



## Stantonbury Neighbourhood Plan

### Consultation on Policies SNP14, SNP16 and SNP17 of the Stantonbury Neighbourhood Plan

November 2019

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 in respect of the deletion of policies SNP14, SNP16 & SNP17.

As a result of this there will be an 8 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 this specific matter might then follow if Milton Keynes Council considers that it would be appropriate to do so.

#### Context

The Stantonbury Neighbourhood Plan was examined against the 2012 version of the National Planning Policy Framework.

Policy SNP14 supports the regeneration of North Bradville. The Examiner considered Policy SNP14 in paras 161-167 of his Report. The Examiner noted that both national policy and Plan:MK establish support and provide for appropriate regeneration. However, he concluded: "*The Policy does not have regard to Paragraph 173 of the Framework. It does not meet the basic conditions.*"

Policy SNP16 seeks to protect the roles of existing community hubs. The Examiner considered Policy SNP16 in paras 173-175 of his Report. 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.*"

Policy SNP17 seeks to control future development at Stantonbury Campus. The Examiner considered Policy SNP17 in paras 176-179 of his Report. 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.”*

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.

The following table sets out the Examiner’s recommendations, the Council’s opinion of the Examiner’s assessment of the deleted policies and proposed modifications to the policies to address the Examiner’s concerns.

Examiner's recommendations	MKC's comments	Proposed Modification
<p><b>23 - para 167</b></p> <p><b>Delete Policy SNP14 and all related plans/text on page 39</b></p>	<p>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 163 of his report the Examiner questions why the Policy refers to the refurbishment of homes when there is nothing to indicate that such works would require planning permission. The Council's view is that this point can be addressed with an amendment to the policy.</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>In Para 164 of his report the Examiner</p>	<p><b>Amend Policy SNP14 to read:</b> "Proposals for the refurbishment, <b>insofar as planning permission is required</b>, 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, <del>including reconfiguration of the layout where required to achieve this</del></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) <del>A minimum of 50% of the total area to remain undeveloped, other than for open space, roads and paths ancillary to the development</del> <b>The amount of open space provided should be broadly equivalent to that which is lost through redevelopment</b></p> <p>d) Housing density <del>does</del> <b>should</b> not exceed 35 dwellings per hectare (net)</p> <p>e) <del>Provision of open space should ensure the current nature of provision is retained, provided or improved</del></p> <p>f) <del>The majority of homes should be 2 or 3 bedroom</del></p> <p>g) <del>A small proportion of new homes should be 1 or 2 bedroom in flatted accommodation</del></p> <p><b>e) Proposals should include a mix of housing types and sizes in accordance with the latest evidence of housing need. The provision of bungalows would be supported.</b></p> <p><del>h) Dwellings to</del> <b>should</b> be limited to a maximum of four storeys</p> <p>i) <del>Up to 5% of new homes should be single storey/bungalow type dwellings</del></p> <p>j) <b>g) All existing social rented homes will either be retained or replaced by another social rented home subject to viability</b></p> <p><b>k) h) Proposals should incorporate affordable housing in accordance with Policy HN2 of Plan:MK</b> <del>All new affordable homes will either be social rented,</del></p>

	<p>states that <i>“The Policy refers to the need for 50% of the area to ‘remain undeveloped.’ However, the majority of the area is already developed, so this requirement makes no sense.”</i> The Council’s view is that this point can be addressed with an amendment to the policy.</p> <p>The proposed revised policy: (i) qualifies the policy so that proposals 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><del>affordable rented, intermediate housing or starter homes and the majority should be 2 or 3 bedrooms</del></p> <p>† 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>✎ j) Individual plots should provide front and rear gardens, with the frontage of the plot including at least one off-street space per dwelling, <b>and</b> car ports should be avoided; and</p> <p>✎ k) The provision of sheltered accommodation will be encouraged.”</p>
<p><b>25 - para 175</b></p> <p><b>Delete Policy SNP16 and all related information on page 41</b></p>	<p>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>In Para 173 of his Report the Examiner states that <i>“of the three hubs, one at Bradwell, includes land comprising a house and its garden; one, at Oakridge Park, has planning permission for residential</i></p>	<p><b>Amend Policy SNP16 to read:</b> “The community hubs will be protected from any development or redevelopment which could diminish their roles as <del>service</del> <b>local</b> centres <b>providing convenience and service facilities</b> for the Neighbourhood Plan area.</p> <p>Within these areas the development/enhancement of <b>retail and</b> community uses <del>only</del> will be supported.</p> <p><b>Oakridge Park Community Hub</b></p> <p><del>Development of parcel A for the provision of a community centre or a</del></p>

development; and one at Stantonbury, is the focus of another Policy in the Neighbourhood Plan, which supports a wide range of development, including non-community uses.” The Council’s view is that these points can be addressed in the first two cases by amending the hub boundaries and in the third case by removing the hub from the Policy.

