



**Paragraphs 12 and 13 of Schedule 4B of the Town and Country Planning Act, 1990
and
The Neighbourhood Planning (General) and Development Management Procedure
(Amendment) Regulations, 2016**

Stantonbury Neighbourhood Plan Decision Statement, October 2019

Summary

Following an independent examination, Milton Keynes Council has considered the report of the examiner on the Stantonbury Neighbourhood Plan. Milton Keynes Council proposes to accept all but three of the Examiner's recommendations.

Under section 13 (1) of Schedule 4B of the Town and Country Planning Act 1990, Milton Keynes Council proposes to take a different decision to that recommended by the Examiner on three specific policy matters, namely the deletion of policies SNP14, SNP16 and SNP17. Revised versions of these three policies have been prepared.

As a result of this there will now follow a 6 week period during which people will be asked for their comments on the council's proposed decision on policies SNP14, SNP16 & SNP17. A further examination on these specific matters might follow if Milton Keynes Council considers that it would be appropriate to do so.

Background

On 16th June, 2015, Milton Keynes Council designated a neighbourhood area for Stantonbury parish for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the Stantonbury Neighbourhood Development Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 8th March 2019.

Milton Keynes Council appointed an independent examiner, Mr Nigel McGurk, to review whether the Plan should proceed to referendum.

The examiner's report concludes that, subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

The Examiner has recommended that policies SNP14, SNP16 and SNP17 should be deleted. With regard to Policy SNP14, he concluded: *"The Policy does not have regard to Paragraph 173 of the Framework. It does not meet the basic conditions."* With regard to Policy SNP16, he concluded: *"it is not possible to reach the conclusion that Policy SNP16 is viable and deliverable, having regard to Paragraph 173 of the Framework; or that it provides a decision maker with a clear indication of how to react to a development proposal, having regard to Paragraph 154 of the Framework (para 174)."* With regard to Policy SNP17, he concluded: *"Like the preceding Policy, Policy SNP17 has not been properly thought out and it cannot be concluded that it comprises a viable and deliverable Policy, having regard to Paragraph 173 of the Framework."*

Milton Keynes Council, in discussion with Stantonbury Parish Council, agrees with all of the Examiner's recommended modifications apart from that in respect of policies SNP14, SNP16 and SNP17. In the Council's view, the policies are capable of being amended in order to overcome the examiner's concerns and to meet the basic conditions.

Decision and Reasons

Having considered each of the recommendations made by the examiner's report, and the reasons for them, the Council has decided to make the modifications to the Stantonbury Neighbourhood Plan as set out in Table 1 below.

Milton Keynes Council proposes to take a different decision from that recommended by the Examiner in respect of the deletion of policies SNP14, SNP16 and SNP17.

In view of this proposed decision, Milton Keynes Council will now notify the persons prescribed under the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations, 2016 and allow a 6 week period for comments. At the end of the consultation period, a further independent examination on the specific matters of policies SNP14, SNP16 and SNP17 may be undertaken if appropriate.

Following the end of the consultation or, upon receipt of the Examiner's report from the examination, Milton Keynes Council will take a decision as to whether the Stantonbury Neighbourhood Plan will proceed to a referendum.

Table 1

Examiner's recommendations	MKC comments	Modifications made to the submission draft Stantonbury Neighbourhood Plan
<p>1 - para 65</p> <p>Page 4, fifth paragraph, delete last sentence <i>"(Each policy within the plan...applied.)"</i></p>	<p>Agreed. This change improves the clarity of the plan and removes any confusion between land use planning policies that comprise part of the development plan and non-policy matters.</p>	<p>Amend fifth para, page 4 to read: "The Plan Policies will be used to shape planning applications in the area, alongside other Milton Keynes Council Planning Policies and the National Planning Policy Framework (NPPF). Allied to this are the pledges and promises the Parish Council have set down for those matters of importance to the community but not captured by Planning Policy. Each policy within the Plan is of equal standing, with no order of hierarchy or priority applied."</p>
<p>2 - para 68</p> <p>Delete pages 6 and 7 after "...development on unallocated sites."</p>	<p>Agreed. This change improves the clarity of the plan by removing unnecessary text.</p>	<p>Delete pages 6 and 7 after "...development on unallocated sites."</p>
<p>3 - para 70</p> <p>Page 8, Vision, change third line to <i>"...through</i></p>	<p>Agreed. It is not clear what Design Guide the vision is referring to, and this change will improve the clarity of the document.</p>	<p>Amend Neighbourhood Plan Vision (page 8) to read: "By 2031 Stantonbury Parish will be an area where residents are proud to live, work and play. Having an environment rich in heritage with outstanding areas of natural beauty, cared for through quality landscaping and good design application of the local Design Guide. Traffic and parking are</p>

<p><i>quality landscaping and good design. Traffic...</i></p>		<p>effectively managed and pedestrian areas and cycleways are respected and maintained.”</p>
<p>4 - para 72</p> <ul style="list-style-type: none"> • Page 8, Para 22, delete last sentence (“For clarity...achieve.”) • Delete reference to Objectives underneath each Policy section title 	<p>Agreed. There is no need to indicate which objectives apply to which policy. This change will improve the clarity of the Policies.</p>	<p>Amend para 22 to read: “The policies that follow in the Plan have been developed to ensure these objectives are met and that the vision for the Parish can be achieved. For clarity, each of the policies refers to the objective it is intended to help achieve.”</p> <p>Delete reference to Objectives underneath each Policy section title.</p>
<p>5 - para 75</p> <p>Delete all of the “Delivery” paragraphs (between pages 18-38, inclusive)</p>	<p>Agreed. These paragraphs in many cases state what MKC will do. Neighbourhood Plan cannot place a requirement on the local planning authority.</p>	<p>Delete all of the “Delivery” paragraphs (between pages 18-38, inclusive).</p>
<p>6 - para 76</p> <ul style="list-style-type: none"> • Page 13, Para 45, first line, change to “...help shape future development...” • Para 45, change last sentence to “The policies of the Neighbourhood Plan form part of the Development Plan, which 	<p>Agreed. These changes correct a typographical error and clarify the Plan’s status as part of the Development Plan.</p>	<p>Amend para 45 to read: “The Plan consists of 20 policies, written to help shape the future development in the area up to 2031. The first section contains 9 general policies, which seek to protect and enhance the key characteristics and functionality of the Parish as a whole. These policies are followed by 11 policies covering the detail of development on specific sites. The policies of the Neighbourhood Plan should be read as a whole and within form part of the Development Plan, which should be considered as a whole.”</p>

