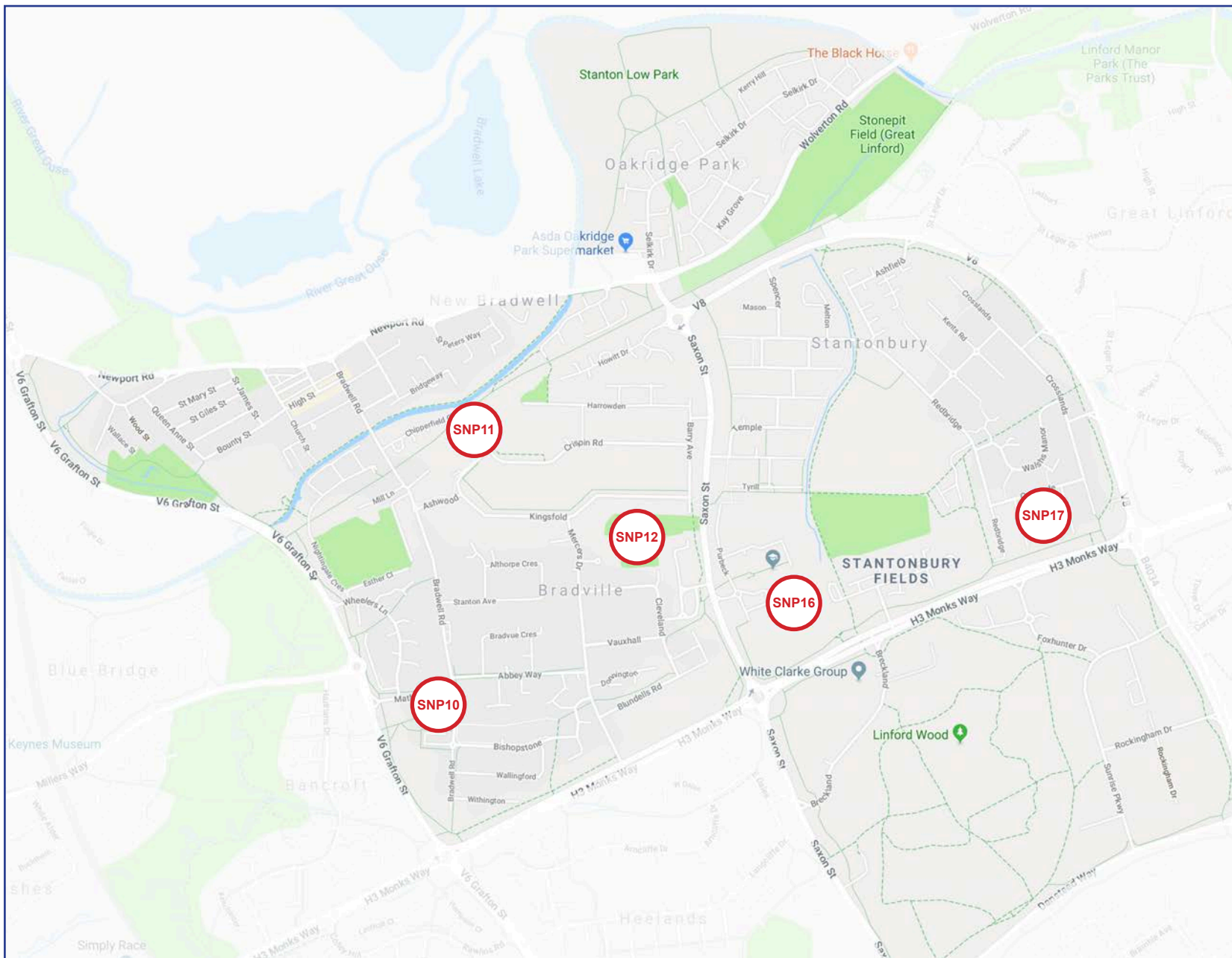


STANTONBURY NEIGHBOURHOOD PLAN

BANCROFT | BANCROFT PARK | BLUE BRIDGE | LINFORD WOOD
BRADVILLE | OAKRIDGE PARK | STANTONBURY | STANTONBURY FIELDS





SNP 10
MATHIESEN ROAD

SNP 11
WYLIE/HARROWDEN

SNP 12
STANTON SCHOOL

SNP 16
STANTONBURY CAMPUS

SNP 17
ROWLE CLOSE GARAGES

SITE SPECIFIC POLICY LOCATIONS
(Where new housing development is proposed)

CONTENT

Section	Page
Foreword	4
Executive Summary	5
Aims & Objectives	8
Consultation	9
About the area	11
Neighbourhood Plan Policies	13
Policy Summary	15

General Policies	16
Open Space & Leisure	17
Parking Enhancements	19
Design Principles	21
Housing Infill	22
Houses in Multiple Occupation	23
Grid Road Corridors	24
Key Links & Connectivity	25
Infrastructure Delivery	27
Location of Facilities	29

Site Specific Policies	30
Mathiesen Road	31
Wylie/Harrowden	32
Stanton School	33
Bradville Sports & Heritage Area	34
North Bradville Regeneration	35
North Loughton Valley Park	36
Stantonbury Campus	37
Rowle Close Garages	39
Stantonbury Shops	40
Stantonbury Community Facilities	41
Stanton Low Park	43
Linford Wood Employment Land	44
Linford Wood	45
Community Hubs	46

Action Plan, Delivery & Monitoring	
Action Plan, Delivery & Monitoring	47
Glossary	48

Figures	
Figure 1: Stantonbury Parish Area Map	4
Figure 2: Open Space & Leisure Map	18
Figure 3: Parking Enhancements Map	20

FOREWORD

Stantonbury Parish Council has prepared a Neighbourhood Plan for the Area formally designated by Milton Keynes Council on 16th June 2015 based on the provisions of The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Figure 1 and is home to 16,400 + residents.

This Neighbourhood Plan is the embodiment of our aspirations, concerns, wellbeing and sustainability for the future of our Parish. It has been developed through wide consultation with residents, community groups, commercial organisations and third parties with a vested interest in our community. You have expressed strong views and opinions which demonstrate a vibrant concern and interest of our residents.

This body of information has been analysed and collated by the Parish Council and its staff, the Neighbourhood Plan Project Manager and the Neighbourhood Plan Steering Group, culminating in the Planning Policies set out in this document.

The purpose of this Neighbourhood Plan is to set up a 15-year planning policy framework for the community that makes up Stantonbury Parish, that will guide its future development, regeneration, improvement and wellbeing of our residents.

The Plan Policies will be used to shape planning applications in the area, alongside other Milton Keynes Council Planning Policies and the National Planning Policy Framework (NPPF). Allied to this are the pledges and promises the Parish Council have set down for those matters of importance to the community but not captured by Planning Policy. Each policy within the Plan is of equal standing, with no order of hierarchy or priority applied.

The Plan anticipates and seeks to shape the Milton Keynes Council-led regeneration programme in North Bradville.

Your Parish Council is therefore 100% committed to the contents of this plan and we commend it to all residents. We hope that you will also enthusiastically support your plan by a superb turnout at the ballot box when the referendum occurs 2018.



Cllr Graham Davison
Chair

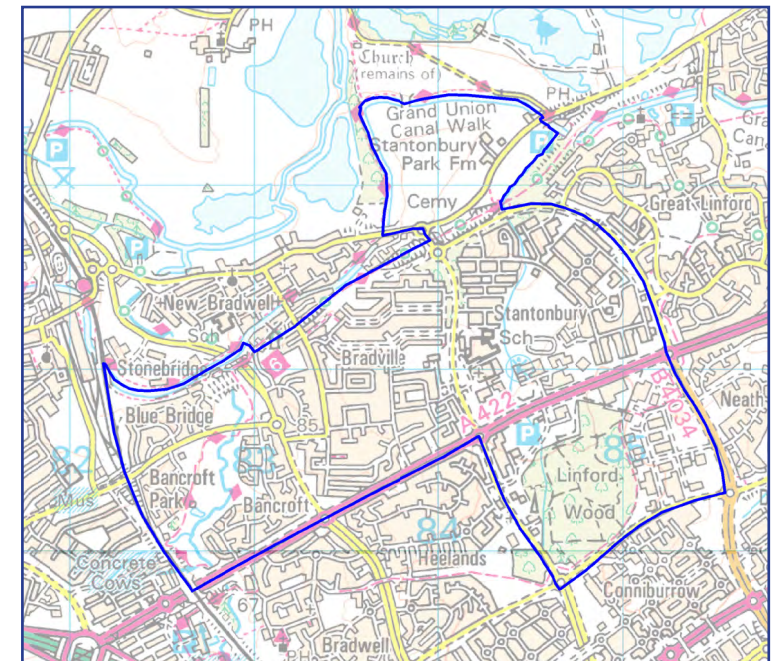


Figure 1

EXECUTIVE SUMMARY

Background

1. In 2012 the Government introduced the Localism Act, which gave local communities the power to prepare Neighbourhood Plans for their neighbourhood which set out the vision and policies to guide the future development of the area. Stantonbury Parish Council has embraced this opportunity and prepared this Neighbourhood Plan (the Plan) in consultation with local residents.

2. The Plan will form part of the overall Development Plan for Milton Keynes and will be an important consideration for developers wanting to build within the area, and also for Planning Officers at Milton Keynes Council (MKC) when they are determining applications for the development of sites in the Neighbourhood Plan area. It includes the areas of Bancroft, Bancroft Park, Blue Bridge, Bradville, Linford Wood, Oakridge Park and Stantonbury for the period until 2031.

Neighbourhood Plan Policies

3. The Neighbourhood Plan has been constructed in line with the National Planning Policy Framework (NPPF), full details can be found in the Basic Conditions Statement.

National Planning Policy Framework	✓
Planning Practice Guidance	✓
Milton Keynes Local Plan	✓
Milton Keynes Core Strategy	✓

4. The document sets out 23 policies to guide development in the Plan area. The first nine of these policies are general policies and set out how we wish to address the general aspects of planning that can apply to all parts of the designated Plan Area.

5. The following 14 policies are site specific and relate to particular areas of land within the Plan Area. These policies seek to shape in more detail, the form of development on site so it is in line with the character of the area and provides the facilities to adequately support growth in the local resident population.



6. These policies have the potential to see the delivery of around 110 new homes across the Plan Area by 2031, with some additional limited windfall development on unallocated sites.

The general policies are summarised as follows:

• **Open Space and Leisure**

7. The policy builds on the Milton Keynes Development Plan to protect the open space we have from inappropriate development and thus protect the character and functionality of the area.

• **Parking Enhancements**

8. The policy identifies key locations in the Parish where parking has been raised as a serious issue. The policy supports enhancements which will both increase available parking and improve existing areas, without impacting negatively on amenity space.

• **Design Principles**

9. The policy supports the protection of the diverse character of the Parish through specifying high level design guides for all forms of development.

• **House Infill**

10. Over time parcels of land may be identified that could support some development. The policy outlines the criteria where infill development will be supported, including a requirement to be in keeping with the area, provides adequate off street parking and provision for storage of waste without impacting the area.

• **Houses in Multiple Occupation**

11. Houses in Multiple Occupation (HiMO) address a valuable housing need, where managed and designed appropriately. The policy outlines 6 criteria in relation to the planning of a HiMO; Restriction on the density of such properties in an area, maintenance of a balanced community, parking, noise, waste storage and maintaining the appearance of the dwelling.

• **Grid Road Corridors**

12. Grid roads form an important part of Milton Keynes and no less so than in our Parish. The policy supports the maintenance of the green spaces adjacent to the grid roads with future road development in accordance with the original plans for the area.



• Key Links and Connectivity

13. We have looked at the redway system, footpaths and other ways of getting around and how these help with the sustainability of the area in conjunction with work, leisure, schools, movement of the elderly, disabled etc. The policy seeks to protect and improve these connections and links to the wider area.

• Infrastructure Delivery

14. It is essential to provide ongoing support for a growing community and improve the area where we live. This policy identifies key infrastructure for which monies accrued from developer contributions, known as Section 106 monies, will be used. The list includes; increased school places, funding of affordable housing, footpath enhancements and funding for recreational facilities.

• Location of Facilities

15. Complementing the Key Links policy is the actual movement of people and the location of the facilities we need to use. This policy identifies the locations for new community facilities such as shops, childcare, community centres, visitor centres etc to sustain and improve local services when funding is identified.

