

UDLA
Milton Keynes Council
Civic Offices
1 Saxon Gate East
Central Milton Keynes
MK9 3EJ

6 March 2019

Dear Sir/Madam,

DRAFT STANTONBURY NEIGHBOURHOOD PLAN

STW002/pjc

David Lock Associates (DLA) writes in relation to the draft Neighbourhood Plan seeking a minor amendment to Figure 2: Open Space and Leisure Map.

DLA are proposing the development of a 0.84-acre site fronting the Grand Union Canal, accessed from the Wolverton Road, immediately east of Ryland Croft, Oakridge Park. It is located behind the existing pet shop. This site is known as Stantonbury Wharf and lies within the neighbourhood plan area. I enclose a site plan showing the extent of the land in red.

The land is privately owned and not publicly accessible. It has historically been used for the storage of circus equipment and more recently as a caravan site for show people. There is a mixture of temporary built structures currently on site.

DLA will be submitting an outline planning application seeking to secure the principle of residential development on the site for up to 9 homes. Pre-application advice was sought from MKC in June 2016 and a positive response was provided (16/01180/PRESMA).

The draft Stantonbury Neighbourhood Plan shows the land as Open Space (figure 2, page 19) as part of the Stanton Low Park and Stonepit Field and covered by policy SNP2 Local Green Space Designation. Policy SNP5 Housing Infill supports windfall development but not where it leads to the loss of open space identified in figure 2.

The Stantonbury Wharf site is clearly not open space. The open space designation also includes the adjacent pet shop, customer car park and yard; none of which can be considered to be open space either. We believe the designation in figure 2 is an anomaly taken from the old adopted Local Plan Proposals Map.

We suggest that this is simply a historic mapping mistake. This could be easily rectified by removing Stantonbury Wharf from the open space green annotation on figure 2 of the draft Neighbourhood Plan. This would provide greater accuracy for the plan and for residents.

Stantonbury Parish is also invited to allocate the land for housing development in the Neighbourhood Plan. It is noted that of the sites currently proposed for residential development in the plan,

site SNP10 Mathiesen Road is also designated Recreation and Open Space, SNP11 Wylie/Harrowden is amenity land and an open field and SNP12 Stanton School proposes residential development on part of the school field and orchard.

The Stantonbury Wharf site is recognised by MKC as a sustainable location and its allocation has clear advantages. We currently seek to meet with Stantonbury Parish Council to discuss our planning application proposals.

We would be pleased to discuss these matters further.

Yours faithfully,

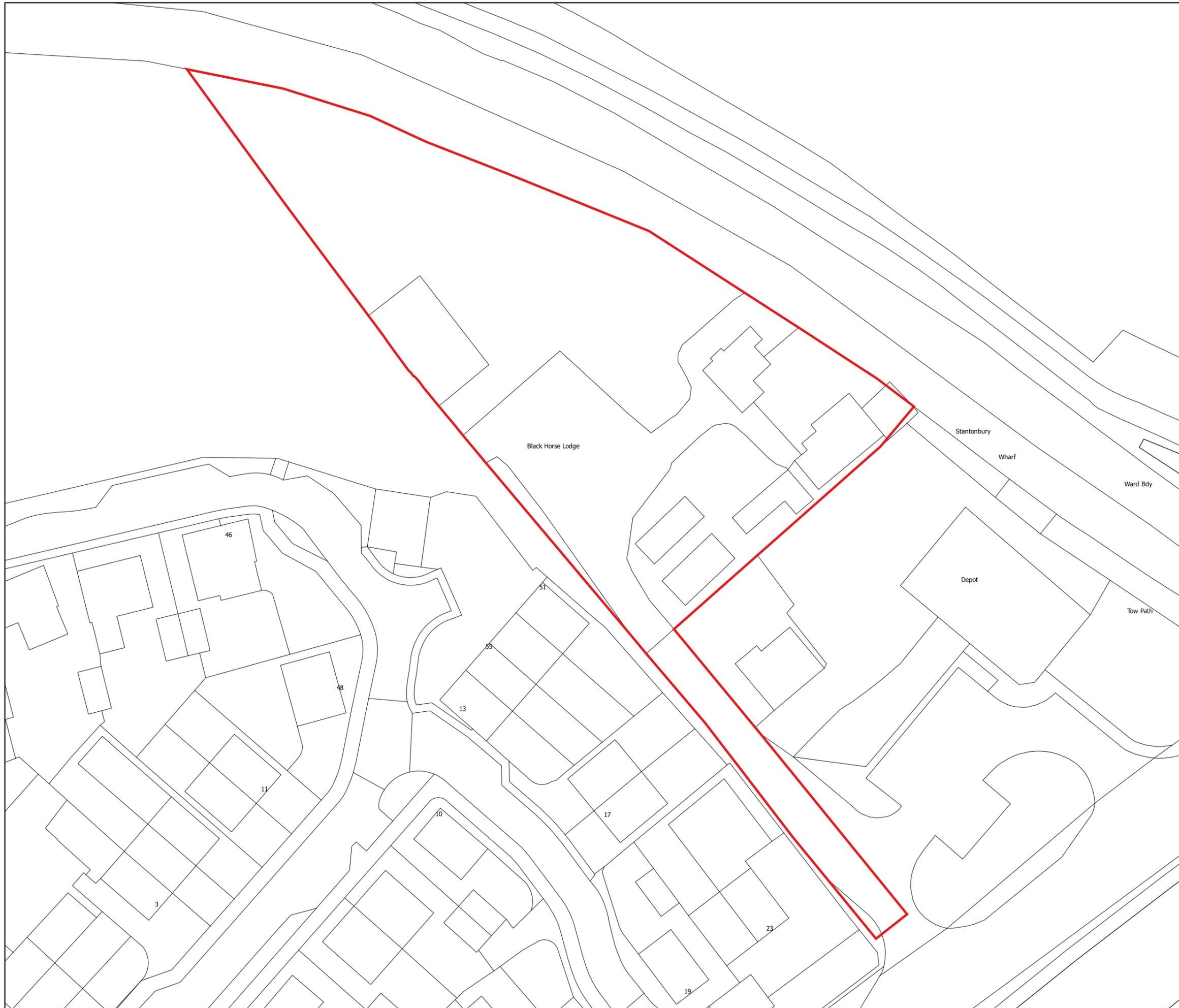


PETER CHAMBERS
Associate

Email: pchambers@davidlock.com

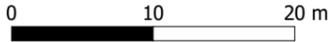
Enc.

cc. David Keene



Stantonbury Wharf

Site Plan



Date
22/04/2016

Scale
1:500 @ A3

Drawn EW	Designed EW	Approved PJC	Drawing Number ZMG979-003	Revision
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David Lock Associates
Town Planning and Urban Design



DAVID LOCK ASSOCIATES
50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK93BP
TEL: 01908 666276 FAX: 01908 605747 EMAIL: mail@davidlock.com
www.davidlock.com



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