

PART 3

POLICIES



6.0 Realising Our Vision: The Policies of the Neighbourhood Plan

6.1 Introduction to the Policies

The policies show how we aim to shape and direct development within West Bletchley to achieve our Vision and the Eight Objectives that underpin our Neighbourhood Plan. Each objective has its own chapter, we first provide the background and justification for the policy, provide our policies and then identify key considerations in the delivery of the policy. We also relate our policies to the Policy Context provided by national and local policies through the National Planning Policy Framework, Milton Keynes Core Strategy and the Milton Keynes Local Plan¹.

¹The Core Strategy was adopted in 2013, and several of the strategic policies of the previous Local Plan (2005) are replaced by new policies but several policies of the Local Plan that were 'saved' in 2008 remain in force and are due to be replaced by the new Local Plan – 'Plan: MK' or through other plans. The most relevant policies are listed; the absence of a less relevant policy does not mean it does not apply; the policies are listed as a guide.



7.0 Building New Homes

7.1 Background and Justification

We want to encourage new homes to be built within the parish to ensure we remain a strong and balanced community and one that continues to provide for the specific needs of the local population. The opportunities for new developments are limited as much of the area is already built-out, and most opportunities are likely to be for small infill or redevelopment projects, sometimes replacing other uses.

The need and demand for properties for older people and particularly single older people is high and likely to continue to rise during the Plan period. We want these specific requirements to be assessed and for more significant developments for 10 dwellings or more to have considered the potential for including properties suitable for elderly people either wholly or in part. Developments alongside and near local facilities and bus routes and bus stops could be particularly suited to meet this need as they provide ready access to local shops and other services.

Where redevelopment of existing housing or other uses are proposed to deliver new housing, the proposals will be assessed against the policies of the Neighbourhood Plan as a whole. We do not wish to see redevelopment at the cost of achieving other objectives of the plan and particularly the loss of vital facilities such as local shops and employment sites. Where redevelopment is proposed that includes local shops or employment we will look to ensure that these uses are retained, perhaps in a different form than before but that there is no overall loss of amenity or opportunity for local people.

Where housing is proposed, we wish the impacts on other adjacent uses to be carefully assessed within applications and for the amenity of existing local residents or businesses not to be reduced. Housing should be well designed, and take account of any particular local characteristics of significance and offer an improvement to the appearance of the area.

There is one specific site identified for new housing within our area in the Milton Keynes Council Proposed Submission Draft Site Allocations Plan October 2016, at Wellington Place. This site is currently an overflow car park and underused. The site overlooks the park to the south and the offers an opportunity for around 11 new dwellings or perhaps an apartment development. The site is also alongside an existing employment area and the proposals should ensure that an acceptable environment can be achieved for residential development and that impacts from, and impacts on, the adjacent employment development are acceptable including a suitable access which is currently through a parking area for the employment site.

There may be other housing opportunities that come forward for instance as part of the Station Opportunity Area redevelopment and other smaller infill opportunities. The Station Opportunity Area is considered in Policy BS3.

7.2 Policies of the Neighbourhood Plan

BNH1 New Residential Development

The development of new housing will be supported where the impacts of development on adjacent uses are acceptable and where the proposals provide:

- *For developments over 10 dwellings provision of a mix of types, sizes and tenures; (to be checked)*
- *Affordable housing, to reflect both MKC and current national planning policy; and*
- *Consideration of the potential for sheltered, extra-care and care homes, located close to local facilities.*

BNH2 Wellington Place

Proposals for new residential development will be supported at the Wellington Place Car Park Site subject to the proposals demonstrating that the development can provide an acceptable quality of environment for housing, including access, adjacent to the existing employment development.

Opportunity Area: Redeveloping the Garage Courts

West Bletchley has a number of obsolete garage court areas. Many of the courts no longer work for their original purpose. Car owners much prefer to park alongside their house with their car in sight, and many of the garages are now used as informal storage and several have fallen empty and are derelict. The lack of use and supervision presents a potential hazard for those living nearby, and further discourages use by car owners.

Our recent survey of use found that over 60% of garages were empty or void. Despite attempts to improve the courts and advertise the garages for rent, demand remains low. Milton Keynes Council owns the courts and is responsible for their upkeep.

Several of the courts offer opportunities for redevelopment, especially, but not necessarily only for new housing. Some courts might be redeveloped for small groups of houses, and might include communal housing, such as sheltered or extra-care housing and bungalows that may suit elderly people or those with less mobility.

It is important that where parking courts are proposed for redevelopment for housing that sufficient parking to serve the new and existing properties is available. Where there is



New housing within a former garage court

insufficient acceptable off and on-street parking by existing standards, then redevelopment for housing may not be appropriate and alternative options to improve and better manage the courts might need to be explored.

We have supported the principle of redevelopment of courts in Berwick Drive, Kenilworth Drive and Whaddon Way for Council housing. Planning applications have been submitted for 6 new homes in Kenilworth Drive and 5 new homes at Whaddon Way. Development at these sites is due to begin in early 2017 with completion due by the end of 2017. Milton Keynes Council has also prepared and consulted on a Development Brief for 19 homes on Berwick Drive. It is anticipated that a planning application will be submitted for development at this site in 2017.

We want to work with the MKC as owners of the courts to prepare an overall strategy for the future of the courts. An incremental approach has been acceptable to test the potential, but now that is clear, there is a need for an overall review of the potential, for a strategy to be prepared and a programme for bringing forward the proposals set. This will ensure that redevelopment is properly planned and that future management proposals for those courts that are retained are put in place so local residents can be clear what the plans are.

It is difficult at this stage to identify which sites will come forward and how many new homes may be developed - hence the need for the strategy.

Our strategy is to assess the courts with MKC and where alternative parking is provided and the court suitable for redevelopment, we will support proposals coming forward.

GC1. Garage Courts Strategy

Before any further garage redevelopment proposals are brought forward, we will require a comprehensive strategy to be prepared by MKC and agreed with WBPC identifying which garages and garage courts are to be redeveloped and the programme for their redevelopment. The strategy will guide the sequence and timing of individual proposals.

GC2 Redevelopment of Garage Courts

Redevelopment of existing garage courts and garages will be acceptable for residential development where they have been identified through the overall strategy in Policy GC1 and where it has been demonstrated that they are no longer useable for car parking and that proposed uses are compatible with adjacent uses with sufficient alternative parking available for housing previously served by the court proposed for redevelopment. High quality proposals will be required that address local housing needs.

GC3 Redevelopment for Community Uses

Redevelopment of the garage courts and garages for community uses including play areas, allotments and gardens will also be acceptable along with housing or separately where the impacts on the amenity of surrounding residents is acceptable.

GC4 Garage Courts Development and Design Brief

Each court proposed for redevelopment will be subject to a Design and Development Brief approved by the Parish Council in accordance with Policy D3.

GC5 Garage Courts Retention, Improvement and Management

Where the courts are to be retained for continued garage use then a strategy to improve and manage them will be expected from MKC as part of the overall Strategy in GC1

Delivery

The Parish Council will work with MKC to inform the garage courts strategy and agree the programme. The courts are owned by MKC and the Parish Council will work with MKC to ensure proposals are brought forward in a timely way.

Policy Context

NPPF (2012).

Delivering Sustainable Development. 6.Delivering a Wide Choice of High Quality Homes. Paragraphs 41-53.

Milton Keynes Core Strategy (2013).

Policy CS10 Housing.
Policy CS12 Developing Successful Neighbourhoods
Policy CS13. Ensuring High Quality, Well Designed Places

Milton Keynes Local Plan (2005)

Policy H2. Priority Housing Requirements
Policy H4. Affordable Housing: Targets and Setting Thresholds
Policy H5. Site and Market Conditions
Policy H7. Housing on Unidentified Sites
Policy H8. Housing Density
Policy H9. Housing Mix
Policy H10. Sub-Division of dwellings and Housing in Multiple Occupation (HIMOS)

Milton Keynes Residential Design Guide SPD.



8.0 Protecting & Renewing our Parks, Gardens & Public Spaces

8.1 Background and Justification

Our parks, gardens and public spaces are of special value to local people. While the statistics show we have a high level of open space provision compared with some other areas of Milton Keynes, not all of our spaces are accessible, useable or attractive. The density of our neighbourhoods is fairly compact and this means our open spaces are valued highly by local people.