16. These fourteen policies together with the nine site specific policies address in detail the local issues raised by residents throughout all of the consultation, including the Neighbourhood Plan questionnaires. The scope of these policies is wide ranging and diverse in its requirements.

Delivery of the Plan

17. Each of the policies within the Plan has a section on how it will be delivered. This includes a number of commitments made by SPC to ensure the objectives of the Plan are realised.

Action Plan

18. At the end of the document, an issue based Action Plan is included which sets out in more detail who will be responsible for addressing some of the non-planning issues raised during the consultation including maintenance of the area, highways, community activities and crime and community safety.



AIMS & OBJECTIVES

19. Integral to any plan is the vision and objectives that it is seeking to achieve. As is set out in the next section, the Neighbourhood Plan Committee and Steering Group has listened to the local community and established a vision as follows.

Neighbourhood Plan Vision

By 2031 Stantonbury Parish will be an area where residents are proud to live, work and play. Having an environment rich in heritage with outstanding areas of natural beauty, cared for through quality landscaping and application of the local Design Guide. Traffic and parking are effectively managed and pedestrian areas & cycleways are respected and maintained.

20. To focus the policies of the Plan and to enable the success of the Plan to be monitored, a simple set of objectives have been prepared. These are:

Neighbourhood Plan Objectives

The key objectives of the plan will be to:

1. Manage land use and development to ensure it meets the need of the community
2. Enhance our green space and make use of this asset for the community
3. Improve the quality of the housing stock and broaden the range of new homes for the benefit of the existing communities and attract new residents
4. Support the protection of community facilities and services within the Parish
5. Improve traffic congestion, address parking, speeding and transport around the Parish
6. Ensure the aspirations of the community are adequately reflected through pledges and promises within the plan.

21. The policies that follow in the Plan have been developed to ensure these objectives are met and that the vision for the Parish can be achieved. For clarity, each of the policies refers to the objective it is intended to help achieve.



CONSULTATION

24. Several rounds of consultation have taken place to understand the issues that are important to the local community. This consultation has included targeted 'formal' consultation and periods of ongoing engagement. A full review of findings of the consultation process is provided in the accompanying Consultation Statement, but it is important to highlight the stages that have been followed.



Surveys

25. Responses were received from 168 households to the initial high level survey in 2015. This highlighted some key areas of importance to local people, which they felt it was essential to maintain in relation to everyday quality of life:

1. Health
2. Crime
3. Roads, redways and pavements
4. Cleanliness of area
5. Parks & open spaces

26. The survey also highlighted the following areas of highest concern and in need of attention:

1. Housing
2. Shopping facilities
3. Roads, redways & pavements
4. Cleanliness of area
5. Health

27. A second survey took place in March 2017, building on the feedback from the initial consultation. This survey, which asked 54 questions relating to a number of key themes, received 930 responses.

28. Key points emerging from the second survey highlighted the following concerns which have formed the basis for the Plan policies and recommendations that follow.

Getting Around

- Maintenance of roads, redways & pavements
- Improve parking
- Poor bus service
- Improve access and egress from grid roads into estates
- Maintain grid road system

Parks, Open Spaces, Heritage & Access to Nature

- Improve maintenance
- Diversify opportunities/types of provision
- Protect existing areas

Housing

- Keep current design and mix in general
- Concern regarding regeneration area
- Need for more affordable
- Need for 2-3 bed housing
- Need for retirement/sheltered housing

Future Needs

- Protect and maintain existing community facilities
- Community centre in Stantonbury
- Improve key play areas
- Need more and different outdoor leisure facilities

29. In summary, the consultation showed a view that people are happy living in the area believing it generally has good facilities and access. The overall view is that the original design and density of housing should be maintained and that new development should be in keeping with the look and feel of the area.

30. There was a definite concern with regard an overall decline in standards and maintenance of amenity land, redways and footpaths along with some housing within Stantonbury and Bradville.

Workshops

31. The feedback from this consultation fed into a number of workshops that reviewed and refined the outcomes of the consultation. This highlighted issues around the quality of open space, key walking routes, community facilities, parking and housing type and densities. It also generally highlighted whilst crime is relatively low, there are key areas where fear of crime is high.

Wider consultation

32. The full detail of our consultation process is detailed in the Consultation Statement, which accompanies the Plan. However, to summarise we used many methods to reach out to people including:

- Stantonbury Parish News – the SPC magazine
- Facebook and Twitter – the SPC pages
- One to one contact via letter, email and face to face meetings
- Open meetings and events such as the MK50 event

We also contacted:

- Residents
- Businesses
- Community Groups
- Schools
- Sports Groups



ABOUT THE AREA

33. Geographically Stantonbury Parish is located in the middle of the Milton Keynes urban area to the north of the shopping centre, within the development boundary of the city as defined in the adopted Milton Keynes Local Plan. The Parish comprises predominately residential grid squares of Bancroft, Bancroft Park, Blue Bridge, Bradville, Oakridge Park and Stantonbury, whilst the Linford Wood grid square is mainly industrial. Much of the modern development was undertaken in the 1980's and the Parish is now home to 16,400 people with an inclusive attitude to new residents.

34. The area has a very long history, with each local area having either Roman or Mediaeval roots, such as the Roman Villa or place names such as Stantonbury named after the manor of Stantone (recorded in the Domesday book). In Bancroft Park the foundations of a Romano-British farm known as Bancroft Roman Villa are in what is now the North Loughton Valley Park. An almost complete mosaic floor found on the site can be seen in the Milton Keynes shopping centre.

35. The estates are connected via the redway system to provide social mobility and other key features such as the Grand Union Canal and the Railway Walk linking the estates to Wolverton and Newport Pagnell. However, travel is predominately by car and parking does present challenges.

36. Each of the 5 estates has its own identity and collectively contribute to the general overall infrastructure of the Parish and its culture. A key linkage to all is education, with four local schools, including special needs provision, centred in Stantonbury with two other schools in Bradville providing a complete education pathway from preschool to year 13 students. Many of these early students now form the core of our community.

37. With the large green spaces within and adjacent to the estates, sport and outdoor recreation have always been very important to our residents, with Stantonbury Leisure Centre providing support facilities in the shape of the popular theatre and the leisure centre.





38. Adjacent to Stantonbury is Linford Wood at least 700 years old and qualifies as Ancient Woodland. Records related to the wood date back to the late thirteenth century.

39. The three “B’s” as they are popularly known, Bancroft, Bancroft Park, and Blue Bridge offer the key recreational sites within the Parish. Part of the overall Milton Keynes flood prevention mechanism is centred on Bancroft which takes advantage of the natural valley thus providing a large recreational space with wildlife and flora associated with wetlands. This popular recreational area is home to the Roman Park residents club, generally used for parish annual community activities.

40. Bancroft is home to the famous Concrete Cows sculpture, found at the southern end of the park, whilst Blue Bridge offers views of Bradwell Windmill and the balancing lakes.

41. The residential make-up of the area is markedly different throughout the estates, with some unique architectural features founded in the vision of the 1980s. Generally an area of low density housing, the Parish is perceived as spacious with many trees populating each road. This open aspect of the estates was an early key planning objective and has overall has been very successful.

42. The newer estate of Oakridge Park has departed from the original design concepts and is the first high density accommodation in the area. It does include a new country park as part of the development. Importantly this development includes a doctor’s surgery, pharmacy and much needed local shops.

43. Local shops have been and still are a scarce resource in the area. Complimenting these estates was the provision of light industry to provide local employment. Based mostly alongside Linford Wood and spilling over into Bradville these small companies provide an important source of employment in the area. The Linford Wood employment site is undergoing significant change with three office blocks proposed over the next 4 years.



NEIGHBOURHOOD PLAN POLICIES

Overview

44. The Plan consists of 23 policies, written to help shape the future development in the area up to 2031. The first section contains 9 general policies, which seek to protect and enhance the key characteristics and functionality of the Parish as a whole. These policies are followed by 14 policies covering the detail of development on specific sites.
45. This Neighbourhood Plan has been constructed in line with the NPPF, full details can be found in the Basic Conditions Statement.
46. Once adopted, the policies set out in this section will have full statutory weight and will be used for development control purposes within the Plan area for the duration of the Plan period.
47. The policies in the Plan should be read in conjunction with the existing policies of Milton Keynes Local Plan (2005) and the Core Strategy (2013) which continue to be in force. The policies of the Neighbourhood Plan supplement these existing policy documents and are in conformity with their relevant strategic policies. The policies of the Neighbourhood Plan also have due regard to the emerging Plan:MK.

General Policies

48. The 9 General Policies cover topics and issues which affect the whole Neighbourhood Plan area. The policies have been prepared to reflect and compliment the aspirations of the Plan area, taking account of the responses of the community, consultees, land owners and local stakeholders to ensure they define and shape development that is viable, deliverable and appropriate for Stantonbury Parish.
49. They cover topics such as transport and open space, with the aim of the policies being to ensure that any general applications for development within the Parish protect and enhance the key characteristics of the area.

Site Specific Policies

50. The identification of the sites subject to the policies within this section

of the Plan has followed detailed consultation and assessment and it is considered that the level of development proposed on each site is sustainable, viable and deliverable within the Plan period.

51. Across the Plan area there are a number of sites, which have remained undeveloped since the designation of the new town in 1967. In line with the planned nature of the new town, these sites are designated for specific uses in the Milton Keynes Local Plan.
52. This Neighbourhood Plan does not seek to alter these allocations, or those emerging through the Council's Site Allocations process. Rather, it seeks to ensure that when these sites are developed, the form of development reflects the aspirations of the local community and is in keeping with the existing character and nature of Stantonbury Parish.
53. As well as undeveloped sites, there are also other parts of the Plan area where change is likely over the Plan period. The Neighbourhood Plan seeks to identify these and ensure that policies are in place to positively manage change.
54. The site specific policies set out the specific criteria against which applications for development on each site will be assessed.



Delivery of Site Based Policies

55. The site based policies each set out a number of design criteria, which should be taken into account by applicants when developing proposals.

56. Applications will be expected to meet each of the policy criteria. The requirements will be implemented through the normal development control processes of Milton Keynes Council.

57. It is expected that applicants will clearly set out in their Planning Statement how their proposals satisfy each of the policy criteria. Where it has not been possible to meet a requirement, it should be set out in their Planning Statement as to why this is the case and why, on balance, the applicant considers the proposal is acceptable.

Key Commitments

58. After certain policies, key commitments of Stantonbury Parish Council are set out. These detail how SPC will address key issues which cannot be addressed by policies in the Plan, as they are not planning issues.

Action Plan

59. After the Site Based Policies, there is a final chapter of the Plan which includes a detailed 'Action Plan'. Stantonbury Parish Council have considered ways to address other issues raised during the Neighbourhood Plan consultation which are not planning related, whether they are within the remit of the Council or not.

60. The Action Plan summarises the key actions which will be undertaken by SPC and partners to help to deliver the Plan as well as setting out how the non-planning issues will be addressed. Such issues, for example include maintenance of open space and dealing with crime.



POLICY SUMMARY

Below is a list of all the Neighbourhood Plan Policies

Policy Reference	Category	Title
SNP1	General	Open Space & Leisure
SNP2	General	Parking Enhancements
SNP3	General	Design Principles
SNP4	General	Housing Infill
SNP5	General	Houses in Multiple Occupation
SNP6	General	Grid Road Corridors
SNP7	General	Key Links & Connectivity
SNP8	General	Infrastructure Delivery
SNP9	General	Location of Facilities
SNP10	Site	Mathiesen Road
SNP11	Site	Wylie/Harrowden
SNP12	Site	Stanton School
SNP13	Site	Bradville Sports & Heritage Area
SNP14	Site	North Bradville Regeneration
SNP15	Site	North Loughton Valley Park
SNP16	Site	Stantonbury Campus
SNP17	Site	Rowle Close Garages
SNP18	Site	Stantonbury Shops
SNP19	Site	Stantonbury Community Facilities
SNP20	Site	Stanton Low Park
SNP21	Site	Linford Wood Employment Land
SNP22	Site	Linford Wood
SNP23	Site	Community Hubs



GENERAL POLICIES



SNP1. OPEN SPACE & LEISURE

Objectives met: 1, 2, 3, 6

Context

61. As has already been acknowledged in various sections of the Plan, open space is a key characteristic of the Plan area. One of the defining features of Milton Keynes are the linear parks, which provide a green network across the new town. One of the linear parks crosses the Plan area, North Loughton Valley Park which links to Stanton Low Park via Railway walk.

