainable developments within the Parish grid squares which enhance the opportunities and well-being of residents, with improvements to the health and community facilities and leisure opportunities, managed to respect the Parish's character and serve its community for the future.



Holy Trinity, (Community Centre) Woolstone

Supporting the Vision are aims and objectives:

4.5 AIMS: The Neighbourhood Development Plan seeks to enhance and develop the Parish, by building:

4.5.1 Pleasant, desirable, attractive and vibrant places to live, work and to do business.

4.5.2 A place with community facilities and green spaces, respecting its heritage.

4.5.3 A place of safety and well-being with opportunities for all residents.

4.5.4 A place responsive to external challenge, creating positive connections with neighbouring areas within Milton Keynes.

4.5.5 A place sustainable for the future.

4.5.6 A place for all communities and age groups.

4.6 OBJECTIVES: during the lifetime of the Neighbourhood Development Plan it will provide the framework to:

4.6.1 Promote sustainable development and change which supports the vision, aims and objectives of the Neighbourhood Development Plan.

4.6.2 Encourage public and private investment in the Parish, to support the vision, aims and objectives of the Neighbourhood Development Plan.



Willen Lake

5. THE NEIGHBOURHOOD DEVELOPMENT PLAN PREPARATION



5.1 The Localism Act 2011 came into force on 1st April 2012. It introduced the concept of Neighbourhood Development Plans and Neighbourhood Development Orders.

5.2 During 2012, the Parish Council met with local stakeholders, held discussions with Milton Keynes Council regarding a Neighbourhood Development Plan, and at meetings in November and December agreed governance arrangements and a draft timescale.

5.3 In February 2013, Campbell Park Parish Council applied to Milton Keynes Council, in accordance with the Neighbourhood Development Planning (General) Regulations 2012, to designate a Campbell Park Parish Neighbourhood Development Plan Area. The Parish Council stated:

5.4 “The Neighbourhood Development Plan will provide a strategic overview determining the main impetus and activities of the Parish Council in the coming years and will inform the Parish Council on the concerns and priorities

of the needs of the community and to empower them to make their choices and improve their quality of life.” (26th Feb., 2013)

5.5 Following the close of a six week consultation period, Milton Keynes Council considered all the comments received and approved the Neighbourhood Development Plan Area on the 28th May 2013.

5.6 Benchmark Survey:

The Parish Council commissioned a Benchmark Survey collating relevant data on potential Neighbourhood Development Plan matters. This provides a picture within the Parish of estates constructed and laid out to their original ‘new towns’ plan but with communities steadily growing, maturing and adapting to 21st century life in Milton Keynes. Key points cover the following:

5.6.1 The 2011 Census revealed a Parish with a resident population of 16,402, comprising 8,510 males and 7,892 females, and a density of 23.5 persons per hectare (NB 2013 MKC Estimate is 16,550).

5.6.2 By 2020 the total is projected to approach 17,000 (NB ward based data in the Benchmark document refers to pre 2012 ward boundary changes, the Parish now lies in the Campbell Park and Old Woughton Ward, Woughton and Fishermead Ward, Broughton Ward and Milton Keynes Ward).

5.6.3 Businesses in the Parish extend from retail / household furnishings / DIY units to leisure, with food and drink in local shops, pubs etc. Milton Keynes Council is a large local employer in schools and education.

5.6.4 There have been few major developments in the Parish in recent years, one notable scheme was the permission for a canal link from the Grand Union eastwards to Bedford along the southern edge of Newlands and Willen south lake.

5.7 Residents' Survey:

A survey of residents' concerns and issues was carried out during autumn 2013.

5.7.1 There is a strong concern about the quality of the environment, particularly rubbish (mentioned by 51%), overgrown vegetation (34%) - shrubs and trees: several respondents linking these with a rodent problem (rubbish as food and overgrown vegetation as habitat), and with concerns over safety - vegetation reducing highway visibility, and personal safety for pedestrians.

5.7.2 The concerns over safety on the streets (42%) is linked with poor street lighting including underpasses, and overgrown vegetation (see above), and on Redways.



5.7.3 There are a group of concerns about traffic speeds and safety, with some suggestions of speed humps on estate boulevards, and with the condition of roads, footpaths and Redways.

5.7.4 Access to health facilities was raised by 31%, notably on Willen, Springfield and Oldbrook - this level of concern needs to be seen in the context of the recent problems with the GP surgery on Willen which the Parish Council has fought to retain.

5.7.5 Facilities for young people was raised as an issue in all five estates (28%), notably on Woolstone and Fishermead / Oldbrook: comments indicated this concern related to both toddlers and early-teens age groups.

5.7.6 Concerns about housing focused on the cost of housing, and when asked about suggestions for the future, related topics covered housing for young and elderly people, affordability, and a preference to avoid terraced housing, bungalows mentioned instead. This topic attracted comments about overcrowding, houses in multiple occupation, and homes being offered to migrants.

5.7.7 Affordability was mentioned in relation to housing, shopping and parking. The cost of parking in the City Centre was linked to parking problems on nearby estates, and the cost of parking near the Peace Pagoda was also mentioned.

5.7.8 A summary is provided at Appendix 1.

5.8 Housing Needs Survey:

This was undertaken to inform the Neighbourhood Development Plan and was carried out in spring 2015. It identified a specific demand for housing among the Parish community for approximately:

100+ houses
50 bungalows
50 flats / apartments and
25 sheltered / retirement / extra care units
renting from a housing association.

5.8.1 Respondents indicated preferences for:

- ownership 50%
- rent from local authority 27%
- shared ownership 12%
- and a further 7% renting from a housing association

5.8.2 The types of properties suitable to meet future needs were:

two-bed properties	43%
one bed	23%
three bed	22%
four bed	7%
five bed	1%
apartment / bed-sit	5%

5.8.3 In terms of timescale, 44% indicated an immediate need, 36% in the next 5 years and 20% in the next ten years.

5.8.4 More details are provided in Appendix 2.

5.9 Opportunities:

Localism provides potential for the Parish Council in its civic and governance roles; not only the production of a Neighbourhood Development Plan, but the legislation also provides for development orders, transfer of community assets (e.g. the open space currently managed by Milton Keynes Council) and the ability to influence spending plans. Campbell Park Parish Council has recently completed the transfer of Fishermead and Woolstone Sports Grounds, and the Springfield Centre under the Community Asset Transfer programme from Milton Keynes Council. The Parish Council will continue to look at further opportunities.

5.10 There are a number of proposals near Campbell Park which might represent a challenge and opportunity in the future, notably the growth and expansion of Central Milton Keynes and the development of a new university in Milton Keynes with the possibility of a need for student accommodation in the area.

5.11 Constraints:

There are also a number of constraints affecting the Parish notably the conservation area at Willen and the flood plain associated with the River Ouzel. The grid squares which make up the Parish are formed by the grid road pattern set out by the Development Corporation’s Plan for Milton Keynes 1970. The grid roads form rigid boundaries, identifying communities, but also limiting future development options, and creating access difficulties, particularly for pedestrians and cyclists crossing between grid squares. For example, to reach Central Milton Keynes, pedestrians use four underpasses (from Oldbrook), one of which is not currently used but is in place ready for future development, and four overbridges (from Fishermead) which are often associated with crime and feelings of being unsafe. However, for workers returning at night from employment in the city centre there are few alternatives.



Spinal Injury Unit, Oldbrook



Springfield

6. CAMPBELL PARK PARISH COUNCIL PLANNING POLICY CONTEXT



6.1 This section describes how the Neighbourhood Development Plan forms part of the Planning System

6.2 Although the Government's intention is for local people to decide what goes on in their Parish, all Neighbourhood Development Plans must:

Have appropriate regard to national planning policy.

Contribute to the achievement of sustainable development.

Be in general conformity with strategic policies in the development plan for the local area, and

be compatible with EU obligations and human rights requirements

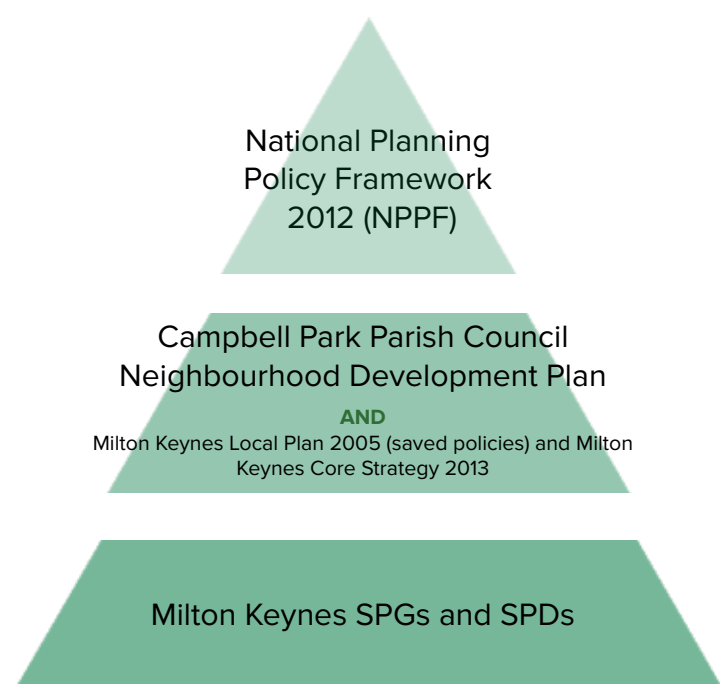


Diagram 1: Planning policy hierarchy in relation to the Campbell Park Parish Council Neighbourhood Development Plan

6.3 The Statutory Framework

6.3.1 The National Planning Policy Framework 2012: This has been issued by the Government to simplify the planning process, to make it more accessible and work more effectively, with a presumption in favour of sustainable development, which is about change for the better and not only in the built environment, enhancing and improving where we live. It is supported by a web based Planning Practice Guidance tool.

6.3.2 There are 3 dimensions to sustainable development:

- economic
- social
- environmental

6.3.3 These 3 dimensions are mutually dependant on each other (i.e. are not to be taken in isolation from each other).

6.3.4 The Neighbourhood Development Plan for Campbell Park Parish has been undertaken within the framework of the National Planning Framework and relevant legislation, notably the Neighbourhood Development Planning (General Regulations) 2012, the Localism Act 2011, and the Town & Country Planning and other Acts listed below.

6.3.5 The preparation of the Neighbourhood Development Plan has drawn on the findings, skills and knowledge developed in the community through earlier work notably the collection of Benchmark data and a local issues survey (see above) plus a series of meetings with local residents in various parts of the Parish (see Consultation Summary in appendix 2).

6.4 The Core Strategy for Milton Keynes:

6.4.1 This was adopted in July 2013, against a backdrop of a Local Plan adopted in 2005 and the saved policies (as set out in Appendix B of the Core Strategy). The Core Strategy contains a range of general policies relating to transport, housing,

economy, heritage and open space, applicable to future changes in the Parish and should be read in conjunction with the Milton Keynes Local Development Plan 2005 (saved policies).

6.4.2 Within the broad framework of the Milton Keynes Council Core Strategy, the Parish is not listed in the Core Strategy Settlement Hierarchy for main areas for development.

6.4.3 The Neighbourhood Development Plan policies (see below) are written to guide specific developments in a locality, but not to replace those of strategic importance in shaping Milton Keynes, and the delivery of over-arching targets.

