

NEWPORT PAGNELL NEIGHBOURHOOD PLAN

Modification Proposal Statement

Prepared in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the made Newport Pagnell Neighbourhood Plan.

JANUARY 2024

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1. Introduction

1.1 As a 'Qualifying Body', Newport Pagnell Town Council ("the Town Council") proposes to modify the made Newport Pagnell Neighbourhood Plan ("the Made Plan") of June 2021. This Statement is published to accompany the submission of the modified Neighbourhood Plan ("the Modified Plan"), alongside a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2 Both the Town Council, and the Local Planning Authority, Milton Keynes City Council ("the City Council"), consider that the proposals represent material and significant modifications to the Made Plan, and therefore change the nature of the Made Plan. Regulation 14v of the amended 2012 Regulations requires:

"in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".

1.3 This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

1.4 In accordance with the requirements of the PPG as stated above, this document is therefore setting out the background reason to this modification, sets out what the modification is and will set out the reasons as to why the Councils believe that this modification of the plan is significant and substantial and therefore changes the nature of the plan.

2. Background

2.1 On 16 June 2021 the City Council resolved to 'make the neighbourhood plan', following a modification of the first version of the neighbourhood plan ("the 2021 review"). The Made Plan covers the period to 2031 and covers the administrative area for the Town Council.

2.2 In coming to a decision on the 2021 review the Town Council resolved to undertake a more substantial review of the vision, objectives and spatial strategy of the plan immediately after the success of the 2021 review. Specifically, this review considers the future successful role of the town centre in the life of the town, which was not known at the time the 2021 review was undertaken.

2.3 The Town Council has continued to be active in monitoring the implementation of the policies by the City Council in its determinations of planning applications. For the most part it considers that the policies have been correctly and successfully applied in approving and refusing applications that confirm or conflict with the policies respectively. However, it considers that some policies warrant modification to aid their more effective implementation and there are some additional policies that it wishes to include.

3. The Proposed Modifications

3.1 The purpose of the Statement is to explain the reasons why the Town Council considers the proposed modifications to the Made Plan 'changes the nature' of the Plan. It should be read alongside the separate Modified Plan document.

3.2 The following table provides a summary of the modifications – comprising the modified and new policies – and explains why the Town Council considers they change the nature of the plan.

Policy No.	Policy Title	Summary of Modifications	The Change of Nature of the Plan Test	Y/N
NP1	Settlement Boundary and New Housing	The policy builds upon NP1 from the Made Plan by updating the number of completed schemes. It makes a change to the settlement boundary to incorporate the allocation of Policy NP5 for a new Aston Martin heritage centre. There are three new clauses, the first specifically supports a 'brownfield first' approach and refines the principle of the subdivision of residential garden land for infill development. The second new clause clarifies that the development of small dwellings (one to two bedrooms) in the town centre at St John's Street, Union Street and the High Street in accordance with the encouragement for redevelopment in these locations as part of Policy NP3 on specific properties in the town centre suitable for redevelopment to achieve the aim of enhancing the Conservation Area will be expected. The third new clause allocates the Police Station site for residential and community use, provided the development proposal delivers retirement living and downsizing opportunities, as well as retaining the community use of a non-designated heritage asset.	The policy amends the settlement boundary to incorporate an allocation for a new Aston Martin heritage centre, restates the importance of encouraging the redevelopment of previously developed land, refines the principle of the subdivision of residential garden land for infill development, seeks the provision of smaller homes on redeveloped sites in the Town Centre focusing on the locations identified in Policy NP3 and allocates the Police Station site for residential and community use.	Y
NP2	Tickford Fields Development Site Specific Policy	The density of dwellings per hectare has been increased from 35 in the Made Plan to 37.5 in the new policy. In addition to the on-site redways included in the original policy, the new policy also says off site redway links west of Tickford Street to Ousedale School and Willen Road Sports Ground should be provided. As part of the new development, the new primary school should now be located adjacent to North Crawley Road, rather than in a 'central location'. This site should be transferred to the local authority before the completion of any dwellings, rather than the 100 th . The Neighbourhood Play Area should be located to the north of the site, rather than the eastern side.	This policy only makes minor number and locational changes to the existing Tickford Fields Development site allocation and is not therefore considered to change the nature of the plan in respect of these modifications.	N