Our strategy is to retain all the important open space areas and manage them to ensure we gain the maximum benefit from them. The parish council took over maintenance of all public open space areas in our area from MKC in June 2014 and it is now our responsibility to ensure the parks are managed for local people.

We also want to ensure that our wider network of Green Infrastructure, including parks and gardens, trees and woodlands, ponds and watercourses, is considered as a whole to contribute to making our area more sustainable and attractive.

The Council will prepare a Green Infrastructure Strategy for our area that will allow us to consider how we can enhance our Green Infrastructure resources and also to identify how we might extend the quality of Green Infrastructure throughout the area, and link to surrounding areas to widen the network. The Strategy will help inform our decisions on the future use of our green assets throughout the area and guide the parish in responding to development proposals that affect our green spaces and help identify opportunities to enhance the Green Infrastructure through new development.

Our area also includes Windmill Hill Golf Centre, which is one of two golf courses within or alongside the city area. The golf course is owned by MKC and run by an operator. We would wish to see the golf course remain and thrive as it provides accessible recreational opportunities for the community.

Some of the larger public parks need new investment to ensure they continue to best meet the needs of local people. Our plans for investment at Rickley Park are well underway, and the proposal will make the park a focus for our whole community, with new play and performance areas, wildflower and ornamental gardens, a sports pitch/es and trim trail. Our development programme will also see new investment in other assets if ownership is transferred to West Bletchley Council.

Some smaller incidental open space areas perform little function and are SLOAP (spaces left over after planning), and are problematic for local people and difficult for us to manage. Where opportunities exist we will look to redesign the layouts and landscaping so that they can be sustainably managed in the long term to provide better public benefits. Some spaces may offer potential to be redeveloped although we will consult fully beforehand to assess whether this is acceptable to local people before taking any proposals forward.

Where major new housing development is proposed we want to ensure that sufficient provision of open space is provided within and near to the development for residents to enjoy. We will assess proposals against MKC open space standards and will look to ensure investment is made first on the site or, if that is not achievable, then contributions are made to help upgrade nearby open spaces and parks. We will also look to ensure high quality spaces such as squares and gardens are incorporated into schemes for other uses such as offices to add interest and amenity to the development, and that significant existing landscape such as mature trees are protected and retained.

8.2 Policies of the Neighbourhood Plan

PR1 Protecting and Enhancing Existing Parks and Open Spaces

The Parish Council will, in general, protect and conserve all existing designated public open space areas.

The Parish Council will bring forward proposals for new investment in enhancing the range and quality of amenities in the major parks and open spaces across the parish.

PR2. Green Infrastructure Strategy

The Parish Council will prepare a Green Infrastructure Strategy for the area to help guide the future use and management of our green infrastructure resources and identify opportunities to extend the green infrastructure network..

PR3 Rickley Park Regeneration

The Parish Council will bring forward proposals for improvement and upgrading of Rickley Park to provide a wide variety of public spaces, including a new events space, for the community as a whole to enjoy.

PR4 New and Improved Open Space Provision

Where major development is proposed we will look for the provision of new open space and play areas in accordance with MKC standards and where appropriate, look to ensure provision of high quality spaces within the site such as squares and gardens to add to their interest and amenity and ensure mature existing landscape is protected and retained.

PR5 Local Green Space

The Parish Council will seek to protect several additional open space areas that are not currently designated but merit protection as they are of significant importance to the local community. Open Spaces that are proposed to be designated as Local Green Space are listed below and shown on Figure 5 on page 39:

These spaces will be protected as open spaces for the continued enjoyment of the local community.

Delivery

The Parish Council owns and/or manages the parks in West Bletchley. The Parish Council will prepare an open spaces strategy with a programme of investment in the parks which will consider their future roles and uses, and will be responsible for implementation of the strategy over the life of the Plan. Specific proposals for each park will be prepared and consulted on and then brought forward in accordance with our investment strategy.

Policy Context

NPPF (2012)

Delivering Sustainable Development. 8. Promoting Healthy Communities, paragraphs 69-78.

Milton Keynes Core Strategy (2013)

Policy CS12 Developing Successful Neighbourhoods.
Policy CS19 The Historic and Natural Environment

Milton Keynes Local Plan (2005)

Policy L1. Facilities Acceptable in the Park System
Policy L2. Protection of Public Open Space and Existing Facilities
Policy L3. Standards of Provision
Policy L5. Golf Courses.

LGS1	Tweed Drive / Mersey Way
LGS2	St. Clements Drive
LGS3	Rear of Hunstanton Way
LGS4	Shenley Road
LGS5	Whiteley Crescent
LGS6	Buckfast Avenue
LGS7	Avon Grove
LGS8	Gleneagles
LGS9	Forfar Drive
LGS10	St. Clements / Chepstow Drive
LGS11	Wincanton Hill
LGS12	Flowers Walk



Our Concept Plan for Rickley Park

Opportunity Area: Rickley Park

Rickley Park is one of our larger parks. Its central position within our area makes it a natural focus for the community. We want to make Rickley Park a centre for the whole neighbourhood and provide for a range of activities and spaces that make it an attractive focus for the community life of the neighbourhood. We are preparing proposals for a new community events space, new children's play areas, activity spaces and a trim trail, floral gardens and a maze, along with new paths and extensive new tree planting, as well as retaining a football pitch - to create an exciting and varied space for the community as whole to enjoy.



9.0 Bletchley Park: Conserving & Developing the Heritage

9.1 Background and Justification

Bletchley Park is significant nationally. For many years this was not fully appreciated and the important role it played as home of the wartime code breakers was overlooked. It was, ironically, a victim of the secrecy that surrounded the operations at the site and for a time, its mere survival was under threat. But due to the efforts of campaigners and the staff and volunteers of the Bletchley Park Trust, the significance of the site and the work undertaken there during World War Two is now fully recognised and appreciated.

The Grade II listed Victorian Mansion and wartime code-breaking buildings are protected through the Conservation Area. The core historic site is now secure following the completion of a first phase of restoration funded in part by the Heritage Lottery Fund and major corporate and public support.

The Bletchley Park Trust, an independent charity, owns and manages the historic site. The site is open to the public 361 days a year and offers exhibitions and interpretation that highlight the important activities that took place on the site during World War Two. Bletchley Park is also home to The National Museum of Computing, who are a tenant of the Bletchley Park Trust.

Bletchley Park's popularity and significance has been boosted by its depiction in films such as *The Imitation Game* and the TV series *The Bletchley Circle*. Visitor numbers have grown rapidly with over 250,000 annually plus some 20,000 school children visiting on organised trips. Visitors have included several international parties and famous individuals – it is one of Milton Keynes' highest profile attractions.

The Trust's current development plan aims to increase visitor numbers up to 350,000 annually by 2023 and further enhance the existing site, restoring its historic assets and developing visitor facilities further. Although there remain a large number of buildings that are not currently in use or open as part of the Trust's activities and considerable potential still remains to develop the activities on the site further. The success of Bletchley Park depends on high quality visitor facilities and improved accessibility.

The future development of the site can present employment, training and volunteering opportunities for local people. Alongside this, the increased visitor numbers can increase tourism spend locally over the next 10-15 years. The Trust will be working with us and MK Council to ensure the investment in the site has a positive impact for the community, the local community and the region's economy and cultural offering.

We want to support the conservation and future development of Bletchley Park as a heritage attraction and ensure that the Trust's aims in conserving and developing the site are achieved. It is important in doing so, that the full extent of the park's heritage assets are recognised and incorporated into the park if they can be, and that currently unused or underused buildings and facilities are conserved and their full potential realised. Some of the original buildings are also outside the current boundaries and in private ownerships. It is also important to ensure that the park's accessibility by train, bus and coach, as well as cars, continues to be improved and contributes to the park's attractiveness.

The Trusts investment will be guided by their master plan and the overarching Conservation Management Plans for the landscape, buildings and collection, and the development is also subject to specific controls under the Conservation Area and listed buildings legislation.

The access into Bletchley Park has been improved as part of the recent upgrades, with additional car parking provided within the park. However, parking is already at capacity during peak periods. Coach parking in the vicinity can be difficult, and the walk and arrival experience at the railway station are far from attractive. As the Park visitor numbers increase, there will be a need to develop an access and transport strategy to help improve access and encourage sustainable transport options to the site.

The profile and visitor spend that Bletchley Park brings are important to Bletchley and Milton Keynes as a whole. It can complement our efforts to encourage investment in our area and will help, and derive benefits from, the regeneration of the station quarter area in particular.