62. These areas are protected from development by the strategic policies of the Milton Keynes Local Plan, as are some smaller areas of open space, which are important for local play or of amenity value, and the landscaped grid road corridors which are a defining feature of Milton Keynes.

63. The Neighbourhood Plan process provides an opportunity to look more closely at the character of an area, and the importance of all open spaces across the estates. Therefore, building on the policies of the Milton Keynes Local Plan, the Plan sets out a robust framework of open spaces across the Plan area, which will be protected from inappropriate development, helping to protect the character and functionality of the area. This includes specifically identifying existing areas of important amenity space, which although offered protection by the Milton Keynes Local Plan, are not specifically identified on the Local Plan Proposals Map.

64. Other policies, including SNP13, SNP15, & SNP20, identify certain sites where appropriate development will be allowed within the park area. These sites have been identified on the map which accompanies this policy.



Policy

All open space, areas of landscaping (including transport corridors) identified on *Figure 2 (page 18)* will be protected from development. Only development that is essential for either the enhancement of community facilities (as set out in policy SNP9) or the delivery of additional parking spaces will be acceptable. No other forms of development will be supported.

Development should support the increased use or functionality of open space and be of an appropriate scale and design for the local area.

Applications for increasing parking in areas of open spaces should be supported by a robust parking survey demonstrating the need.

Any proposal which would result in the loss of a tree subject to a Tree Preservation Order, will not be supported unless it is essential to the delivery of other policies of this Neighbourhood Plan. In that case replacement planting of a similar species will be required to mitigate the loss of an important tree.

Delivery

Policy SNP1 will be implemented through the day to day development management procedures of Milton Keynes Council. When new facilities are proposed in the parks system, Stantonbury Parish Council will provide a response to Milton Keynes Council clarifying the community view on whether the proposal is in line with the policy requirements.

Key commitments

In assessing the need for additional parking spaces at key points in the Plan area, Stantonbury Parish Council will seek to identify locations which avoid the development of important areas of open space and landscaping.

In addition, Stantonbury Parish Council will aim to ensure that all significant areas of open space within the area are well maintained and their value to the local community maximised.

Figure 2 **OPEN SPACE AND LEISURE MAP**



SNP2. PARKING ENHANCEMENTS

Objectives met: 5, 6

Context

65. There are particular issues, such as parking on verges and around schools, which it is felt could be mitigated through future development proposals. These could be dealt with through increasing levels of parking provision locally and improving use of existing spaces.

66. Within estates, the high level of car ownership means that there are also localised issues with congestion and highway safety. As set out in the Action Plan, SPC are committed to trying to address areas of concern with the relevant partners, including Milton Keynes Council and the Police.



Policy

Subject to meeting the other relevant policy requirements of the Neighbourhood Plan, applications that deliver increased levels of parking in the following general locations will be supported:

- Oakridge Park Local Centre
- Stanton Low Park
- Stantonbury Campus
- Rowle Close
- Linford Wood employment area, in addition to the areas as identified on *Figure 3 (page 20)*.

Proposals for new parking areas should give consideration to the potential for shared use of the spaces throughout the day and appropriate design and surface treatments to mitigate against any loss of open space.

Delivery

Policy SNP2 will be implemented through the day to day development management procedures of Milton Keynes Council.


Stantonbury Parish Council will investigate the delivery of parking at these locations, working with Milton Keynes Council and the landowners to assess the issues and support delivery of solutions, as set out in the accompanying Action Plan.


Key commitment

Stantonbury Parish Council will work with partners including Milton Keynes Council and Thames Valley Police to introduce appropriate measures of enforcement against inappropriate and illegal parking.

Figure 3

PARKING ENHANCEMENTS MAP

 Areas identified for potential creation of additional parking.

 Existing parking supported for improvement.



SNP3. DESIGN PRINCIPLES

Objectives met: 1, 3

Context

67. The character and feel of the Plan area is something that is very important to local residents. Each of the estates that make up the area has its own character, which residents believe should be protected.

68. To ensure the key characteristics of the area are protected, the Neighbourhood Plan sets out a range of high level design criteria which development should adhere to, supplementing the existing requirements of the Residential Design Guide adopted by Milton Keynes Council. These mainly relate to residential developments, which make up the majority of the built form in the area, but equally apply to all other forms of development.

69. Aside from residential development, there are other uses that contribute to the character of an area, including shops and businesses. Poorly designed, or located facilities can have a detrimental impact on the street scene which the Neighbourhood Plan seeks to avoid.

70. Car parking associated with non-residential development, must adhere to Secured by Design principles to promote community safety. There have been ongoing issues and concerns within the parish, in particular in relation to the Stantonbury Campus and retail facilities where the car park is poorly lit and with limited natural surveillance in parts.



Policy

Any new development in the Plan area must adhere to the following key principles:

Residential development:

- The density of development in the immediate vicinity of the site should be respected,
- Garden and/or amenity space should be commensurate with the size and type of dwelling & in keeping with the 'character zone' it is within,
- Rear courtyard parking shall be avoided. Where courtyard parking is necessary due to design constraints, courtyards shall serve no more than 5 properties, be properly lit and designed to Secured by Design standards.

For all new developments:

- Integrate into surroundings in terms of scale, density and design including landscaping,
- Redway and existing footpath links shall be left unconstrained and extended where practical,
- Provision of electrical car charging points in line with Policy CT6 of Plan:MK and the Parking Standards SPD 2016,
- Retain mature trees wherever possible and the proposed removal of any trees or hedges should be justified and mitigated elsewhere within the locality, and
- Any new non-residential development should provide lighting to carpark areas to a minimum standard of 10 lux anti-glare and anti-light pollution, LED type.

Any development which does not meet the key design principles will not be supported.

Delivery

The policy principles are also reflected in the site specific policies of the Plan.

Where a standalone application is submitted for consideration, Officers at Milton Keynes Council will take the policy requirements into account in determining whether a development proposal is in keeping with the location.

Stantonbury Parish Council will provide written comments on applications to provide Milton Keynes Council with a local view of policy compliance.

SNP4. HOUSING INFILL

Objectives met: 1, 3

Context

71. The Plan Area covers a number of mainly residential new town grid squares including Bancroft, Bancroft Park, Blue Bridge, Oakridge Park and the two largest Bradville and Stantonbury. These estates and communities have each been planned and developed with their own character, which this Neighbourhood Plan seeks to protect.

72. In terms of housing, it is recognised that there is an ongoing need for housing provision across Milton Keynes. However, given the planned nature of the estates in the Plan area, aside from the undeveloped parcels already covered in the previous chapter, there are likely to be limited opportunities for infill development.

73. It is recognised though that over time, the area will evolve and there may be opportunities for infill development or the redevelopment of redundant buildings and sites. The Plan, therefore, seeks to set out where new, unplanned infill housing will be acceptable.

Policy

Windfall residential development on infill sites not specifically identified in this plan will be supported where it:

- Does not lead to the loss of open space identified in *Figure 2 (page 18)*,
- Is of a scale, density and design, including materials and design features, in keeping with neighbouring properties,
- Provides access and parking in accordance with the MKC adopted Parking Standards SPD and other policies within this Development Plan,
- Provides appropriate provisions for storage of waste which does not detract from the street scene,
- Performs positively against Building for Life Standards (BFL12) (for schemes over 10 units only), and
- Meets or exceeds other relevant requirements set out in this Neighbourhood Plan and Milton Keynes Development Plan.



Delivery

Policy SNP4 will be implemented through the day to day development management procedures of Milton Keynes Council.

Developments will be assessed against the 12 questions in Building for Life (12) or its replacement. Developments will not be expected to score 12 out of 12 green ratings but should achieve a minimum of 9 unless it can be demonstrated that there are practical reasons why this cannot be achieved. It is expected that this will be reviewed by Milton Keynes Council as part of the Development Management process.

Key commitment

Stantonbury Parish Council will consider all applications when they are received and respond in writing to Milton Keynes Council, detailing any policy objection (or support) for a proposal. This will include highlighting any particular local infrastructure deficiencies to be addressed via planning obligations.

SNP5. HOUSES IN MULTIPLE OCCUPATION

Objectives met: 1, 3

Context

74. A particular challenge for many estates in Milton Keynes is the increase in Houses in Multiple Occupation (HiMO). Milton Keynes Council has an existing general policy on HiMO development in the Local Plan, which seeks to mitigate the impact of HiMO's on the surrounding area. This is supported by the HiMO Supplementary Planning Document (SPD).

75. At the current time there is no specific problem identified in the Plan area. However, to ensure the estates in the Plan area are protected from the potential damaging impacts of HiMO development, as the pressure for their development grows, the Neighbourhood Plan sets out a series of requirements to which HiMO developments will be expected to adhere.

76. This policy compliments the existing Milton Keynes Council policy and SPD and ensures that should the Council policy be deleted and not replaced in the emerging Plan:MK, the key requirements are retained in the Neighbourhood Plan.



Policy

To ensure HiMO development is of a high quality and fits with the character of the area, applications for HiMO development will only normally be supported where:

- They provide parking in accordance with the MKC Parking Standards SPD plus usable and accessible amenity space including outside drying space,
- For semi-detached or terraced houses, a noise assessment demonstrates there will be no negative impact on neighbouring properties,
- There is adequate and well designed bin storage, (i.e. storage at the front of a property, insecure storage, or storage too close to a neighbouring property will not be permitted),
- They do not result in an over concentration of HiMO development in a particular location that would change the character of the area. Over concentration would result when in excess of 35% of the total number of properties within a 100 metre diameter buffer from the application property is reached,
- They do not undermine the maintenance of a balanced and mixed local community, and
- Proposals do not significantly alter the character and appearance of the building and its curtilage.

Delivery

Policy SNP5 will be implemented through the day to day development management procedures of Milton Keynes Council. The criteria for assessing the acceptability of HiMO applications will be based on the more specific detail set out in the Milton Keynes Council HiMO Supplementary Planning Document.

Key commitment

Stantonbury Parish Council will hold a register of potential HiMO's identified by Parish Councillors or reported to them by residents. These will be shared with the Planning Enforcement Team to ensure policy compliance.

SNP6. GRID ROAD CORRIDORS

Objectives met: 5, 6

Context

77. Milton Keynes has been developed on a very distinctive and recognisable grid pattern. The grid allows for ease of movement around the city, with the majority of people using the car to move around the city.

78. The city grid roads in the Plan area are largely complete. However, there is potential for the V6 Grafton Street to be dualled between the H3 Monks Way and H2 Millers Way. Whilst any proposed widening scheme would be welcomed, the effects of the design of any new highway would have an impact on the day to day lives of local residents, it is therefore important that the Plan sets out the design characteristics that it is expected will be respected in any widening of the road network within the Plan area.



Policy

The grid road corridor and landscaped transport corridors identified on the map above and Figure 1 (page 18) will be protected. Any development, which has the potential to compromise the existing grid road, or future widening of a grid road within the area, through inappropriate design and introducing noise sensitive development in the vicinity will not be supported.

Development of any new highway, or widening of the existing highway network will be expected to include the following:

- Grid road corridors to be maintained at 80 metres wide where residential is on each side and 60 metres where other land uses occur, in line with the principles from the MK Planning Manual for the layout of the city, to accommodate landscape acting as a sound and pollution buffer, and
- Grade separated crossings for pedestrians and cyclists, (i.e. bridges or underpasses in line with the grid system principles established in MK).

Proposals which adhere to these principles will be supported providing they are in accordance with the other policies of the Neighbourhood Plan.

Delivery

Policy SNP6 will be implemented through the day to day development management procedures of Milton Keynes Council as the requirements of the Core Strategy and Strategic Land Allocation Development Framework are implemented.

It would be expected that the Parks Trust, as the organisation responsible for maintaining structural landscaping, would contribute to the design of any proposals to ensure continuity in design character.