<i>should be considered as a whole.”</i>		
7 - para 77 Delete Para 48	Agreed. The paragraph repeats text in previous paragraphs and is now out of date following adoption of Plan:MK.	Delete para 48
8 - para 78 Delete Paras 59, 60 and 61	Agreed. The Neighbourhood Plan cannot direct the local planning authority in respect of the determination of planning applications.	Delete Paras 59, 60 and 61
9 - para 80 Page 15, Para 64, change to “...undertaken by SPC to help to deliver...” and delete the last sentence (“Such issues...crime.”)	Agreed. The Neighbourhood Plan cannot dictate the commitments of third parties.	Amend para 64 to read: “The Action Plan summarises the key actions which will be undertaken by SPC and partners to help to deliver the Plan as well as setting out how the non-planning issues will be addressed. Such issues, for example include maintenance of open space and dealing with crime.”
10 - para 88 Policy SNP1, change to “Within the open space areas identified on Figure 2 (page 19) development that supports the increased use or functionality of the open space will be supported.	Agreed. The Plan cannot predetermine proposals for development, which are determined by the local planning authority. The Neighbourhood Plan cannot impose requirements, such as a parking survey, on applicants. It is unnecessary for the Policy to protect trees which are already subject to a TPO.	Amend Policy SNP1 to read: “Within the open space areas identified on Figure 2 (page 19) only development that supports the increased use or functionality of the open space will be permitted supported . Proposals which provide for increased involving car parking should must be supported by a robust parking survey evidence demonstrating need . All proposals must respect local character and protect important trees. In that case replacement planting of a similar species will be required to mitigate the loss of an important tree. Any proposal which would result in the loss of a tree subject to a Tree

<p><i>Proposals involving car parking should be supported by evidence demonstrating need. All proposals must respect local character and protect important trees."</i></p> <ul style="list-style-type: none"> • Add the second sentence of the (deleted) Delivery paragraph ("Stantonbury Parish...requirements") to the beginning of the Key commitments paragraph • Update Figure 2 to take account of the SNP18 site boundary and the removal of Stantonbury Wharf, which is not public open space 	<p>The Parish Council and Milton Keynes Council agreed during the examination that the area of Stantonbury Wharf should be removed from the open space area.</p>	<p>Preservation Order, will not be supported unless it is essential to the delivery of other policies of this Neighbourhood Plan. In that case replacement planting of a similar species will be required to mitigate the loss of an important tree."</p> <p>Amend first paragraph of 'Key commitments' section to read: "Stantonbury Parish Council will provide a response to Milton Keynes Council clarifying the community view on whether the proposal is in line with the policy requirements. In assessing the need for additionalopen space and landscaping"</p> <p>Update Figure 2 to take account of the SNP18 site boundary and the removal of Stantonbury Wharf, which is not public open space.</p>
<p>11 - para 95</p> <ul style="list-style-type: none"> •Policy SNP2, change the Policy text to <i>"The following areas are designated as Local Green Space, where development is ruled out other than in very special circumstances: (LIST OF 14 SITES HERE)."</i> 	<p>Agreed. The recommended changes bring the policy closer into line with NPPF policy on Local Green Spaces.</p>	<p>Amend Policy SNP2 to read: "The Local Green Spaces identified on Figure 2 will be preserved in order to promote social interaction, community activity and active play.</p> <p>The following areas are designated as Local Green Space, where development is ruled out other than in very special circumstances: 1. Abbey Way Field; 2. Ashfield Local Park; 3. Blackwood Play Area; 4. Bradville Hall Recreation Ground; 5. Cawarden Play Area; 6. Kents Raod Recreation Area; 7. Melton Green; 8. Rear of Bishopstone & Shipton Hill; 9. Rear of Kingsfold; 10. Stantonbury New Adventure Playground; 11.</p>

<p><i>(delete rest of Policy text)</i></p> <ul style="list-style-type: none"> • Page 23, supporting text, move second sentence of (deleted) Delivery paragraph to the beginning of the Key commitments paragraph 		<p>Temple Court Green; 12. Thane Court Green; 13. The Mound, Blue Bridge; 14. West Hill Green</p> <p>Proposals for development not defined elsewhere in the plan, that is incompatible with the importance of Local Green Space as an attractive publicly accessible area will not be allowed unless there are exceptional circumstances where the benefits of the development clearly outweigh any harm.</p> <p>The boundaries of the Local Green Spaces are shown on Figure 2 (page 19)."</p> <p>Amend first paragraph of 'Key commitments' section to read: " When new facilities are proposed within any area of Local Green Space, Stantonbury Parish Council will provide a response to Milton Keynes Council clarifying the community view on whether the proposal is in line with the policy requirements. Stantonbury Parish Council will aim to ensure that all areas designated as Local Green Space within the area are well maintained and their value to the local area maximised."</p>
<p>12 - para 102</p> <ul style="list-style-type: none"> • Change first line of Policy SNP3 to "Proposals for additional car parking and/or traffic calming measures at the locations identified on Figure 17 will be supported where they take into account local character and residential 	<p>Agreed. The recommended changes include traffic-calming measures, as supported by the Parish Council, and increase the clarity of the policy.</p>	<p>Amend Policy SNP3 to read: "Proposals for developments additional car parking and/or traffic calming measures at the locations identified on Figure 17 (page 25) must include for additional parking to address present unsatisfactory and unsafe provision will be supported where they take into account local character and residential amenity.</p> <p>1. Oakridge Park Local Centre; 2. Stanton Low Park; 3. Stantonbury Campus; 4. Rowle Close; 5. Linford Wood employment area. All indicative locations as identified on Figure 17 (page 25).</p> <p>Proposals for new parking areas should give consideration to the potential for shared use of the spaces throughout the day and</p>