Bletchley Park

9.2 Policies of the Neighbourhood Plan

BP1. Bletchley Park Museum and Visitor Attraction

The Parish Council will support the continued conservation and sympathetic development of Bletchley Park as a museum and visitor attraction.

BP2 Bletchley Park Access and Transportation

The Parish Council will work with the Bletchley Park Trust and Milton Keynes Council in developing suitable access and transport measures to accommodate the planned growth in visitors to ensure the growth is acceptable and to ensure that the most is made of sustainable transport modes to access the park.

BP3 Protection of Important Sites and Buildings

The loss through demolition or redevelopment of sites and buildings that were part of the wartime Government Code and Cypher School site will be resisted, within or outside the Trust's boundary, unless it can be demonstrated that:

- They are of no heritage significance in relation to Bletchley Park or otherwise; a full assessment of the heritage significance to that end must be demonstrated;*
- No viable economic use can be found for the site or building with evidence of open marketing provided over at least a period of 2 years; and*
- No third party is both willing and able to take on conservation and maintenance of the site or building to conserve their heritage at a reasonable market value.*

Where this has been demonstrated, then development proposals must:

- Be appropriate to the setting and the impacts on adjacent or surrounding heritage has been assessed and found to be insignificant;*
- Be appropriate to the location; and*
- Positively contribute to the character of the area.*

Delivery

The Bletchley Park Trust will lead in delivering its plans for the Park. The Parish Council will work with and support, where it can, the Bletchley Park Trust in delivering its plans for continued conservation and development of the site. We will work with the Trust in ensuring access and parking is suitable and attractive and ensure proposals for adjacent sites, where we are involved, are considered carefully in relation to delivering the objectives for the park.

Policy Context

NPPF (2012)

Delivering Sustainable Development. 12.Conserving and Enhancing the Historic Environment.

Milton Keynes Core Strategy (2013)

Policy CS19. The Historic and Natural Environment.

Milton Keynes Local Plan (2005)

Policy S6. Bletchley
Policy HE1. Protection of Archaeological Sites
Policy HE2. Buildings of Special Architectural or Historic Interest (Listed Buildings)
Policy HE3. Demolition of a Listed Building
Policy HE4. Extension or Alteration of a Listed Building
Policy HE5. Development Affecting the Setting of a Listed Building
Policy HE6. Conservation Areas
Policy HE8. Protection of Historic Parks and Gardens

Milton Keynes Parking Standards SPD (2016)

Future Plans - Transforming Bletchley Park

As new physical spaces open, Bletchley Park is turning its attention to the long term capital development of the site and what these spaces can offer to engage new audiences.

Bletchley Park has the potential to attract more than 350,000 visitors each year and to open up the site for everyone to use and enjoy.

The ten year Masterplan shown here will continue the transformation of Bletchley Park.

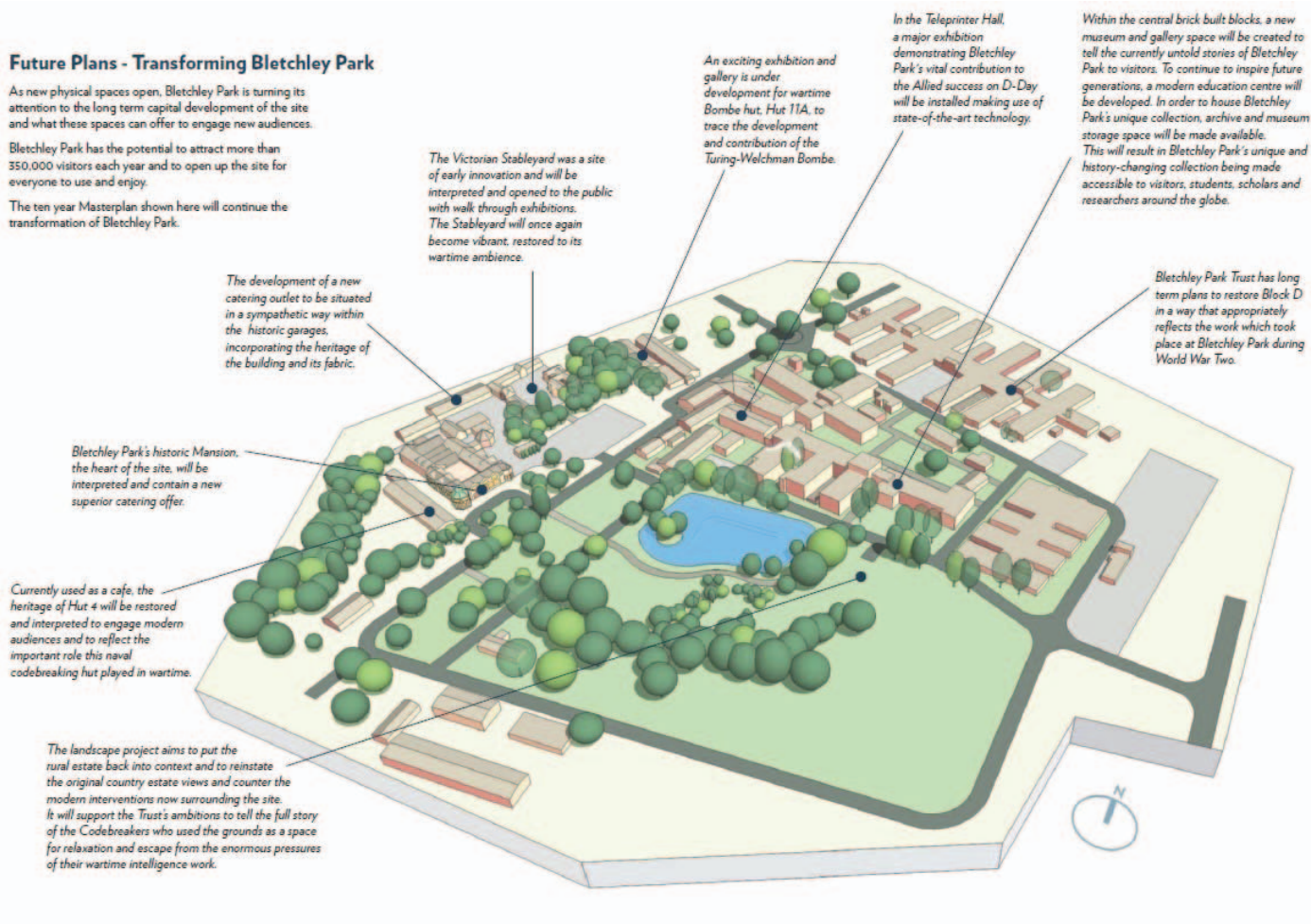


Image courtesy of the Bletchley Park Trust



10. Retaining & Creating New Employment

10.1 Background and Justification

There are several successful and well-occupied employment sites located along the eastern edge of the parish, near to the station and off Watling Street (V4). This provides local employment and reduces the travel to work distances for those living locally, and also capitalises on the excellent accessibility the location offers to those travelling by train, as much of the employment is within walking distance of the station. Good quality jobs in these locations can lead to better quality opportunities for local people and better employers offer better prospects, such as training to assist in career development. More local employment makes for a more balanced and sustainable place.

Many of the office buildings were developed shortly after the New Town was established, around 40 years ago, and while they appear to have been generally well maintained, they are aging and now compete for occupiers with modern offices in Central Milton Keynes and elsewhere across the district and region. Rents are generally lower than more modern, centrally located offices.

The prospects of higher values for residential development and housing land shortages can create uncertainty, which can make longer-term letting of business premises more difficult. Some land has been lost to employment recently and we do not wish to see the further erosion of viable employment sites and premises within the parish area. We want to maintain at least the existing scale and quality of employment on offer and maintain local opportunities for businesses.

Where the opportunity exists, we want to grow local employment through new employment development. It is important also that the Neighbourhood Plan provides certainty to avoid speculation over the future of our employment sites. In general terms, the Parish Council will resist the loss of viable employment sites unless exceptional circumstances exist, and where units are combined to form larger units, to ensure that opportunities remain for smaller businesses within the development or elsewhere within our area.

An increasing number of people are choosing to work from home and this can also encourage more sustainable lifestyles and reduce travelling. This is a trend we would like to support and, where we can, we will encourage provision of flexible new dwellings to enable working from home, or where planning permission is required for employment uses within residential areas, we will support them where the impacts are acceptable.

