

CASTLETHORPE NEIGHBOURHOOD PLAN

Modification Proposal

Prepared in respect of a proposal to modify the made Castlethorpe Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

APRIL 2020

MODIFICATION PROPOSAL

SCHEDULE OF PROPOSED MODIFICATIONS TO THE MADE CASTLETHORPE NEIGHBOURHOOD PLAN

The Castlethorpe Neighbourhood Plan was made by the Local Planning Authority, Milton Keynes Council, in October 2017. The Qualifying Body, Castlethorpe Parish Council, proposes to modify some parts of the made Plan but not to the extent that it considers will change the nature of the Plan. The Parish Council has prepared all of the necessary documentation required by the Regulations; however, the draft Modification Proposal has been updated to reflect the modifications included in the modified version of the plan published separately.

The schedule below sets out each of the proposed material modifications to the made Plan alongside the original text. A final modified version of the Neighbourhood Plan has been prepared and is published separately. The modified version of the Neighbourhood Plan may contain other, non-material modifications to bring the new document fully up to date and renumbering in some instances. These modifications have not been included in this Schedule.

Made Neighbourhood Plan		Modified Plan	
Title Page	Final version R	Title Page	Submission Plan (as modified April 2020) Draft version 1.7.2
Contents Page	Referendum version Post-Examination, September 2017	Contents Page	Castlethorpe Neighbourhood Plan 2020 Draft version 1.7.2, April 2020
Foreword (Page 3)	Foreword	Foreword	Updated to reflect modification proposal
List of Land Use Policies (Page 4)	List of Land Use Policies	List of Land Use Policies	Updated to reflect new policies on Housing Need, Buildings of Local Interest and Climate Change. Policies re-numbered.

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NPPF (Page 8)	1.18 The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and Neighbourhood Plans. The Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF.	NPPF	To be updated to reflect NPPF 2019 where applicable here and throughout the document.
Plan:MK (Page 9)	1.23 The Borough is currently collecting evidence for a new local plan called Plan:MK. This document will review the core strategy and set strategic planning policies until 2031 or later. The Parish Council has looked to the evidence informing the emerging Plan:MK in preparing the Neighbourhood Plan.	Plan:MK	To be updated to reflect adopted Plan:MK where applicable here and throughout the document.
Vision (Page 11)	Vision	Vision	To be updated to take into account the proposed designation of Gobbey's Field as a Local Green Space.
Policy 1 (Page 13)	The Neighbourhood Plan defines the development boundary at the village of Castlethorpe, as shown on the Policies Map, for the purpose of containing the physical growth of the village over the plan period.	Policy 1	Re-numbered as CAS1.
Plan F (Page 14)	Plan F	Plan F	The Development Boundary shown will be modified to match that shown on the Policies Map of the adopted Plan:MK.
Paragraph 4.2.3 (Page 16)	4.2.3 A high-quality scheme is required, given the location of the site within the setting of the Conservation Area to its immediate north and west along Maltings Field. The recent housing scheme at Paddock Close is regarded as a successfully designed scheme and this should act as a clear cue for the design of this scheme. Here, however, its relationship to the open countryside to	Paragraph 4.2.3	4.2.3 A high-quality scheme is required, given the location of the site within the setting of the Conservation Area to its immediate north and west along Maltings Field. The recent housing scheme at Paddock Close is regarded as a successfully designed scheme and this should act as a clear cue for the design of this scheme, which should have the same Edwardian style, including bay windows, sash windows, stone window lintels and recessed front

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	<p>the east requires a strong landscape buffer and defensible boundary to be established that will prevent any further encroachment into that countryside. The scheme should also provide for an effective buffer to the busy railway line to its immediate south. Finally the policy also requires that development meets the costs of social and physical infrastructure improvements that are directly related to the development and that this will be secured through a S106 planning obligation.</p>		<p>porch to be as close as practically possible to the design in Paddock Close. Here, however, its relationship to the open countryside to the east requires a strong landscape buffer and defensible boundary to be established that will prevent any further encroachment into that countryside. The scheme should also provide for an effective buffer to the busy railway line to its immediate south. Finally the policy also requires that development meets the costs of social and physical infrastructure improvements that are directly related to the development and that this will be secured through a S106 planning obligation.</p>
		New Policy 3	<p><u>Policy CAS3: Housing Need</u></p> <p><i>The Neighbourhood Plan will provide for about 40 new homes to meet the housing needs of the parish over the plan period 2020 – 2031. New housing will be supported on sites that lie within the Settlement Boundary of Castlethorpe as shown on the Policies Map in accordance with other relevant policies of the development plan. New housing will be delivered through:</i></p> <ul style="list-style-type: none"> • <i>Dwellings which have planning consent at January 2020;</i> • <i>Windfall opportunities in accordance with Policy CAS1, Plan:MK Policy DS5 and the NPPF;</i> • <i>The housing allocation for about 30 dwellings at Maltings Field under Policy CAS2.</i>