<p><i>amenity.”</i></p> <ul style="list-style-type: none"> • Retain final paragraph (“Proposals for new...open space.”) and delete rest of Policy (list of locations and “indicative locations”) • Change second sentence from the (deleted) Delivery paragraph to “...at these locations and will seek to work with Milton Keynes Council and landowners...Action Plan.” 		<p>appropriate design and surface treatments to mitigate against any loss of open space.”</p> <p>Amend ‘Key commitments’ section to read: “ Stantonbury Parish Council will investigate the delivery of parking at these locations, and will seek to work with Milton Keynes Council and landowners to assess the issues and support delivery of solutions, as set out in the accompanying Action Plan. Stantonbury will work with.....illegal parking.”</p>
<p>13 - para 114</p> <ul style="list-style-type: none"> • Policy SNP4, change first sentence to “<i>New development should take account of the following:</i>” • Change Policy SNP4 c) to “<i>Rear courtyard parking should generally be avoided, but where it is necessary due to design constraints, courtyards should generally serve no more than 5 properties and take into account Secure by</i> 	<p>Agreed. The recommended changes will improve the clarity of the policy and make it easier for the decision maker to apply to development proposals.</p>	<p>Amend Policy SNP4 to read: “Any new development in the Plan area must adhere to the following key principles New development should take account of the following:</p> <ul style="list-style-type: none"> a) New buildings should integrate carefully within the setting having specific regard for scale, density and appearance, including landscaping b) Garden and/or amenity space should be commensurate with the size and type of dwelling and in keeping with the h surrounding area c) Rear courtyard parking shall should generally be avoided. Where courtyard parking , but where it is necessary due to design constraints, courtyards shall should generally serve no more than 5 properties, be properly lit and take into account designed to Secure by Design standards, d) Opportunities to minimise impacts on biodiversity and provide net gains in biodiversity where possible, e) Provision of safe access and sustainable patterns of movement for the cars, service vehicles, emergency vehicles and public transport,

<p><i>Design standards,”</i></p> <ul style="list-style-type: none"> • Change Policy SNP4 d) to <i>“Opportunities to minimise impacts on biodiversity and provide of net gains in biodiversity where possible,”</i> • Change Policy SNP4 e) to <i>“Provision of safe access and sustainable patterns of movement for cars, service vehicles, emergency vehicles and public transport,”</i> • Change Policy SNP4 f) to <i>“Opportunities to enhance connectivity to the redway network or other footpath connections,”</i> • Change SNP4 g) to <i>“Providing access to all...prams,”</i> • Change SNP4 h) to <i>“Opportunities to enhance the existing redway and footpath network.”</i> • Change SNP4 i) to <i>“Recognition of the importance of retaining trees and hedgerows that</i> 		<p>f) Opportunities to enhance Maximise connectivity to the redway network or other footpath connections</p> <p>g) Providing access Demonstrate appropriate accessibility to all sectors of the community including the elderly, the disabled and infant buggies/prams</p> <p>h) Opportunities to enhance the existing redway and footpath network Redway and existing footpath links shall be left unconstrained and extended where practical</p> <p>i) Recognition of the importance of retaining trees and hedgerows that contribute to local character Retain mature trees wherever possible and the proposed removal of any trees or hedges should be justified and mitigated elsewhere within the locality</p> <p>Any development which does not meet the key design principles will not be supported.</p> <p>Delete Delivery section</p> <p>Amend para 81 to read: <i>“Car parking associated with non-residential development must adhere to Secured by Design principles to promote community safety. Whilst courtyard parking is not generally supported where it needs to occur for design reasons, the Parish Council will seek to ensure that it is well lit and safe.</i> There have been ongoing issues and concerns within the parish, in particular in relation to the Stantonbury Campus and retail facilities where the car park is poorly lit and with limited natural surveillance in parts.”</p>
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<p><i>contribute to local character.”</i></p> <ul style="list-style-type: none"> • Delete final sentence (“Any...supported.”) • (Delivery section deleted) • Page 26, supporting text, Para 81, change first sentence to “<i>Whilst courtyard parking is not generally supported where it needs to occur for design reasons, the Parish Council will seek to ensure that it is well lit and safe. There have been...parts.</i>” 		
<p>14 - para 118</p> <ul style="list-style-type: none"> • Policy SNP5, delete criteria c) and e) • (Delivery para deleted) 	<p>Agreed. Reference to other adopted policies and standards is unnecessary, as the development plan should be considered as a whole.</p>	<p>Amend Policy SNP5 to read: “Windfall residential development on infill sites not specifically identified in this plan will be supported where it:</p> <p>a) Does not lead to the loss of open space identified in Figure 2 (page 19)</p> <p>B) Is of a scale, density and design, including materials and design features, in keeping with neighbouring properties,</p> <p>e) Provides access and parking in accordance with the MKC adopted Parking Standards SPD and other policies within this Development Plan</p> <p>d) Provides appropriate provisions for storage of waste which does not detract from the street scene, and</p> <p>e) Meets or exceeds other relevant requirements set out in this Neighbourhood Plan and Milton Keynes Development Plan.</p> <p>Delete Delivery section</p>

<p>15 - para 125</p> <ul style="list-style-type: none"> • Policy SNP6, second line, change to “...the area, proposals for HiMO development will be supported where:” • Policy SNP6 a) change to “They meet parking standards and provide usable and accessible amenity space including outside drying space.” • Delete criterion b) • Delete “Key commitment” • Page 28, supporting text, delete Para 88 • (Delivery para deleted) 	<p>Agreed. The recommended changes improve the clarity of the policy, and remove unnecessary reference to adopted standards in another document. It is not the role of neighbourhood plan to impose a requirement for noise assessments.</p>	<p>Amend Policy SNP6 to read: “To ensure HiMO development is of a high quality and fits with the character of the area, applications proposals for HiMO development will only normally be supported where:</p> <p>a) They provide meet parking in accordance with the MKC Parking Standards SPD plus standards and provide usable and accessible amenity space including outside drying space</p> <p>b) For semi-detached or terraced houses, a noise assessment demonstrates there will be no negative impact on neighbouring properties through internal walls,</p> <p>c) There is adequate and well designed bin storage (i.e. storage at the front of a property, insecure storage, or storage too close to a neighbouring property will be discouraged),</p> <p>d) They do not result in an over concentration of HiMO development in a particular location that would change the character of the area. Over concentration would result when in excess of 35% of the total number of properties within a 10metre diameter buffer from the application property is reached,</p> <p>e) They do not undermine the maintenance of a balanced and mixed local community, and</p> <p>f) Proposals do not significantly alter the character and appearance of the building and its curtilage.</p> <p>Delete Para 88</p> <p>Delete Key Commitment section</p> <p>Delete Delivery section</p>
<p>16 - para 129</p>	<p>Agreed. The final sentence of the Policy is unnecessary as the</p>	<p>Amend Policy SNP7 to read: “The grid road corridor and landscaped transport corridors identified on the map alongside and Figure 2 (page</p>