We also want to secure benefits specifically to local people through new employment development. This can be through the development itself, from construction employment, and also during the operational phase, by making jobs available to local people, where appropriate. We will ask for developers and future employers to commit to an 'economy, employment and training plan' for each development, and will call upon MKC to secure this through s106 legal agreements on the most significant developments.

10.2 Policies of the Neighbourhood Plan

E1 Improving Employment Sites and Buildings

Proposals to upgrade or redevelop existing employment buildings and the surrounding environment for employment uses will be supported provided that:

- *There would be no adverse impacts on the amenities of surrounding uses;*
- *The improvements maintain or enhance pedestrian and cycle access;*
- *The improvements maintain or enhance access to bus stops;*
- *The improvements enhance the safety and security of users of the employment area and neighbouring users.*

E2 New Employment Development

Proposals for new employment development will be supported where it can be demonstrated that:

- *The proposals will enhance the jobs and training prospects of local people (training and employment Policy E4)*
- *Are of a high quality, with quality buildings and landscaping;*
- *Do not give rise to unacceptable impacts on adjacent uses;*
- *Are well served by public transport.*

E3 Redevelopment of Employment for Other Uses

Proposals to redevelop employment sites and buildings for non-employment uses will be supported, exceptionally, where it has been demonstrated that;

- *There is no other employment activity that can viably occupy the site or buildings with supporting evidence of continuous marketing over a 12 month period;*
- *The activity on the site gives rise to unacceptable pollution or nuisance and that redevelopment would mean an improvement in the environment.*

E4 Economy, Employment and Training Plan

The Parish Council will urge MKC as the planning authority to require developers and occupiers of new employment proposals to provide as part of their proposals an 'economy, employment and training plan' with agreed targets and measurable outcomes, and through s106 agreements on developments over 1,000sq.m (net), that secures for residents and those in education in West Bletchley, one or more of the following:

- *School and college work experience placements;*
- *Construction curriculum support activities through local schools and colleges;*
- *Opportunities for apprenticeships and employment through construction activity;*
- *NVQ skills achievements for employees; and*
- *Opportunities for employment and skills development during occupation.*

10.3 Opportunity Area: Bletchley Station Quarter Opportunity Area

Bletchley Station Quarter is an important gateway to Bletchley. In West Bletchley, it comprises the main line station entrance and surrounding land and developments to the west of the railway and east of Sherwood Drive. The surrounding area has seen considerable investment in recent years including new housing, redevelopment of Milton Keynes College and the conservation and development of Bletchley Park.

Milton Keynes Council's 'Fixing the Links' project aims to improve accessibility to the station and further encourage new investment. New station platforms will be constructed on the far side of the station to serve the East West rail services when they are re-introduced in 2019, and linked to the main line station via an extended overhead walkway. East West Rail will connect Bedford to Oxford through Bletchley, and the aim is to eventually extend the route to Cambridge, as the 'Varsity Line' did historically.

This puts Bletchley between the two strongest centres of learning and innovation in Europe, if not the World. East West rail is also increasingly seen as a new 'axis for growth', with several proposals for major new developments along its route to exploit the accessibility opportunities it will bring. Clearly, for businesses that wish to access this corridor and its major centres, Bletchley is a strong place to be based.

We want to capitalise on the economic development and regeneration opportunities flowing from Bletchley's re-established location at the crossroads of strategic rail routes.

As well as the station building, there is the station forecourt and car parking and the social club alongside the station, the fire station and police station, as well as some established trees. Improvements to the station forecourt and Station Square are long overdue and this presents an unacceptably poor experience for travellers and the many visitors now arriving at Bletchley. The fire station and police station are now due to relocate to the 'Blue Light Centre' at West Ashland, which received planning permission in January 2017, and that will free up land for new development that can capitalise on the accessibility and profile that the station and Bletchley Park provides. This was recognised in the MKC Central Bletchley Regeneration Strategy as far back as 2004 (See Inset on pages 64 and 65), and many of the principles remain relevant. Milton Keynes Council owns much of this land and should take the lead in bringing forward development proposals.

We would like the development of the Station Quarter to also offer business space for smaller creative and innovative businesses, providing affordable and possibly supported accommodation to enable businesses to be established and grow locally. This would build on the profile of Bletchley as a place of great innovation, relate to MK College nearby, and benefit from the high levels of north-south and east-west rail accessibility.

Milton Keynes Council have stated that they now intend to prepare a new Central Bletchley master plan and that will also look at the potential of sites on the western side of the station within our area and within the Station Opportunity Area, and possibly beyond. This can ensure that the benefits of East West rail are optimised for Bletchley, which is a key consideration in this Plan. We will work with MKC in progressing the new master plan and depending on the proposals, the new master plan may obviate the need for a further Development and Design Brief to guide development as proposed by the Neighbourhood Plan at Policy BS4.

There is a need for a clear plan to unlock new sites for development and ensure that the station and its forecourt are improved. We will ask for a Development and Design Brief to be prepared for this important area to help achieve the best possible new development. The Parish Council will work with MKC, our neighbours Bletchley and Fenny Stratford Town Council, Network Rail (the station site owners), London Midland (the train operator) and other relevant stakeholders including the police and fire service, to ensure the regeneration of the Station Quarter is of a high quality and secures benefits for local people and businesses.

A 'sequential test' may be required to assess the impacts on the town centre of town centre uses should they be proposed at the Station Opportunity Area, in accordance with the NPPF paragraph 24.

10.4 Neighbourhood Plan Policies

BS1 Station Regeneration

Regeneration of existing buildings and land alongside Bletchley Station will be supported where it improves the travelling public's experience including new station-related retail and café uses.

BS2 Station Accessibility

Improvements to pedestrian, cycle and public transport access between the station and surrounding areas, including the town centre and Bletchley Park, will be supported;

BS3 Station Quarter Development

Redevelopment of land and uses within the Station Quarter Opportunity Area will be supported where the development is comprehensive and provides a sensitive and balanced mix of uses that can include residential, high quality workspaces, hotel, conference centre/facilities, café/restaurant/local retail uses, visitor interpretation/facilities and public spaces, and is consistent with the approved development and design brief.

BS4 Station Quarter Development and Design Brief

A development and design brief should be prepared and agreed with the Parish Council prior to proposals being submitted for the Station Quarter Opportunity Area.

Delivery

The Station Quarter Opportunity Area is complex and will involve several owners and interested stakeholders in bringing forward the redevelopment. We want to see this co-ordinated so that improvements to the station, its forecourt and parking areas are co-ordinated with the redevelopment of the land alongside, so that the maximum benefit is achieved by the changes. The principal owners are MKC and Network Rail and any proposals should be co-ordinated through a development and design brief prepared by them together. It is such an important opportunity, we would like full and widespread consultation on the Brief. Our role, as Parish Council, is as a consultee, but we can also facilitate joint working on the brief to bring the interested parties together and ensure the brief meets our overall objectives for this area.

Policy Context

NPPF (2012)

Delivering Sustainable Development. 1. Building a Strong Competitive Economy, paragraphs 18-22.

Milton Keynes Core Strategy (2013)

Policy CS15 Delivering Economic Prosperity.
Policy CS6 Supporting Small Businesses.

Milton Keynes Local Plan (2005)

Policy E1. Protection of Existing Employment Land
Policy E10. Working from Home
Policy E11. Protection of Small Business Units
Policy PO3. Provision of Small Business Units

Inset:

Central Bletchley Regeneration Framework 2004

The Central Bletchley Regeneration Framework was adopted by Milton Keynes Council as Supplementary Planning Guidance in July 2004. The Framework covers the central Bletchley area from Bletchley Park in the west, through the station, bus station, and town centre to the leisure centre site. It provides an overall Vision for the central area and a series of physical regeneration projects.

