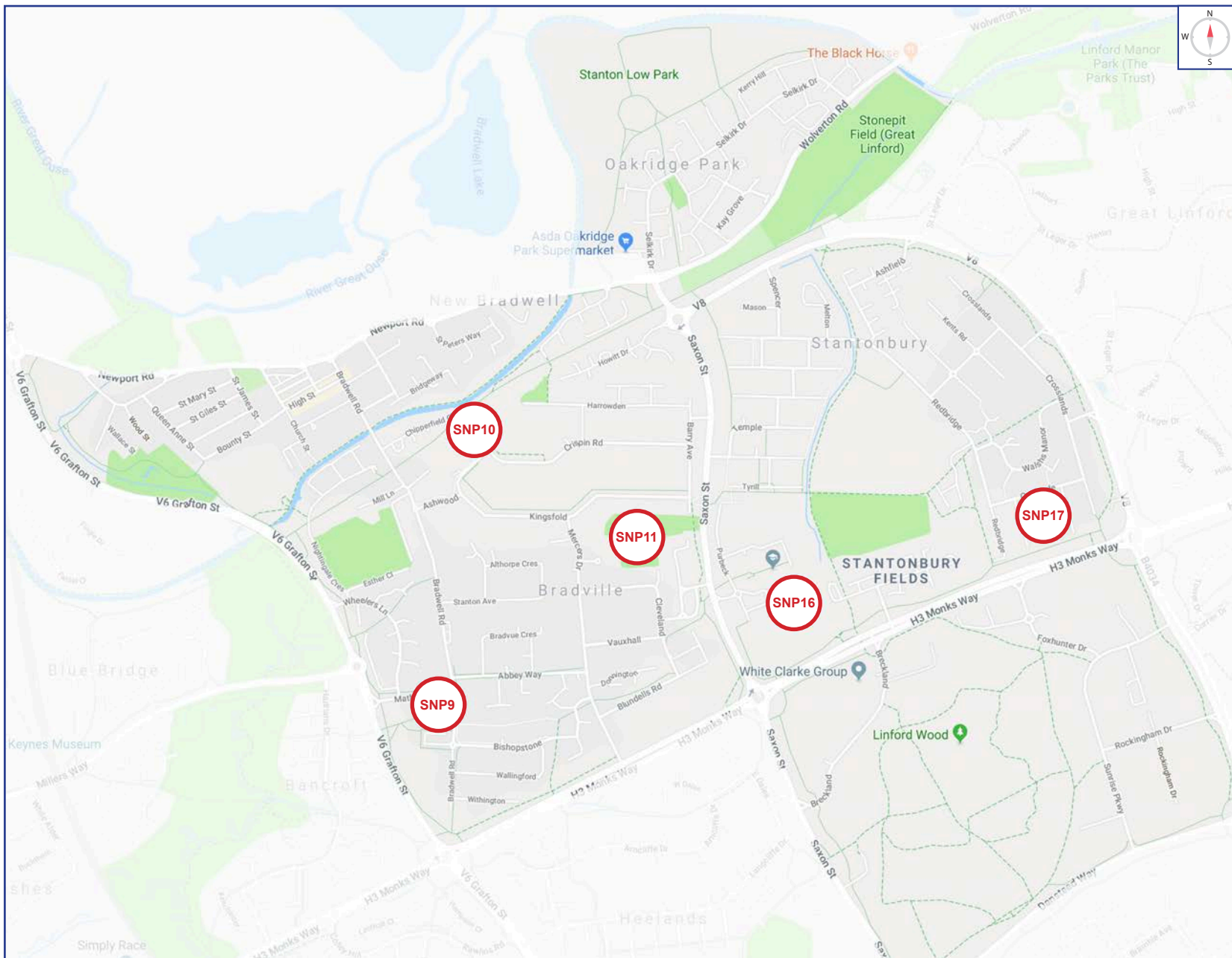


STANTONBURY NEIGHBOURHOOD PLAN

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

**2019-2031 REFERENDUM PLAN
FEBRUARY 2020**





- SNP 9**
MATHIESEN ROAD
- SNP 10**
WYLIE/HARROWDEN
- SNP 11**
STANTON SCHOOL
- SNP 16**
STANTONBURY CAMPUS
- SNP 17**
ROWLE CLOSE GARAGES

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

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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 by 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.