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			<p>4.3.1 Plan:MK does not outline a housing requirement for each neighbourhood area. However, Milton Keynes Council has published a briefing note as an interim position to provide an indicative housing figure for those preparing new neighbourhood plans, in accordance with paragraph 66 of the National Planning Policy Framework, 2018 (NPPF). The indicative housing figure for the CNP area is one home, although, in the interests of positive planning, plans are encouraged to allocate land for more homes.</p> <p>4.3.2 A high proportion of the Castlethorpe community identified a need for housing in the village, particularly smaller, low-cost housing and housing available to meet the needs of those wishing to downsize from larger family properties, as in 4.2.1 above, and the Plan allocates a site at Maltings Field. As of March 2020, there were planning permissions for 10 dwellings in the Neighbourhood Plan area, not including the housing allocation at Maltings Field.</p>
Policy 3 (Page 16)	<p>Character Area 1:</p> <ul style="list-style-type: none"> • Building materials are limestone, which has weathered to a creamy grey colour, and red brick; 	Policy 4	<p>The policy will be renumbered, and wording will be modified as follows (in bold):</p> <p>Character Area 1:</p> <ul style="list-style-type: none"> • Building materials are Lincolnshire/ Northamptonshire limestone, which has weathered to a creamy grey colour, and red brick;

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Policy 3 (Page 16)	In Character Area 2, proposals should be constructed from materials similar in colour and texture to the materials and design found on adjacent buildings. Extensions and other building works to existing buildings will be required to be constructed from materials and design matching the existing building.	Policy 4	The policy will be renumbered, and wording will be modified as follows (in bold): In Character Area 2, proposals should be constructed from materials similar in colour and texture to the materials and design found on adjacent buildings. Extensions and other building works to existing buildings will be required to be constructed from materials and design matching the existing building and particular attention should be paid to conformity of form and design with the adjacent buildings.
Policy 3 (Page 16)	4.3.4 The following areas are observed to have a consistency of design and materials and the policy requires that proposals for infill or redevelopment in these five locations have regard to the common building form, plot size, building line and materials in each location: <ul style="list-style-type: none"> ● The west side of Bullington End Road (Nos 1-45); ● Terrace of railway cottages in Station Road (Nos 39-53); ● and all properties in Shepperton Close; The Chequers; and Thrupp Close. 	Policy 4	The supporting text will be modified as follows (in bold): 4.3.4 The following areas are observed to have a consistency of design and materials and the policy requires that proposals for infill or redevelopment in these five locations have regard to the common building form, plot size, building line and materials in each location and particular attention should be paid to conformity of form and design with the adjacent buildings in each location: <ul style="list-style-type: none"> ● The west side of Bullington End Road (Nos 1-45); ● Terrace of railway cottages in Station Road (Nos 39-53); ● and all properties in Shepperton Close; The Chequers; and Thrupp Close.
		New Policy 5	<u>Policy CAS5: Buildings of Local Interest</u> <i>The Neighbourhood Plan identifies Buildings of Local Interest as listed below and as shown on the Policies Map and described in Annex D. These buildings and structures are considered to be non-designated</i>