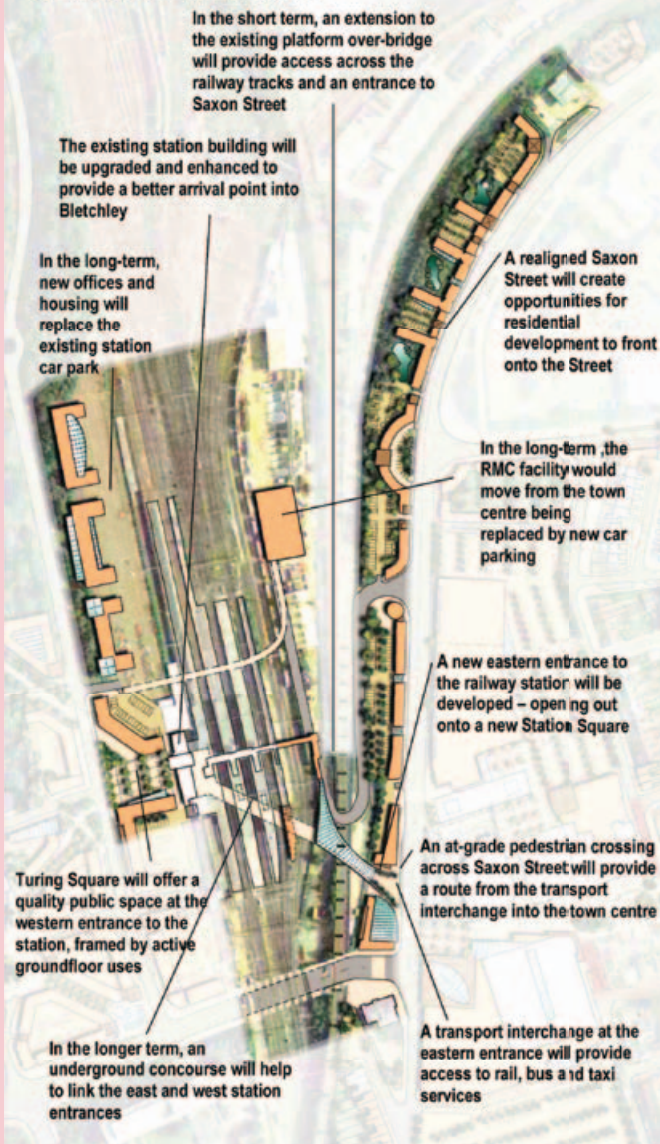
The station area is called Bletchley Crossways in the Framework, which is further divided into four component areas; the Crossways Interchange, which is the station and land immediately east and west of the lines; Buckingham Road bridge, which is the land beneath the rail viaduct; the Western Gateway, including the land to the south of the station; and, Station commercial, which is the existing car park north of the station.

The framework for Bletchley Crossways sets out proposals that include, inter alia:

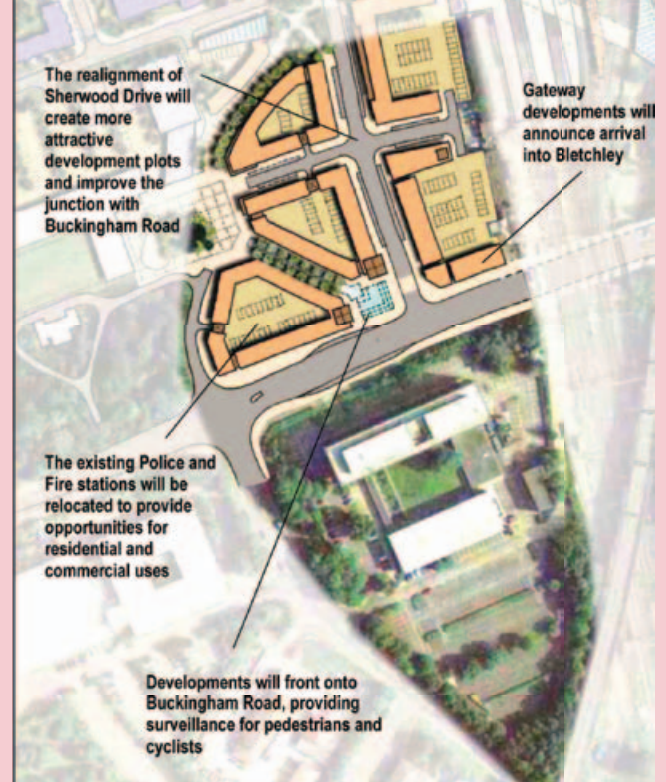
- upgrading the existing station building and development of an underpass beneath the lines and an eastern station entrance and eastern station square;
- Turing Square, a new station piazza at the western station entrance;
- Refurbishment of the Buckingham Road bridge with elevated footways and public art;
- Gateway developments each side of a realigned Sherwood Drive near the station; and
- New station and town centre parking on the aggregates sidings to allow redevelopment of the existing western car park for mixed-use development.

However, little has happened in the period since 2004 to deliver the proposals. The 'Fixing the Links' project is addressing issues of pedestrian connectivity between the station and town centre. The East-West Rail Consortium (which includes MKC) has also published proposals for new station platforms on the eastern side. Many of the more significant proposals identified by the Framework for the Station area have faltered because of existing owners being unable or unwilling to bring sites forward and a lack of investment.

13. CROSSWAYS INTERCHANGE



15. WESTERN GATEWAY





11. Reviving Our Local Shopping Centres

11.1 Background and Justification

Good quality, accessible shopping is important to the quality of life of our community. We have lower levels of car ownership and a more elderly population than other areas of Milton Keynes and our community relies on the availability of local shops, particularly for daily food shopping.

Our main two local centres date from the 1960s, are now aging and have seen little recent investment. While vacancy rates are generally low, some units are difficult to let, rents are low and the overall quality is poorer than more modern centres nearby. The lack of a distinctly 'central' or main shopping area may also be hindering investment as major investors may be reluctant to invest if another similar scaled competing centre is close by, and the lack of a critical mass of shopping and other facilities means that potential is limited in any one place, making the centres less attractive to many national retailers.

Shopping forms the nucleus of our local centres that include other commercial uses, workspaces, community meeting places, other support services and housing. The mix of activity helps support uses that might otherwise not be viable on their own. The mix of uses however, can make redevelopment complex and mean that many existing users and residents are affected, so where proposals are brought forward they need to be prepared with care to ensure that disturbance is managed and viable uses can remain, and housing is not lost.

We would like to encourage new investment in the main centres at Melrose and Porchester Close to ensure they remain viable and sustainable. This can include improvements to the units, creation of larger units where required, and public realm, car parking and signage improvements. Both centres are owned and run by Milton Keynes Council.

If, over the life of the Plan, redevelopment of one or both centres is considered the most viable long-term option to ensure sustainable provision of shopping and other facilities, then the Parish Council will work with the owners MKC to prepare 'Development and Design Briefs' to guide redevelopment of the centres, which will be agreed with stakeholders and consulted on by local people. Any redevelopment proposals for the centres must ensure that they retain a mix of uses, including housing, and not lose the opportunities the centres provide for smaller independent retailers.

Elsewhere, we will support development of individual local shops where the need arises and the impacts are acceptable. However, we would prefer new investment in retail uses to be concentrated in the two main local centres to help reinforce these locations as main shopping and service 'hubs' within our community.

The Station Quarter Opportunity Area is one location where the new development might also include local retail, cafes/restaurant uses to help enliven the area throughout the day and evening and make the station area an attractive location.

11.2 Neighbourhood Plan Policies

LSC1. New Local Shops

The Parish Council will support new shopping and related commercial development as part of mixed-use developments, where it meets an identified local need and adds to the attractiveness of the location.

LSC2 Improving the Local Centres

The Parish Council will encourage MKC as the sites owners to improve, modernise and where appropriate, expand the two main centres at Porchester Close and The Melrose Centre to ensure they remain sustainable and viable. Redevelopment of the centres will be supported where:

- A 'Development and Design Brief' has been prepared, consulted on and agreed by the Parish Council;*
- A mix of uses remains and there are opportunities for independent retail businesses;*
- Community facilities remain;*
- Housing forms part of the mix above and alongside the centres with no loss of dwelling numbers; and*
- Parking and public realm improvements are achieved.*

LSC3 Individual Local Shops

Individual local shops will be supported where they:

- Are of a scale to meet the local neighbourhood catchment's needs; and*
- Are accessible and on public transport routes and have stops nearby.*

LSC4 Station Quarter Retail Uses

Local retail and café/restaurant development will be supported as a component of the Station Quarter Opportunity Area regeneration where:

- It forms improvements to the quality of the station building itself;*
- It is integrated into the comprehensive mixed-use redevelopment of the Quarter;*
- The scale is local and is designed to meet local needs and those of the traveling public;*
- Is of high quality design and adds to the attractiveness, character and viability of the Quarter; and*
- The uses are acceptable following preparation of a sequential test, as required.*

Delivery

The two main local centres are owned by MKC and we will seek proposals from MKC for the improvement and on-going management of the centres over the plan period. We will assist in bringing forward proposals where we can. Other opportunities will be generated by the private sector in response to specific opportunities and we will assess these against the policies of the Plan and those of MKC.