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 in 2020.



Cllr Graham Davison
Chair

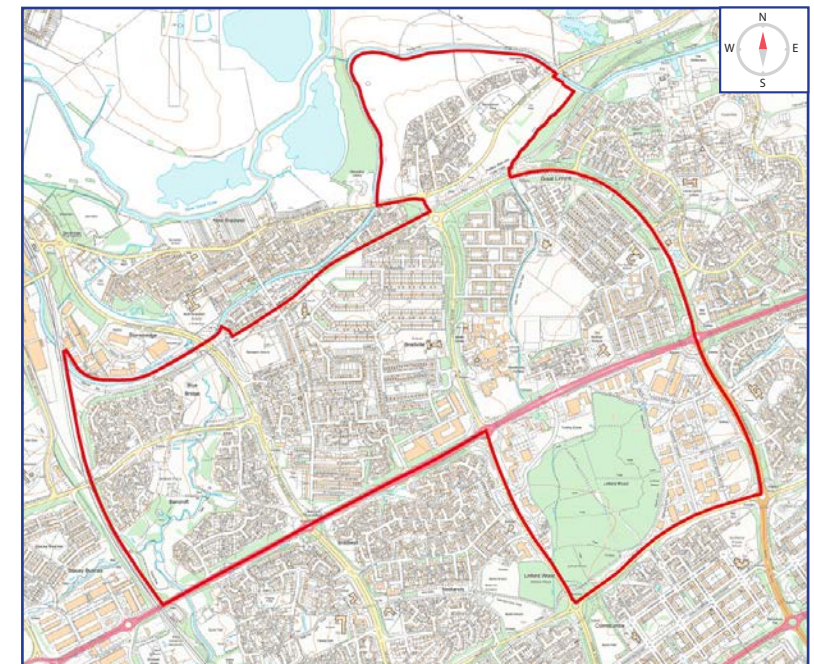


Figure 1: The Neighbourhood Plan Area - the Parish area covered by Stantonbury Parish Council

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.

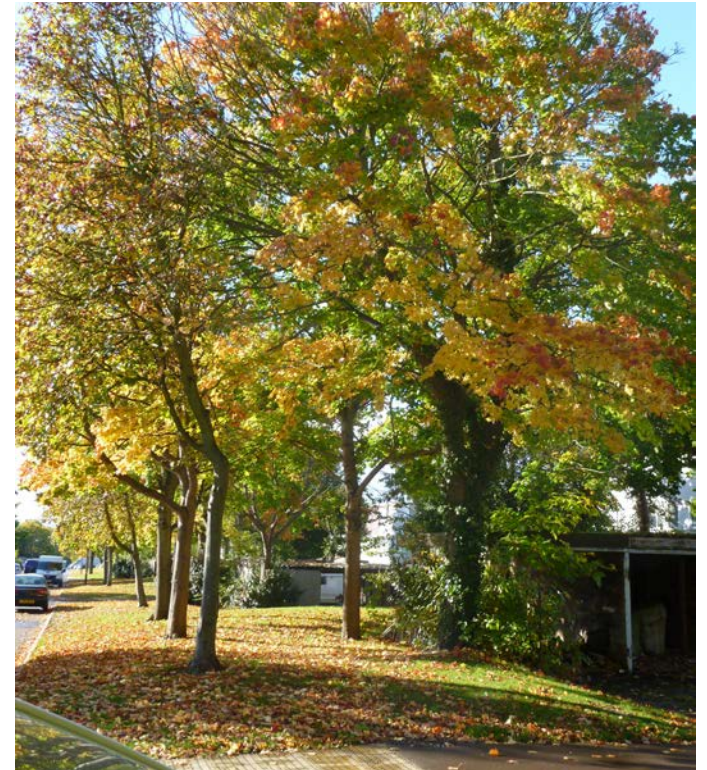
National Planning Policy Framework	✓
Planning Practice Guidance	✓
Milton Keynes Local Plan	✓
Milton Keynes Core Strategy	✓



4. The document sets out 19 policies to guide development in the Plan area. The first eight 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 11 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.