6.4.4 The Neighbourhood Development Plan will cover a period up to 2026 to coincide with the terminal date of the Milton Keynes Council Core Strategy.

6.4.5 In addition, other policies in the Neighbourhood Development Plan conforms to the Milton Keynes Council's adopted approaches on transport, conservation and public realm.

6.5 Next stages

6.5.1 Following an examination by an independent inspector, there will be a local referendum for residents of the Parish. Subject to agreement by the wider community through the referendum, the Plan will be submitted to Milton Keynes Council as the planning authority for the area, and formally made part of the Development Plan for Milton Keynes. It will therefore be a 'material consideration' in determining planning applications and any future development orders. It will also serve as a reference point to ensure that appropriate infrastructure is provided commensurate with new development.

The Key documents relevant to this Neighbourhood Development Plan are:

Relevant Acts of Parliament:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas Act 1990
- Planning and Compensation Act 1991
- Planning and compulsory Purchase Act 2004
- Local Democracy, Economic Development and Construction Act 2009
- The Localism Act 2011
- Housing and Planning Act 2016

Department for Communities and Local Government:

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

Association of Chief Police Officers:

- Secure by Design

Milton Keynes Council Documents:

- Houses in Multiple Occupation SPD
- Planning Obligations for Education Facilities SPG
- Planning Obligations for Leisure, Recreation and Sports Facilities SPG
- Residential Design Guide SPD
- Social Infrastructure Planning Obligations SPD
- Sustainable Construction SPD
- Car parking SPD
- Milton Keynes Drainage Strategy SPG
- Milton Keynes Local Development Plan 2005 (saved policies)
- Milton Keynes Core Strategy 2013
- Milton Keynes Site allocations Consultation 2014
- Milton Keynes Plan:MK Consultation Main Topic Papers 2014
- Milton Keynes Council Local Investment Plan 2015

Office for National Statistics (ONS):

- Census 2011

7. NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES



7.1 The Neighbourhood Development Plan policies have been developed around clear aims and objectives which seek to enhance and develop the Parish, building a pleasant community, and a desirable, attractive and vibrant place to live, work and do business or undertake enterprise.

7.2 In accordance with the principles of sustainable development set out in the National Planning Policy Framework (NPPF), which require that planning addresses environmental, social and economic issues, the main policy areas are shown below reflecting the data in the Benchmark document and public attitude survey.

7.3 Unless otherwise stated or superseded by recent legal precedents and updates to national policy all references to standards reflected in the policies below will refer to those adopted by Milton Keynes Council supported by Supplementary Planning Guidance e.g. Parking Standards SPD.

7.4 As Campbell Parish is within the urban area for Milton Keynes there is a presumption that new residential development will be supported

in principle. However, it needs to be suitable conforming to the requirements of the NPPF.

7.5 HOUSING POLICIES

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

7.5.2 Most housing in the Parish is derived from the New Town developments between the 1970s to the 1990s. Some of the older dwellings are linked to the pre-new town settlements of Willen and Woolstone.

7.5.3 There is considerable variation across the Parish: Oldbrook is the largest estate with 2,163 dwellings, while Woolstone has 354. Densities vary from nearly 3.2 people per dwelling in Fishermead to 2.59 in Willen. Tenure also varies considerably, 93% is owner-occupied in Woolstone, 42% is rented in Fishermead and the highest incidence of shared ownership housing is in Willen (13%). Fishermead

also has the highest level of council / social landlord properties and households on Council Tax / Housing Benefit 40+%.

7.5.4 Average house prices also show considerable variation, £381,000 for a detached property in Willen and £125,000 for a terraced house in Fishermead.

7.5.5 It is important that any new housing development reflects local needs and not just those of the wider Milton Keynes area. Affordable housing is a key issue.

7.5.6 In view of its proximity to the central area of Milton Keynes there is a growing pressure for houses in multiple occupation. Such is the scale of the problem that Milton Keynes Council has introduced an Article 4 Directive for controlling Houses in Multiple Occupation, which in turn relate to the turn-over of residents, lack of parking facilities, and other issues.

7.5.7 The national planning law changed in April 2010 to allow more single family homes to be converted to HiMOs without the need for planning permission but Milton Keynes Council made a number of 'Article 4 Directions' which removed these rights in December 2010. This means that planning permission is still required for HiMOs to ensure there is an appropriate social balance within the community and to protect residential amenity.

7.5.8 HiMOs can have an important part to play in providing affordable housing particularly in a growing city to provide accommodation for workers in Milton Keynes or who may have their permanent home elsewhere and work in the city during the week. However this has created issues through over concentration and an effect on the character of the area or the amenities of the occupants of nearby residential properties.

7.5.9 Pockets of the Parish have experienced a number of HiMO proposals due to the close proximity to Central Milton Keynes and the size and scale of the properties which are relatively easy to modify. These can have a detrimental effect on the

amenities and character of the area due to their concentration, proliferation of refuse bins or bags, parking, outdoor drying spaces, amenity space and noise

7.5.10 Milton Keynes has a longstanding association with the Open University, based at Walton and other universities. The University of Central Milton Keynes established in 2008 was changed to the University Campus Milton Keynes as a subsidiary of the University of Bedfordshire and has grown its presence in the city expanding its academic undergraduate and post graduate courses. As the university expands and the need for student accommodation grows it presents a further demand on housing in the locality and the adjacent areas, including the Parish.



Fishermead

7.6 HOUSING POLICY 1

Change of use to Houses in Multiple Occupation (HiMO) and student accommodation must not:

- a) result in an over concentration in any one area that would change the character of the area
- b) undermine the maintenance of a balanced and mixed local community and,
- c) not adversely affect the amenity of the residents of any neighbouring properties.

7.6.1 The findings of the baseline consultation and public meetings in the latter half of 2013 identified a need for affordable housing in the Parish with residents and members invited to identify potential sites. The criteria for including potential sites in the Plan fell into three categories, landowners' approval, accessibility (utilities and access) and enhancement of the street scene. The identified sites are on small infill sites ranging from 0.04 hectares to 0.48 hectares. The preferred development of these sites will consist of a mixture of bungalows and apartments.

7.6.2 The results of a Housing Needs and Site Allocation survey undertaken in February 2015 supported the need for housing within the Parish area especially the requirement for affordable homes for local residents comprising one and two bedroom properties and properties suitable for the elderly. A summary report of the Housing Needs and Site Allocation Survey forms part of the evidence base.

Site	Location	Approx. size of site
1	Land adjacent to Newlyn Place (Fishermead Sports Ground) as part of an enabling development by CPPC	0.07 ha (0.17acre)
2	Kellan Drive	0.48 ha (1.2 acre)
3	Corner of Kellan Drive/Fishermead Boulevard	0.24 ha (0.58 acre)
4	Pentewan Gate/Talland Avenue	0.14 ha (0.33 acre)
5	Corner of Talland Avenue/Bossiney Place	0.045 ha (0.10 acre)
6	55-71 Talland Avenue	0.08 ha (0.18 acre)
7	31 – 41 Talland Avenue	0.06 ha (0.15 acre)
8	Carrick Road	0.16 ha (0.4 acre)
9	Reserve site corner of Pencarrow Place/Gurnards Avenue	0.36 ha (0.9 acre)
10	Allocated land to the rear of the Public House at Springfield	0.85 ha (2.1 acre)
11	Duckworth Court (mixed development) at Oldbrook	0.85 ha (2.1 acre)

7.6.3 The residential estates on Springfield, Fishermead, Oldbrook, Woolstone and Willen are well established and the proposed policies identify limited opportunities for development.

7.6.4 Although the Strategic Housing Market Assessment indicates requirements for one-bedroom properties, problems arise when there is an excessive concentration through conversions.

7.6.5 The recent Housing Needs survey carried out by the Parish has indicated a requirement for starter homes and housing for the elderly, as well as a range of one and two-bed units to match the Parish’s changing needs. A number of development sites have been identified based on physical suitability and deliverability. Campbell Park Parish Council will monitor housing needs and will make recommendations to Milton Keynes Council on individual planning applications for new developments as they arise depending on local needs over the plan period.

7.7 HOUSING POLICY 2

Opportunities for new residential development will be supported on identified sites at the following locations on Fishermead, Springfield, and Oldbrook - see maps 2 and 3

A. FISHERMEAD:

- 1)** Carrick Road, Kellan Drive, Talland Avenue/ Pentewan Gate and Talland Avenue, land adjacent to Newlyn Place and the community reserve site situated on the corner of Gurnards and Pencarrow.
- 2)** The North east quadrant, quadrangles between Pencarrow / Gurnards / Porthleven / Penryn, and Pencarrow / Porthleven / Penryn and Fishermead Boulevard as the site most in need of regeneration.

B. SPRINGFIELD:

Allocated land behind the Springfield public house – opportunity for small community facility – use class D

C. OLDBROOK:

Duckworth Court
(mixed use with commercial)



7.7.1 There will be continual pressure for new development within the Parish for the foreseeable future, particularly housing. Other sites may be suitable for development.

7.8 HOUSING POLICY 3

- a)** Proposals that utilise an existing ‘brownfield’ site, proven redundant or surplus employment site or an existing residential area that is to be regenerated will generally be supported in addition to new sites identified within the plan.
- b)** Priority will be given to starter-homes and units designed specifically for elderly people, e.g. sheltered, extra-care, special needs accommodation and lifetime homes models.
- c)** Other types of residential development identified as being in short supply to meet identified local housing needs will also be prioritised.

7.8.1 Due to the number of areas of mixed uses in the Parish and as an opportunity to create vibrancy within these areas residential development above ground floor uses will be actively encouraged.

7.9 HOUSING POLICY 4

Proposals for upper floor residential developments in the local centres above retail or commercial uses would be supported in principle to add to the area mix and vibrancy of the area.

7.9.1 Affordable housing that is suitably designed and fits in with the area is important.

7.10 HOUSING POLICY 5

All new housing developments are required to be subject to viability assessment and should:

- a)** Provide affordable housing in accordance with Milton Keynes Council adopted standards or more recent national standards.
- b)** Incorporate an appropriate level of public open space and play provision is provided in accordance with Milton Keynes Council standards and is endowed to be maintained to a satisfactory standard.
- c)** Be designed to minimise the fear of crime.
- d)** Make provision on site or at local centres for medical and dental facilities unless it can be demonstrated that these services are already adequately provided to serve the local community.
- e)** Be compatible with adjacent uses.
- f)** Not adversely impact on nearby residential properties and,
- g)** Respect and reflect the original design, e.g. formal layout of grid squares.
- h)** Maximise fuel efficiency including the use of renewable energy and
- i)** Contain an appropriate level of car parking on site or in the immediate area and where car ports and garages are included these must be used for this purpose and retained in perpetuity unless alternative arrangements are made which are acceptable.