<p>Policy SNP7, delete final sentence (“Proposals...Plan”)</p> <ul style="list-style-type: none"> • (Delivery paragraph deleted) 	<p>development plan should be considered as a whole.</p>	<p>19) will be protected. Any development which has the potential to compromise the existing grid road, or future widening of a grid road within the area through inappropriate design and introducing noise sensitive development in the vicinity will not be supported.</p> <p>Development of any new highway or widening of the existing highway network will be expected to include the following:</p> <ul style="list-style-type: none"> a) Grid road corridors to be maintained at 80 metres wide where residential is on each side and 60 metres where other land uses occur, in line with the principles from the MK Planning Manual for the layout of the city, to accommodate landscape acting as a sound and pollution buffer, and b) Grade separated crossings for pedestrians and cyclists, (i.e. bridges or underpasses in line with the grid system principles established in MK). <p>Proposals which adhere to these principles will be supported providing they are in accordance with the other policies of the Neighbourhood Plan.”</p> <p>Delete Delivery section</p>
<p>17 - para 134</p> <ul style="list-style-type: none"> • Policy SNP8, delete second sentence and replace with “<i>The following will be supported:</i>” • Move the second sentence of the (deleted) Delivery paragraph to the start of the Key 	<p>Agreed. The recommended changes improve the clarity of the Policy.</p>	<p>Amend Policy SNP8 to read: “The protection and improvement of existing and the provision of new footpaths and cycle routes will be supported, especially where they form part of a wider network.</p> <p>Development proposals and initiatives within the Neighbourhood Area should consider and address their potential to address the The following will be supported identified connectivity needs:</p> <ul style="list-style-type: none"> a) Enhancements to footpath links to Stonepit Fields (figure18) b) Enhancements to footpath links between New Bradwell recreation ground and Bradwell Windmill (figure 19) c) Create new redway link V7 Saxon Street to Railway walk (figure 20)”

<p>commitment section and change to <i>“The Parish Council will seek to encourage funding through section...Keynes), where appropriate, to provide for delivery of these links.”</i></p>		<p>Amend ‘Key commitments’ section to read: <i>“The Parish Council will seek to encourage funding through section 106 (s106) contributions and Community Infrastructure Levy (CIL) (if adopted in Milton Keynes), where appropriate, to provide for delivery of these links. Consultation on the Neighbourhood Plan.....existing parking facilities.”</i></p>
<p>18 - para 137</p> <ul style="list-style-type: none"> • Delete Policy SNP9 • Replace with <i>“Community Action – Infrastructure Delivery. The community has identified ten infrastructure delivery priorities. The Parish Council will, where possible, seek to work with Milton Keynes Council, landowners and developers to encourage the delivery of these through Section 106 Agreements. The ten priorities identified for the Neighbourhood Area are: (LIST HERE)”</i> 	<p>Agreed. The Policy is not supported by substantive evidence in respect of the relevant tests for planning obligations and consequently, does not have regard to national policy. It is more appropriately included as a community action.</p>	<p>Delete Policy SNP9</p> <p>Replace Policy SNP9 with “Community Action – Infrastructure Delivery. The community has identified ten infrastructure delivery priorities. The Parish Council will, where possible, seek to work with Milton Keynes Council, landowners and developers to encourage the delivery of these through Section 106 Agreements. The ten priorities identified for the Neighbourhood Area are: a) Funding for increased school place provision.....j) Widening of junction at Stanton Gate and Marlborough Street.”</p> <p>Change title of page 32 to “Community Action – Infrastructure Delivery”</p> <p>Delete “Key commitment” section</p> <p>Amend para 100 to read: “If a Community Infrastructure Levy is introduced then these items remain a priority for delivery. If a Community Infrastructure Levy (CIL) charging schedule is adopted in Milton Keynes, Stantonbury Parish Council will promote the inclusion of the relevant priority schemes on the list of infrastructure to be funded through CIL.”</p>

<ul style="list-style-type: none"> • Change title on page 32 to <i>“Community Action – Infrastructure Delivery”</i> • Retain supporting text on page 32 • Delete Key commitment (which does not relate directly to the Community Action) • Add the second sentence of the (deleted) Delivery paragraph to the end of supporting text Para 100 		
<p>19 - para 146</p> <ul style="list-style-type: none"> • Policy SNP10, change c) to <i>“...storey. The provision of bungalows would be supported.”</i> • Policy SNP10, delete penultimate sentence (“Provision...possible”) and change last sentence to <i>“...Bradwell Road and the provision of off-street parking to meet local needs in addition to the parking requirements of the development, would be supported.”</i> 	<p>Agreed. The recommended changes improve the clarity of the Policy. Reference to the encouragement of bungalows and current issues on Mathiesen Road are insufficiently supported by evidence.</p>	<p>Amend Policy SNP10 to read: “ 0.2 hectares of land at Mathiesen Road is allocated for housing development subject to the following:</p> <ul style="list-style-type: none"> a) Development does not exceed 35 dwellings per hectare (net) (approximately 7 dwellings) b) Development provides an active frontage, where possible to both Mathiesen Road and Bradwell Road, and c) Dwellings will be a maximum of two storey. The provision of bungalows would be supported encouraged. <p>Provision of off street parking to address the current issues on Mathiesen Road, in addition to parking provision in line with Milton Keynes Council standards to serve the new development would be supported and should be provided where possible.</p> <p>Further widening of the junction with Bradwell Road and the provision of off-street parking to meet local needs in addition to the parking requirements of the development, would be supported and should be provided where possible.”</p>