AIMS & OBJECTIVES

7. 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 good design. Traffic and parking are effectively managed and pedestrian areas & cycleways are respected and maintained.

8. 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.

Neighbourhood Plan Objectives

The key objectives of the plan will be to:

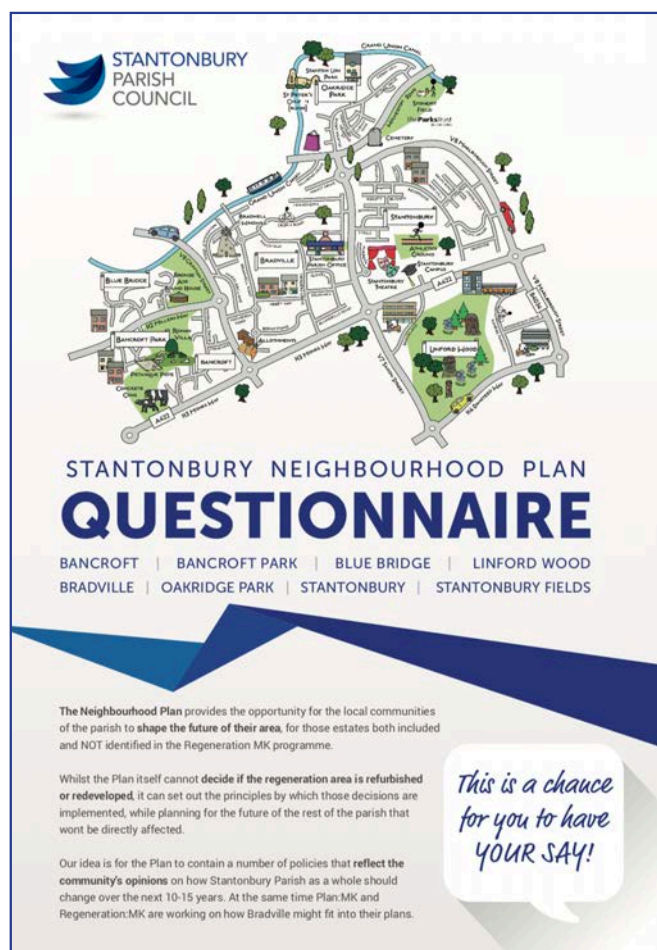
1. Manage land use and development to ensure it meets the need of the community
2. Enhance our green space and make use of this asset for the community
3. Improve the quality of the housing stock and broaden the range of new homes for the benefit of the existing communities and attract new residents
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.
7. Conserve & enhance the heritage assets of the parish.

9. 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.



CONSULTATION

10. 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

11. 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 the area
5. Parks & open spaces

12. 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 the area
5. Health

13. 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.

14. 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

15. 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.

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

Workshops

17. 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

18. 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

19. 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.

20. The area has a very long history, with each local area having either Roman or Mediaeval roots, 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.

21. 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.

22. 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 pre-school to year 13 students. Many of these early students now form the core of our community.

23. There are several features within the parish which are of local heritage value and the Parish Council is seeking to identify sites to be added to the register of locally important buildings, currently being reviewed by Milton Keynes Council. Local buildings and features identified include the Bradwell Windmill, the mural at Stantonbury Campus and the former nunnery in Bradville.





24. In addition to the Roman remains referenced above, the parish also contains a number of other sites which are of archaeological interest. These include the Iron Age mausoleum at Blue Bridge and Roman remains on the Stantonbury Campus (now Stantonbury International School) site.

25. 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.

26. 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.

27. 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.

28. 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.



29. The residential make-up of the area is markedly different though-out 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 overall has been very successful.

30. 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. Local shops have been and still are a scarce resource in the area.