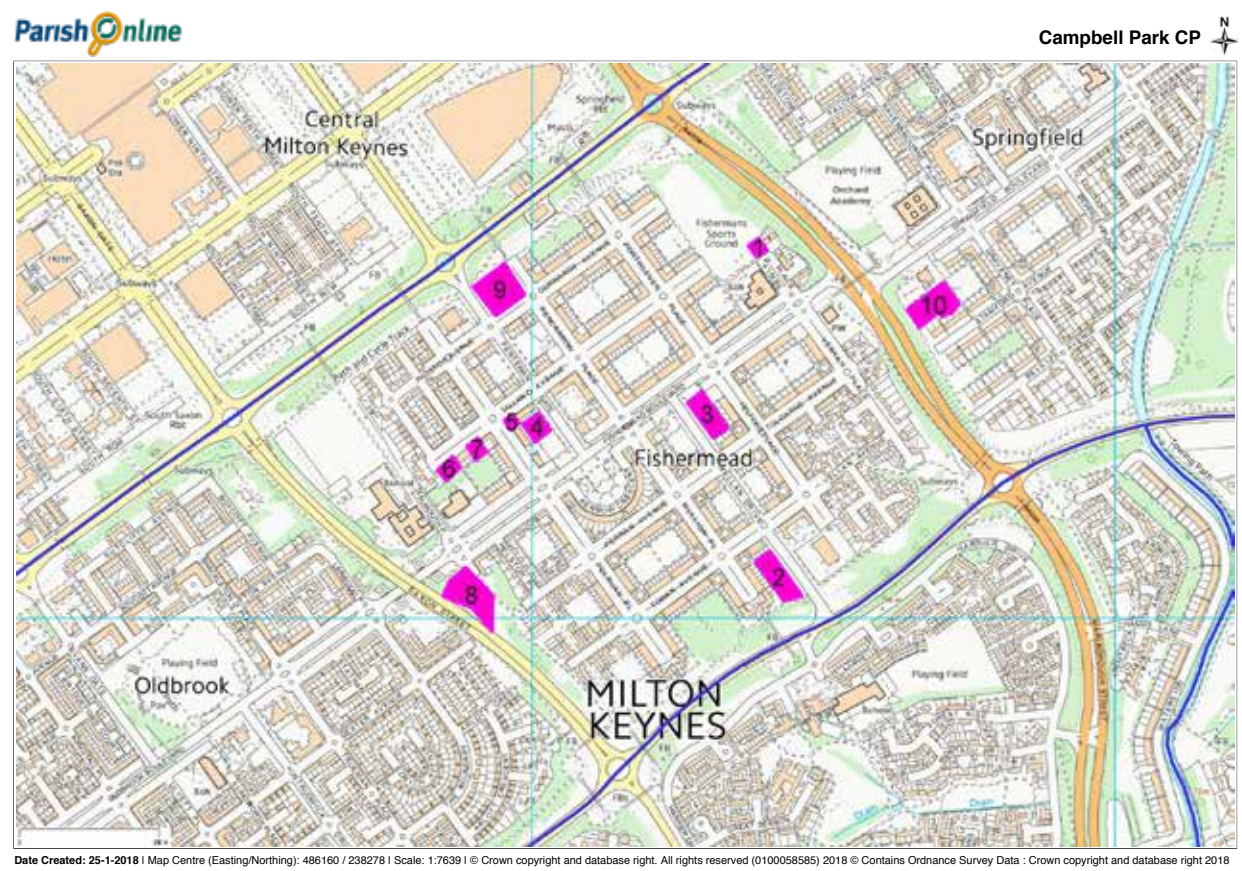


Springfield

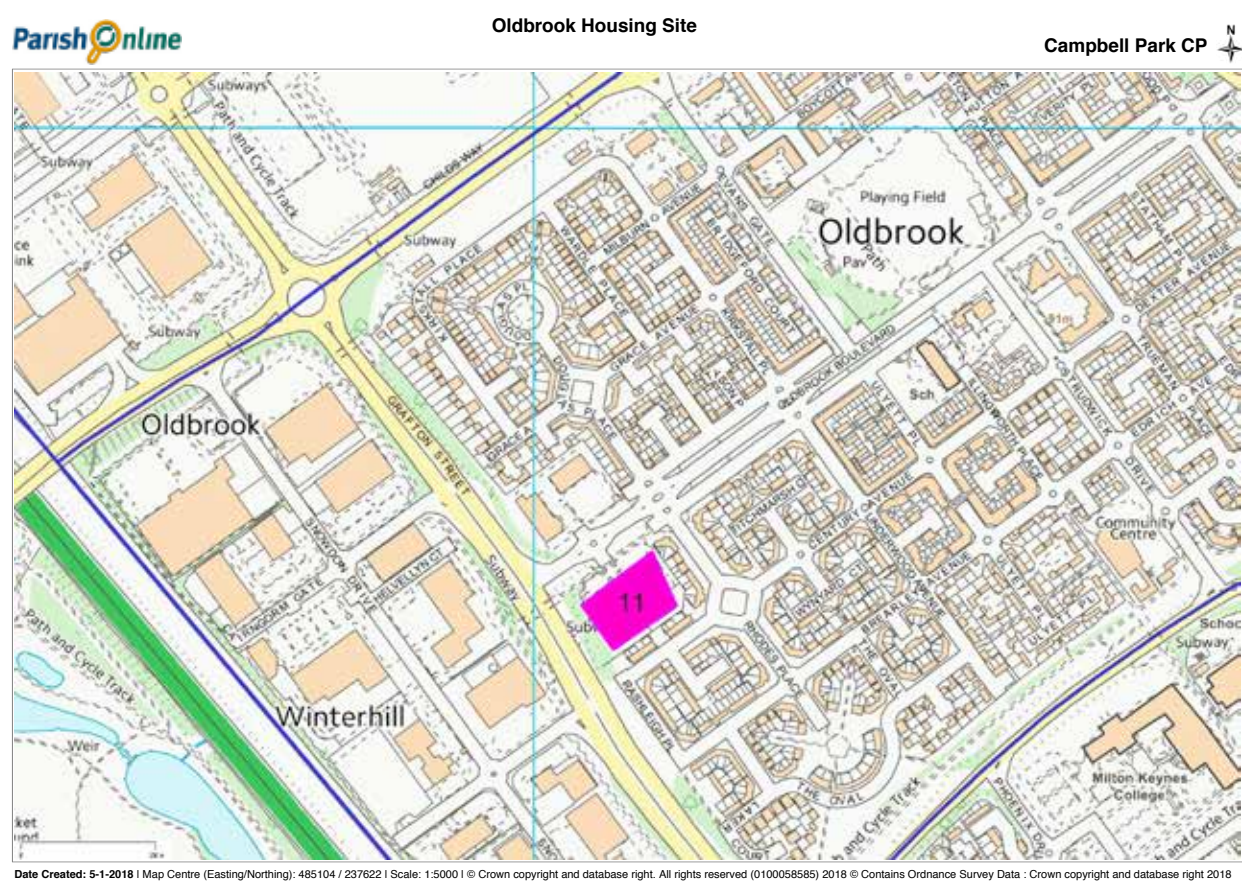


Oldbrook

MAP 2: FISHERMEAD



MAP 3: OLDBROOK



7.11 EMPLOYMENT AND RETAIL POLICIES

7.11.1 There are various sites in the Parish with potential for development for employment, retail and services purposes - **see maps 4, 5, 6, 7 and 8** on page 26.

7.11.2 There are a number of key commercial enterprises in the Parish including:

- Newlands has been established in considerable areas of open space, with centres for leisure at Gulliver's World and David Lloyd sports.
- Willen Lake south has established facilities including a range of water sports, fishing and other outdoor activities, including a hotel.
- Winterhill at the western edge of the Parish has been developed wholly as an area of commercial premises, mainly large retail units (non-food) and contains many of the 70 businesses in the Parish.

7.11.3 There are around 800 (FTE) jobs in businesses in the Parish, whilst most of the working population (over 8,000) is employed in CMK which is adjacent to the Parish.

7.11.4 Residents claiming income support 5.7%, slightly higher than the Milton Keynes average of 4.9% and England (5.4%).

7.11.5 Youth unemployment 5.5% (lower than Milton Keynes average (6.9%).

7.11.6 Winterhill has potential to widen the range of business / commercial operations to include premises designed for small businesses / managed starter units and / or high-technology start-ups and Fishermead has a site suitable for local enterprise with potential to incorporate residential development.

7.12 EMPLOYMENT POLICY 1

Non-food retail or B1 and B2 use-class (adjacent to the mainline railway west of Snowdon Drive will be supported)

7.12.1 Milton Keynes has a wide range of recreation and sporting facilities, the envy of many towns and within easy reach of local residents and

wider catchment. However it is recognised that local facilities should be retained, adequately maintained and new developments supported in appropriate locations.

7.12.2 A proposal to connect Bedford to Milton Keynes by means of a new canal and using existing rivers remains an aspiration. The Milton Keynes element of the waterways has been given planning permission and passes through the Parish at Newlands and Willen Lake.



David Lloyd Sports



Gullivers Land

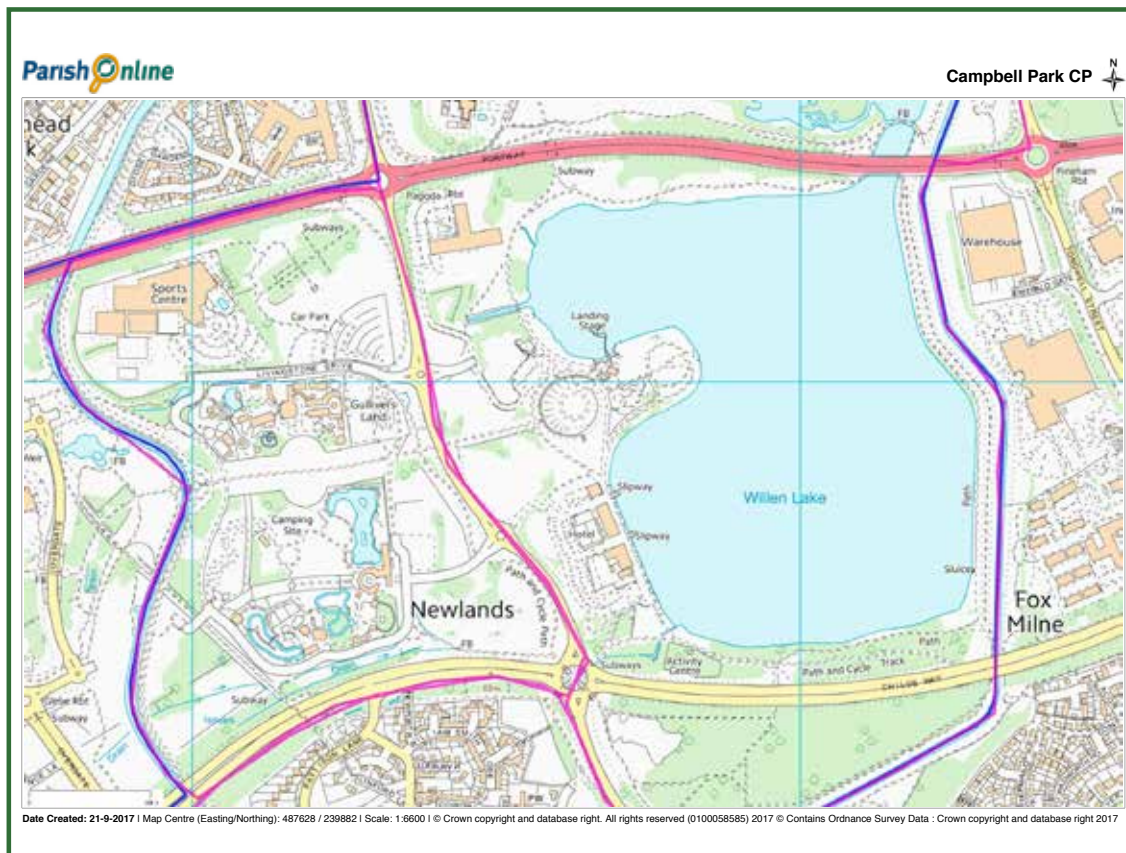
7.13 EMPLOYMENT POLICY 2

Leisure-related employment on Newlands and Willen (south lake) will be supported.