<ul style="list-style-type: none"> • Supporting text, delete Para 104 		<p>Delete para 104</p>
<p>20 - para 149</p> <ul style="list-style-type: none"> • Policy SNP11, change c) to “...should <i>provide set back distances of at least 22 metres and avoid overlooking.</i>” • Policy SNP11, change e) to “...(LEAP) <i>should be provided on site...</i>” • Policy SNP11, change g) to “<i>Provide parking to meet adopted residential standards.</i>” • Policy SNP11, delete last sentence “The final...area.”) 	<p>Agreed. The recommended changes will remove some imprecise terminology, and improve the clarity of the policy.</p>	<p>Amend Policy SNP11 to read: “1.6 hectares of land at Wylie/Harrowden is allocated for housing development subject to the following:</p> <ul style="list-style-type: none"> a) Development does not exceed 35 dwellings per hectare (net) b) Units adjacent to Railway Walk be restricted to a maximum of three storeys, all other units to be no more than two storeys c) Units adjacent to existing residential properties on Howitt Drive and Harrowden shallshould provide acceptable set back distances of at least (minimum 22 metres as specified in the MKC Residential Design Guide) and avoid overlooking d) A mix of dwelling types be provided, Warden Assisted accommodation would be supported e) A Local Equipped Area of Play (LEAP) to should be provided on site located a minimum distance of 20 metres from residential boundaries and 30 metres from the nearest road f) Existing trees and edges within the site should be retained where possible, and g) Parking should be provided on plot and in line with the Milton Keynes Residential Parking Standards. Underground parking would be encouraged. Provide parking to meet adopted residential standards. The final proposal should give due regard to plans and policies for the North Bradville regeneration area.”
<p>21 - para 152</p> <ul style="list-style-type: none"> • Policy SNP12, change b) to “...should <i>provide set back distances of at least 22 metres and avoid overlooking.</i>” 	<p>Agreed. The recommended changes will remove some imprecise terminology, and improve the clarity of the policy.</p>	<p>Amend Policy SNP12 to read: “1.25 hectares of land at Stanton School is allocated for housing development subject to the following:</p> <ul style="list-style-type: none"> a) Development does not exceed 35 dwellings per hectare (net) b) Units adjacent to existing residential properties should provide acceptable set back distances of at least (minimum 22 metres as specified in the MKC Residential Design Guide) and avoid overlooking c) Dwellings should will be a maximum of two storeys

<ul style="list-style-type: none"> • Policy SNP12, change c) to Dwellings <i>should be...</i> • Policy SNP12, change e) to <i>“Development should ensure the protection of important trees and any loss of trees must be mitigated through re-provision within the Neighbourhood Area.</i> • Policy SNP12, delete last sentence “The final...area.”) • Supporting text, Para 115, add sentence to end of paragraph <i>“It is recognised that trees in the area make a positive contribution to local character and Policy SNP12 provides for the retention of important trees and for re-provision generally.”</i> 		<p>d) The proposed design and materials are in keeping with neighbouring properties on Naseby Court, and</p> <p>e) The loss of trees on site should be kept to a minimum and losses should be mitigated elsewhere within the North Bradville area. Development should ensure the protection of important trees and any loss of trees must be mitigated through re-provision within the Neighbourhood Area.</p> <p>The final proposal should give due regard to plans and policies for the North Bradville regeneration area.”</p> <p>Amend para 115 to read: “The school have identified an area of the field and orchard which is surplus to current requirements. It is recognised that trees in the area make a positive contribution to local character and Policy SNP12 provides for the retention of important trees and for re-provision generally.”</p>
<p>22 - para 160</p> <ul style="list-style-type: none"> • Policy SNP13, change opening sentence to <i>“Leisure development adjacent to the existing</i> 	<p>Agreed. There is no evidence to show how development will support the viability of the sports ground and heritage site.</p>	<p>Amend Policy SNP13 to read: “ Leisure To support the viability of the sports ground and heritage site a limited amount of additional built leisure related development adjacent to the existing pavilion and associated buildings will be supported provided that development proposals where it would:</p> <p>a) Result in no net loss of playing pitch or play area provision; and</p>

<p><i>pavilion and associated buildings will be supported where it would:"</i></p> <ul style="list-style-type: none"> • Policy SNP13, change the remainder of the Policy to <i>"a) Result...provision; and b) Conserve the significance of the Grade II Listed Bradwell Windmill and its setting; and c) Enhance the size and quality of existing facilities; and d) Respect local character. Subject to respecting local character and residential amenity and conserving the significance of heritage assets, the following enhancements would be supported: i) car park expansion; ii) access road improvements; iii) refurbishment of facilities requiring planning permission; iv) enhancement of footpath</i> 		<p>b) Do not detract from Conserve the significance of the grade II listed Bradwell Windmill and its setting; and</p> <p>c) Maintain wildlife corridors identified on the Milton Keynes Council Local Plan Proposals Map</p> <p>Enhance the size and quality of existing facilities; and</p> <p>d) Demonstrate an enhancement both in size and quality to existing facilities, and are in keeping with the character of neighbouring properties Respect local character.</p> <p>The Subject to respecting local character and residential amenity and conserving the significance of heritage assets, the following enhancements would also be supported and encouraged:</p> <p>e i) car park expansion;</p> <p>f ii) Widening of the access road improvements;</p> <p>g) Erection of a 6ft perimeter fence to the eastern and northern edges of the football pitch</p> <p>h iii) refurbishment of the tennis court and inclusion of additional neighbourhood play equipment and facilities requiring planning permission;</p> <p>i iv) enhancement to enhancement of footpath links to the Bradwell Windmill."</p> <p>Delete Delivery section</p>
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<p><i>links to Bradwell Windmill.”</i> • (Delivery paragraph deleted)</p>		
<p>23 - para 167</p> <p>Delete Policy SNP14 and all related plans/text on page 39</p>	<p>Not agreed. The Council considers that the policy is capable of being amended in order to overcome the examiner’s concerns and to meet the basic conditions. It is considered that the revised policy represents a viable and deliverable policy, having regard to Paragraph 173 of the NPPF.</p> <p>In Para 164 of his report the Examiner states that <i>“No information is provided in respect of what the biodiversity of the area comprises and consequently, it is not possible to know what might be safeguarded or extended.”</i> The Council’s view is that the policy is not at odds with the criterion which has been accepted with modifications in policy SNP4. In addition, “extended” biodiversity would be consistent with the NPPF’s or Council’s Local Plan requirement to provide net biodiversity gains.</p> <p>The proposed revised policy: (i) qualifies the policy so that proposals</p>	<p>Amend Policy SNP14 to read: “Proposals for the refurbishment, insofar as planning permission is required, and or redevelopment of existing housing in the Bradville North area should have full regard to the following principles:</p> <p>a) Refurbishment of existing homes should encourage energy efficiency, including reconfiguration of the layout where required to achieve this</p> <p>b) The biodiversity of the area is safeguarded and extended, where possible</p> <p>In the event of redevelopment or partial redevelopment:</p> <p>c) A minimum of 50% of the total area to remain undeveloped, other than for open space, roads and paths ancillary to the development The amount of open space provided should be broadly equivalent to that which is lost through redevelopment</p> <p>d) Housing density does should not exceed 35 dwellings per hectare (net)</p> <p>e) Provision of open space should ensure the current nature of provision is retained, provided or improved</p> <p>f) The majority of homes should be 2 or 3 bedroom</p> <p>g) A small proportion of new homes should be 1 or 2 bedroom in flatted accommodation</p> <p>e) Proposals should include a mix of housing types and sizes in</p>