31. 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

32. The Plan consists of 19 policies, written to help shape future development in the area up to 2031. The first section contains 8 general policies, which seek to protect and enhance the key characteristics and functionality of the Parish as a whole. These policies are followed by 11 policies covering the detail of development on specific sites. The policies of the Neighbourhood Plan form part of the Development Plan, which should be considered as a whole.

33. This Neighbourhood Plan has been constructed in line with the NPPF, full details can be found in the Basic Conditions Statement.

34. 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.

General Policies

35. The 8 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.

36. 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

37. In deciding to allocate sites for new residential development, regard has been had to the emerging Plan:MK and its evidence base, including the Strategic Housing Market Assessment, 2017 (SHMA)¹. Following the close of the Plan:MK examination hearings in summer 2018, the Inspector, confirmed that the Objectively Assessed Need (OAN) of 1,766 dwellings per annum for the plan period and the accompanying trajectory for the delivery of those dwellings was broadly justified. Plan:MK allocates sufficient land to deliver at least a 10% buffer above the OAN to account for the risk of one or more sites not delivering (within the plan period). The OAN is therefore not dependent on further sites coming forward through neighbourhood plans, therefore the requirement has been set as 1 dwelling.

38. Although there is, therefore no requirement for additional site allocations in the parish arising from Plan:MK, the Parish Council has taken a positive approach to development in the neighbourhood plan, in response to a local desire to make the best use of available land. The use of brownfield land in many cases and the promotion of high quality development through the policies in the Plan will help to ensure the sustainability of new developments.

39. The identification of the sites subject to the policies within this section of the Plan has followed detailed consultation and assessment based on local knowledge, walkabouts of the areas and workshops. Landowners have been involved in the policy preparation process to ensure that where appropriate, site allocation policies are deliverable and effective. Overall, it is considered that the level of development proposed on each site is sustainable, viable and deliverable within the Plan period.

40. 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.

¹ <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/plan-mk-evidence-base>

41. 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.

42. 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.

43. The specific sites in this section were identified by residents and Councillors through the Stage 2 survey, with further assessment carried out during walkabouts, workshops and discussions with landowners.

44. The site specific policies set out the specific criteria against which applications for development on each site will be assessed.



Key Commitments

45. 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

46. 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.

47. The Action Plan summarises the key actions which will be undertaken by SPC to help to deliver the Plan as well as setting out how the non-planning issues will be addressed.



POLICY SUMMARY

Below is a list of all the Neighbourhood Plan Policies

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



GENERAL POLICIES



SNP1. OPEN SPACE & LEISURE

Context

48. 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.

49. 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.

50. 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.

51. Policy SNP14 identifies certain sites where appropriate development will be allowed within the park area. These sites have been identified on the map which accompanies this policy.



² Milton Keynes Local Plan can be seen **here**: <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/local-plan-2005>

SNP1 Policy - Open Space & Leisure

Within the open space areas identified on *Figure 2 (page 18)* development that supports the increased use or functionality of the open space will be supported. Proposals involving car parking should be supported by evidence demonstrating need. All proposals must respect local character and protect important trees.

Key commitments

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.

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. LOCAL GREEN SPACE DESIGNATION

Context

52. The National Planning Policy Framework (NPPF) introduced a new concept of Local Green Spaces in 2012. Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities.

53. Paragraph 76 of the NPPF says that through neighbourhood plans, local communities are invited to identify for special protection green areas of particular importance to them. By designating land as Local Green Space, development is ruled out other than in very special circumstances. It adds that Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

54. The Framework points out that the designation will not be appropriate for most open spaces. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to the local community and holds a particular local significance for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

55. Throughout the consultation with residents, the importance of locally accessible open space was clearly evident. Whilst the parish contains some large areas of public open space, including Linford Wood and North Loughton Valley Park, the value that more local and easily reached spaces bring cannot be under estimated.

56. The evaluation process carried out included historical knowledge of the Neighbourhood Plan Committee and Steering Group, resident engagement on a day to day basis with Stantonbury Parish Council, numerous consultation events throughout the development of the plan, including the Neighbourhood Plan Surveys.

57. Many of the areas identified for designation, not only provide value in terms of enjoyment, but also impact on health and well-being at a time of concern over increased obesity and mental health issues, particularly within deprived communities.