SNP7. KEY LINKS AND CONNECTIVITY

Objectives met: 2, 6

Context

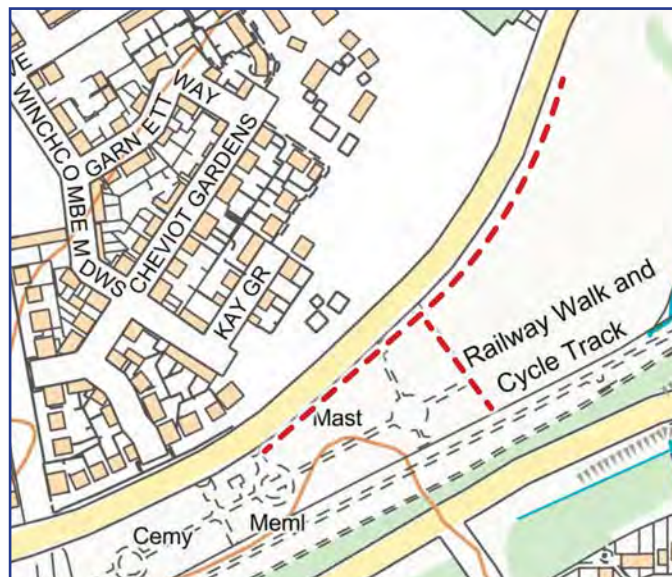
79. Movement around and within the Plan area and connection to other parts of Milton Keynes and beyond is critical to residents' ability to access work, education, leisure and other facilities.

80. Movement across the Plan area by foot and bicycle is a key part of ensuring a sustainable place. The Plan area is well served by the redway network and local footpaths, but there are key links missing or in need of upgrading.

81. These missing links have been identified as a result of new development within the Plan area, which has led to new trips between key points of interest. This includes trips to schools and shops, which ideally should be undertaken on foot rather than the car.

82. Many of the issues relating to getting around the wider area and the rest of Milton Keynes, cannot be dealt with through planning policy. The delivery of actions relating to getting around will be pursued through discussions with Milton Keynes Council as the Highway and Transport Authority and identification of funding within related capital allocations and developer contributions.

83. The Parish Council will actively work with other organisations to seek improvements.



Stonepit Fields/Oakridge Park
and
New Bradwell Recreation Ground/Windmill

Policy

New development will be supported where it:

- Includes appropriate provision for the car, service vehicles, public transport and emergency vehicles, and movement through the site,
- Maximises connectivity to the redway network or other footpath connections, and
- Demonstrates appropriate accessibility to all sectors of the community including the elderly, the disabled and infant buggies/ prams.

The protection and improvement of existing and the provision of new footpaths & cycle routes will be supported, especially where these form part of a wider network.

Proposals which deliver the new priority links set out in this policy will be supported, providing all other policies of the Neighbourhood Plan and Milton Keynes Council Local Plan are adhered to:

- Enhancements to footpath links to Stonepit Fields
- Enhancements to footpath links between New Bradwell recreation ground and Bradwell Windmill.

Delivery

The links are included in the list of priority infrastructure (policy SNP8). Funding through section 106 (s106) contributions and Community Infrastructure Levy (CIL) (if adopted in Milton Keynes) will be targeted where appropriate, at delivery of these links.



Key commitment

Consultation on the Neighbourhood Plan identified several issues relating to management of traffic and transport. These are important issues for the Plan to consider, however, they are largely non-planning related so are not subject to specific policies in the Plan.

Stantonbury Parish Council recognises these issues and is committed to addressing them over the upcoming years. Specifics are set out in the accompanying Action Plan, however, for clarity the issues Stantonbury Parish Council are committed to addressing are:

- Ensuring better maintenance along redways and some paths to improve safety and reduce fear of crime.
- Localised issues relating to inappropriate traffic speeds, parking problems and inadequate public transport.
- Problems at recognised traffic related trouble spots. We need ways to discourage rat runs and speeding through housing areas.
- Ensuring development proposals of whatever nature make adequate provision for off-street parking and comply with Milton Keynes Council's Parking Standards. It is not acceptable for developers to assume that users of any new development can use existing parking facilities.

SNP8. INFRASTRUCTURE DELIVERY

Objectives met: 1, 2, 4, 6

Context

84. Throughout the Neighbourhood Plan, a number of pieces of infrastructure and a range of facilities that are needed to support a growing community and improve the area as a place to live have been referred to, as identified through the consultation process.

85. The delivery of these enhancements will rely on funding being available for them to be delivered as part of larger development proposals.

86. Development of sites of over 10 residential units, or 1000m² of non-residential floorspace, will be required to pay Section 106 (s106) contributions to Milton Keynes Council and/or direct provision on site (i.e. affordable housing, footpath/redway links) to mitigate the impact of development on the local area. This will include funding for school and health expansion, as well as more site-specific improvements, such as footpaths and road crossings. Planning obligations should only be used where they meet the tests in the NPPF para 204 – namely that they are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

87. If a Community Infrastructure Levy is introduced then these items remain a priority for delivery.

88. S106 payments will often not be able to deliver all improvements deemed necessary in an area. Therefore, it is important the Neighbourhood Plan sets out which pieces of infrastructure are a priority for the area.



Policy

For developments in the Neighbourhood Plan area, once on-site needs have been met and viability allows, the following pieces of infrastructure should be prioritised in any s106 negotiations with landowners and developers. These are not listed in priority order.

- Funding for increased school place provision.
- Provision of affordable housing.
- Enhancements to footpaths between Railway Walk, Stonepit Fields, Oakridge Park, New Bradwell Recreation Ground and Bradwell Windmill.
- Funding towards new community facility at Stantonbury.
- Funding towards new sport and recreational facilities at New Bradwell Recreation ground.
- Funding towards new community and leisure facilities at Bancroft Park.
- Funding towards new community and leisure facilities at Stanton Low Park.
- Widening of junction of Mathiesen Road and Bradwell Road.
- Widening of junction at Stanton Gate and Marlborough Street.

Delivery

Stantonbury Parish Council will engage with Milton Keynes Council to promote the delivery of the priority schemes via s106 negotiations.

If a Community Infrastructure Levy (CIL) charging schedule is adopted in Milton Keynes, Stantonbury Parish Council will promote the inclusion of the relevant priority schemes on the list of infrastructure to be funded through CIL.

It will be expected that Milton Keynes Council will also seek to ensure the delivery of these priority pieces of infrastructure through effective engagement with landowners and developers from the beginning of the pre-application process.



Key commitment

Comments from Stantonbury Parish Council have to be taken into account by Milton Keynes Council in determining any planning applications or proposed changes to policy in this area, and also applies to any other development site adjacent to the Neighbourhood Plan boundary where it has a potential impact.

When considering the impact of proposals outside the Plan area, and the opportunities it brings, Stantonbury Parish Council will work with relevant partners to seek:

- Appropriate measures are taken to reduce traffic speed limits, parking and 'rat running' through existing developments
- Reduction in congestion at identified trouble spots
- Improvement to bus services, particularly with regards access to central Milton Keynes and Milton Keynes General Hospital plus services in the evening and on Sunday.

SNP9. LOCATION OF FACILITIES

Objectives met: 1, 2, 4, 6

Context

89. The movement of people around the area is affected by the location of key facilities such as schools, doctors' surgeries, shops and community facilities. Many of these facilities are already planned into the estates, but in the future the need for new or expanded facilities may emerge.

90. To ensure the enhanced facilities are in the most appropriate locations and aid their accessibility for local residents, the Neighbourhood Plan identifies the preferred location for new individual community facilities.



Policy

A local need for additional community facilities has been identified, to support accessibility for all residents and shared journeys, the preferred locations for new community facilities are:

- **Shops:** redevelopment of the shops at Stantonbury Campus
- **Childcare:** expansion of provision adjacent to Wood End School
- **Community centre:** Stantonbury, where a multi-purpose parish office/ community facility would be supported.
Bancroft Park, where a visitor centre near to the Roman Villa would be supported.
Oakridge Park where a community café would be supported.
- **Neighbourhood Play:** Stanton Low Park where an outdoor gym, cricket pitch and additional toddler play would be supported
Bancroft Park, where an outdoor gym would be supported.
New Bradwell Recreation Ground, where a new tennis court, outdoor fitness equipment or Multi-Use Games Area would be supported.



Delivery

Stantonbury Parish Council will continue to liaise with local landowners and service providers to understand and influence future expansion plans. The delivery of facilities on the sites identified above will be a priority in these discussions.

Any applications received will be dealt with by the day to day development management procedures of Milton Keynes Council.



SITE SPECIFIC POLICIES



SNP10. MATHIESEN ROAD

Context

91. The land at Mathiesen Road is a 0.2 hectare site owned by Milton Keynes Development Partnership. It is currently designated as Recreation and Open Space, however it is situated adjacent to a redway linking to wider amenity land and further West to the North Loughton Valley Park and it is therefore proposed to release the land for small scale residential development.

92. The land is located on the corner of Mathiesen Road with Bradwell Road, in the South-east corner of Bradville and is a main access route to/ from the estate via V6 Grafton Street.

93. There are 6 residential homes on the north side of the road, set back behind a wide tree-lined verge. On the south side is the former Mathiesen Youth Centre, now managed and operated by Mathiesen Centre Trust having been transferred under the Community Asset Transfer Programme. Adjacent to the Mathiesen Centre is the Carers & Short Break Services unit, providing respite for people with complex needs.



Location	
Size	0.2ha
Current use	Open green space designated for Recreation
Proposed use	Residential
Objectives met	1, 3.

Policy

Residential development of the site will be supported where:

- Development does not exceed 35 dwellings per hectare (net) (7 units),
- Development provides an active frontage, where possible to Mathiesen Road and Bradwell Road,
- The proposed design and materials are in keeping with neighbouring properties, and
- Dwellings will be a maximum of two storey, bungalows would be encouraged.

Provision of off street parking to address the current issues on Mathiesen Road, in addition to parking provision in line with Milton Keynes Council standards to serve the new development, would be supported and should be provided where possible.

Further widening of the junction with Bradwell Road would be supported and should be provided where possible.

SNP11. WYLIE/HARROWDEN

Context

94. The site at Wylie/Harrowden is split across three parcels of land. The eastern-most parcel of land, Land off Harrowden (C) is 0.77 hectares and is currently identified in the Milton Keynes Site Allocations Plan as suitable for residential development.

95. The western parcel of land (A) at Wylie End is 0.5 hectares under the ownership of Milton Keynes Development Partnership and is identified in the Local Plan as suitable for residential development.

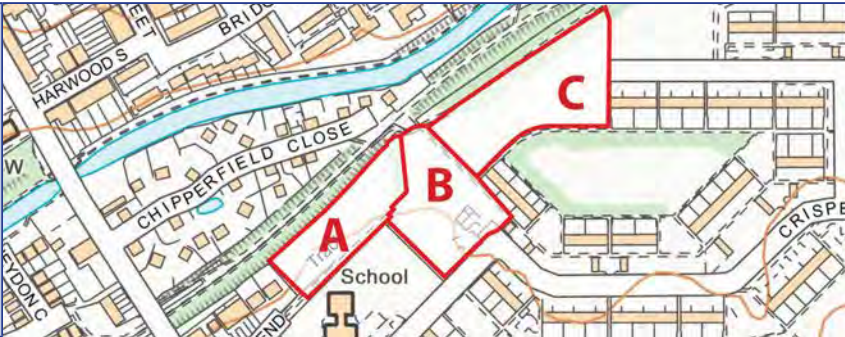
96. The central parcel (B), linking the above two sites consists mainly of amenity land under the ownership of Milton Keynes Council but includes a parcel of land containing the Wylie Centre, owned by Stantonbury Parish Council.

97. It is proposed by SPC to release the site at the Wylie Centre and to use the funds realised to provide community facilities elsewhere within the parish.

98. The site would have access from Crispin Road and Harrowden Road and is bounded to the North by a redway and bridleway forming part of the Railway Walk.

99. Integrating the development with the rest of Bradville will be important, particularly given the proposed regeneration of the Bradville North area as identified in the Regeneration:MK Programme.



Location	
Size	1.6ha
Current use	Areas of amenity land and open field, part proposed for residential in the Milton Keynes Site Allocations Plan.
Proposed use	Residential
Objectives met	1, 3.