	<p>for refurbishment will only be considered where planning permission is required (see Examiner’s report para 163); (ii) removes the requirement for 50% of the area to remain undeveloped and replaces it with a requirement to retain the same amount of open space as is lost through redevelopment (see Examiner’s report para 164); (iii) requires that retention of all existing social rented homes will be subject to viability; (iv) requires that the housing mix should be in accordance with the latest evidence of housing need; v) requires that affordable housing should be in accordance with Policy HN2 of Plan:MK.</p> <p>In accordance with Section 13 (1) of Schedule 4B of the Town and Country Planning Act 1990, Milton Keynes Council therefore proposes to take a different decision to that recommended by the Examiner on the deletion of Policy SNP14. As a result of this there will now follow a 6 week period during which people will be asked for their comments on the council’s proposed</p>	<p>accordance with the latest evidence of housing need. The provision of bungalows would be supported.</p> <p>h f) Dwellings to should be limited to a maximum of four storeys</p> <p>i) Up to 5% of new homes should be single storey/bungalow type dwellings</p> <p>j g) All existing social rented homes will either be retained or replaced by another social rented home subject to viability</p> <p>k h) Proposals should incorporate affordable housing in accordance with Policy HN2 of Plan:MK All new affordable homes will either be social rented, affordable rented, intermediate housing or starter homes and the majority should be 2 or 3 bedrooms</p> <p>l i) Street profiles should be wide enough to allow for avenue-type tree planting or landscaping of a suitable species, and street parking on at least one side of the carriageway</p> <p>m j) Individual plots should provide front and rear gardens, with the frontage of the plot including at least one off-street space per dwelling, and car ports should be avoided; and</p> <p>n k) The provision of sheltered accommodation will be encouraged.”</p>
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	<p>decision. A further examination on this specific matter might follow if Milton Keynes Council considers that it would be appropriate to do so.</p>	
<p>24 - para 172</p> <ul style="list-style-type: none"> • Policy SNP15, delete first sentence and change second sentence to “The following development will be supported on the...” • Policy SNP15 a), first line, delete “...will be acceptable.” • Policy SNP15 b), first line, delete “, will be supported.” 	<p>Agreed. The Neighbourhood Plan does not have the power to determine planning applications as suggested by the first sentence of the policy.</p>	<p>Amend Policy SNP15 to read: “The areas of open space within North Loughton Valley Park will be protected from development in accordance with the Milton Keynes Local Plan. The following development will be permitted supported on the approximate sites identified on the plan above, providing the proposals satisfy the criteria below:</p> <p>a) Development of a visitor centre incorporating a refreshment facility will be acceptable, (general location identified as site A) provided the scale and design is in keeping with the natural surroundings and the detailed design protects the landscaped character of the site.</p> <p>b) Proposals for a neighbourhood play facility on the land identified as Site B, will be supported.</p> <p>Any proposal in the area will need to demonstrate it is compatible with existing uses in the area with particular regard to:</p> <ul style="list-style-type: none"> • Car parking, • Safety and security, • Ecology, • Hours of operation, and • Traffic generation.”
<p>25 - para 175</p> <p>Delete Policy SNP16 and all related information on page 41</p>	<p>Not agreed. The Council considers that the policy is capable of being amended in order to overcome the examiner’s concerns and to meet the basic conditions.</p> <p>The proposed revised policy: (i) amends boundaries of Bradville and</p>	<p>Amend Policy SNP16 to read: “The community hubs will be protected from any development or redevelopment which could diminish their roles as service local centres providing convenience and service facilities for the Neighbourhood Plan area. Within these areas the development/enhancement of retail and community uses only will be supported.</p>

Oakridge Park hubs to remove existing and proposed residential uses(see Examiner’s report para 173); (ii) removes Stantonbury hub plan to avoid conflict with policy SNP17(see Examiner’s report para 173); (iii) removes reference to Oakridge Park Community Hub in text to reflect recent planning decision on parcel A, as agreed by Parish Council during the examination; (iv) amends wording to clarify role of community hubs.

In accordance with Section 13 (1) of Schedule 4B of the Town and Country Planning Act 1990, Milton Keynes Council therefore proposes to take a different decision to that recommended by the Examiner on the deletion of Policy SNP16. As a result of this there will now follow a 6 week period during which people will be asked for their comments on the council’s proposed decision. A further examination on this specific matter might follow if Milton Keynes Council considers that it would be appropriate to do so.

