

SNP17. STANTONBURY CAMPUS

Context

115. The site outlined on the policy map, known as Stantonbury Campus and now the home of Stantonbury International School, extends to over 200 hectares. The school caters for the educational needs of over 1,730 students from years 7 – 13 and is managed by the Griffin Trust.

116. Originally designated as a community facility, the educational facility is in close proximity to a church, dentist and a health centre. The athletics stadium on the campus is the home to Marshall Milton Keynes Athletics Club. The Griffin Trust now manage the leisure centre and theatre and are committed to the Sports, Arts and Performance agenda.

117. The buildings and infrastructure were built in the early 1970's with the site also comprising numerous green areas within its boundary. The Griffin Trust are committed to maintaining the current nature and character of the built complex.

118. The Stantonbury area of the Parish is one of the earliest developments completed within Milton Keynes, having been constructed between 1970 and 1990. The initial development included a dedicated community facility comprising a bowling green, tennis courts and club house. In the 1980's the facility was demolished to make way for additional housing, known as the Rosendale estate.

119. The only remaining community facilities within Stantonbury are those provided by Stantonbury Campus and Christ Church. However, with no dedicated access to the Campus and no dedicated community meeting rooms accessible to residents, opportunities to socialise are limited.

120. The existing campus site has a number of constraints, including the single vehicular access route, which also serves the wider community facilities and retail offer. Furthermore, the ancient feature of the Stantonbury Drain runs through the site and should be protected as a prevention measure against flooding. The south corner of the site, bounded by the junction of Monks Way (H3) and Saxon Street (V7) comprises approximately 1.5 hectares of undeveloped land.

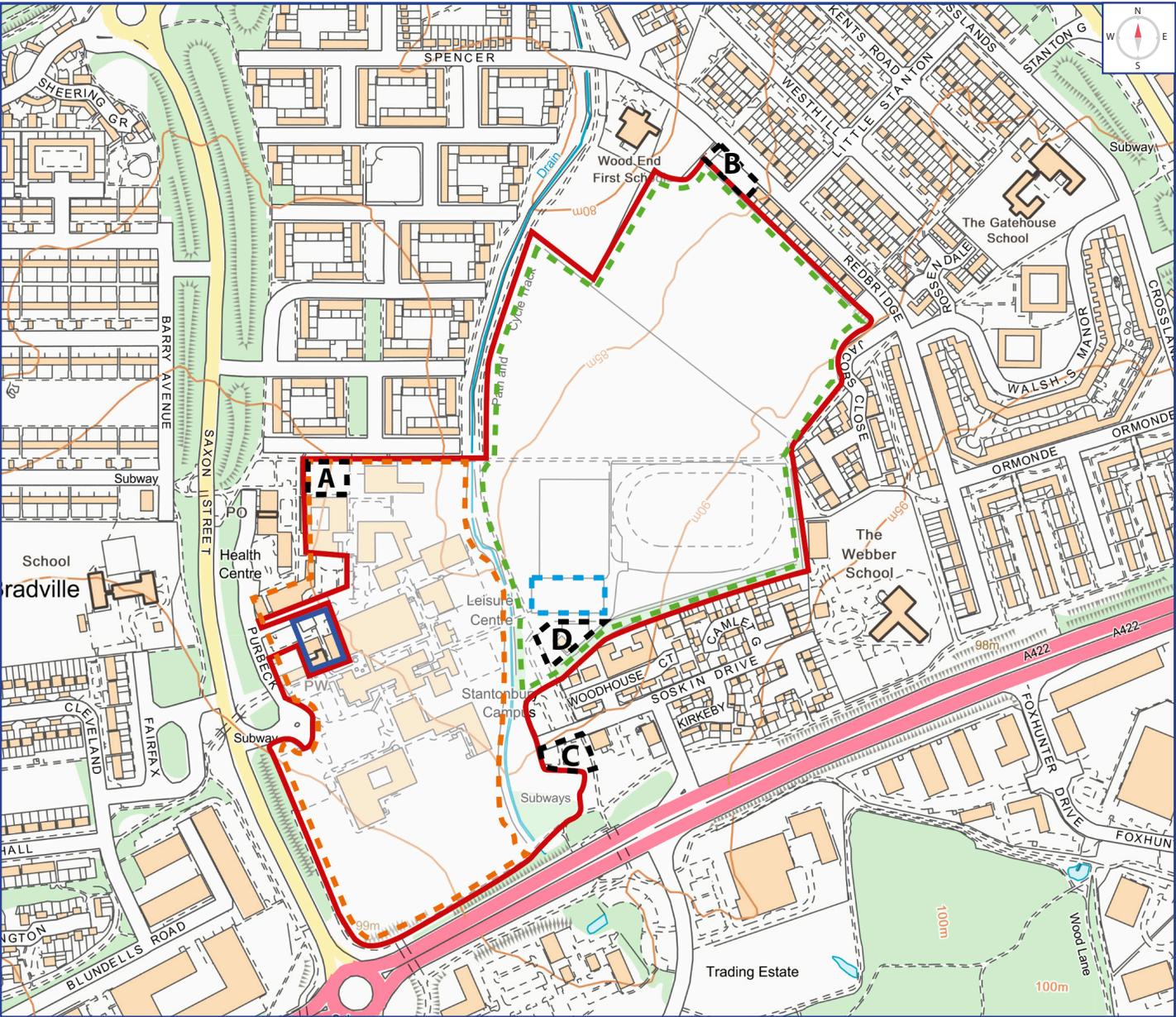
121. The aim of this policy is to provide guidelines or principles for future development and other uses in keeping with the role of this important community hub.