Policy

Residential development of the site will be supported where:

- Development does not exceed 35 dwellings per hectare (net),
- Units adjacent to Railway Walk be restricted to a maximum of three storeys, all other units to be no more than two storeys,
- Units adjacent to existing residential properties on Howitt Drive and Harrowden shall provide acceptable set back distances (minimum 22 metres as specified in the MKC Residential Design Guide) and avoid overlooking,
- A mix of dwelling types be provided, Warden Assisted accommodation would be supported,
- A Local Equipped Area of Play (LEAP) to be provided on site located a minimum distance of 20metres from residential boundaries and 30metres from the nearest road. This should be upgraded to a Neighbourhood Play Area (NEAP) if no NEAP is provided within the North Bradville regeneration area,
- Existing trees and hedges within the site should be retained where possible, and
- Parking should be provided on plot and in line with the Milton Keynes Residential Parking Standards. Underground parking would be encouraged.

The final proposal should give due regard to plans and policies for the North Bradville regeneration area.

SNP12. STANTON SCHOOL

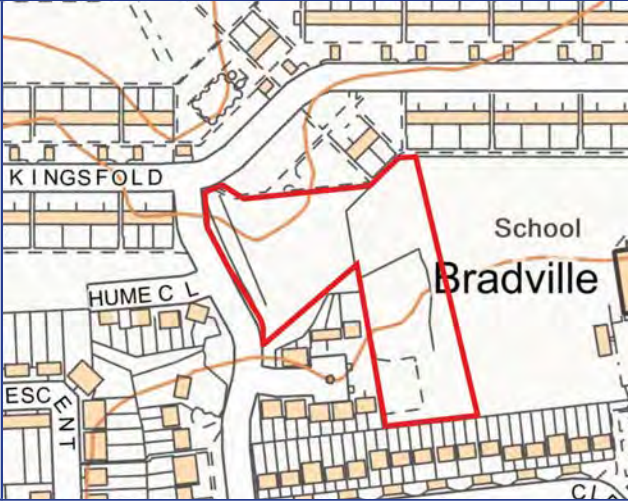
Context

100. Stanton School is part of a federation with nearby Pepper Hill School. The schools offer early years and primary education under one leadership team and governing body.

101. Stanton School is located on the eastern edge of Bradville with playing fields to the rear of the building backing on to what is currently referred to as an orchard.

102. The school have identified an area of the field and orchard which is surplus to current requirements. Integrating the development with the rest of Bradville will be important, particularly given the proposed regeneration of the Bradville North area as identified in the Regeneration:MK Programme.



Location	
Size	Approx. 1.25ha
Current use	School grounds and adjacent amenity land
Proposed use	Residential
Objectives met	1, 3.

Policy

Residential development of the site will be supported where:

- Development does not exceed 35 dwellings per hectare (net),
- Access to the site be provided off Kingsfold,
- Units adjacent to existing residential properties provide acceptable set back distances (minimum 22metres as specified in the MKC Residential Design Guide) and avoid overlooking,
- Dwellings will be a maximum of two storeys,
- The proposed design and materials are in keeping with neighbouring properties on Naseby Court, and
- The loss of trees on site should be mitigated elsewhere within the North Bradville area, whilst retention of some suitable species on site where feasible.

The final proposal should give due regard to plans and policies for the North Bradville regeneration area.

SNP13. BRADVILLE SPORTS & HERITAGE AREA

Objectives met: 1, 2, 4, 6

Context

103. The recreation ground on Bradwell Road is managed by New Bradwell Sports Association and provides valuable recreational facilities including football, cricket and a pavilion with facilities for functions.

104. To the north of the recreation ground lies the Bradwell Windmill, erected in 1805, its prime function was milling grain for local farmers. Bradwell Windmill is maintained and operated by volunteers, holding public open days throughout the year.

105. The site as a whole is an important cultural and leisure facility with opportunities to further enhance the offer to local communities.



Policy

To support the viability of the sports ground and heritage site, a limited amount of additional built leisure related development adjacent to the existing pavilion and associated buildings will be supported provided that development proposals:

- Result in no net loss of playing pitch or play area provision,
- Demonstrate that there will be a net gain in biodiversity through creation of new areas of habitat, and
- Maintain wildlife corridors identified on the Milton Keynes Council Local Plan Proposals Map

In addition, where new buildings are proposed (excluding those for storage only) these will only be supported where schemes:

- Demonstrate an enhancement, both in size and quality, to existing facilities, and are in keeping with the character of neighbouring properties.

The following enhancements to the site would also be supported and encouraged:

- Expansion to the car park, including the provision of disabled parking bays,
- Widening of the access road,
- Erection of a 6ft perimeter fence to the eastern and northern edges of the football pitch,
- Refurbishment of the tennis court and inclusion of additional neighbourhood play equipment, and
- Enhancement to footpath links to the windmill.

Delivery

Any applications for built development received will be dealt with by the day to day development management procedures of Milton Keynes Council.

Stantonbury Parish Council will work with the landowners and partners to secure the enhancements of other facilities over the plan period.

SNP14. NORTH BRADVILLE REGENERATION

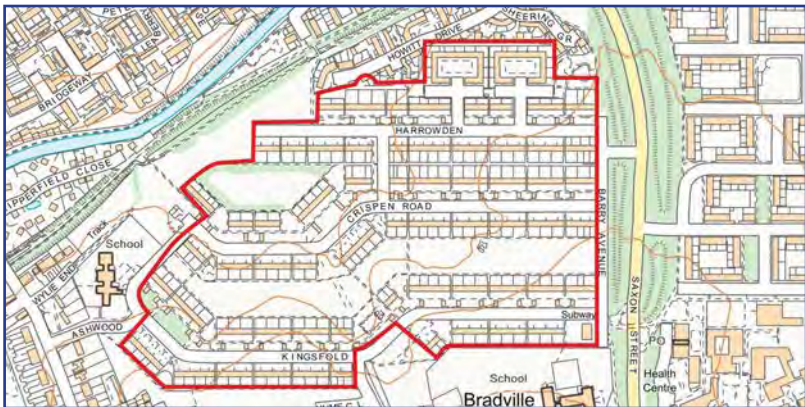
Objectives met: 1, 3, 4, 5, 6

Context

106. The three streets comprising the area defined as North Bradville were built in the 1970's and formed part of the first tranche of the "new city" led by Milton Keynes Development Corporation.

107. The area comprises terraced housing with large gardens backing on to large areas of amenity green space. The properties have bin stores and car ports to the front.

108. The area has been identified as one of seven estates prioritised in the Regeneration:MK programme. Whilst this Plan cannot decide if the area is refurbished or redeveloped, the following policy sets out principles by which any future development should be implemented.



Policy

Proposals for the refurbishment and/or redevelopment of existing housing in the Bradville North area should have full regard to the following principles:

- Refurbishment of existing homes should encourage energy efficiency, including reconfiguration of the layout where required to achieve this,
- The biodiversity of the area is safeguarded and extended where possible,

In the event of re-development or partial re-development;

- A minimum of 50% of the total area to remain undeveloped, other than for open space, roads and paths ancillary to the development,
- Housing density does not exceed 35 dwellings per hectare (net),
- Provision of Open Space should ensure the current nature of provision is retained, provided or improved,
- The majority of homes should be 2 or 3-bedroom,
- A small proportion of new homes should be 1 or 2 bedroom in flatted accommodation,
- Dwellings to be limited to a maximum of four storeys,
- Up to 5% of new homes should be single storey/bungalow type dwellings,
- All existing social rented homes will either be retained or replaced by another social rented home,
- All new affordable homes will be either social rented, intermediate housing or Starter Homes and the majority of these should be 2 or 3-bedroom,
- Street profiles should be wide enough to allow for avenue-type tree planting or landscaping of a suitable species, and street parking on at least one side of the carriageway,
- The use of cul-de-sac layouts should be avoided,
- Individual plots should provide front and rear gardens, with the frontage of the plot including at least one off-street space per dwelling, car ports should be avoided,
- The provision of sheltered accommodation will be encouraged, and
- All other Policies of this Plan are respected.

Key commitment

Stantonbury Parish Council will engage with Your:MK to promote clear communication with residents throughout the regeneration programme. The Parish Council will facilitate community consultation with all residents of the regeneration area to enable and maximise engagement in the process.

SNP15. NORTH LOUGHTON VALLEY PARK

Context

109. North Loughton Valley Park is one of the most important areas of open space in the Plan area. The Valley Park is already identified as open space for leisure and recreation in the Milton Keynes Local Plan, as can be seen on *Figure 2 (page 18)*. This area is therefore offered protection from development.

110. At the top of Loughton Valley Park is found the remains of a Roman Villa, excavated between 1973-78. Whilst the iconic Milton Keynes concrete cows can be found to the western end of the Valley Park at Bancroft.

111. However, as has already been noted, within Bancroft there are a lack of community facilities, which the Neighbourhood Plan can help to address. Also, there are opportunities to enhance existing facilities for local residents and the residential of Milton Keynes as a whole. Therefore, the Neighbourhood Plan has made provision to allow some development at an appropriate location within the Valley Park, as set out below.



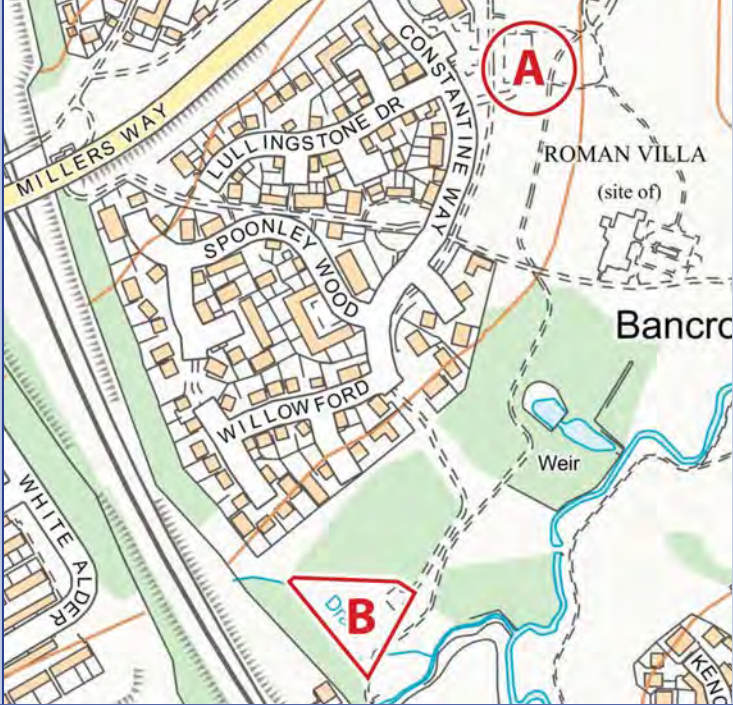
Policy

The areas of open space within North Loughton Valley Park will be protected from development in accordance with the Milton Keynes Local Plan. Limited development will be permitted on the approximate site identified on the plan opposite, providing the proposals satisfy the criteria below:

- Development of a visitor centre will be acceptable, (general location identified as site A) provided the scale and design is in keeping with the natural surroundings and the detailed design protects the landscaped character of the site.
- Proposals for a refreshment facility on land adjacent to the visitor centre will be supported provided that the use would be ancillary to the main use of the visitor centre.
- Proposals for a leisure/neighbourhood play facility on the land identified as Site B, will be supported.

Any proposal in the area will need to demonstrate it is compatible with existing uses in the area with particular regard to:

- o Car parking,
- o Safety and security,
- o Ecology, and
- o Hours of operation.