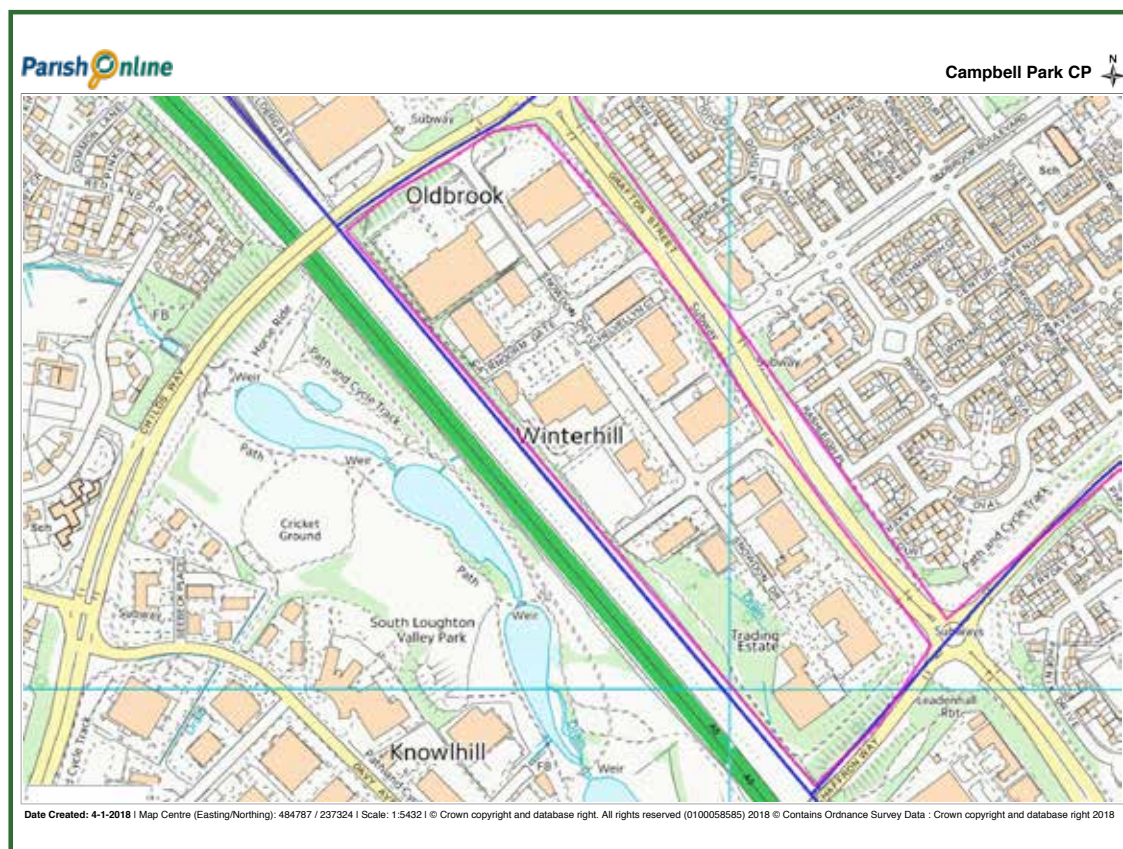
7.13.1 Unemployment levels in Milton Keynes remain lower than the national average. Nevertheless, it is important to maintain opportunities for a diverse range of employment. The Plan supports new businesses, including home working and social enterprises that benefit the community, encouraging local jobs and enterprise.

MAPS : PROPOSED DEVELOPMENT

MAP 4: NEWLANDS & WILLEN LAKE SOUTH

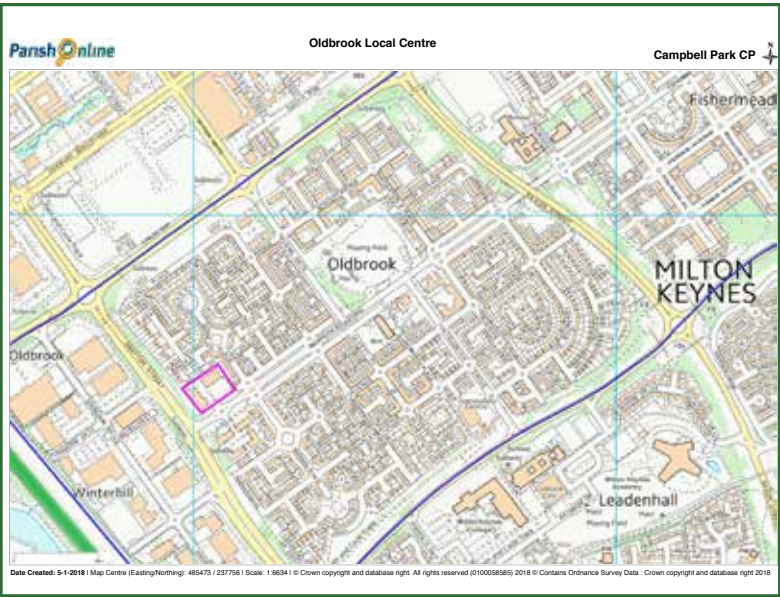


MAP 5: WINTERHILL

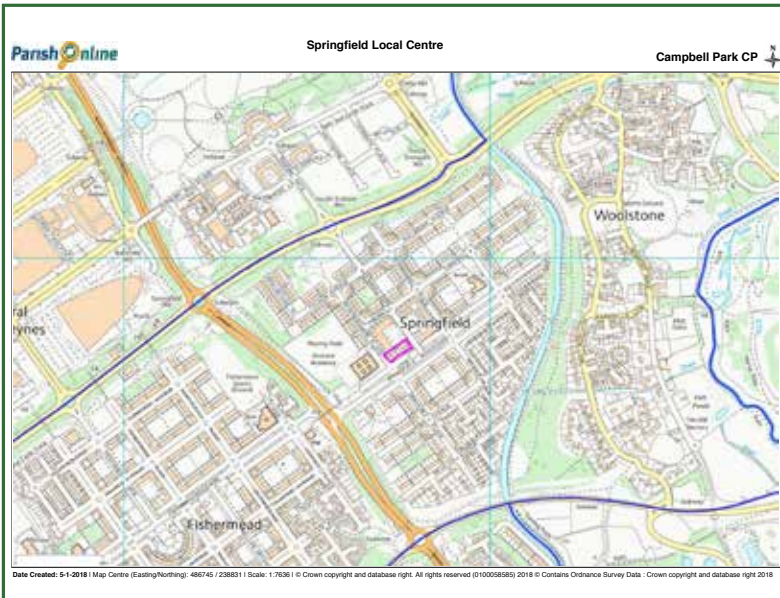


MAPS : PROPOSED DEVELOPMENT

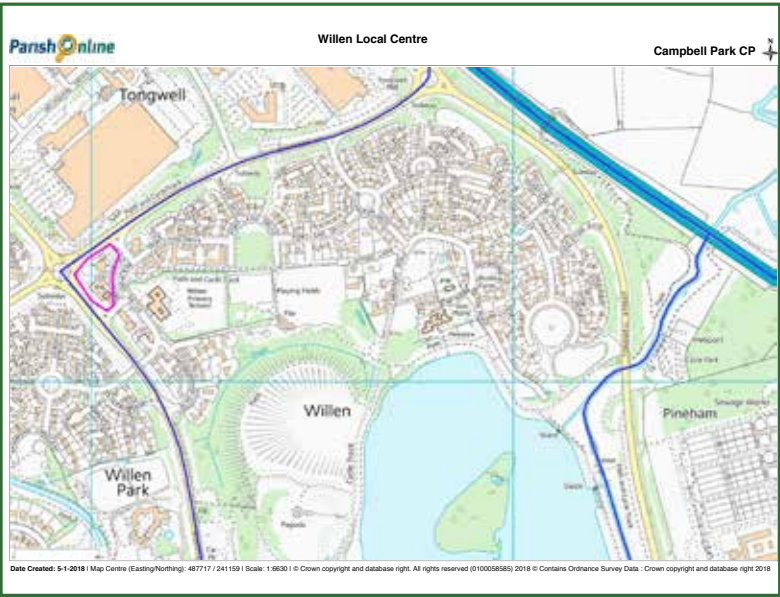
MAP 6: OLDBROOK



MAP 7: SPRINGFIELD



MAP 8: WILLEN



7.14 EMPLOYMENT POLICY 3

New employment opportunities will be supported including small office accommodation, homeworking and start-ups providing that they do not result in a loss of residential properties or have an adverse impact on nearby residential properties.

7.14.1 Generating opportunities for new employment is important as well as retaining existing facilities. Recognising change and transition, is also important which has already been evinced in a number of redevelopments of parts of Milton Keynes since its inception. Recent changes in legislation allows for some office and retail developments to be converted without the need for planning permission subject to certain conditions being met but in all other cases a more rigorous but pragmatic approach should be taken.

7.15 EMPLOYMENT POLICY 4

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

7.15.1 The main local facilities at Oldbrook, Springfield and Willen will remain important centres. They should remain protected to ensure that a range of facilities are provided locally but reflect the changing needs and demands of the local community - **see maps 6, 7 and 8.**

7.16 EMPLOYMENT POLICY 5

The main local centres for Oldbrook, Springfield and Willen are identified where retail facilities will be supported.



The Trinity Centre, Fishermead



The Local Centre, Fishermead

7.17 EMPLOYMENT POLICY 6

Ground floor uses within all the local centres shall be predominantly A1 and community and health facilities (D1), including facilities for local police and community liaison.

7.18 EMPLOYMENT POLICY 7

New commercial development outside the local centre will not normally be permitted unless it can be demonstrated that it provides a major benefit to the local community.

7.19 LEISURE, WELLBEING AND COMMUNITY FACILITIES POLICIES

7.19.1 The provisions for leisure and wellbeing are central to the health and enjoyment of life in the Parish. This includes the provision of local community facilities.

7.19.2 For all crime, most of the Parish appears to have a low or below average reported crime rates compared to the Milton Keynes average. This equates to between 2 and 5 incidents of reported crime per 1,000 population. Fishermead has average figures compared to Milton Keynes (around 10 per 1,000) with levels of violent crime and criminal damage falling, but the perceptions regarding crime and safety in this area may be skewed by the proximity to Central Milton Keynes which has the highest incident of reported crime in Milton Keynes (Social Atlas 2013).

7.19.3 The figures suggest particular issues of violence in Fishermead and burglary on Springfield.

7.19.4 The Parish incorporates a significant feature and asset for Milton Keynes in the form of open space and lakes at Willen and Newlands. It is planned to connect Milton Keynes to Bedford by means of a new canal and waterway route linking the Grand Union canal to the river Great Ouse. The Bedford & Milton Keynes Waterway Park Trust (B & MK Trust) was established in 1995 to promote the development of a broad waterway which will link the Grand Union Canal in Milton Keynes to the river Great Ouse in Bedford through a series of waterway parks. It will include pathways and green space designed to meet the needs of walkers, cyclists, and fishermen. A significant part of the route passes through the Parish through Newlands and the southern part of Willen Lake. The missing 24km link in the nation's waterways network will provide a vital route linking the River Severn to the Wash and will boost tourism and economic growth as well as facilitating the movement of water to help manage flood risk and at times transfer water to areas where it is most needed.