The proposed revised policy: (i) amends boundaries of Bradville and 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.

community café only will be supported. Any development proposals for alternative uses will not normally be supported.”

**SNP16 Policy - Community Hubs**

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

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

**26 - para 179**  
**Delete Policy SNP17 and all related information on pages 42, 43 and 44**

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.

In Para 176 of his Report the Examiner states that “Policy SNP17 is entirely reliant upon a masterplan. No such masterplan

**Amend Policy SNP17 to read:** “ Development proposals that accord with the masterplan for education and ancillary buildings will be supported subject to the following:

- a) ~~Education~~ 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~~

	<p><i>exists.</i>” Reference to the masterplan has been removed from the policy.</p> <p>The proposed changes simplify the policy to make it easier for decision makers to use.</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><del>housing</del></p> <p><del>f) Heating and any other exhaust fumes must not pollute the existing or new residential areas</del></p> <p><del>g) The redevelopment and expansion of retail uses will be supported for the local centre where they complement the adjacent community uses</del></p> <p><del>h) Expansion of the medical centre and associated parking</del></p> <p><del>i) Development of residential bungalows at parcel C, providing the community facility has been provided elsewhere</del></p> <p>Residential development within the <b>land identified for future redevelopment on the Stantonbury Campus Map</b> <del>campus</del> will be supported where:</p> <p><del>‡ e) Housing density does not exceed 35 dwellings per hectare (net)</del></p> <p><del>‡ f) Units adjacent to V7 Saxon Street and H3 Monks Way <del>be</del> are restricted to a maximum of three storeys, and elsewhere on the site to a maximum of two storeys</del></p> <p><del>‡ g) A mix of dwelling types <del>be</del> 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</del></p> <p><del>‡ h) The extensive tree belt adjoining the grid road corridors are retained</del></p> <p><del>‡ i) Provision is made for the storage of waste bins within the curtilage of each dwelling</del></p> <p><del>‡ j) Amenity green space associated with development <del>are</del> is landscaped to prevent parking</del></p> <p><del>‡ k) A Local Equipped Area of Play (LEAP) <del>to be</del> is provided on site located a minimum distance of 20 metres from residential boundaries and 30 metres from the nearest road.</del></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</p>
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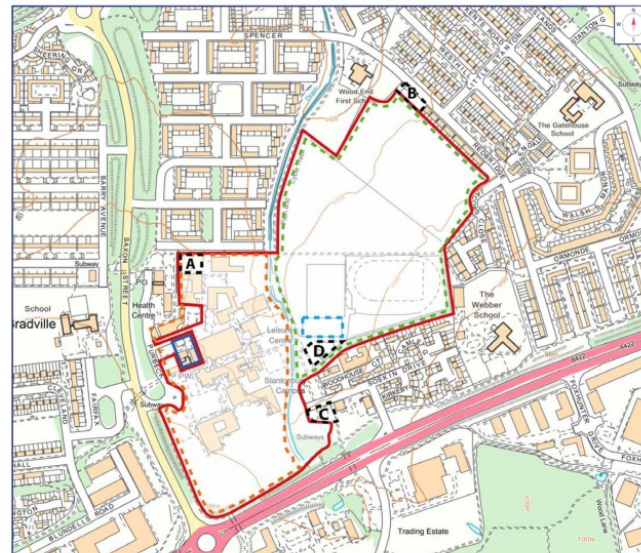
would be supported.

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.**

**Expansion of the medical centre and associated parking will be supported.**

**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]**

## Consultation period and making comments

The proposed decision is available for comments for 8 weeks from Wednesday 20<sup>th</sup> November, 2019 to Wednesday 15<sup>th</sup> January 2020.

If you have any questions, you can:

- Call the Neighbourhood Planning officer on 01908 254836
- E-mail us at, [neighbourhoodplanning@milton-keynes.gov.uk](mailto:neighbourhoodplanning@milton-keynes.gov.uk) or
- Go to the Planning Policy pages of the website <http://www.milton-keynes.gov.uk/planning-policy>
- For general information about Neighbourhood Planning see: <https://www.gov.uk/neighbourhood-planning>

Making comments:

Any comments on the deleted policies issue must be received at the following address before 5pm on Wednesday 15<sup>th</sup> January 2020.

By post to:

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

E-mail address: [neighbourhoodplanning@milton-keynes.gov.uk](mailto:neighbourhoodplanning@milton-keynes.gov.uk)

Please be aware that all comments that we receive will be publicly available and may be included on our website.

The Neighbourhood Plan and accompanying documents are available to view on the Council's Neighbourhood Planning webpage at: <https://www.milton-keynes.gov.uk/planning-and-building/stantonbury-neighbourhood-plan>

Hard copies of the documents are also available to inspect at:

Milton Keynes Council Civic Offices, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ, during normal office hours 9am-5.15pm.