

Newport Pagnell Neighbourhood Plan Submission Version

The Council has the following comments to make on the Submission Version Neighbourhood Plan:

Policy NP1: Settlement Boundary and New Housing

Clause A - The Police Station site

This modification materially changes the allocation of this site from 14 homes to an indeterminate number of homes, with a preference for retirement living uses.

Part of this site lies within Flood Zones 2 and 3 and therefore any development must meet the sequential test. Permission has been refused for development on this site (ref. 22/00280/FUL) on flood risk sequential test grounds and is the subject of a current appeal.

A robust assessment has not been supplied that demonstrates the site passes the sequential test. However, should the planning appeal be allowed, the Council has no “in principle” objection to the proposed allocation.

Policy NP3: Living in the Town Centre

Clause B - The library site

The deliverability of this policy is questioned. There is no evidence that the library is looking to relocate or that the Town Council’s offices would be an acceptable alternative site.

Clause C - 1 Station Road

The site lies within flood zone 3. A robust assessment which demonstrates that the site passes the sequential test has not been supplied.

It is noted that permission has been refused for development on this site on several occasions in the last 2 years (refs. 21/02388/FUL, 22/02078/FUL and 23/01163/FUL) on flood risk sequential test grounds. An appeal is now pending consideration of the latest refusal.

Policy NP4 – Green Infrastructure Network

Para 5.4.2 (third para) states “Green infrastructure is multi-functional but some features – for example amenity and formal recreational land – are unlikely to have biodiversity value, or will be suited to improving that value by the nature of their use.” All areas will have some value and most will be capable of improvement and enhancement.

Clause A

No reference is made to allotments which should also be classified as ‘green infrastructure’.

Clause B

The first part of the clause needs amending to clarify its intention. It includes a requirement for

development proposals that lie within or adjoining the Network to create, maintain and improve the Network. However, proposals will not need to do all three things – ‘and’ should be replaced with ‘or’.

Clause F

There needs to be confirmation from the landowners that they are willing to use their land for biodiversity offsetting. We are not aware of any evidence to demonstrate this and, as such, the policy may not be in general conformity with the NPPF.

Clause G

The policy states that land to the east of Willen Road sports ground is designated as an extension to the linear park, yet the Policy Map shows the Sports Ground as part of the proposed extensions to the linear park.

Policy NP5 – Aston Martin Heritage Centre

Part of the proposed site was last used as allotments. Para 98 of the NPPF and Plan:MK policy L2 (although not a strategic policy) protect open space, unless an assessment has been undertaken which shows that the open space is no longer required or alternative provision will be provided elsewhere. The Submitted Consultation Statement identifies that there are other allotments sites in Newport Pagnell, but it does not evidence whether these are sufficient to meet demand.

Policy NP8 – Local Cycling and Walking Network

It is not clear from the wording as to what is required from development proposals. Also, development proposals is a wide-ranging term. Not all development proposals will impact on the cycling and pedestrian network. The following wording for the first sentence is suggested: *“Proposals on land that lies adjacent to the Network for development which would generate walking and cycling trips should make provision for a direct connection to the Network.”*