Policy Context

NPPF (2012)

Delivering Sustainable Development. 2. Ensuring the Vitality of Town Centres, paragraphs 23-27.

Milton Keynes Core Strategy (2013)

Improving Access to Local Facilities

Milton Keynes Local Plan (2005)

Policy LC2.	Non-Retail Uses in Local Centres
Policy LC3.	New Development in Local Centres
Policy TC19.	Housing in Town, District and Local Centres

Central and North West London **NHS**
NHS Foundation Trust

Bletchley Community Hospital

Community Occupational Therapy →

Speech & Language Therapy Services →

Chiropody →

excelcare
Group companies

Dovecote Manor

www.excelcare.co.uk

DOVECOTE MANOR

1908 270879

12. Protecting & Developing Community Infrastructure

12.1 Background and Justification

Our community facilities play an important role in the health and vitality of our community. They bring people together and provide venues for community events and gatherings; they help bind our community and are an important resource for the young and not so young alike. Our schools and Milton Keynes College Bletchley Campus are very important resources within our area and we want to ensure local schools and the college thrives, and they are able to modernise and adapt to provide high quality learning environments and the best possible prospects for our young people. Similarly, we want to ensure that the level of health service provision within our area continues to meet the needs of our local population.

Where proposals are put forward for improvement, expansion and renewal of community facilities including community meeting places, education, learning and health, the parish council will generally support them where the need is clearly identified. New provision will also be supported where it enhances the level of provision and accessibility of services for local people.

The police and fire stations are located near the railway station off Sherwood Drive and are included within the Station Quarter Opportunity Area. Bucks Fire & Rescue Service have recently consulted on a proposal to merge the fire stations in Bletchley and Great Holm into a new 'blue light hub facility' at a new location in West Ashland, which would lead to the closure of their Bletchley facilities. If the Police facility also relocates, then this would provide the opportunity for regeneration of the Station Quarter fully as outlined in Section 10. Should this proposal not come forward, the parish intends to work with both of the emergency services to explore the potential for delivering the station and station quarter proposals over the lifetime of the Plan.

The council will resist the loss of community facilities that are viable and supported by local people including community centres, social clubs, health care, pubs, schools and parks.

12.2 Neighbourhood Plan Policies

Policy C1 Protected Social and Community Facilities

We will seek to ensure that social and community uses which meet on-going local community needs are protected throughout the parish. Redevelopment for other uses will be resisted unless it can be established that:

- The services provided by the facility are no longer required; and
- It can be demonstrated that the site has been actively marketed for an alternative social or community use for at least twelve months; or
- Can be served in an alternative location within the parish; and
- In a manner that is equally accessible to the local community.

Policy C2: New Community Facilities

We will support provision of new community facilities where they meet local community needs, provided that they are:

- Located to be accessible to all and on or near bus routes and close to bus stops;
- Located close to existing facilities and centres where possible;
- Do not give rise to unacceptable impacts on adjacent residential occupiers; and
- Are of a high quality design.

Policy Context

NPPF (2012)

Delivering Sustainable Development 8. Promoting Healthy Communities paragraphs 69-78.

Milton Keynes Core Strategy (2013)

Milton Keynes Local Plan (2005)

Policy C1.	Location of Community Facilities
Policy C2.	Protection of Community Facilities
Policy C6.	Childcare Facilities
Policy C7.	Burial and Memorial Grounds
Policy C10.	Libraries



13 Ensuring Our Streets are Safe & Accessible

13.1 Background and Justification

We want to ensure that our streets are safe for all users, and that traffic levels within and through our neighbourhoods are acceptable for what is a predominantly residential area. The streets in West Bletchley are used by all modes of transport, there are few separate cycle routes or footpaths and crossings are at-grade. It is important that any increases in traffic as a result of new developments are compatible with maintaining the quality and attractiveness of the routes for cyclists, pedestrians and public transport.

The Milton Keynes Core Strategy (2013) identifies two transport projects that may affect our area. The first is a proposed park and ride facility on the A421 Standing Way on the western city boundary. The second is a route for a southern relief road between the A421 and Newton Leys, although the new road would be entirely within Aylesbury Vale District area. Both projects may reduce through-traffic levels crossing our area and we will work with both MKC and AVDC to consider these projects further and evaluate the benefits to our area.

Where new developments are proposed that are likely to generate large amounts of traffic or significantly increase the amounts of traffic on local roads we want to ensure they are located to ensure the road system is safe and to make the most of public transport connections, now and in the future. We would wish to see Transport Assessments and Travel Plans prepared for all schemes that are likely to have a significant effect on our local road network to ensure that the proposals are fully assessed and that opportunities to ensure sustainable modes of travel are optimised to reduce the use of private vehicles, where that can be achieved.

We will continue to monitor traffic levels throughout our area and assess the extent to which traffic levels are consistent with a high quality local environment. Where we feel levels are unacceptable, we will urge MKC as highways authority to bring forward measures to manage traffic levels and flows, such as traffic calming and improving pedestrian and cycle routes and facilities.

Our key facilities such as the local centres, hospital, parks, railway station and Bletchley Park must offer safe and accessible routes by all modes of transport.

Bletchley Railway Station in particular gives a poor impression on arrival for visitors. When they exit the station they are faced with an illegible and intimidating prospect to navigate through. This gives a poor impression of our area and affects the potential of Bletchley Park, other local businesses and the town centre.

The MKC 'Fixing the Links' project represents a start to addressing the weaknesses of connections to and from the station (see inset) and will see implementation of a number of localised improvements improving connections to the town centre. Further improvements are required to the station itself, station forecourt and access to Bletchley Park. It is likely that the issues cannot be fully addressed other than through comprehensive redevelopment, which offers an opportunity to build in strong new connections and make attractive and welcoming new public spaces.

As new developments come forward it is important they are fully accessible to pedestrians, cyclists, public transport, and cars, and in that order.

13.2 Neighbourhood Plan Policies

SSA 1 Maintaining Quality Streets

Major developments¹ that give rise to significant levels of new traffic on the local road network will be assessed carefully and will be acceptable subject to:

- Demonstrating through a Transport Assessment that the impacts are not severe; and
- Provision of a Transport Plan where appropriate to ensure the opportunities for sustainable transport are optimised

SSA2 Bletchley Station Accessibility Improvements

Improvements to the accessibility of the railway station will be supported where:

- They offer improved pedestrian, cycle and public transport access to the station and the local area;
- Are considered in relation to the potential for major development at the Station Quarter Opportunity Area
- Are of a high quality design with high standard of public realm design, with hard and soft landscaping and signage

SSA3 Accessible Developments

Major developments will be supported where they are:

- Accessible for pedestrians, cyclists and by public transport;
- Are accessible from the principal road network or through transport improvements connecting to the principal network.

Delivery

MKC is the highways authority for our area and we will work with MKC to ensure major developments are guided to the most accessible locations, and that their impacts are assessed. We will work with MKC, Network Rail and other stakeholders to ensure the proposals for the Station Quarter Opportunity Area are co-ordinated and progressed together.

Policy Context

NPPF (2012)

Delivering Sustainable Development. 4. Promoting Sustainable Transport, paragraphs 29-41.

Milton Keynes Core Strategy (2013)

Policy CS11. A Well Connected Milton Keynes

Milton Keynes Local Plan (2005)

Policy T1.	The Transport User Hierarchy
Policy T2.	Access for those with Impaired Mobility
Policy T3.	Pedestrians and Cyclists
Policy T5.	Public Transport
Policy T7.	Park and Ride
Policy T9.	The Road Hierarchy
Policy T10.	Traffic
Policy T11.	Transport Assessments
Policy T12.	Major Transport Schemes
Policy T15.	Parking Provision
Policy T17.	Traffic Calming

¹ Major developments is defined on Page 80

Inset

Fixing the Links Project

The 'Fixing the Links' project is being developed by MKC in consultation with the two parish councils and aims to improve access to the railway station and improve links between the station and town centre. The project also includes an aim to work with the train operating partners to maximise opportunities for the creation of a high quality station gateway that will be the main arrival/departure point for people travelling to/from Bletchley by train. The project also aims to create a better interchange in the proximity of Bletchley Railway Station and Bletchley Town Centre. The first part of improvement works started in Spring 2016 and include improvements to pedestrian routes from the Sherwood Drive through to the town centre.