NP3	Living in the Town Centre	This is a new policy which supports proposals within the Town Centre boundary if they adhere to three design and layout criteria. These include retaining particular uses, replacing frontages and conserving or enhancing the character of the Conservation Area. The policy also supports proposals for three storey residential buildings at certain identified properties along the High Street and St John's Street which currently detracts from the character and appearance of the Conservation Area. Proposals to redevelop the library site, No.1 Station Road and the builders yard in Union Street which are all prominent sites in the town centre that provide an opportunity to enhance the character and appearance of the Conservation Area, will be supported	By encouraging specific sites in the Town Centre to bring forward proposals for redevelopment, this policy changes the nature of the Plan. Whilst the principle for development in these locations is already established in the development plan, the policy makes specific provisions on specific sites. Importantly, the policy does so in a way that seeks to ensure proposals meet the main objective of enhancing the Conservation Area.	Y
NP4	Green and Blue Infrastructure Network	This is a new policy which identifies the existing GI network, including priority habitats and amenity open space. New developments must create, maintain and improve the Network in the design of their layouts, landscaping schemes and public open space and play provisions. Qualifying development proposals are required to deliver 10% biodiversity net gain, with a priority for delivery on-site, although there are instances in which off-site delivery will be acceptable if it can be demonstrated that opportunities to deliver on-site gains have been exhausted. The policy also designates three biodiversity net gain offsetting sites within the Neighbourhood Area, as well as an extension to the linear park. The policy supports proposals for enhanced recreation and sporting facilities within the new proposed Sports Ground and identifies the open amenity land to which existing development plan provisions should apply.	This is a significant policy addition which is identifying the existing green infrastructure network and seeking improvement to the overall network. Specifically, the policy seeks to identify specific biodiversity net gain offsetting sites in the neighbourhood area and places a priority on delivering gains on-site first. In light of this, the policy has the potential to change the nature of the Plan.	Y
NP5	Aston Martin Heritage Centre	This is a new policy which allocates land for the Aston Martin Heritage Centre off Downs Field. The policy also makes provision for a number of key development principles to ensure that key social and environmental	As this policy is allocating land for a visitor centre and car park, as well as altering the settlement boundary, it has the potential to change the nature of the plan. It should be noted that Clause E of Policy	Y

		objectives are met.	NP4 in the made neighbourhood plan supports the provision of this kind of development within or adjacent to the settlement boundary.	
NP6	Design Guidance	This policy has been renumbered from NP4 in the Made Plan. There are two modifications, one is the removal of clause E relating to proposals to develop a new museum, which Policy NP5 above makes specific provision for. The other relates to the subdivision of residential garden land for infill development which has now been incorporated into Policy NP1.	The modifications are not considered so significant to change the nature of the plan in respect of this modification specifically.	N
NP7	Affordable Housing and Tenure	The policy was previously Policy NP5 in the Made Plan. The only modification is to add 'and rental tenures which will be particularly supported' onto the last sentence of the policy.	The modifications to the original policy are not significant and therefore is not considered to change the nature of the plan in respect of this modification specifically.	N
NP8	Local Cycling and Walking Network	The policy was previously NP6 in the Made Plan, but has been given greater detail to add clarity to the existing policy. This has been done by mapping the existing local cycling and walking network and incorporating it into the Policies Map. The policy states that proposals should make a direct connection to the network and those which harm the network will not be supported.	The modifications to this policy are simply adding greater detail and clarity, rather than contradicting or changing the principles of the original policy. These modifications are therefore not considered to change the nature of the plan.	N
NP9	Developer Contribution Policy	The policy was previously NP7 in the Made Plan. The only modification is updating the threshold for planning contributions to bring it in line with strategic policy.	The modifications to the original policy are not significant and it is therefore considered do not change the nature of the plan in respect to this modification.	N

Table A: Summary of the 'Change of Nature of the Plan' Test

- 3.3 The Modified Plan also sets out the housing supply provisions in respect of completions, commitments and allocations. The recalculation shows that the housing supply figure continues to be in excess of what would have been a reasonable contribution to the Local Planning Authority's objectively assessed housing need.
- 3.4 The analysis set out in Table A indicates that a significant number of modified or new policies has the potential to change the nature of the Made Plan in terms of key spatial or design principles. Whilst the modifications are in conformity with the spirit and stated intentions of the original principles of the plan and in some cases, this is not so substantial nor so significant to warrant consideration as a change to the nature of the plan, overall the modifications are considered to change the nature of the plan.
- 3.5 As a result, the Town Council consider that the modifications are material and significant, and therefore change the nature of the plan. This has been agreed with the City Council.

4. Strategic Environmental Assessment

- 4.1 The City Council considered that, in relation to the modifications, a Strategic Environmental Assessment (SEA) will be required under the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). A Draft SEA therefore accompanies the Modified Plan and this statement.

5. Conclusion

- 5.1 In summary the Modified Plan proposes the modification of policies in the Made Plan and the addition of new policies. The plan period continues to run to 2031. The proposed modifications will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making in the neighbourhood area. The modifications are material, beneficial and changes the nature of the made plan.