Oakridge Park Community Hub

~~Development of parcel A for the provision of a community centre or a community café only will be supported. Any development proposals for alternative uses will not normally be supported.”~~

SNP16 Policy - Community Hubs

Location	
Current use	Community uses - including health, community centre and shops
Proposed use	Protection and enhancement of existing facilities and expansion and provision of new facilities
Objectives met	1, 4, 6.

[Amend boundaries of community hub areas to exclude non-retail uses. Delete Stantonbury campus hub plan]

26 - para 179

Not agreed. The Council considers that

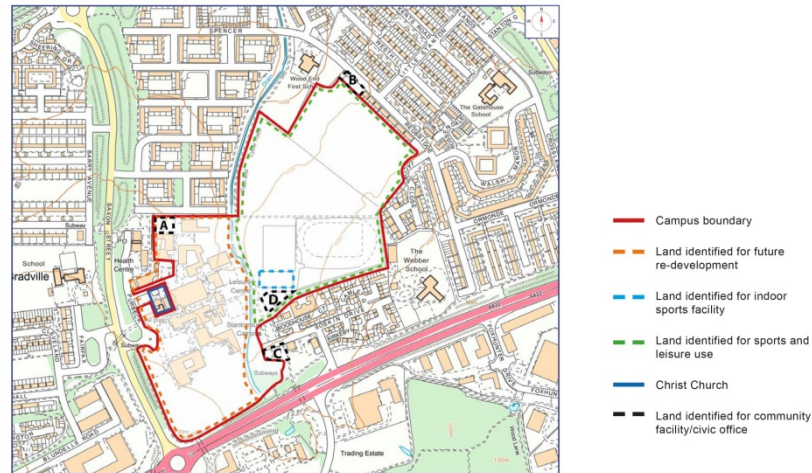
Amend Policy SNP17 to read: “ Development proposals that accord with

<p>Delete Policy SNP17 and all related information on pages 42, 43 and 44</p>	<p>the policy is capable of being amended in order to overcome the examiner's concerns and to meet the basic conditions. It is considered that the revised policy represents a viable and deliverable policy, having regard to Paragraph 173 of the NPPF.</p> <p>The proposed revised policy: (i) removes reference to a masterplan (see para 176 of Examiner's report); (ii) reorganises the policy, to separate proposals for different types of development; (iii) removes some requirements which may be difficult to interpret by decision makers in assessing development proposals; (iv) emphasises mix of housing should be tied to evidence of housing need; (v) transposes sites B and C, as agreed by Parish Council during examination, to correct an error; (vi) makes it clear that residential development will only be supported within the land identified for future redevelopment.</p> <p>In accordance with Section 13 (1) of Schedule 4B of the Town and Country Planning Act 1990, Milton Keynes Council</p>	<p>the masterplan for education and ancillary buildings will be supported subject to the following:</p> <ul style="list-style-type: none"> a) Education b Buildings will be a maximum of two storeys, in keeping with surrounding buildings b) Perimeter fencing to be in keeping with the existing perimeter fence c) Development avoids the risk of flood by retaining the Stantonbury Drain d) A drop-off point for up to 10 vehicles for the education facility is maintained e) Any new substation must not be sited within 50 metres of residential housing f) Heating and any other exhaust fumes must not pollute the existing or new residential areas g) The redevelopment and expansion of retail uses will be supported for the local centre where they complement the adjacent community uses h) Expansion of the medical centre and associated parking i) Development of residential bungalows at parcel C, providing the community facility has been provided elsewhere <p>Residential development within the land identified for future redevelopment on the Stantonbury Campus Map campus will be supported where:</p> <ul style="list-style-type: none"> l e) Housing density does not exceed 35 dwellings per hectare (net) k f) Units adjacent to V7 Saxon Street and H3 Monks Way be are restricted to a maximum of three storeys, and elsewhere on the site to a maximum of two storeys
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	<p>therefore proposes to take a different decision to that recommended by the Examiner on the deletion of Policy SNP17. As a result of this there will now follow a 6 week period during which people will be asked for their comments on the council's proposed decision. A further examination on this specific matter might follow if Milton Keynes Council considers that it would be appropriate to do so.</p>	<p>† g) A mix of dwelling types be is provided in accordance with the latest evidence of housing need, including elsewhere on site to be restricted to a maximum of two storeys, bungalows would be encouraged</p> <p>‡ h) h) The extensive tree belt adjoining the grid road corridors are retained</p> <p>§ i) i) Provision is made for the storage of waste bins within the curtilage of each dwelling</p> <p>¶ j) j) Amenity green space associated with development are is landscaped to prevent parking</p> <p>Ⓚ k) k) A Local Equipped Area of Play (LEAP) to be is provided on site located a minimum distance of 20 metres from residential boundaries and 30 metres from the nearest road.</p> <p>Provision of parking in excess of the current Milton Keynes Council parking standards would be supported and should be provided where possible. Public parking areas should be multi-functional and available to all outside of school hours.</p> <p>Development of indoor sporting facilities at the site of the existing tennis courts would be supported.</p> <p>Development of a community facility/civic office would be supported at any of the four sites identified on the accompanying map. Development of residential bungalows at parcel C would be supported, providing the community facility has been provided elsewhere.</p> <p>Expansion of the medical centre and associated parking will be supported.</p>
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The redevelopment and expansion of retail uses will be supported for the local centre where they complement the adjacent community uses.”

SNP17. STANTONBURY CAMPUS MAP



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cont.

[Amend Plan to transpose sites B and C]

27 - para 182

- **Policy SNP18, change c) to “...in line with adopted parking standards.”**
- **Replace the location plan on page 45 with a plan**

Agreed. The recommended change corrects an error in the location plan which failed to show the whole of the development area.