7.19.5 At Newlands there is the Gulliver theme park, a David Lloyd club, and The Parks Trust Tree Cathedral.

7.19.6 Willen Lake is Milton Keynes' most popular



Willen

park. Over one million visitors a year take part in a wide range of water sports, open water swimming, cycling, enjoy the playground, play mini-golf, use the high ropes course or stroll along the lakes shore. It is also a place for group, youth and corporate events including an annual dragon boat race. The northern lake is more passive in nature whereas the southern lake contains active pursuits.

7.19.7 Each of the residential estates have meeting places, church or similar facilities and play areas.

7.19.8 There are schools, predominantly first and middle schools, on Oldbrook, Fishermead, Springfield and Willen.

7.19.9 Fishermead sports ground, owned by Campbell Park Parish Council offers football, through a Service Level Agreement with a local football club. There are 2 football pitches and the Parish Council are looking to build a multi-use Sports Hall with changing facilities to complement the sporting provision. On Oldbrook there is Oldbrook Green, an outdoor gym, skate park and play facilities.

7.19.10 There are 5 Neighbourhood Play Areas (NEAPs) in the Parish, (Fishermead, Oldbrook, Springfield, Willen and Woolstone) and 31 Local Play Areas (LEAPs). A number of the LEAPs are old, with poor quality equipment, do not offer a range of equipment for multi-play options and are not suitable for a range of ages. Local play provision is currently under review by MKC.

7.20 COMMUNITY POLICY 1

a) The planned route of the Milton Keynes and Bedford waterway canal will be protected from any long-term development which might inhibit or prevent the implementation of the proposed new canal link.

b) Development proposals involving the loss of existing sport, formal or informal recreation facility, will not be supported unless it can be demonstrated that there is no longer a genuine need for such facilities or that alternative facilities are provided which are accessible to the local community and are equivalent to or better than the existing facilities.

c) Proposals for leisure related development, including leisure related accommodation and associated facilities on Newlands and Willen lakes would be supported providing the following criteria is met:

i. That any proposal does not have an adverse effect on the amenities of surrounding residential properties and Willen Hospice particularly as a result from noise or as a result of external lighting.

ii. That there is adequate parking, vehicular access and transport links including cycling facilities.

iii. There is no adverse effect of the landscape character or appearance of the area.

iv. Achieve a high standard of sustainable and low carbon design and,

v. That any proposal does not have either a direct or indirect adverse impact upon areas of local biodiversity importance and that sufficient mitigation or compensation measures are provided.

7.20.1 Community facilities may become outdated and need to be developed to meet the growing or changing needs of the community, as for example the need for a new Parish Office. There is limited

potential for developing new shops and services to support demand within the plan area. However, this increases the need to protect and improve existing facilities within easy access of any development areas. This Plan cannot halt a decline if demand is not there but can manage uses which may be over concentrated and not contribute to the local area.

7.21 COMMUNITY POLICY 2

New developments including small local retail facilities, public houses and local services such as health and community facilities that result in the loss of existing facilities will be refused unless it has been demonstrated that:

a) The service or facility is no longer needed, or

b) It can be demonstrated that the use is no longer viable and that the premises have been actively marketed for at least 6 months for the existing use, or

c) Where the proposal is for the relocation of the existing use that will continue to serve the local community and that the new facility will be of equal or better standard and is provided before or at the same time that the current premises are vacated.



Fishermead

7.22 COMMUNITY POLICY 3

New developments including small local retail facilities and local services such as health and community facilities will be supported providing that they:

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

7.22.1 Where the Parish Council becomes aware of any opportunity to acquire land or buildings in the interest of the local community where that asset is under threat of being lost, it will positively consider exercising using the rights under the Localism Act, (The Community Right to Bid, Assets of Community Value legislation).

7.22.2 The leisure and wellbeing policies will be implemented using the Local Investment Plan to identify projects for development. Other projects will be pursued by Campbell Park Parish Council seeking appropriate grants to match local resources. Regarding the health and medical facilities, Campbell Park Parish Council, in liaison with neighbouring Parishes and other agencies will support the coherent provision of medical services to the community, particularly the retention of a

major health facility incorporating doctors' and dentists' surgeries and pharmacies serving the Parish.

7.23 COMMUNITY POLICY 4

Opportunities shall be taken to provide a new Parish Office.

7.24 COMMUNITY POLICY 5

Existing churches, religious buildings and community facilities shall be protected and retained unless it has been clearly demonstrated that there is no longer a genuine need for such facilities.

7.25 COMMUNITY POLICY 6

The Parish Council will continue to improve the play facilities under its management and encourage Milton Keynes Council to improve the play facilities under their control. The Parish Council is committed to ensuring the provision of sufficient play areas throughout the Parish.

7.26 COMMUNITY POLICY 7

Fishermead sports ground will be improved by pitch drainage and the development of associated community facilities including changing rooms.

7.27 COMMUNITY POLICY 8

The Parish Council will undertake a programme of 'safer spaces' across the Parish, in consultation with local people, which will include clean-up and repair of broken infrastructure, e.g. landscaping, parking areas, lighting, and improved CCTV coverage of public places. Priorities within this programme will include the 'Redway' network and footpaths.

7.28 CONNECTIVITY POLICIES

7.28.1 Movement around and within the Parish and connection to other parts of Milton Keynes and beyond is critical to residents' ability to access work, education, leisure and other facilities.

7.28.2 The delivery of the actions relating to getting around will be pursued through discussions with Milton Keynes Council as the Highway and Transport Authority and identification of funding within related capital allocations, and developer contributions.

7.28.3 Many of the comments raised through the initial public consultation cannot be dealt with by planning policy. Matters that can be included relate to the impact of new developments include parking, access and transport. The Parish Council will actively work with other organisations to seek improvements.



Springfield

7.29 CONNECTIVITY POLICY 1

New developments must ensure that:

- a)** They include appropriate and safe provisions

for the car, service vehicles, transport and emergency vehicles, and movement through the site.

- b)** They include appropriate provisions for pedestrian and cycle access, including linking to the existing 'Redway network', footways and the Grand Union Canal.

- c)** They include appropriate provisions for parking in line with Milton Keynes Council's Parking Standards SPD.

- d)** The development site is well connected to existing or any proposed local transport routes, and

- e)** They ensure appropriate accessibility to all sectors of the community including the elderly, the disabled and infant buggies/ prams.

7.30 CONNECTIVITY POLICY 2

Improved facilities for bus users will be implemented, specifically enhanced stops at the Fishermead and Springfield local centres which will include facilities to enable low-carbon bus transport e.g. electric or hybrid-powered, and an extension of the proposed Central Milton Keynes shuttle to include Oldbrook and Fishermead. Any redevelopment of relevant sites will be expected to facilitate the delivery of these improvements.

7.31 CONNECTIVITY POLICY 3

- a)** Improvements to the Redway network will be made to facilitate ease of movement through and around the Parish in a manner which minimises the impact on the safety, amenity, heritage and enjoyment of those living, visiting and working in the Parish. The Parish Council will pursue the delivery of the following projects through appropriate avenues. All development proposals which relate to these sites shall, where appropriate, contribute to meeting these improvements within the Plan:

b) Improve access / connectivity between grid squares to enable residents to access shops / facilities.

c) Improved safety specifically lighting.

d) To encourage neighbouring Parishes to maintain the access links between Woolstone and Oakgrove.

e) Safety provisions in underpasses and overbridges linking to Central Milton Keynes.

f) Installation of speed management measures on cycle routes particularly from Central Milton Keynes, the Redway network adjoining Child's Way.

7.34 CONNECTIVITY POLICY 6

The need for resident parking permits will be kept under review to protect resident parking from Central Milton Keynes overspill or parking associated with commercial premises in the area.

7.35 CONNECTIVITY POLICY 7

Campbell Park Parish Council will lobby Milton Keynes Council to implement road safety schemes with particular focus on grid road junctions.

7.36 CONNECTIVITY POLICY 8

A review of walking and cycling routes will be undertaken and the results used to enhance routes identified as local priorities, including signage relating to the National Cycleway route where it crosses the Parish.

7.32 CONNECTIVITY POLICY 4

The management of traffic is a major element of this Plan. Under this policy, Milton Keynes Council as Highway Authority will be approached to seek the introduction of a 20 mph speed limit on roads around all schools in the Parish.

7.33 CONNECTIVITY POLICY 5

There is a presumption against loss of existing public car parking provision and numbers and quality of parking overall will not be reduced as a result of new development within the Parish. The current quality of parking provision shall be improved over time in partnership with the relevant landowners and this Plan seeks improvements to existing parking and provision of additional spaces where appropriate. Opportunities to increase public car parking in various parts of the Parish will be supported and additional car parking will be required as part of any redevelopment proposals to meet adopted standards.



7.37 ENVIRONMENT POLICIES

7.37.1 A major feature of development of Milton Keynes as a new town has been the provision of landscaped and open spaces including green, open areas and green areas adjacent to highways. These are important to the character of the area and they provide valuable resource for biodiversity and contribute to the wellbeing of local residents. There are some small areas of open space adjacent to existing residential properties. Where these contribute to a larger area of open space these should be protected but other areas which are of less significance may be better incorporated into adjacent gardens, particularly if maintenance is onerous or impractical. It is recognised that the needs of the community change over time and there are benefits in considering alternative uses for such sites such as indoor facilities. The plan should be flexible enough to allow for suitable change.

The Parish Council will work with relevant partners to seek:

7.37.2 Appropriate measures are taken to reduce traffic speed limits, parking and 'rat running', through existing developments particularly adjacent to existing schools and through housing estates.

7.37.3 Reduction in congestion at identified trouble spots.

7.37.4 Increase parking where it is deemed to be an issue.

7.37.5 Improvement of bus services.

7.37.6 Repairs and maintenance to the highways, the Redway network, footpaths, bridleways, canal towpath and other public areas.

7.37.7 Improvements to signage particularly in relation to the Redway network and local facilities.

7.37.8 Improve lighting and security.

7.37.9 Any proposals for art forms including 'urban art' within underpasses is sensitive to the local area.

7.37.10 Proactive enforcement by relevant agencies including enforcement action.

7.38 ENVIRONMENT POLICY 1

New development which will result in the potential loss of green/open spaces will not be supported unless:

- a)** It can be demonstrated that the proposal does not result in any harm to the character of the area, or that the continual maintenance is unduly onerous or impractical or
- b)** The community would gain equivalent or enhanced benefit from the proposed development such as the provision of suitable replacement green spaces, and
- c)** It can be demonstrated that there will be significant social, economic or environmental benefits from the development for the local community.

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

7.39 ENVIRONMENT POLICY 2

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

7.39.1 Trees and hedgerows form an important feature as part of the character of some areas, including the street scene. Apart from this amenity value and generally improving health and wellbeing

they also support biodiversity in providing attractive shade/shelter and sources of food. Large developments can often incorporate tree planting schemes but smaller developments may be limited. In all cases the appropriate tree species relevant to its local environment in terms of its potential size, rate of growth, proximity to buildings, footpaths and roads will need to be carefully considered.