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	<p data-bbox="1335 248 2119 464">heritage assets as defined in Annex 2 of the NPPF. Proposals that will result in harm to, or unnecessary loss of, a Building of Local Interest, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss. This applies especially to the frontage and front road line of the building.</p> <p data-bbox="1335 504 2096 858">4.5.1 The Neighbourhood Plan requires Buildings of Local Interest to preserve their front roof line so that roof windows, whether rooflight, dormer, box, other types or solar panels will not be permitted at the front of the properties. Generally, the frontages of these buildings, currently largely unchanged, should be preserved. It is intended to seek an Article 4 Direction so that permitted development rights will be removed and planning permission will be required for any changes.</p> <p data-bbox="1335 903 1704 932">4.5.2 These properties are:</p> <p data-bbox="1335 938 1619 967">Bullington End Road</p> <ul data-bbox="1335 973 2063 1040" style="list-style-type: none"> ● Nos 1, 3, 5, 7, 9, 11 (which may be included in the Conservation Area in the forthcoming review) <p data-bbox="1335 1046 1514 1075">North Street:</p> <ul data-bbox="1335 1082 2096 1222" style="list-style-type: none"> ● No 22 (Holmstead House) ● Row 25, 27, 29, 31,33, 35, 37, 39 (Carrington Terrace) ● The First School ● The Village Hall <p data-bbox="1335 1228 1518 1257">School Lane:</p> <ul data-bbox="1335 1264 2096 1362" style="list-style-type: none"> ● Row of houses from 20 North Street to No 7 School Lane. This includes two Grade 2 listed buildings which already have restrictions.

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			<p>South Street</p> <ul style="list-style-type: none"> ● Row 40, 42, 44, 46 ● Row 22, 24, 26, 28, 30 32 (Jubilee Cottages) ● 15 (Glenmore House) ● 17 (Acorn Nursery) <p>New Road:</p> <ul style="list-style-type: none"> ● All houses to the east of the road. <p>Outside the Conservation Area:</p> <p>Station Road</p> <ul style="list-style-type: none"> ● Nos 39-53 (row of semi-detached houses) <p>The water tower on the railway to the south-east of the village.</p> <p>Two historic dry stone walls around the churchyard and around the paddock in South Street.</p>
		New Policy 6	<p><u>Policy CAS6: Climate Change</u></p> <p><i>The following proposals to adapt to and to help mitigate climate change locally will be supported, provided they are consistent with other relevant policies of the Development Plan:</i></p> <ul style="list-style-type: none"> ● <i>To install public electric vehicle charging points</i> ● <i>To protect and improve the Sustrans cycle track to Haversham, as shown on the Policies Map;</i> ● <i>To require any new external lighting required of new developments to use LED technology;</i> ● <i>To install a solar farm or wind turbines, provided it can be demonstrated they would not have an adverse impact on residential amenity or the essential character of the landscape and would not adversely affect the significance of a heritage asset or its setting</i>

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			<p>New development should aim to meet a high level of energy efficiency where achievable, by:</p> <p>a) exceeding the target emission rate of Building Regulations Part L 2013 for dwellings.</p> <p>b) meeting the relevant design category of Buildings Research Establishment BREEAM building standard “excellent” for non-residential development.</p> <p>The Neighbourhood Plan recognises the global crisis due to climate change and is supportive of actions which will help to mitigate the impact.</p> <p>4.6.1 This policy therefore supports Policy CT6 (E) of Plan:MK which seeks to maximise the use of sustainable modes of transport and to prepare for a likely significant increase in the use of electric-powered vehicles over the next few years.</p> <p>4.6.2 It further supports the maintenance and improvement of the Sustrans cycle track to Haversham as a means of reducing vehicle use as well as encouraging exercise.</p> <p>4.6.3 The Parish Council has already installed a number of LED streetlights as part of improvements within the Conservation Area. It will further support any efforts by MKC to replace the remaining streetlights with LED lanterns and will seek to install heritage style streetlights, as in the Conservation Area, at least on the main access roads of Bullington End Road and Station Road. Reflectors and shading will be used to avoid</p>

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			<p>light pollution complementing Plan:MK Policy NE6(i).</p> <p>4.6.4 Policy CAS10 below reflects that the landscape is not well suited to urban type infrastructure and large structures like wind turbines that would disrupt that essential character. Nonetheless, to mitigate the impact of climate change, the Neighbourhood Plan encourages renewable energy projects providing they are of the right type and in the right location. A good example is the proposed wind turbine at Lodge Farm Business Centre which was opposed by the Parish Council due its proximity to dwellings and historical assets and its replacement by a solar farm which was supported by the Parish Council.</p> <p>4.6.5 The Planning and Energy Act 2008 allows local planning authorities to set energy efficiency standards in their Development Plan policies that exceed the energy efficiency requirements of the building regulations. Such policies must not be inconsistent with relevant national policies for England. Section 43 of the Deregulation Act 2015 would amend this provision, but is not yet in force. The Written Ministerial Statement on Plan Making dated 25 March 2015 clarified the use of plan policies and conditions on energy performance standards for new housing developments. The statement sets out the government's expectation that such policies should not be used to set conditions on planning permissions with requirements above the equivalent of the energy requirement of Level 4 of the Code for Sustainable</p>