<p>Location</p> 	
<p>Current use</p>	<p>Open Space</p>
<p>Proposed use</p>	<p>Limited infill to support new community facilities</p>
<p>Objectives met</p>	<p>1, 2, 6.</p>

SNP16. STANTONBURY CAMPUS

Context

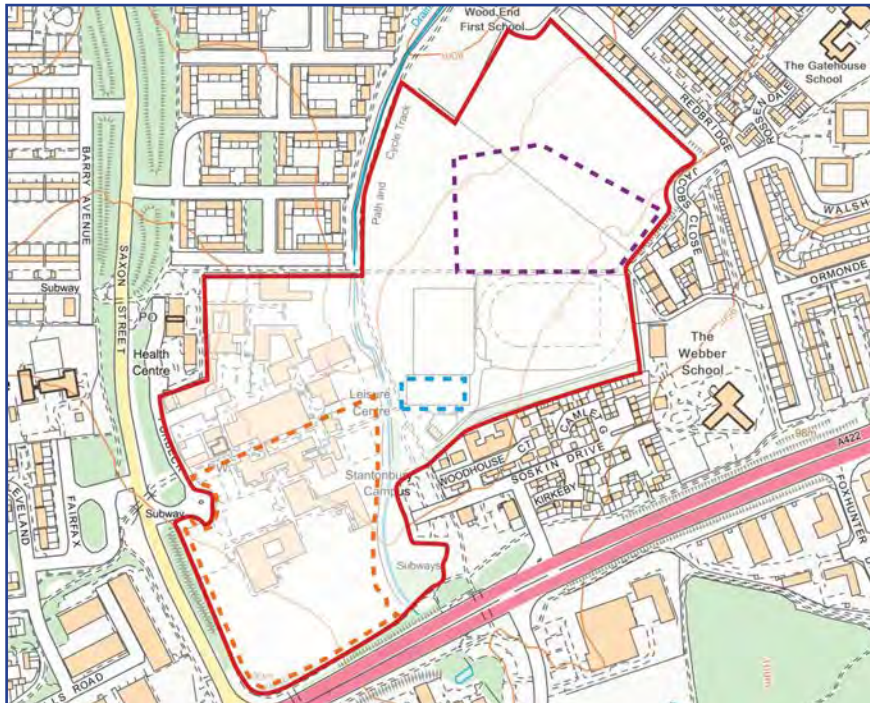
112. The site outlined on the policy map, known as Stantonbury Campus, extends to over 200 hectares and contains the educational facility catering for over 1,730 students from years 7 – 13, managed by the Griffin Trust.





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

114. The buildings and infrastructure were built in the early 1970's with the site also comprising numerous green areas within its boundary.

115. The southern corner of the site, bounded by the junction of Monks Way (H3) and Saxon Street (V7) comprises approximately 1.5 hectares of undeveloped land.

116. 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.



-  Campus boundary
-  Land identified for housing
-  Land identified for indoor sports facility
-  Land identified for re-location of school

Policy

Development proposals for relocation of educational buildings will be supported where:

- Primary access is created from V7 Saxon Street, with no additional access to the existing retail and community facilities. No direct vehicular access will be created from residential areas including Jacobs Close, Redbridge, Goring or Soskin Drive,
- Buildings will be a maximum of two storeys,
- Materials proposed for construction should avoid using design elements out of keeping with the historical brick and stone vernacular of the area, as set out in policy SNP3. Features such as coloured cladding should be avoided,
- Perimeter fencing to the Campus site to be in keeping with the existing perimeter fence,
- Existing redway routes are protected and a new redway connection is provided to the main entrance to the development,
- Development avoids the risk of flood by retaining the Stantonbury drain,
- A drop-off point for up to 10 vehicles is provided,
- Any new substation must not be sited within 50 meters of residential housing, and
- Heating and any other exhaust fumes must not pollute the existing residential areas.

cont.

Policy cont.

Residential development within the campus will be supported where:

- Housing density does not exceed 35 dwellings per hectare (net),
- Units adjacent to V7 Saxon Street and H3 Monks Way be restricted to a maximum of three storeys,
- A mix of dwelling types be provided elsewhere on site to be restricted to a maximum of two storeys, bungalows would be encouraged,
- Existing footpath links are retained and enhanced,
- The extensive tree belt adjoining the grid road corridors are retained,
- Landscaping is restricted to low level shrubs of a suitable species, at a minimum distance of 10 metres from public walkways,
- Provision is made for the storage of waste bins within the curtilage of each dwelling,
- Amenity green space associated with the development are landscaped to prevent parking, and
- A Local Equipped Area of Play (LEAP) to be provided on site located a minimum distance of 20metres from residential boundaries and 30metres 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 will be supported.



SNP17. ROWLE CLOSE GARAGES

Context

117. The site at Rowle Close is spilt into two parcels of land, each being approximately 0.52 hectares. The site comprises former garage blocks situated to the rear of Rowle Close, Ormonde, Crosslands and Redbridge, being the assigned parking area for the adjacent two storey maisonettes. The garages are in the form of two separate areas of terraced single storey units built in the late 1970's.

118. The garage blocks have seen a serious decline over many years, with the area being a hotspot for fly-tipping, vandalism and drug dealing. A number of garages have been demolished, whilst others are in a state of disrepair rendering them unusable.

119. The knock-on effect has seen residents resorting to park on the amenity green space in the surrounding area resulting in serious parking congestion.

120. The garage sites are currently identified in the Milton Keynes Site Allocations Plan as suitable for residential development.



Location	
Size	0.52ha each site
Current use	Garage blocks in state of disrepair
Proposed use	Residential
Objectives met	1, 3, 5.

Policy

Residential development will be supported where:

- Housing density does not exceed 35 dwellings per hectare (net),
- Buildings will be a maximum of two storeys,
- Parking should be provided on plot and in line with the Milton Keynes Residential Parking Standards. Underground parking would be encouraged,
- Existing redway routes are protected and a new link is provided to the south of the site,
- Provision is made for replacement parking for garage owners displaced by the development,
- Proposed design and materials are in keeping with neighbouring properties,
- Provision is made for the storage of waste bins within the curtilage of each dwelling,
- Provision is made for a Local Equipped Area of Play in the vicinity of the development,
- Landscaping is restricted to low level shrubs of a suitable species, at a minimum distance of 10 metres from public walkways, and
- Amenity green space associated with the development is landscaped to prevent parking.

SNP18. STANTONBURY SHOPS

Context

121. Stantonbury shops are a terrace of 7 units and a stand-alone mini-market that were constructed in the late 1970's, originally owned and managed by the Parks Trust on a lease from the then Milton Keynes Development Corporation.

122. The shops provided a full range of local needs including fish and chip shop, off licence, mini market, newsagent, veterinary surgery, Chinese Takeaway, charity shop and pharmacy.

123. A large parking area to the rear of the shops also serves the needs of the adjacent dental practice. The car park is poorly lit, with no natural surveillance, being situated to the rear of the shops.

124. The shop area has seen a steady decline, coinciding with a change of retail offer, which over the years has resulted in a decline in resident patronage. Many of the units are now unoccupied, the poor design invites opportunities for crime and anti-social behaviour, which has contributed to the decline in usage.

125. Previous proposals to regenerate the area have not been forthcoming, however the site does offer considerable opportunity for redevelopment. One prominent feature of the area which is of local importance, is the artwork on the south gable wall of the current shops. This was created by students of Stantonbury Campus in the 1970's and is a feature that should be preserved and protected as being of local heritage value.



Policy

Redevelopment of the existing shops for new Class A1 floorspace is supported and proposals should consider adopting the following principles (where appropriate):

- Opportunities to retain the gable wall mural should be investigated. Where the redevelopment of the site is proposed, the mural should be removed and preserved for relocation or alternative community use, within the campus
- The provision of viable retail floorspace, consistent with the status as a 'Local Centre',
- Where new retail shop units are proposed, the potential for residential accommodation above should be considered,
- Where necessary, residential parking to the rear of the development is provided in line with the minimum requirements of Milton Keynes Council Parking Standards SPD,
- Provision of the following services are supported, subject to viability; Post Office, Pharmacy and pharmaceutical goods, Newsagent and the sale of newspapers,
- The provision of a variety of small businesses will also be welcomed, including; Library, Hairdresser, Greengrocer, Butcher, or the sale of a similar range of products, and
- CCTV coverage to all aspects of the development is provided.

Any redevelopment should provide lighting to the car park, as specified in Policy SNP3 Design Principles.

Provision of hard and soft landscaping, including seating and facilities for dog walkers, will be supported within the overall site area.

Location	
Current use	Retail
Proposed use	Retail led mixed use development
Objectives met	1, 4, 5, 6.

SNP19. STANTONBURY COMMUNITY FACILITIES

Objectives met: 1, 4

Context

126. The Stantonbury area of the Parish is one of the earliest developments completed within Milton Keynes, having been constructed between 1970 and 1990.

127. 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.

128. 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.

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

130. The areas of land identified in the policy below are currently either vacant land, allocated for parking or identified as suitable for redevelopment in the future. It is important that the Plan provides a framework to guide future development and protect the roles of these areas within the community hub for the expanding local population.



Policy

Development of a community facility in any of the identified locations on the map overleaf will be supported, providing the proposals satisfy the criteria below:

- The building height shall not exceed the neighbouring properties,
- Scale and design shall be in keeping with the surrounding area,
- Consideration is given to secure storage for vehicles associated with the function of the building, and
- Electric car charging points should be provided.

Any proposal in the area will need to demonstrate it is compatible with existing uses in the area with particular regard to:

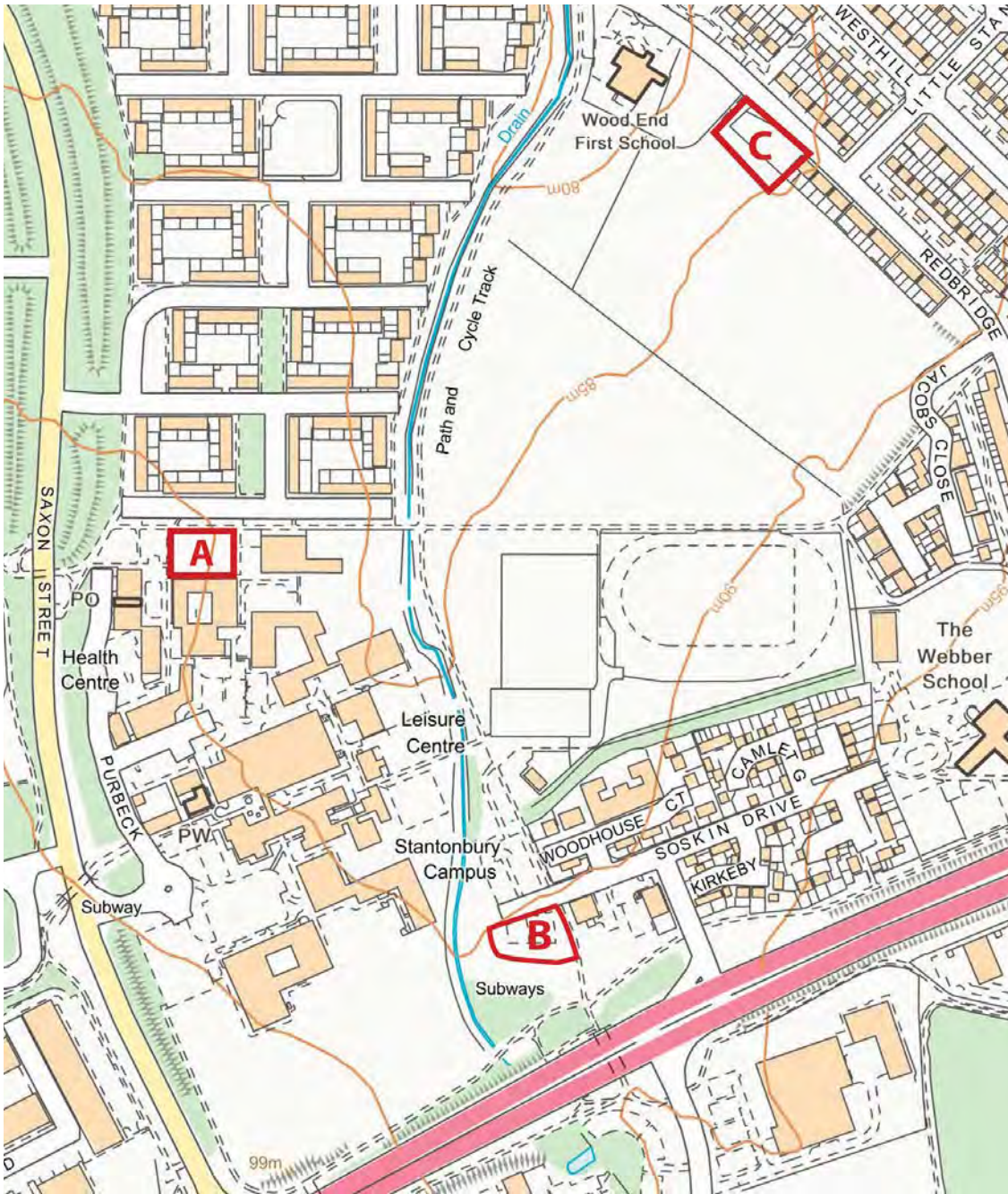
- o Car parking,
- o Safety and security,
- o Ecology, and
- o Hours of operation.