7.40 ENVIRONMENT POLICY 3

New developments shall include the protection and retention of important trees and hedgerows and also provide for suitable additional planting and protect local amenity where appropriate to protect or enhance biodiversity.

7.41 ENVIRONMENT POLICY 4

A review of landscaped areas across the Parish will be carried out plus a review of potential Tree Preservation Orders to assess levels of quality and contribution and where improved maintenance is required.

7.41.1 With regard to new development adjacent to the Parish boundary that potentially impacts on the Parish, the Parish Council will ensure that it makes appropriate representations to Milton Keynes Council (or other decision making body where the decision is not Milton Keynes Council e.g. The Planning Inspectorate) in respect of planning applications or policy proposals to ensure that the comments submitted are taken into account. This includes representations on the need for essential infrastructure required within the Parish area to mitigate the potential harm of the development or the potential loss of facilities such as open space, retail employment facilities and community facilities and the requirement for urban design codes to be agreed.

Areas within Central Milton Keynes are subject to ongoing major developments including residential, retail and commercial developments.

There are also pressures for additional commercial

development at Pineham and leisure and commercial pressures at MK Bowl. Any development proposals will need to be considered carefully in terms of their impact on the local community.

7.42 ENVIRONMENT POLICY 5

The Parish Council will pro-actively look at development proposals on the boundaries of the Parish and respond to the local planning authority to ensure that the developments do not compromise the amenities of local residents, including parking and that the developments do not have a detrimental effect on services and facilities within the Parish.

7.43 ENVIRONMENT POLICY 6

Any proposal for mobile takeaway facilities will be scrutinised by the Parish Council and will generally be resisted where they affect residential amenity, are close to schools or impede parking or road safety.



7.44 DESIGN QUALITY POLICIES

7.44.1 The requirement for high standards of design and architecture will be key to the quality of future developments. The scale of obligations and policy burdens should not be such as to threaten the ability of a scheme to be developed viably so must be proportionate. However, the plan will expect developments to address the following criteria.

elderly and disabled. (including consideration of developing to 'Life Time Home Standards')

n) It achieves high standards of sustainable and low carbon design proportionate to the scale of the development including electric car charging points/mobility scooter charging points, bicycle racks, renewable energy and infrastructure to support super fast broadband connection.

7.45 DESIGN POLICY 1

All new development shall ensure the following criteria is considered:

- a)** It integrates into surroundings in terms of scale, density and design including landscaping.
- b)** It is close to community facilities.
- c)** It has good accessibility to public transport.
- d)** It meets local housing needs reflected in local updated surveys by the Parish Council or Milton Keynes Council.
- e)** It respects the character of the area.
- f)** It reflects the topography of the site and protects open spaces and habitats.
- g)** It is designed to encourage low vehicle speed.
- h)** Parking is sufficient and is well integrated.
- i)** It maximises connectivity to the Redway network or other footpath connections.
- j)** Public and private spaces are defined.
- k)** Adequate provision has been made for external storage including recycling facilities.
- l)** The design, including landscaping reduces the fear of crime (Secure by Design).
- m)** It ensures appropriate accessibility to all sectors of the community including the



Woolstone

7.46 HERITAGE POLICIES

7.46.1 The Neighbourhood Development Plan will work to conserve and enhance the historic built environment and heritage, including archaeology and the legacy of the growth of the city. The Parish has some historic features as it was one of the early areas of growth of Milton Keynes new town in 1967 and has many features reflecting the various stages of growth of the city. From time to time the Parish Council will consider whether there are any modern buildings that are worthy of listing if they have played a significant part of the development of the Milton Keynes new town and particularly if they are threatened by new development.

7.46.2 Campbell Park Parish has heritage spanning 1,000 years. Willen and Woolstone both have medieval origins, Saint Mary Magdalene Church in the Willen conservation area is a Grade 1 listed building of exceptional interest nationally, as is the Holy Trinity Church, Woolstone and Fishermead is one of the early new town estates designed by Milton Keynes Development Corporation architects.

7.46.3 There are 14 other buildings and structures in the Parish which are listed, mostly grade 2.

7.46.4 The listed buildings emphasise the historical importance of Willen and Woolstone, which contain Ancient Monuments covering moated sites. There is an area of archaeological notification off Snowdon Drive Winterhill.

7.46.5 The moated sites and fishponds at Woolstone are two of 6,000 moated sites known in England and are designated as ancient monuments. They form a significant class of medieval monuments and are important for the understanding of the distribution of wealth and status in the countryside.

7.46.6 The Woolstone moated sites survives reasonably well and are associated with a well-defined fishpond and water management system. Considered as a whole the complex provides archaeological information on this important aspect of medieval manorial life.

7.46.7 The heritage policies seek to protect and enhance the areas of the Parish with a long and modern history reflecting the status of Milton Keynes being a successful and vibrant new town.

7.47 HERITAGE POLICY 1

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

7.48 HERITAGE POLICY 2

Campbell Park Parish Council will encourage Milton Keynes Council to designate Woolstone as a conservation area and to review the extent of the Willen conservation area.

7.49 HERITAGE POLICY 3

Campbell Park Parish Council will encourage and support Milton Keynes Council to review the list of heritage assets including modern architecture across the Parish to identify properties and features suitable for inclusion in a local list for national protection.



St. Mary Magdalene

8. MAKING IT HAPPEN



8.1 Implementation and Review

8.1.1 Once adopted by Milton Keynes Council the Plan will be used when determining planning applications in the plan area. Similarly Campbell Park Parish Council will look to apply all relevant policies in its decision making. Applicants will be expected to demonstrate in their applications how they conform to the Plan policies. The adjacent Parish Councils will be encouraged to have regard to the policies when they are consulted on proposals.

8.1.2 This Plan covers the period up to 2026 to coincide with the review of the Core Strategy through the Plan:MK, which is currently underway and in order to avoid the Neighbourhood Development Plan being superseded by Plan:MK the Neighbourhood Development Plan will be reviewed within five years from the date when it is made, and the review procedure will follow the Neighbourhood Development Planning regulations at that time.

8.1.3 Once the Plan has been made, Campbell Park Parish Council will review the plan in 5 year

8.1.4 Various proposals within this Neighbourhood Development Plan relate to the urban environment

and public realm such as signage, seating, lighting and speed limits. The Parish Council will seek the inclusion of these proposals within the infrastructure investment and maintenance programmes of Milton Keynes Council, its agents or contractors.

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

8.1.6 Campbell Park Parish Council has the ability to spend resources and seek grants within the Parish in pursuit of the Neighbourhood Development Plan proposals.

8.1.7 The leisure and wellbeing policies will be implemented using the Local Investment Plan to identify projects for development. Other projects will be pursued by Campbell Park Parish Council seeking appropriate grants to match local resources. Regarding the health and medical facilities, Campbell Park Parish Council, in liaison with neighbouring Parishes and other agencies will

support the coherent provision of medical services to the community, particularly the retention of a major health facility incorporating doctors' and dentists' surgeries and pharmacies serving the Parish.

8.1.8 The Parish Council is proactive in responding to consultations by Milton Keynes Council on planning applications within the Parish. It will continue to do so and provide training to councillors and staff to ensure effective responses will be provided.

8.1.9 The Parish Council will continue to consult the local community during the budget consultation process.

8.1.10 The planning system is very complex and in recent years has undergone considerable change and is likely to continue to do so for the immediate future. The Localism Act 2011 has afforded greater opportunities for policy making in the form of Neighbourhood Development Plans and therefore by implication decision making to local communities.

8.1.11 The Parish Council welcomes the attendance of the public at Council meetings at which development planning is discussed.

APPENDIX 1

Residents' Survey Issues 2013: Summary

The survey results indicate a number of issues and identified needs across the Parish:

there is a strong concern about the quality of the environment, particularly rubbish (mentioned by 51%), overgrown vegetation (34%) - shrubs and trees: several respondents linking these with a rodent problem (rubbish as food and overgrown vegetation as habitat), and with concerns over safety - vegetation reducing highway visibility, and personal safety for pedestrians.

the concerns over safety on the streets (42%) is linked with poor street lighting including in underpasses, and overgrown vegetation (see above), and on Redways.

there are a group of concerns about traffic speeds and safety, with some suggestions of speed humps on estate boulevards, and with the condition of roads, footpaths and Redways.

access to health facilities was raised by 31%, notably on Willen, Springfield and Oldbrook (neither Springfield or Oldbrook have never had a GP surgery or pharmacy) - this level of concern needs to be seen in the context of the recent problems with the GP surgery on Willen. (Note – since this comment was made CPPC has ensured that facilities remain in the area through effective campaigning).

facilities for young people was raised as an issue in all five estates (28%), notably on Woolstone and Fishermead / Oldbrook: comments indicated this concern related to both toddlers and early-teens age groups.

The issues mentioned most frequently were:

- Rubbish
- Safety – on the streets
- Landscaping
- Facilities for young people
- Footpaths
- Parking
- Access to health facilities
- Redways
- Roads

When asked to suggest improvements, residents identified public transport, shopping and employment, with an emphasis on the latter for youth opportunities, training, and work to clear-up the Parish.

Concerns about housing focused on the cost of housing, and when asked about suggestions for the future, related topics covered housing for young and elderly people, affordability, and a preference to avoid terraced housing, bungalows mentioned instead. This topic attracted comments about overcrowding, houses in multiple occupation, and homes being offered to those new to the area or from outside the UK.

Affordability was mentioned in relation to housing, shopping and parking. The cost of parking in the City Centre was linked to parking problems on nearby estates, and is of particular concern to the residents of Oldbrook; the cost of parking near the Peace Pagoda was also mentioned.

The survey sought comments on longer-term changes that respondents wanted to suggest. The numbers of responses was lower than the figures for issues / concerns, as follows:

	Fishermead	Oldbrook	Springfield	Willen	Woolstone
Open space	19	26	12	3	2
Parking	8	23	16	9	0
New development	22	22	11	5	0
No change	13	0	18	20	0
Other	10	19	13	4	1

The question regarding long-term changes included a section for ‘other’ comments. This generated a small number of suggestions in addition to the topics mentioned above:

- Upgrade Cotton Valley sewage works.
- Better maintenance of properties, gardens and public spaces.
- ‘On the whole you’re doing a good job’.

APPENDIX 2 Housing Needs Summary

The Housing Needs survey carried out by Campbell Park Parish Council in Spring 2015 revealed a need across the Parish for approximately:

100+ houses
50 bungalows
50 flats / apartments and
25 sheltered / retirement / extra care units

Respondents indicated preferences for

ownership 50%
rent from local authority 27%
shared ownership 12% and a further 7% renting from a housing association.

The types of properties suitable to meet future needs were

two-bed properties	43%
one bed	23%
three bed	22%
four bed	7%
five bed	1%
apartment / bed-sit	5%

In terms of timescale, 44% indicated an immediate need, 36% in the next 5 years and 20% in the next ten years.

Respondents

There were 524 responses to the Parish's Housing Needs Assessment Survey carried out during Jan / Feb 2015. This is an 8.46% response rate from the 5,909 households.

Of those providing gender data, 183 were male and 212 female.