Amend Policy SNP18 to read: “ 0.52 hectares of land at Rowle Close Garages is allocated for housing development of approximately 66 dwellings, subject to the following:

- Housing density through the redevelopment of the red edged areas must not exceed the density of the surrounding area,
- Buildings will be a maximum of two storeys,

<p>showing the whole of the development area</p>		<p>c) Parking should be provided in line with Milton Keynes Residential Parking Standards adopted parking standards,</p> <p>d) Provision is made for replacement parking for garage owners displaced by the development on the identified amenity land,</p> <p>e) Provision is made for the storage of waste bins within the curtilage of each dwelling,</p> <p>f) Provision is made for a Local Equipped Area of play in the vicinity of the development,</p> <p>g) Landscaping is restricted to low level shrubs and trees of a suitable species, at a distance to prevent encroachment onto public walkways and lighting obstruction, and</p> <p>h) Remaining amenity green space associated with the development is landscaped to prevent parking.”</p> <p>Replace the location plan on page 45 with a plan showing the whole of the development area</p>
<p>28 - para 188</p> <p>• Policy SNP19, change to “The redevelopment of Stantonbury Shops for convenience shopping and service centres appropriate to Local Centres and residential use above ground floor level will be supported. Redevelopment should either retain or relocate</p>	<p>Agreed. The recommended changes will improve the clarity of the policy and remove requirements that might affect the viability of any redevelopment proposals.</p>	<p>Amend Policy SNP19 to read: “Any redevelopment of the existing shops for new Class A1 floorspace is supported subject to the following principles:</p> <p>a) Opportunities to retain the gable wall mural should be investigated. Where the redevelopment of the site is proposed, the mural should be removed and preserved for relocation or alternative community use, within the campus,</p> <p>b) The provision of viable retail floorspace, consistent with the status as a ‘Local Centre’,</p> <p>c) Where new retail shop units are proposed, the potential for residential accommodation above should be considered,</p> <p>d) Where necessary, residential parking to the rear of the development is</p>

<p><i>the existing gable wall mural and provide car parking in line with adopted standards. Provision of...site area”</i></p>		<p>provided in line with the minimum requirements of Milton Keynes Council Parking Standards SPD,</p> <p>e) Provision of the following services are supported, subject to viability; Post Office, Pharmacy and pharmaceutical goods, Newsagent and the sale of newspapers, Library, Hairdresser, Greengrocer, Butcher, or the sale of a similar range of products, and</p> <p>f) CCTV coverage to all aspects of the development is provided.</p> <p>The redevelopment of Stantonbury Shops for convenience shopping and service centres appropriate to Local Centres and residential use above ground floor level will be supported. Redevelopment should either retain or relocate the existing gable wall mural and provide car parking in line with adopted standards.</p> <p>Provision of hard and soft landscaping, including seating and facilities for dog walkers, will be supported within the overall site area.</p>
<p>29 – para 191</p> <ul style="list-style-type: none"> • Policy SNP20, change first paragraph to <i>“The development of planning use class B1 (including office) accommodation at sites C, D and G shown on the location plan above, will be supported subject to taking into account the following:”</i> • Policy SNP20 b), change to <i>“Development at Site G</i> 	<p>Agreed. The recommended changes will make the policy clearer and more precise.</p>	<p>Amend Policy SNP20 to read: “The development of planning use class B1 (including office) accommodation at sites C, D and G show on the location plan above, and associated storage will be supported subject to taking into account the following. Any development proposals will be expected to adhere to all of the development principles below:</p> <p>a) Building heights at Site G should be limited to a maximum of 15 metres,</p> <p>b) Standing advice from Natural England (or similar) for the screening, buffering and distances of buildings from the Historic Wood (to minimise disturbance of employment use near the wood should be followed Development at Site G, should respect and safeguard the irreplaceable ancient woodland at Linford Wood through screening, buffering and building distances</p> <p>c) Existing hedgerows should be retained where possible and</p>

<p><i>should respect and safeguard the irreplaceable ancient woodland at Linford Wood through screening, buffering and building distances.”</i></p> <ul style="list-style-type: none"> • Policy SNP20 d), change to <i>“Development should not result in the loss of public parking.”</i> • Policy SNP20, delete last sentence (<i>“Provision...encouraged.”</i>) 		<p>consideration given to provision of new low level landscaping in new/re-developed areas,</p> <p>d) The amount of existing Development should not result in the loss of public parking in the vicinity is maintained and protected from development, and</p> <p>e) Multi-storey car park associated with a development must not exceed two storeys for site G and three storeys at Sites C & D.</p> <p>Residential development will not be supported. Provision of underground parking would be encouraged.”</p>
<p>30 - para 193</p> <ul style="list-style-type: none"> • Update the Contents, Policy, paragraph and page numbering, and Action Plan to take into account the recommendations contained in this Report. 	<p>Agreed.</p>	<p>Update the Contents, Policy, paragraph and page numbering, and Action Plan to take into account the recommendations contained in this Report.</p>
<p>31 - para 194</p> <ul style="list-style-type: none"> • Page 48, Para 155, change to <i>“...how SPC will seek to work with...”</i> • Action Plan – delete the column <i>“Responsible for</i> 	<p>Agreed. The Neighbourhood Plan cannot place requirements upon the Local Planning Authority and other bodies.</p>	<p>Amend para 155 to read: <i>“The Action Plan also outlines how SPC will seek to work with partners to ensure non-planning issues are addressed which are of importance to local residents. These issues include crime and community safety, maintenance of the area and community activities.”</i></p> <p>Action Plan – delete the column <i>“Responsible for implementation”</i></p>

<p>implementation”</p> <ul style="list-style-type: none"> • Action Plan – in the “Crime and Community Safety” para at the top of page 50, delete the third and fourth sentences (“the policies...Authority.”) 		<p>Amend para in ‘Crime & Community Safety’ section of Action Plan to read: “During the consultation process, crime was highlighted as a priority concern for residents. It was acknowledged that the Plan area has a low crime rate and is a safe place to live, however residents wished to ensure this was maintained. The policies within the Plan ensure that all development will endeavour to ‘Design out Crime’ by applying the principles of Secured by Design. Responsibility for ensuring these principles are applied sits with Milton Keynes Council as the local Planning Authority. Stantonbury Parish Council further commits to review all planning applications in line with the Neighbourhood Plan policies and submit comments to support robust approaches to Secured by Design principles in all aspects of the development.”</p>
<p>32 - para 198</p> <p>I recommend that the Plan should proceed to a Referendum based on the Stantonbury Neighbourhood Area approved by Milton Keynes Council on the 16th June 2015.</p>	<p>Before the Plan proceeds to a referendum, there will be a further consultation period.</p>	<p>Referendum area to be based on the Stantonbury Neighbourhood Area.</p>