Small scale development of residential bungalows would be supported at Location B, where a community facility has been provided elsewhere.

Delivery

Any applications for built development received will be dealt with by the day to day development management procedures of Milton Keynes Council.

Stantonbury Parish Council will work with landowners and partners to secure funding for a community facility.



SNP20. STANTON LOW PARK

Objectives met: 1, 2, 4, 6

Context

131. Oakridge Park is a residential development on the northern boundary of the Parish, largely completed by 2017. The development of 550 residential properties is served by a local centre comprising a medical centre and small complex of retail units including a medium sized supermarket and a fitness centre.

132. Stanton Low Park was developed alongside the Oakridge Park residential area and extends to the Grand Union Canal and beyond. The canal acts as the northernmost boundary of the Parish. The Park is managed by the Parks Trust and provides valuable recreation and play facilities for all ages.

133. Despite being one of the newer parks in Milton Keynes the land at Stanton Low is rich in heritage.



Location	
Current use	Open Space
Proposed use	Limited infill to support new community facilities
Objectives met	1, 2, 6.

Policy

The areas of open space within Stanton Low Park will be protected from development in accordance with the Milton Keynes Local Plan. Limited development will be permitted on the approximate sites identified on the plan opposite.

The development of parcel A to enhance existing children's play equipment for ages 3-8 years will be supported.


The development of parcel B to enhance existing leisure facilities will be supported, including informal cricket pitches and outdoor exercise equipment.

SNP21. LINFORD WOOD EMPLOYMENT LAND

Context

134. The grid square of Linford Wood is an established employment area of Milton Keynes, housing a number of high profile businesses. A large proportion of the land gives rise to office accommodation and many are home to headquarters of medium sized businesses. There are currently 5.1 hectares of vacant B1 use land owned by Milton Keynes Development Partnership. Each of the three vacant sites are allocated for employment in the Milton Keynes Proposal Map, with approved site briefs.

135. The employment land is situated alongside the ancient woodland of Linford Wood and it is essential that the natural features are protected through appropriate buffers and sensitive design.

Location	
Size	1.3ha, 1.4ha, 1.4ha
Current use	Open grass and scrub land allocated for employment use on the Local Plan Proposal map
Proposed use	Employment
Objectives met	1, 2.



Policy

The development of office accommodation and associated storage will be supported. Any development proposals will be expected to adhere to all of the development principles below:

- Building heights should be limited to a maximum of 15metres,
- Frontages must be screened to protect the woodland feel and in keeping with the surrounding area,
- All existing hedgerows (including those within the site) are maintained,
- Existing public parking in the vicinity is maintained and protected from development, and
- Multi-storey car park associated with a development must not exceed two storeys.

Residential development will not be supported. Provision of underground parking would be encouraged.

SNP22. LINFORD WOOD

Context

136. Linford Wood is managed by the Parks Trust and is the largest of the Trust's three ancient woodlands. The flora in Linford Wood is rich and varied being home to wildlife from deer, badgers and foxes and is especially noteworthy for its insect and bird life. The woodland is well used, particularly by employees of the adjacent business park, providing a tranquil space for all to enjoy. Throughout the wood are a number of trails, including a series of wooden carvings and artworks.

137. The policy aims to protect the important biodiversity of the site and its tranquillity, whilst balancing the access and enjoyment potential for visitors.



Location	
Size	39.3ha
Current use	Ancient woodland
Proposed use	Ancient Woodland
Objectives met	1, 2.

Policy

The area of woodland at Linford Wood will be protected from development in accordance with the Milton Keynes Local Plan. Limited development will be permitted on the existing trails, as identified below and providing proposals satisfy the criteria below:

- Introduction of new signage to direct and inform visitors to the woods, providing design is in keeping with the surroundings,
- Refurbishment and/or replacement of the trim trail, providing the locations are kept within existing trails, and
- Refurbishment and introduction of new artwork, providing the locations are kept within existing trails.

The introduction of additional telecommunication masts will not be supported.

SNP23. COMMUNITY HUBS

Context

138. There are three main areas within the parish where the main community facilities and services are located. The largest of the three hubs is located on Stantonbury and includes a High School, shopping area, dental and doctors surgeries along with a theatre and leisure centre.

139. The second hub at Oakridge Park contains a large supermarket, medical centre and a range of shops with a fitness gym above. Whilst the third and smallest hub on Bradville includes the Halley's Comet public house, post office and two small local shops.

140. The two larger hubs have vacant parcels of land within them, which are likely to be subject to development pressure over the life of the Plan period. It is therefore important that the Plan provides a framework to guide development and protect the roles of these areas as community hubs for the expanding local population.

Location	
Current use	Community uses - including health, community centre and shops
Proposed use	Protection and enhancement of existing facilities and expansion and provision of new facilities
Objectives met	1, 4, 6.

Policy

The Community Hubs will be protected from any development or redevelopment which could diminish their roles as service centres for the Neighbourhood Plan area. Within these areas the development/enhancement of community uses only will be supported.

Oakridge Park Community Hub

Development of parcel A for the provision of a community centre or a community café only will be supported. Any development proposals for alternative uses will not normally be supported.

Stantonbury Community Hub

- The redevelopment and expansion of retail uses will be supported for the local centre where they complement the adjacent community uses,
- Expansion of the medical centre and associated parking will be supported,
- A new Community Centre/Civic Centre will be supported on any of the parcels identified as A, B or C on the map on page 42,
- Development of residential bungalows would be supported at parcel C, providing the community facility has been provided elsewhere,
- Other non-community uses, will only be supported when they are ancillary to community use, for example at first floor level above ground floor community facilities.

ACTION PLAN, DELIVERY & MONITORING

141. Once adopted by Milton Keynes Council the Plan will be used when determining planning applications in the Plan area. Similarly Stantonbury Parish Council will look to apply all the policies in its decision making.

142. Throughout this Neighbourhood Plan, there are sections explaining how the individual policy requirements of the Plan will be implemented. There are also a number of commitments which highlight steps that Stantonbury Parish Council will take to address issues outside the remit of the Neighbourhood Plan, which is focussed on town planning issues relating to the Plan area.

143. The key points from the delivery sections are incorporated in the following Action Plan, which is structured around the key issues identified in the introduction of this Plan.

144. The Action Plan also outlines how SPC will work with partners to ensure non-planning issues are addressed which are of importance to local residents. These issues include, crime and community safety, maintenance of the area and community activities.

145. The Action Plan sets out how and when the delivery and success of the Neighbourhood Plan will be monitored and reviewed. Understanding whether the Plan is helping to address the issues raised by the local community is essential and will help SPC to review whether policies need to be amended or additional measures put in place to see Stantonbury parish develop as the local community wishes.



ACTION PLAN

Highways

The importance of being able to get around easily whether travelling by vehicle, bicycle or on foot is a key feature of Stantonbury Parish Council and Milton Keynes. Throughout the production of the Plan it became clear that whilst residents feel that access in the Stantonbury Parish Council area is good, there were a number of areas where it was felt improvement could be made. Many of the comments raised through public consultation cannot be dealt with by Planning Policy. Where there are existing deficiencies, Stantonbury Parish Council will work with partner organisations to seek improvement.

Issue No	Issue	Related NP objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
1	To improve public rights of way.	5, 6	In known areas of speeding , in conjunction with our partners investigate traffic calming measures and where feasible, reduction of speed limits, including the introduction of a network of speed indicator signs throughout the Parish.	Stantonbury Parish Council, Milton Keynes Council, Thames Valley Police.	Annually
		5, 6	Work with our partners to measure, log and report road, redway or footpath surface damage . To report unclear or fading white line issues and to monitor the performance of Milton Keynes Council in the resolution of reported items.	Stantonbury Parish Council, Milton Keynes Council, Buckinghamshire County Council.	SPC Ranger Ranger patrols Annual review
		5, 6	In areas where traffic congestion is notified as an issue we will consult with our partners to establish the cause of the congestion and wherever possible, implement measures to resolve the problem.	Stantonbury Parish Council, Milton Keynes Council, Thames Valley Police.	Annually
		5, 6	To address areas where a lack of parking availability is proven we will liaise with our partners and consider the appropriate measures to resolve the issues. For areas where inconsiderate or illegal parking applies we will also liaise with our partners to introduce such measures as :- Double Yellow lines, Parking restrictions, Resident Permit parking, parking enforcement, provision of additional public parking zones. For commercial vehicles the Council will explore the potential for a dedicated fenced, barrier controlled parking zone within the Parish.	Stantonbury Parish Council, Milton Keynes Council, Thames Valley Police.	Annually
		5	To ensure grit bins are fully stocked throughout the year and to liaise with local companies and our partners with a view to sponsoring their maintenance.	Stantonbury Parish Council, Milton Keynes Council.	Annually
2	To improve public transport	5, 6	To address concerns with respect to the lack of public bus provision we will work with the public and bus companies to encourage the provision of services that meet the needs of residents.	Stantonbury Parish Council, Milton Keynes Council, Arriva, Red Rose, Z & S.	Annually

Crime & Community Safety

During the consultation process, crime was highlighted as a priority concern for residents. It was acknowledged that the Plan area has a low crime rate and is a safe place to live, however residents wished to ensure this was maintained. The policies within the Plan ensure that all development will endeavour to 'Design out Crime' by applying the principles of Secured by Design. Responsibility for ensuring these principles are applied sits with Milton Keynes Council as the local Planning Authority. Stantonbury Parish Council further commits to review all planning applications in line with the Neighbourhood Plan policies and submit comments to support robust approaches to Secured by Design principles in all aspects of the development.

Issue No	Issue	Related NP objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
3	Improved Safety and Wellbeing	6	To improve the safety on redways, footpaths and underpasses by Improving sight lines to give clear visibility. To address overgrown, unlit and potentially unsafe areas by exploring the introduction of lighting. To liaise with partners to cut back trees where light dispersion is compromised and to move toward light emitting diode lighting in these areas. To maintain LED lighting to underpasses in conjunction with our partners.	Stantonbury Parish Council, Milton Keynes Council	Ongoing reporting by SPC Ranger. Annual review
		6	Work with our partners to measure, log and report road, redway or footpath surface damage . To report unclear or fading white line issues and to monitor the performance of Milton Keynes Council in the resolution of reported items.	Stantonbury Parish Council, Milton Keynes Council, Buckinghamshire County Council.	SPC Ranger patrols Annual review
		6	In areas where traffic congestion is notified as an issue we will consult with our partners to establish the cause of the congestion and wherever possible, implement measures to resolve the problem.	Stantonbury Parish Council, Milton Keynes Council, Thames Valley Police.	Annually

Community Facilities & Activities

Residents acknowledged during the consultation process that the community activities within the Parish foster a greater community spirit through the opportunity to mix and participate. It was also highlighted how important locally accessible community facilities, such as community centres are in order for residents to be able to participate in activities and receive services within their locality.

Issue No	Issue	Related NP objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
4	Support and promote existing and new community activities.	4, 6	To continue with a series of outings for Parishioners throughout the year.	Stantonbury Parish Council	Annually
		4, 6	To continue to provide a combined annual music event and fun day aimed at a family audience.	Stantonbury Parish Council	Annually
		4, 6	To continue to provide children's events throughout the year for the young people of the Parish	Stantonbury Parish Council	Annually

		4, 6	To continue to promote local services and activities provided by partner organisations through the SPC newsletter, website and social media.	Stantonbury Parish Council	Quarterly in newsletter Annually
		4, 6	To consider future events in conjunction with partners to further foster community engagement and wellbeing.	Stantonbury Parish Council	Annually
5	Support enhancements to existing community facilities and introduction of new community facilities	1, 2, 4, 6	SPC will work with partners and landowners to secure funding to support expansion of existing and/or introduction of new facilities	Stantonbury Parish Council Landowners	Annually

Community Engagement

Community Engagement is a keystone in the maintenance of a Parish Council striving to meet the needs of the residents. SPC endeavour to provide timely and factual information which will benefit the community and could be a of value in the decision making of our residents. Furthermore, we seek to maintain a forum through which residents and other interested parties can communicate information to the Parish Council.