The age breakdown was

16-24 years	6%
25-44 years	16%
45-64 years	40%
65 years+	37%

The breakdown of responses by estate (providing post-codes) was

Fishermead	74
Springfield	116
Oldbrook	113
Willen	49
Woolstone	43

Parish-wide, 67% owned their own property, 26% rented from the Council, Housing Associations and private landlords in approximately equal proportions, and 6% lived in shared ownership housing.

Their current properties were 85% houses, 7% flats, 6% bungalows, 0.5% other, of which the largest group were 3 bed properties (45%), 4 bed properties (26%) with 2 and 1 bed properties combining as 23%.

30% of respondents described themselves as disabled.

In terms of length of time at their present property, 40% had been resident for 20+ years, 18% for 15-20 years, 15% for 5-9 years, 12% for 1-4 years, and 11% for 10-14 years, only 4% of respondents had been resident for less than 1 year.

Most respondents had no other family living in the Parish, and 8% replied that a member of their household was receiving care at home.

When asked about the prospect of new housing in the Parish, 88% felt that affordable housing should be offered to local people, with a mix of shared ownership and social rented properties.

The preference was for smaller dwellings (1-2 beds) - 30%, family dwellings 23%, and equal ratings for bungalows and sheltered / retirement properties - 18% each.

Respondents indicated that 44% wanting a new home, wanted it immediately, 36% in the next 5 years and 20% in the next ten years. In more detail, this demand broke down into 35% being single adults, 22% adult couples, 14% families with children, 12% an adult with a child, 10% older couples and 7% older single adults. These respondents' timescales were 24% immediate need, 20% in 1-2 years, 17% in 3-4 years, 21% in 5 years, and 21% with a 10 year time horizon.

Preferences for type and tenure of dwelling were

	1st	2nd	3rd
House	104	7	1
Bungalow	36	24	8
Flat/apartment	32	27	15
Sheltered/retirement housing	14	15	5
Extra-care housing	1	3	5
Other	1		
<i>nb actual number, not percentages</i>			

and

Tenure or property most suitable	1st	2nd	3rd
Own outright	45	1	1
Own with mortgage	46	13	4
Shared ownership	21	36	10
Rent from local authority	49	15	16
Rent from housing association	12	32	9
Rent privately	6	7	15
Other	1	0	0
<i>nb actual number, not percentages</i>			

The predominant reason behind the housing need was the need to live independently, followed by unsuitability, too expensive with cost coming next. 82% said they would consider moving outside the parish.

Housing Needs Responses by Estate

The breakdown of responses by estate (providing post-codes) could be an indicator of different housing needs in different parts of the Parish

Fishermead	74
Springfield	116
Oldbrook	113
Willen	49
Woolstone	43

The responses from **Fishermead** mirrored the Parish-wide results except a greater reference for Local Authority rental over self-ownership. Timescales for housing need in Fishermead showed a more even spread over the now/1-2 years/and 5 years periods. Reasons for moving again showed a high need for independence, followed by existing dwellings being too big, unsuitable, or too costly.

The highest number of responses came from **Springfield**. Details showed a slightly older age group compared to the rest of the Parish, with a tendency for long residence periods, self-ownership, and 48% indicating some level of disability. Responses indicate preferences for more flats and sheltered / two-bed accommodation, rented or through shared-ownership.

Respondents from **Oldbrook** showed a more balanced age-profile, but with a higher immediate need, predominantly for smaller (than present) dwellings of one, two and three bed dwellings. Although the main reason given for moving was independence, cost was also a factor.

The survey replies from **Willen** and **Woolstone** showed a slightly higher level of owner-occupation than other parts of the Parish, and larger current properties. Housing needs in these areas were generally for smaller properties in the medium to long term, part of which may be described as ‘down-sizing’.

Sites

The Housing Needs Survey also tested respondents’ views on the potential residential development sites being considered within the Draft Neighbourhood Development Plan in Fishermead and Springfield.

Parish-wide there was **46.19%** in favour of development of all the proposed sites on Springfield and **12.18%** in favour of partial development, and for the sites on Fishermead 30% were in favour of development of all the proposed sites and **38.06%** were in favour of partial development.

76% of respondents from Springfield were against the development of the Springfield sites, compared with 17% of Fishermead respondents against development of the Fishermead sites.

Least favoured of the proposed Fishermead sites were the ‘reserve sites’ opposite Frank Howe Court, the site at Pentewan Gate/Talland Avenue, and the Corner of Kellan Drive/ Fishermead Boulevard, Fishermead.

APPENDIX 3

Key areas of open/green spaces that have been identified in the Parish.

Oldbrook:

- Play area/green area – Boycott Avenue/Hutton Avenue
- Oldbrook Green
- Play area – Rhodes Place
- Play area – Douglas Place
- Green area running alongside Childs Way H6 between the V6 and V7

Woolstone:

- Woolstone Sports Ground
- Woolstone play area - Newport Road
- Paddock – between Newport Road and Pattison Lane
- Paddock – between Newport Road and River Ouzel
- Paddock – off Brickhill Street
- Allotment – Newport Road
- Play area – corner of Pattison Lane and Wilford Close
- Play area – between Pattison Lane and Newport Road
- Green area – between Pattison Lane and Linford Lane
- Green area around Holy Trinity Church/Community Centre off Mill Lane
- Medieval Fish Ponds and surrounding green area – Newport Road
- Green area by canal – Childs Way to Chaffron Way

Fishermead:

- Fishermead Sports Ground
- Play area – Kernow Crescent
- Play area – Pencarrow Place
- School Playing field – Jubilee Wood School – Fishermead Boulevard – Falmouth Place
- Green area between Towan Avenue and Chaffron Way H7

Willen/Newlands:

- Willen Sports Ground and play area
- Allotment – Dolben Court
- Play area – between Newport Road and Milton Road
- Green areas between cottages in Milton Road
- Green area around Smabridge Walk
- Green area surrounding Willen Lake
- Green area by the side of Brickhill Street down to the A509
- Play area by local shops
- Green area around St Mary Magdalene Church – Milton Road
- Green area around The Well – Newport Road
- Green area around St Mary Magdalene Church – Milton Road
- Green area around the Grand Union canal
- Circular green paddock and paddock to the side adjacent to Aldrich Drive
- Historic feature pond in Southfield Close (pre Milton Keynes development)

Springfield:

- Play area – back of Falcon Avenue
- Play area – between Springfield Boulevard, Graveney Place and Stamford Avenue
- Play area – between Walbrook Avenue and Turnmill close to the canal
- Play area – between Turnmill Avenue and Springfield Boulevard close to the canal

Listed Grade I

1. Church of St Mary Magdalene, *Willen*

Listed Grade II

Willen:

2. Wall surrounding churchyard with gates at east and west ends
3. Brook Farmhouse
4. School House
5. The Hospice of Our Lady and St John (previously Manor Farmhouse)

Woolstone:

6. Church Farmhouse
7. The Cottage, Cowdray Close
8. Cleobury Farmhouse,
9. Manor Farmhouse and Manor Farm Cottage
10. Hill Farmhouse
11. Rosebury Music Room
12. The Rectory
13. The Cross Keys

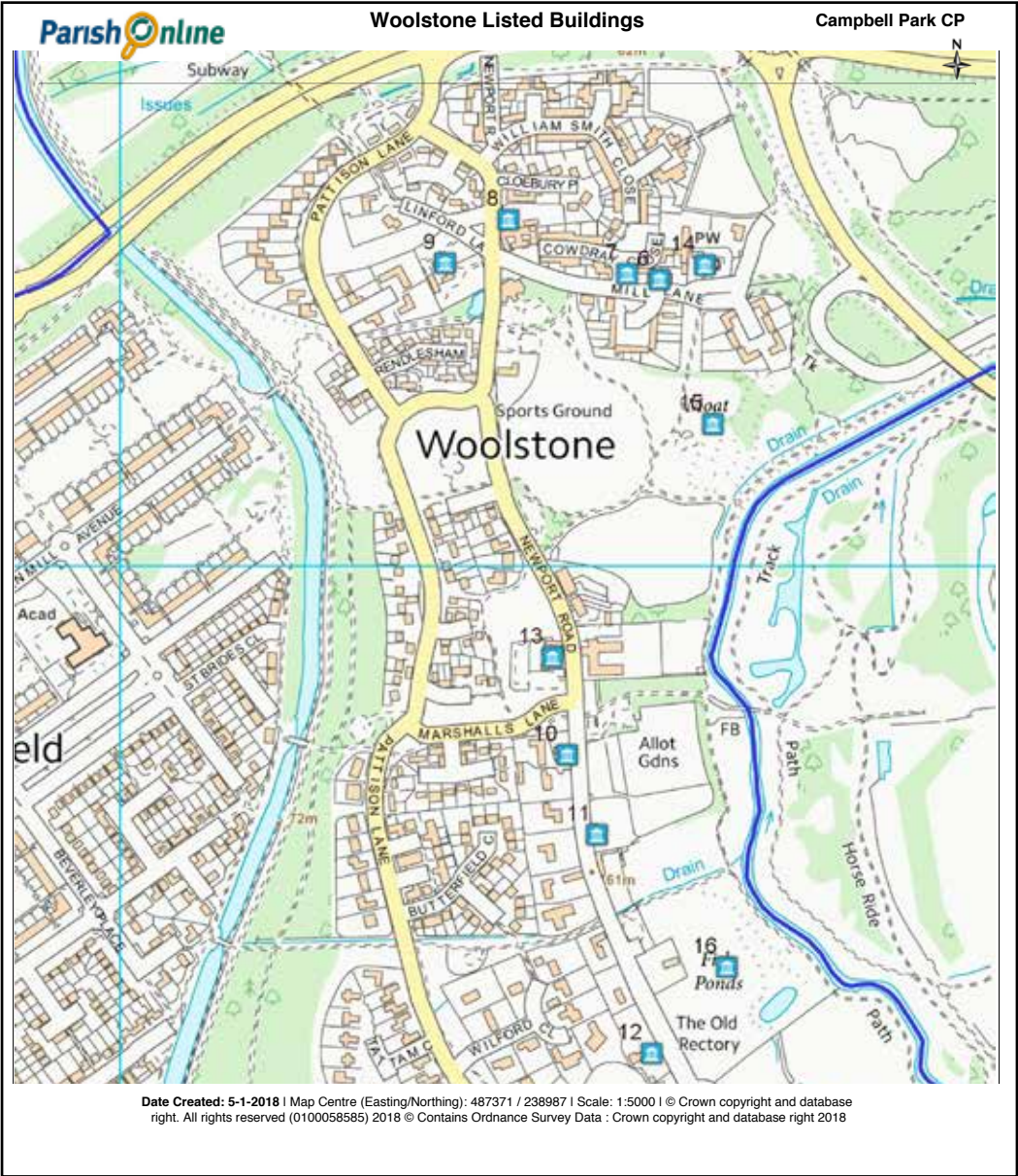
Listed Grade II*

14. Holy Trinity Church

Schedule of Ancient Monuments

15. Moated site and associated fishponds S of Mill Lane, *Little Woolstone* (SAM 1011312)
16. Moated site and fishponds at *Great Woolstone* (SAM 1007937)

MAPS: LISTED BUILDINGS IN WILLEN & WOOLSTONE



Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Ancient Monuments

Ancient monuments are defined by the Ancient Monuments and Archaeological Areas Act 1979 as:

- (a) any scheduled monument (of which there are currently more than 20,000 and,
- (b) any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it.