'Fixing the Links' Under Construction



Andrew Peck Building
Bletchley Campus



Selwyn Grove

14. Promoting High Quality & Sustainable Design

14.1 Background and Justification

Ensuring developments are designed carefully to take account of their settings and neighbours and ensuring they use resources wisely is a commitment to the health and sustainability of our community, locally and globally. It is all our responsibility to ensure development is sustainable and promotes sustainable lifestyles, reducing carbon consumption wherever we can.

We recognise that we shouldn't burden developments with unnecessary additional requirements that potentially make developments unviable or uncompetitive, and it is important that the three pillars of sustainability: economic, social and environmental components are considered in judging the acceptability of a proposal. Policies at district level provide a framework for delivering good design and we do not wish to add to them. But we do wish to encourage proper consideration of design opportunities and to ensure that local people are fully consulted on proposals within and affecting our area.

The West Bletchley Character Assessment has considered the character and qualities of our area and has assessed those areas that are already protected such as the Conservation Area and listed buildings, and also those features that are important within each neighbourhood, which, while they might not be protected, are nevertheless, important to the character of the local area, and where their loss would diminish the local character. We will seek to ensure that those features of importance to the character of West Bletchley are conserved and measures are taken to enhance the character when opportunities arise, in line with the results of the Character Assessment.

West Bletchley has several important listed buildings. These make a vital contribution to the heritage and quality of our local environment and we wish to see them continue to be protected and for their heritage to be fully appreciated. Change and new development of listed buildings can be acceptable where proposals are considered carefully in relation to the architectural and historic significance and where it achieves the conservation and enhancement of the significance of the listed building.

Other than the Conservation Area and listed buildings, the area does not have nationally significant or distinctive buildings or areas, and the character varies throughout our area. This does not mean however, that there is not a need for good quality and distinctive design. Indeed, good design is an important aspect of reinvigorating the environment and developing the character and profile of our area.

On sites and developments where we are primarily responsible for delivery, particularly the Opportunity Area, we will encourage preparation of Development and Design Briefs (D&DBs) to help ensure that the potential of each site is optimised and that a high quality of design can be achieved. We will encourage other landowners and promoters/developers to do the same, and we expect all proposals within the Opportunity Area to be accompanied by an agreed and consulted on Development and Design Brief.

The Parish Council can help by agreeing the appropriate level of local consultation appropriate for the proposals, and assisting (where requested) with publicising consultations, by providing exhibition space and facilities and helping advise on the important sections of the community to consult with.

When proposals that are larger and / or particularly sensitive have been submitted as planning applications, we will again invite consultation from our community, so that proposals can be better informed and take account of local people's views.

14.2 Neighbourhood Plan Policies

D1 Proposals Affecting Listed Buildings

Proposals involving a listed building or affecting the setting of a listed building must respect its heritage and conserve and enhance the significance of the listed building and its setting.

D2 Proposals in the Conservation Area

Proposals for development within the Conservation Area should be appropriate to the special qualities of the area and respect its history and buildings and spaces of architectural and historic significance. Proposals will be expected to result from a thorough appreciation of these qualities and add to the character of the area.

D3 Local Character

We will seek to conserve those aspects that contribute to the distinctive environmental character of West Bletchley, and where opportunities arise we will seek to enhance the character by making improvements ourselves to land that we own, encouraging others to re-invest in the environment and by seeking high quality, well-considered local development, in line with the findings of the West Bletchley Character Assessment (November 2017).

D4 Design and Amenity

We will encourage a high standard of design for all developments within West Bletchley and make representations where necessary to encourage good design on developments alongside that affect our area. Where planning applications are being made for new development, changes of use, conversions or extensions, we will wish to ensure that:

- 1. There is no significant adverse effect upon the amenity, particularly residential amenity, of adjoining properties or the surrounding area by reason of the type and levels of activity and the traffic generated;*
- 2. A suitable means of access can be provided to serve the proposed development without detriments to adjacent uses of highway safety, and ensuring the provision and design of parking is in accordance with the relevant up to date standards of MKC;*

- 3. Sufficient space is provided within the development to accommodate the proposal together with ancillary amenity and circulation space;*
- 4. The scale, density, height, massing, design, layout and materials proposed are sympathetic to the character and appearance of neighbouring buildings and the surrounding area. Proposals should not lead to an over-intensive form of development, be overbearing nor lead to undue overshadowing or loss of privacy of neighbouring uses.*
- 5. As necessary, noise attenuation is achieved and light pollution is minimised;*
- 6. There is no significant adverse effect on wildlife habitats, and where impacts are unavoidable, measures to replace or mitigate the loss are undertaken;*
- 7. There is no significant adverse effect on any heritage asset or their settings in accordance with Policies D1 and D2 of the Neighbourhood Plan;*
- 8. The development is designed to minimise opportunities for criminal activities; and*
- 9. The use of appropriate renewable energy technologies will be encouraged within the new development and that the design, layout and use of materials encourages a high degree of energy efficiency.*

D5 Design and Development Briefs

Where proposals for development is significant (Note 1), and / or particularly sensitive, we will expect proposals to be consistent with a Development and Design Brief prepared by the promoters/owners/developers before submission of a planning application, that is agreed with the Parish Council.

D6 Local Consultation on Significant and Sensitive Scheme Proposals

Where development is of a significant scale (Note 1) or particularly sensitive (Note 2) and therefore likely to be of greater concern to local people, that consultation is undertaken by the promoters with the Parish Council and local community prior to submission of planning applications.

Delivery

Where we are the promoters of development within the opportunity area and other relevant areas we will encourage Development and Design Briefs to be prepared including indicative master plans to help people understand what is proposed. We will work with other landowners, promoters and developers to ensure they consult fully with local people and report on their consultations prior to the submission of planning applications.

References

Note 1. Significant development in this regard is any development over 20 dwellings or 100 sq. m of commercial space.

Note 2. Particularly sensitive in this regard means development in or likely to affect the Conservation Area or listed buildings (external works only), The Station Opportunity Area, within the main two local centres, alongside and within public parklands or otherwise on the principal road frontages of the following routes:
Buckingham Road
Whaddon Way
Sherwood Drive
Shenley Road
Tattenhoe Lane
Rickley Lane

Policy Context

NPPF (2012)

Delivering Sustainable Development. 7. Requiring Good Design, paragraphs 56-68.

12. Conserving and Enhancing the Historic Environment, paragraphs 126-141

Milton Keynes Core Strategy (2013)

Policy CS12 Delivering Successful Neighbourhoods.
Policy CS18. Healthier and Safer Communities.
Policy CS19. The Historic and Natural Environment

Milton Keynes Local Plan (2005)

Policy D1.	Impact of Development on Locality
Policy D2A.	Urban Design Aspects of New Development
Policy D2.	Design of Buildings
Policy D4.	Sustainable Construction.
Policy HE2	Buildings of Special Archeological or Historic Interest (Listed Buildings)
Policy HE3	Demolition of a Listed Building
Policy HE4	Extension or Alteration of a Listed Building
Policy HE5	Development Affecting the Setting of a Listed Building
Policy HE6	Conservation Areas

PART 4

IMPLEMENTING THE PLAN & MONITORING



15. Delivering the Plan & Monitoring Framework

In this section we describe the responsibilities for delivery of the plan and the monitoring framework.

Delivery

The delivery of the Vision, Strategy and Policies of the Neighbourhood Plan is the responsibility of the Parish Council in conjunction with Milton Keynes Council. The Plan, when adopted, will form part of the development plan applying to the neighbourhood area and will, along with other approved borough-wide policies, be used by Milton Keynes Council to determine planning applications. As 'Plan : MK', the replacement to the Core Strategy and Local Plan, moves forward it will take account of the Neighbourhood Plan and will, where appropriate, include for its specific policies. It is also the case that where Plan : MK differs or provides a new and updated policy context, then there may be a need to review the Neighbourhood Plan and this will be reviewed by the Parish Council as Plan: MK moves through its plan preparation stages.