Issue No	Issue	Related NP objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
6	Effective communication	4, 6	To continue to produce a quarterly news letter to all residents of the Parish	Stantonbury Parish Council	Annually
		4, 6	To provide a bi-monthly additional electronic newsletter to all subscribing residents	Stantonbury Parish Council	Annually
		4, 6	To introduce a Parish Guardians scheme with local resident volunteers	Stantonbury Parish Council	Annually
		4, 6	To maintain the Parish Website and other digital social media which allows contact directly to the Parish Council offices.	Stantonbury Parish Council	Annually

Cleanliness of Area

Throughout the development of the Neighbourhood Plan it has been highlighted that maintenance of the area is essential for residents to continue to value the environment in which they live and to promote a sense of well-being. Work has already commenced to address some of the issues highlighted from the consultation, covered in the table below. Stantonbury Parish Council commits to continue to work closely with partner organisations including the Parks Trust, Milton Keynes Council and appointed contractors on a programme of maintenance to meet local need.

Issue No	Issue	Related NP objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
7	To reduce litter, fly tipping and graffiti	2, 6	To address the concerns of residents with respect to litter and fly tipping we will investigate the possibility of one or more of the following - installing recycle litter bins, large object waste collection by a third party company, the provision of skips for use of residents, more stand alone litter bins.	Stantonbury Parish Council	Annually

		2, 6	The Parish Council will support creative arts in decorating underpasses. Low level graffiti will be removed by Stantonbury Parish Ranger. We will liaise with our partners to remove other forms of graffiti.	Stantonbury Parish Council Milton Keynes Council	SPC Ranger patrols Annual review
8	Attractiveness of public open spaces	2, 6	Problems with landscaping will be assessed by the Parish Ranger and wherever possible resolved by personal action. Problems outside the scope of the Ranger will be reported to our Partners.	Stantonbury Parish Council	SPC Ranger patrols Annual review

Development Management

The delivery of the majority of the policies of the Neighbourhood Plan are reliant on decisions made by Officers and Members of Milton Keynes Council. These decisions can be influenced by comments made by Stantonbury Parish Council.

Issue No	Issue	Related NP objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
11	Planning Applications	1, 6	SPC will continue to provide written comments on planning applications both within the Plan area and external to the Plan area where they have the potential for impact including issues relating to build materials, parking, noise and light pollution.	Stantonbury Parish Council	Monthly at Main Meeting, Annual review
12	Houses in Multiple Occupation	1, 3	SPC will ensure all HiMO's identified within the Plan Area are reported to MKC to ensure it is registered.	Milton Keynes Council	Annually
13	North Bradville Regeneration	1, 6	SPC will engage with Your:MK to promote clear communication with residents throughout the regeneration programme. SPC will facilitate community consultation with all residents of the regeneration area to enable and maximise engagement in the process.	Stantonbury Parish Council, Milton Keynes Council, Your:MK	Monthly at Main Meeting, Annual review

Parks, Open Spaces, Heritage and Access to Nature

A major feature of the development of Milton Keynes as a New Town has been the provision of landscaped and open spaces, including open areas adjacent to highways. These are important to the character of the area and provide a valuable resource for biodiversity whilst contributing to the well-being of local residents. In addition to the Plan policy protecting key areas of open space, it is recognised that further opportunities to enhance open space within Stantonbury should continually be explored. Concern was raised during consultation with regard to the decline of some areas within the Parish which cannot be addressed through planning policy. This includes issues such as maintenance and planting strategies, which are dealt with below.

Issue No	Issue	Related NP objective	Possible solution/action	Responsible for implementation	Monitoring including assessment against policy
9	Improvement of Recreational Areas and facilities.	2, 6	To improve the signposting of the large number of recreational areas within the Parish, the Council will consider in conjunction with our partners the provision of statement sign posts scattered throughout the Parish directing parishioners to key recreational areas.	Stantonbury Parish Council, Parks Trust, Milton Keynes Council	Annually

		2, 6	To review play provision throughout the parish, in consultation with residents and introduce a programme of refurbishment and/or replacement where applicable. To consider the introduction of a new trim-trail in Linford Wood.	Stantonbury Parish Council, Milton Keynes Council, Parks Trust.	Annually
		2, 6	To enhance the use of open spaces the Council will consider the installation of permanent barbeque sites.	Stantonbury Parish Council, Milton Keynes Council, Parks Trust.	Annually
		2, 6	To consider requests from residents for improvements and/or new recreational facilities within open spaces.	Stantonbury Parish Council	Annually
10	Accessibility of natural open spaces	2, 6	To consider opportunities to improve access to open space, including introduction of new footpaths.	Stantonbury Parish Council, Parks Trust.	Annually

GLOSSARY

Active Frontage

The part of a building or development that contains windows and doors, fronting a street or open space.

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity Open Space

A small area of green space within a built-up area provided to enhance the character of an area.

B1 Employment Land

Land designated for employment use which in general terms include offices, premises for research and development and industrial processes which can take place within a residential area without damaging the amenity of that area.

Basic Conditions Statement

The basic conditions statement sets out how the Neighbourhood Plan meets the requirements of each basic condition and other legal tests.

Building For Life (BFL 12)

The industry standard for the design of new housing developments. It is a tool for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

Community Civic Centre

A civic centre describes a building which is prominent within a community, constructed to be its focal point or centre. In this Plan the Civic Centre would be home to the Parish Council and will provide additional facilities for the community.

Community Hub

Several social and community facilities, such as schools, shops, Dr's and community centres, clustered together in an easily accessible core area.

Community Infrastructure Levy (CIL)

Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

Community Use/Facilities

For the purposes of land development, the term community use describes a wide range of facilities such as schools, colleges, hospitals, libraries, sports centres, community centres, doctors' surgeries, places of worship, police and fire stations and many other uses.

Conformity

There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

Consultation Statement

The document which details all methods and results of consultation carried out during the development of the Neighbourhood Plan.

Core Strategy

Part of the Development Plan for Milton Keynes, which sets out a vision and core policies to guide the development of the Borough up until 2026. This includes annual housing targets and the designation of land for employment uses.

Development Control

The process of administering and making decisions on different kinds of planning applications.

Development Management

The procedures of Milton Keynes Council for the processing, consideration and determination of planning applications submitted to the Council.

Development Plan for MK

Contains documents which set out the planning policies for Milton Keynes. Documents include the Core Strategy (2013 and the Local Plan (2005).

Grid Road Corridors

Grid corridors comprise two elements, which are Grid Road Reserves and Landscape Transport Corridors:

- Grid Road Reserves

Areas of land which have been reserved for the future extensions of the grid road network

- Landscape Transport Corridors

Land adjacent to existing grid roads, or intended extensions to the grid road. Landscaping typically includes trees, shrubs, grass bunds and/or fences, to protect the amenity of adjacent residential areas.

Grade Separated Crossing

Grade separation is the term given to a method of aligning a junction of two or more flows of traffic to provide a safe way to cross the junction. This can be done with bridges, and/or underpasses and may be designed for use by pedestrians and/or other forms of transport.

Hectare

A metric unit of measurement which is equivalent to 10,000 square metres or 2.47 acres.

Highway Authority

The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Housing Associations

Not-for-profit organisations providing homes mainly to those in housing need.

Historical brick & Stone Vernacular

The term 'vernacular houses' refers to those houses built in the main from locally available materials.

Houses in Multiple Occupation (HiMO)

A House in Multiple Occupation is defined as when a house is rented out by at least 3 people who are not from 1 household (eg a family), but share facilities like the bathroom and kitchen.

Infrastructure

Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Landscape Buffer

A natural or planted system to screen or mitigate against undesirable environmental impacts e.g. noise, wind.

Local Centre

A local centre comprises a small grouping/limited range of facilities which can typically meet the day-to-day shopping needs for the local communities they serve. They typically feature a newsagent and/or small convenience store and may include other shops and units.

Local Play (LEAP)

Local Equipped Area of Play for unsupervised play close to home, which caters for children up to 8 years of age and generally consists of 5 pieces of equipment.

Localism Act

The Localism Act 2011 is an Act of Parliament that changed the powers of local government in England. The aim of the act is to facilitate the devolution of decision-making powers from central government control to individuals and communities.

Local Authority

The administrative body (Milton Keynes Council) that governs local services such as education, planning and social services.

Local Plan

The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local Planning Authority

Milton Keynes Council is the unitary authority responsible for formulating planning policies and controlling developments

Local Transport Plan

Plans that set out a local authority's policies on transport on a five-yearly basis

Masterplan

A formal planning tool designed to ensure that the development of the site is integrated and best use is made of the land. A masterplan document sets out a vision for the entire site, but is not intended to dictate the detailed planning of every element.

Milton Keynes Development Partnership (MKDP)

Milton Keynes Development Partnership is an independent legal entity wholly owned by Milton Keynes Council to facilitate Milton Keynes' continued growth and economic success, by promoting the development of its land assets in line with the Council's Corporate Plan and Economic Development Strategy.

Mixed Use

The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out planning policy for England and how they are expected to be applied. It provides guidance for local planning authorities and decision takers, both in drawing up plans and making decisions about planning applications.

Neighbourhood Play (NEAP)

Neighbourhood Equipped Area of Play for all children but with the emphasis on aged 8+. Approximately 8 items of equipment which can include ball games and larger more adventurous equipment.

Neighbourhood Plan Steering Group

A committee comprising Residents and Parish Councillors charged with the responsibility of overseeing the contents of the Neighbourhood Plan.

Net Density

Measured as dwellings per hectare, net density is the number of dwellings within one hectare of land. It excludes uses not directly linked to the development, such as schools and strategic open spaces and buffer strips.

Parking Standards SPD

A Supplementary Planning Document (SPD) that sets out the development-related parking standards for Milton Keynes.

Parks Trust

An independent charity that cares for many of Milton Keynes' parks and open spaces including river valleys, woodlands, lakesides, parks and landscaped areas alongside the main roads.

Policy

A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Plan:MK

A document which outlines details of the production of a new Local Plan for the Borough which will review and replace the Core Strategy (2013) and Local Plan (2005)

Planning Obligation

Private agreements made between local authorities and developers, which can be attached to planning permission. Developers may be asked to provide contributions for infrastructure in several ways to assist in mitigating the impact of the development, which benefits local communities and supports the provision of local infrastructure. They cover things like highway improvements or open space provision.

Planning Statement

A statement prepared to support a planning application, which outlines the planning justification for a proposal.

Public Open Space

For the terms of the Plan Public Open Space is taken to mean all open space of public value. This includes rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as visual amenity.

Referendum

A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood plans are made by a referendum of the eligible voters within a neighbourhood area.

Regeneration

The economic, social and environmental renewal of an area.

Residential Design Guide

The aim of the residential design guide is to serve as a development management tool in assessing planning proposals and provide clear direction to developers as to what the Council expects in terms of design quality in residential developments. It provides guidance regarding the character of new development, streets, parking and detailed design appearance of buildings amongst other design elements that make up residential neighbourhoods.

Section 106 (S106)

A term used for the contributions required from a developer/landowner under a legal planning obligation to mitigate the impact of the development on the area. This includes affordable housing provision and financial contributions to offset impacts on services and facilities.

Secured by Design

Secured by Design is the official UK Police initiative combining the principles of 'designing out crime' with physical security. It focuses on crime prevention of homes and commercial premises and promotes the use of security standards for a wide range of applications and products.

Site Allocations Plan

A plan being prepared by Milton Keynes Council to identify and allocate small to medium sized sites to ensure we have enough residential development land to deliver the number of houses needed to meet the Core Strategy building target for the next five years.

Stakeholders

People who have an interest in an organisation or process including residents, business owners and government.

Strategic Planning

The overall vision and policies for the planning system in an area. Lays out what an area wants development to accomplish.

Tandem Parking

Driveway parking where one car parks behind the other, as opposed to being able to park side by side.

Tree Preservation Order (TPO)

An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Your:MK

A partnership between Milton Keynes Council and Mears Group plc, set up to lead on a regeneration programme within Milton Keynes.