

Woughton NDP

Proposed Revised/Updated sections WNP18 Community Facilities

Changes in blue

Context

This note sets out the suggested updates to the original report. For convenience, I have cut/pasted the original text and added new text in blue

Policy WN18 Community Facilities

- 7.62 This policy has four component parts. The first offers support to existing community facilities. The second requires that any proposals for the redevelopment of the existing MK College site at Leadenhall for residential development should provide a new community facility. The third offers support for a new community facility at Peartree Bridge. The fourth requires that any redevelopment proposals that would affect an existing community facility should provide a replacement facility to an equivalent size.
- 7.63 I am satisfied that the first component of the policy is appropriate both in its approach and in relation to the community facilities to which it applies. I recommend that the policy should make a direct reference to the identified community facilities in Appendix A.18 of the Plan. Otherwise the decision maker will not have the clarity required by the NPPF. I also recommend a modification to clarify the amount of car parking required. I sought clarification from MKC and the Community Council on the second criterion. The responses have helped me to understand the philosophy behind the policy and the extent to which the requirement would have regard to national policy. For clarity, I recommend a modification to this part of the policy so that it has regard to the Community Infrastructure Levy Regulations 2010.
- 7.64 I am satisfied that the third component of the policy meets the basic conditions. The fourth component of the policy is also appropriate in principle. I can see that it provides a local dimension to Policy CS17 of the Core Strategy. Nevertheless, I recommend that its requirements are limited to the provision of an equivalent floorspace for the same reasons as I have set out in relation to Policy WN15 (paragraph 7.56).
- 7.XX The representation submitted by the Canal and River Trust provides detailed commentary on the proposed identification of the Marina and Canal as community facilities. It draws an important distinction between the built marina and its wider canal landscape, and the distinction between the facilities within the marina. It is clear that some of the facilities within the marina are not community facilities in the generally-accepted sense. They are of an operational nature and are only available to boaters visiting the marina.
- 7.XX I recommend modifications to the supporting text to clarify this point. I also recommend that details of the community facility in Appendix A is modified to delete any reference to the canal waterway itself. Plainly it is not a built facility to which the policy refers and its redevelopment and replacement elsewhere (as addressed in the fourth part of the policy) would be impractical.

In the first part of the policy replace at 'Netherfield.... Policies Map' with 'as set out in Appendix A.18'

In the first part of the policy replace 'proper provision' with 'that provision is made to Milton Keynes Council standards'

In the second part of the policy delete 'only' and include the following at the end: 'The new facility should be fairly and reasonably related in scale and kind to the development proposed on the College site.

In the fourth part of the policy replace 'of at.... area' with 'of an equivalent floorspace'

In Appendix A.18 replace the existing entry on the canal/marina with 'Marina, Peartree Bridge'

Include the following additional supporting text at the end of 3.65:

The canal marina in Peartree Bridge contains a range of different uses. Some are of an operational nature and are only available to boaters using the facility in a commercial fashion. Other uses (the public house, take away and the laundry) are available both to boaters and the wider community. For clarification, this policy relates only to the public facilities within the building.

Andrew Ashcroft
15 September 2017