Decisions on national importance are guided by the Principles of Selection laid down by the Secretary of State covering the basic characteristics of monuments. They are, period, rarity, documentation/finds, group value, survival/condition, fragility/vulnerability, diversity and potential

Archaeological Notification

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Article 4 Directive

A direction that withdraws automatic planning permission granted by the General Permitted Development Order.

An Article 4 Direction is made by a local planning authority and restricts what is generally known as ‘permitted development’ rights, which otherwise do not require planning consent. It does not in itself prohibit any action but means that a landowner is required to seek planning consent whereas without the Direction this would not be necessary

What constitutes permitted development is listed in legislation and updated from time to time and currently is listed within a Town and Country Planning (General Permitted Development) Order

Boundary changes

Campbell Parish Council Park is a civil Parish in the borough of Milton Keynes. The Parish is bounded by Childs Way (H6) to the north, the River Ouzel to the east, the A5 to the west, and Chaffron Way to the south. The Parish was originally known as Woolstone-cum-Willen and was formed on 1 April 1934 as a merger of Great Woolstone, Little Woolstone and Willen. The Parish was part of Newport Pagnell Rural District until it became part of the borough of Milton Keynes in 1974. The Parish was redefined in 2012, when the district of Campbell Park was reallocated to Central Milton Keynes Town Council. However, the Parish Council continues to use the name Campbell Park.

Classes of Use (Use Classes)

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories known as ‘Use Classes’. This Order is periodically amended.

It is generally the case that you will need planning permission to change from one use class to another, although there are exceptions where the legislation does allow some changes between uses.

For example, A3 uses can change to A1 uses without the need for planning permission. However, if you are proposing to change the use of a premises or land,

you should always seek advice from the local planning authority to confirm whether planning permission is required or not.

The following list gives an indication of the types of use which may fall within each use class.

Part A

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

Part B

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

Part C

- C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- C3 Dwelling houses - this class is formed of 3 parts:
 - o C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the

other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

- o C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- o C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- C4 Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Part D

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

Conservation Area

Applies to an area considered worthy of preservation or enhancement because of its special architectural or historic interest.

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines the quality of a conservation area as being: “the character or appearance of which it is desirable to preserve or enhance”.

Census

Census statistics which are collected every 10 years help paint a picture of the nation and how we live. They provide a detailed snapshot of the population and its characteristics, and underpin funding allocation to provide public services. The last census was 27th March 2011.

Community Right to Bid

The Localism Act 2011 introduces a Community Right to Bid (Assets of Community Value) which aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life. This includes the use of the land or building currently, or in the recent past, furthers the social wellbeing or cultural, recreational or sporting interests of the local community

Voluntary and community organisations and Parish Councils can nominate an asset to be included in a 'list of assets of community value'. The local authority will then be required to maintain this list. If the owner of a listed asset then wants to sell the asset a defined moratorium period will be triggered during which the asset cannot be sold. This is intended to allow community groups time to develop a proposal and raise the required funding to bid for the property when it comes onto the open market at the end of that period.

Grid Roads

The grid road system is a unique network of predominantly national speed limit landscaped highway routes that form a grid pattern across most of the designated new town to facilitate higher speed limits due to the absence of buildings close to the roads. Traffic is segregated from pedestrians and cyclists which uses the alternative Milton Keynes redway system. All grid junctions are formed by roundabouts.

The grid system is made up of 11 roads aligned roughly north-south and increase in number moving east and 10 aligned roughly east-west that increase in number moving south. These are designated as 'V' roads (vertical) which are named 'streets' and 'H' roads (horizontal) which are named 'ways'. The roads are not precisely straight and aligned, and there are several places where two H roads, or two V roads, meet at a junction. Roads leading to and from districts are called 'gates'.

Grid Squares

The districts enclosed by the grid roads are known as grid squares.

Houses in Multiple Occupancy (HiMOs)

This is a house in multiple occupation (HMO) if both of the following apply:

1. At least 3 tenants live there, forming more than 1 household and,
2. There is a shared toilet, bathroom or kitchen facilities with other tenants

The house is a large HMO if all of the following apply:

1. The house is at least 3 storeys high
2. At least 5 tenants live there, forming more than 1 household and,
3. There is a shared toilet, bathroom or kitchen facilities with other tenants

A household is either a single person or members of the same family who live together. A family includes people who are:

- married or living together - including people in same-sex relationships
- relatives or half-relatives, e.g. grandparents, aunts, uncles, siblings
- step-parents and step-children

MK Local Development Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

For Milton Keynes these include Milton Keynes Core Strategy 2013 and Milton Keynes Local Plan 2005 (saved policies).

Milton Keynes Council propose to have a new plan in place in future years which is to be known as Plan:MK. This plan is likely to supersede both the core strategy and the local plan

Listed Buildings

A building, object or structure that has been judged to be of national historical or architectural interest. It is included on a register called the "List of Buildings of Special Architectural or Historic Interest", drawn up under the Planning (Listed Buildings and Conservation Areas) Act 1990.

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building has to be over 30 years old to be eligible for listing but there are exceptions. The central shopping area in Milton Keynes (Centre:MK) which opened in 1979 was Grade II listed in July 2010 by the Heritage Minister who advised the owners that he had decided that the building merited listing, to applause from the 20th Century Society and other conservationist.

There are 3 categories of listed building which are:

- Grade I buildings are of exceptional interest, only 2.5% of buildings listed nationally are Grade I
- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II*
- Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a dwelling.

Localism Act 2011

The Localism Act 2011 inserts new provisions into the Town and Country Planning Act 1990 Act and 2004 Act for communities to come together to draw up a neighbourhood development plan or neighbourhood development order or a community right to build order. This is voluntary and at the discretion of neighbourhoods and communities. However, government has progressively encouraged local communities to embark on producing a neighbourhood development plan for their area and has adapted legislation accordingly. Where a local community has an existing Parish or Town Council this is somewhat easier otherwise a 'local community forum', needs to be established to meet the legislative requirements.

National Legislation and the National Planning Policy Framework (NPPF)

For the purposes of the neighbourhood development plan the main legislation related to various Town and Country Planning Acts and the Localism Act 2011. The main acts are listed in this Neighbourhood Development Plan.

National Planning Policy sets clear expectations as to how a Local Plan must be developed in order to be justified, effective, consistent with national policy and positively prepared to deliver sustainable development that meets local needs and national priorities.

The National Planning Policy Framework is a key part of the government's reforms to make the planning system less complex and more accessible. It vastly simplifies the number of policy pages about planning which previously comprised of over 1000 pages of documents. The planning practice guidance (web based tool) supports the NPPF and is regularly updated.

The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications and is often referred to as the national legislation.

Neighbourhood Development Planning (General Regulations) 2012

These came into force on 6th April 2012. The Regulations set out the procedure for the designation of neighbourhood areas and neighbourhood forums and for the preparation of neighbourhood development plans, neighbourhood development orders and including community right to build orders. Play spaces

The Six Acre Standard published by the Fields In Trust (FIT) sets out the Minimum Standards for Outdoor Playing Space. It is the Standard intended for use by developers and local authorities who have a statutory duty to implement a local plan which makes appropriate recreational provision for the community.

There are three categories of play areas defined in 'The Six Acre Standard':

- LAP - Local Area for Play (Primarily for under- 6's and within one minute walking time)
- LEAP - Local Equipped Area for Play (For children who are beginning to go out and play independently, within five minutes walking time) and,
- NEAP - Neighbourhood Equipped Area for Play (Mainly for older children but with play opportunities for younger children as well, within 15 minutes' walk from home.

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Policies

Planning Policy is supported by legislation, this mainly takes the form of Acts of Parliament and Statutory Instruments.

Planning and related Acts of Parliament as well as Statutory Instruments are available from legislation.gov.uk.

- Redway Network

This is a 170 mile (273 km) of shared use paths for both cyclists and pedestrians and is generally surfaced with red tarmac, and criss-crosses most of the city, hence the name Redway. Motor vehicles are prohibited from using them.

Some of these Redways run next to, but are separated from the grid roads and local roads, with underpasses or bridges where they intersect major roads.

SPGs and SPDs

Supplementary Planning Guidance is intended to clarify and expand Local Plan policies to provide more detailed guidance on specific subjects and briefs for the development of particular sites or areas. Supplementary Planning Guidance is prefixed with the letters 'SPG'.

Supplementary Planning documents replaced Supplementary Planning Guidance. However, the purpose is the same as they are intended to clarify and expand Local Plan/Local Development Framework policies to provide more detailed guidance on specific subjects and briefs for the development of particular sites or areas such as design and parking standards. Supplementary documents are all prefixed with the letters 'SPD'.

They are capable of being a material consideration in

planning decisions but are not part of the development plan.

The relevant SPGs and SPDs that are in force and apply to the Parish Council are set out in this Neighborhood Development Plan.

Secure by Design

The official UK Police standards which combine the principles of ‘designing out crime’ with physical security. Where the police are consulted on major new development proposals they will comment on how the development comply with the standards and developers will usually take into account SBD principles when submitting their designs.

Section 106 Agreements

Section 106 (S106) Agreements are legal agreements between Local Authorities and developers; linked to planning permissions and can also be known as planning obligations.

S106 agreements are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision.

By way of an example, a new residential development can place extra pressure on the social, physical and economic infrastructure which already exists in a certain area. A Planning obligation will aim to balance the pressure created by the new development with improvements to the surrounding area ensuring that where possible the development would make a positive contribution to the local area and community. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as ‘developer contributions’.

The common uses of planning obligations are to secure affordable housing, and to specify the type and timing of this housing; and to secure financial contributions to provide infrastructure such as roads or contributions towards educational facilities or affordable housing.

Tree Preservation Order (TPO)

A Tree Preservation Order is an order made by a local planning authority to protect specific trees and their roots, groups of trees or woodlands in the interests of amenity. An Order prohibits the, cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees without the local planning authority’s written consent.

The Planning Inspectorate (PINS)

The Planning Inspectorate deals with planning appeals, national infrastructure planning applications,

examinations of local plans and other planning-related and specialist casework in England and Wales on behalf of the Secretary of State.

As an executive agency, sponsored by the Department for Communities and Local Government, Planning Inspectors act independently from local planning authorities.

The Parks Trust

Milton Keynes Parks Trust (formally known as The Parks Trust) is a registered charity formed in 1992 by Milton Keynes Development Corporation to take over the public parks in Milton Keynes.

The Parks Trust was given a £20 million endowment, based mainly in various commercial and retail properties in the town, and a 999-year lease on around 5000 acres of open space – about 20% of the new city area. The Trust is also responsible for 80 miles of trees, plants and shrubs alongside the main roads, nine scheduled ancient monuments, 121 ponds, and more than 200 tenants occupying shops, offices, factory workshops and local centres.

Viability

The National Planning Policy Framework says that plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of planning obligations (e.g. Section 106 obligations) and policy burdens that their ability to be developed viably is threatened.

Decisions made on individual development schemes does not normally require an assessment of viability. However, viability can be important where planning obligations or other costs are being introduced. In these cases, decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities are required to be flexible in applying policy requirements wherever possible.



CAMPBELL
PARK
PARISH
COUNCIL

Caring within the community

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