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			Homes (this is approximately 20% above current Building Regulations across the build mix). 4.6.6 The Neighbourhood Plan supports initiatives to improve the biodiversity of the area and the Parish Council will engage with Ecology and Biodiversity experts to identify areas for improvement in the village.
Policy 5 (Page 19)	Local Green Spaces Policy	Policy 8	The policy will be renumbered and modified with the addition of: iv. Gobbeyes Field
Policy 5 (Page 19)	4.5.2 In each case, the green spaces are an integral part of the settlements in the Parish and are therefore regarded as special to the local community. The Neighbourhood Plan Local Green Spaces study (Annex B in the evidence base) sets out the case for each site to be designated. Once designated the policy will resist all proposals for development other than in very special circumstances.		The supporting text will be modified as follows (in bold): 4.8.2 In each case, the green spaces are an integral part of the settlements in the Parish and are therefore regarded as special to the local community. The Neighbourhood Plan Local Green Spaces study and the Addendum (Annex B in the evidence base) sets out the case for each site to be designated. Once designated the policy will resist all proposals for development other than in very special circumstances.
Policy 6 (Page 21)	Policy 6: Car Parking at the Carrington Arms		The policy will be deleted.

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Infrastructure Projects (Page 22)	<p>6.5 The Parish Council proposes some or all of the following projects for investment of future Section 106 financial contributions or Community Infrastructure Levy (CIL) funding allocated by the local planning authority and to the Parish Council. Note: MKC is not currently intending to prepare a Community Infrastructure Levy:</p> <ol style="list-style-type: none"> 1. Increase of capacity at Castlethorpe First School; 2. Improvements to the Village Hall; <p>Should improvements to village infrastructure also be allowable, we would add:</p> <ol style="list-style-type: none"> 3. Creation of a footway from Paddock Close to South Street; 4. Surface the Sustrans cycle path between the Lodge Farm Business Centre railway bridge and the village; 5. Construct further speed reduction measures. <p>This is not an exhaustive list and will be reviewed after the public consultation. Other projects may be included later.</p>		<p>The supporting text will be modified as follows (in bold):</p> <p>6.5 The Parish Council proposes some or all of the following projects for investment of future Section 106 financial contributions or Community Infrastructure Levy (CIL) funding allocated by the local planning authority and to the Parish Council. Note: MKC is not currently intending to prepare a Community Infrastructure Levy:</p> <ol style="list-style-type: none"> 1. Increase of capacity at Castlethorpe First School; 2. Improvements to the Village Hall; 3. Creation of a footway from Paddock Close to South Street; 4. Surface the Sustrans cycle path between the Lodge Farm Business Centre railway bridge and the village; 5. Construct further speed reduction measures. 6. Expansion of Hanslope Surgery, which serves the village. 7. Allotments improvements; 8. Improvements to Burial Grounds; 9. Improvements to Early Years Provision; 10. Expansion of the community owned village shop; 11. Provision of additional social / recreational facility 12. Improvements to or new social/recreational infrastructure. <p>This is not an exhaustive list and will be reviewed after the public consultation. Other projects may be included later.</p>

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Policies Maps (Page 25)	Policies map – Settlement Boundary (Policy 1), Local Green Space (Policy 5)	Policies Maps	The Policies Maps will be modified to show the revised Development Boundary of Policy 1 and the additional Local Green Space of Policy 5 (now Policy CAS8).
Annex A		Annex A	Addition of Observations Summary and List of Large Sites designated as Local Green Spaces.
Annex B Local Green Spaces Study		Addendum	Addendum for Gobbey's Field added.
		New Annex D	Annex D – Buildings of Local Interest added.

Conclusion

In summary, the proposed modifications to existing policies, and to the Policies Map, and the introduction of three new policies will ensure the deliverability of the plan as originally intended. The modifications accord with the vision and objectives of the plan and are not so significant or substantial as to change the nature of the plan.