122. In addition to the potential for enhancement of community facilities within Stantonbury, it is recognised that any future proposals for the North Bradville area of the parish, may also have an impact/create a need for additional provision in Stantonbury.



cont.

SNP17. STANTONBURY CAMPUS MAP



- Campus boundary
- - - Land identified for future re-development
- - - Land identified for indoor sports facility
- - - Land identified for sports and leisure use
- Christ Church
- - - Land identified for community facility/civic office

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cont.

SNP17 Policy - Stantonbury Campus

Development proposals for education and ancillary buildings will be supported subject to the following:

- a) Buildings will be a maximum of two-storeys, in keeping with surrounding buildings,
- b) Perimeter fencing to be in keeping with the existing perimeter fence,
- c) Development avoids the risk of flood by retaining the Stantonbury Drain,
- d) A drop-off point for up to 10 vehicles for the education facility is maintained.

Residential development within the land identified for future redevelopment on the Stantonbury Campus Map will be supported where:

- e) Housing density does not exceed 35 dwellings per hectare (net),
- f) Units adjacent to V7 Saxon Street and H3 Monks Way are restricted to a maximum of three storeys, and elsewhere on site to a maximum of two storeys,
- g) A mix of dwelling types is provided in accordance with the latest evidence of housing need, including bungalows,
- h) The extensive tree belt adjoining the grid road corridors are retained,
- i) Provision is made for the storage of waste bins within the curtilage of each dwelling,
- j) Amenity green space associated with the development is landscaped to prevent parking, and
- k) A Local Equipped Area of Play (LEAP) is provided on site located a minimum distance of 20 metres from residential boundaries and 30 metres from the nearest road.

Provision of parking in excess of the current Milton Keynes Council parking standards would be supported and should be provided where possible. Public parking areas should be multi-functional and available to all, outside of school hours.

Development of indoor sporting facilities at the site of the existing tennis courts would be supported.

Development of a community facility/civic office would be supported at any of the four sites identified on the accompanying map. Development of residential bungalows at parcel C would be supported, providing the community facility has been provided elsewhere.

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

The redevelopment and expansion of retail uses will be supported for the local centre where they complement the adjacent community uses.