The timescales for bringing forward the site-specific policies will depend on a whole host of considerations in each case. Some of the projects are capable of early delivery, for instance where the land is within public control, and for several specific opportunities work is already well-advanced. On other projects, where for instance land ownerships are mixed and infrastructure constraints significant and sources of investment greater and less certain, then timescales will be longer to plan and deliver. We have estimated the likely timescales and these are shown in the programme and categorised as short (0-5 years), medium (6 to 10 years) or long term (beyond 10 years).

The majority of the investment in projects within the Plan will be from the private sector. We hope the Plan provides encouragement to landowners and investors to see the potential of our area as a place to develop. Where development triggers contributions to community infrastructure within our area, through s106 agreements or CiL with MKC (see below), we expect West Bletchley Parish Council and the local community to be consulted on the priorities for investment within our area.

There are sources of funding that can support the delivery of our plan that include:

- New Homes Bonus
- CIL
- Section 106 Contributions

And we will seek to ensure that contributions made through these and any other mechanisms relevant at the time, address local needs within our area first.

Monitoring

The Plan will be regularly monitored to ensure that it is achieving its objectives through the policies. It is anticipated that this monitoring will also feed into the wider monitoring of development plan policies undertaken by Milton Keynes Council. The overall monitoring will be informed by project specific monitoring reports for the major projects where they are available to the Parish Council. Monitoring allows us to undertake revisions to the Plan where we find that it is either ineffective or where projects are not being delivered and where action is either needed to review the plan to make it more effective. Where the policies of the plan do not meet the thresholds set by the Delivery and Monitoring Framework shown in Table 1, below, we will undertake a review and bring forward corrective measures to ensure the overall Vision and Objectives are achieved.

A review of the Neighbourhood Plan will be carried out after 5 years whether any interim review has been undertaken or not.

Policy Context

Milton Keynes Core Strategy (2013)
Policy CS21

Milton Keynes Local Plan (2005)
Policy PO3 Provision of Small Business Units
Policy PO3 Percent for Art

Table 1: Delivery and Monitoring Framework

No.	Policy	Indicator	Target	Timescales/ Trigger	Review/ Remedial Action
	Building New Homes				
1	BNH1. New Residential Development	Number of new homes and affordable dwellings	Optimise opportunities for new housing	Few new homes brought forward	Identify opportunities and encourage owners to bring sites forward
2	BNH2. Wellington Place	Within adopted site allocations plan	High quality new development	Site remains undeveloped	Identify opportunities to encourage owners to bring site forward
	Garage Courts Opportunity Area				
3	GC1. Garage Courts Strategy	Preparation of Strategy	All garage courts future determined for plan period	No strategy within 12 months	Encourage MKC to prepare strategy. Object/resist new developments without strategy
4	GC2. Redevelopment of Garage Courts	Number of new dwellings	Successful development of garage courts	No dwellings brought forward in 12 months	Depends on results of Strategy above
5	GC3. Redevelopment for Community Uses	Sq.m area of New Community Uses	Successful development of garage courts	No community Uses within 12 months	Depends on results of Strategy Above
6	GC4. Garage Courts Development and Design Brief	Preparation of Development and Design Briefs	Agreed development and Design Briefs	No Design and Development Briefs within 12 months	Depends on results of Strategy above
7	GC5. Garage Courts Retention, Improvement and Management	Management Plan	Agreed Management Strategy	No Management Plan within 12 months	Encourage MKC to prepare management plan for retained gargaes/courts

No.	Policy	Indicator	Target	Timescales/ Trigger	Review/ Remedial Action
	Protecting and Renewing our Parks, Gardens and Public Spaces				
8	PR1. Enhancing Existing Parks and Open Spaces	Open Spaces Management and Improvement plan	Open Spaces Management Plan	Open Spaces management plan within 12 months	Reviewed annually
9	PR2. Green Infrastructure Strategy	Green Infrastructure Strategy	Green Infrastructure Strategy	Green Infrastructure Strategy within 12 months	Reviewed annually
10	PR3. Rickley Park Regeneration	Plans for Rickley Park	Master Plan and implementation with 24 months	Master plan and planning permission within 12 months	
11	PR4. New and Improved Open Space Provision	Plans for new and improved open spaces		Open spaces proposals as part of proposed developments	
	Bletchley Park: Conserving and Developing the Heritage				
12	BP1. Bletchley Park Museum and Visitor Attraction	Bletchley Park master plan and proposals		Current BPT plan underway	Monitor implementation and external impacts/ requirements with BPT and MKC
13	BP2. Bletchley Park Access and Transportation	Access and transport plan		Access and transport plan within 24 months	Work closely with BPT and MKC to prepare improvement plan and secure implementation
14	BP3. Protection of Important Sites and Buildings	Development proposals	All important buildings and sites protected/ conserved	Depends on proposals	Monitor and consult with MKC as planning authority on proposals

No.	Policy	Indicator	Target	Timescales/ Trigger	Review/ Remedial Action
	Retaining and Creating New Employment				
15	E1. Improving Employment Sites and Buildings	Proposals for Improvement		Depends on proposals coming forward	
16	E2. New Employment Development	Proposals for new development		Depends on proposals coming forward	
17	E3. Redevelopment of Employment for Other Uses	Proposals for non- employment uses		Depends on proposals coming forward	
18	E4. Economy, Employment and Training Plan	Preparation of EET plans		Number of EET being prepared	
	Station Quarter Opportunity Area				
19	BS1. Station Regeneration	Proposals for Station area		Station improvement proposals within 24 months	
20	BS2. Station Accessibility	Proposals to improve accessibility		Station improvement proposals within 24 months	
21	BS3. Station Quarter Development	Station Quarter Proposals		Station improvement proposals within 24 months	
22	BS4. Station Quarter Development and Design Brief	Preparation of Development and Design Brief		SQD&DB within 12 months of release of land	

No.	Policy	Indicator	Target	Timescales/ Trigger	Review/ Remedial Action
	Reviving Our Local Shopping Centres				
23	LSC1. New Local Shops	Local shops proposed/ developed		Depends on proposals coming forward	
24	LSC2. Improving the Local Centres	Proposals for improvements prepared		Proposals within 24 months	
25	LSC3. Individual Local Shops	Local shops proposed/ developed		Depends on proposals coming forward	
26	LSC4. Station Quarter Retail Uses	Station Quarter proposals / development		Within proposals for Station Quarter	
	Protecting and Developing Community Infrastructure				
27	Policy C1 Protected Social and Community Facilities	Community facilities protected		Any threatened loss	Review need in light of potential loss (WBPC)
28	Policy C2: New Community Facilities	New community facilities proposed		Depends on need arising	Keep requirements for facilities under review

No.	Policy	Indicator	Target	Timescales/ Trigger	Review/ Remedial Action
	Ensuring Our Streets are Safe and Accessible				
29	SSA 1. Maintaining Quality Streets	Transport Assessments and Travel Plans for major developments		Depends on proposals coming forward	Encourage promotes and MKC to ensure TA and TPs prepared
30	SSA2. Bletchley Station Accessibility Improvements	Proposals for improvement		As part of Station Quarter	Encourage Network Rail to bring forward proposals alongside wider development proposals
31	SSA3. Accessible Developments	Accessible development proposals		Depends on proposals coming forward	Monitor accessibility of major proposals, ensure Travel Plans are enforced where necessary

No.	Policy	Indicator	Target	Timescales/ Trigger	Review/ Remedial Action
	Promoting High Quality and Sustainable Design				
32	D1. Proposals Affecting Listed Buildings	Proposals for listed buildings or their setting	No unacceptable development	Proposals affecting listed buildings	Review/revise policy and strengthen accordingly
33	D2. Proposals in the Conservation Area	Proposals in Conservation Area	No unacceptable development in Conservation Area	Proposals coming forward within the Conservation Area	Monitor proposals and make representations in response
34	D3. Local Character	Character Assessment and updates	No loss of character	Proposals affecting identified character	Monitor proposals and make representations Inform actions of WBC on own land
35	D4. Design and Amenity	Proposals within WBC area	No unacceptable development	Proposals coming forward	Monitor proposals and make appropriate representations
36	D5. Development and Design Briefs	Development and Design Briefs prepared	Development and Design Briefs for all Major Developments		Encouragement to promoters at early stages to consult with WBPC and prepare briefs
37	D6. Local Consultation on Significant and Sensitive Scheme Proposals	Consultations undertaken	Local Consultations on all Major Developments		Encouragement to promoters at early stages to consult with WBPC and prepare briefs