58. The sites identified on *Figure 2 (page 18)* have been assessed as satisfying the criteria. These areas are thereby designated as Local Green Space and protected accordingly. *See Addendum A.*

SNP2 Policy - Local Green Space Designation

The following areas are designated as Local Green Space, where development is ruled out other than in very special circumstances:

1. Abbey Way Field
2. Ashfield Local Park
3. Blackwood Play Area
4. Bradville Hall Recreation Ground
5. Cawarden Play Area
6. Kents Road Recreation Area
7. Melton Green
8. Rear of Bishopstone & Shipton Hill
9. Rear of Kingsfold
10. Stantonbury New Adventure Playground
11. Temple Court Green
12. Thane Court Green
13. The Mound, Blue Bridge
14. West Hill Green

The boundaries of the Local Green Spaces are shown on *Figure 2 (page 18)*.



Figure 3
Abbey Way Field

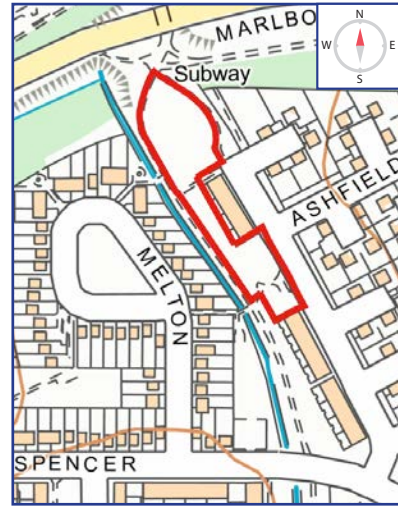


Figure 4
Ashfield Local Park

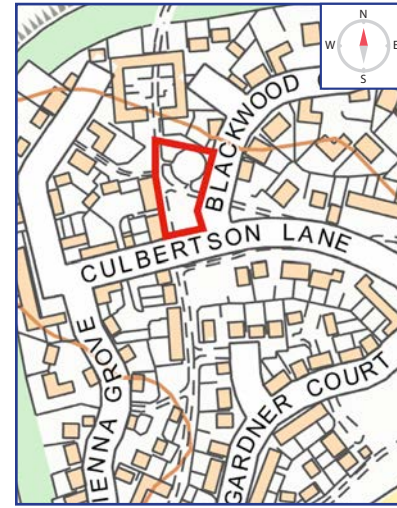


Figure 5
Blackwood Play Area

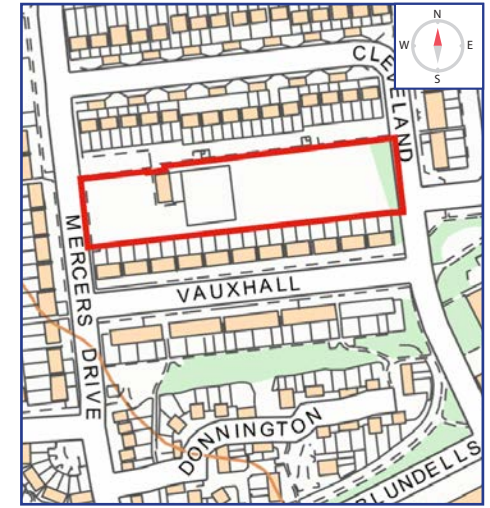


Figure 6
Bradville Hall Recreation
Ground



Figure 7
Cawarden Play Area

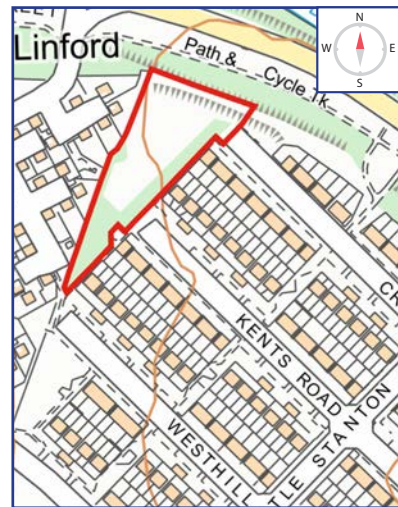


Figure 8
Kents Road Recreation Area



Figure 9
Melton Green



Figure 10
Rear of Bishopstone &
Shipton Hill

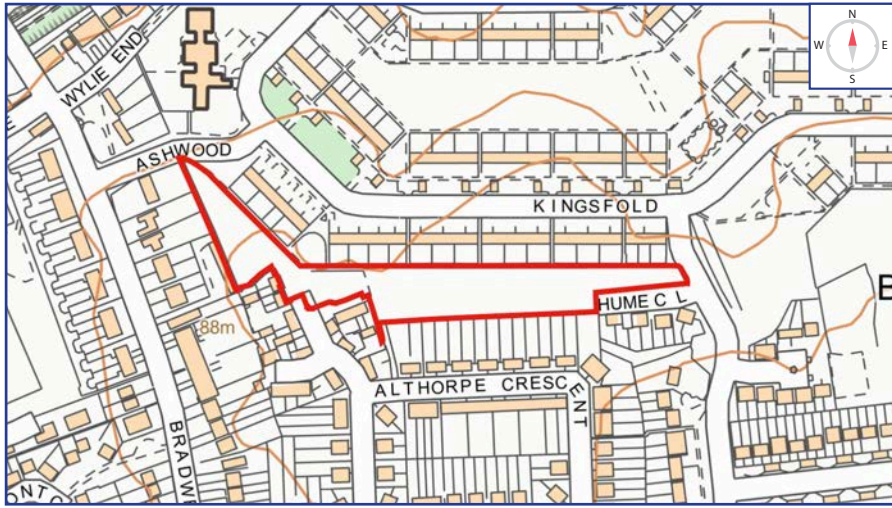


Figure 11
Rear of Kingsfold

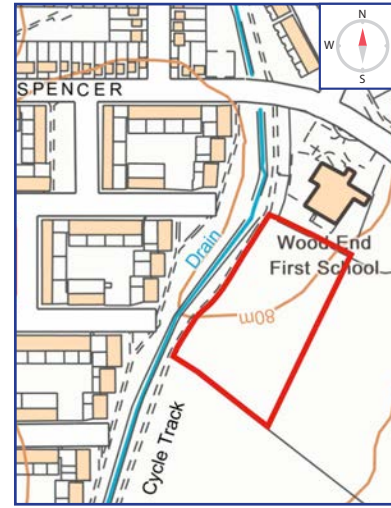


Figure 12
Stantonbury New Adventure
Playground

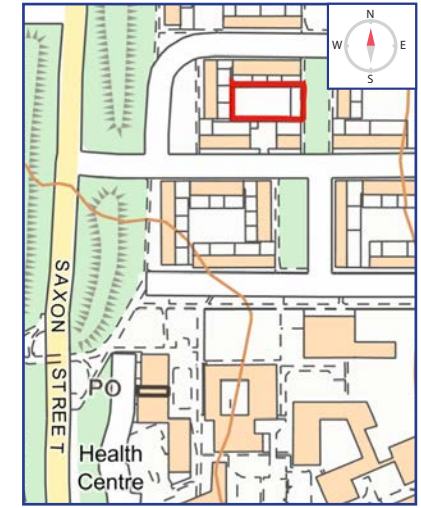


Figure 13
Temple Court Green

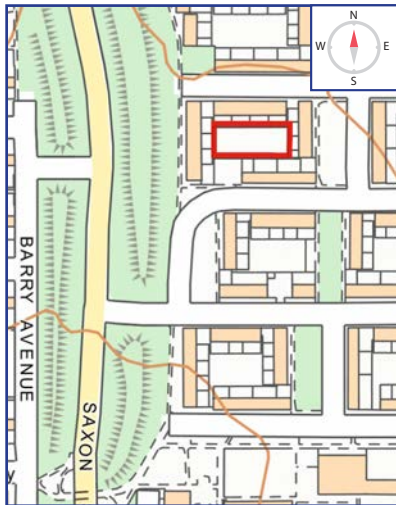


Figure 14
Thane Court Green

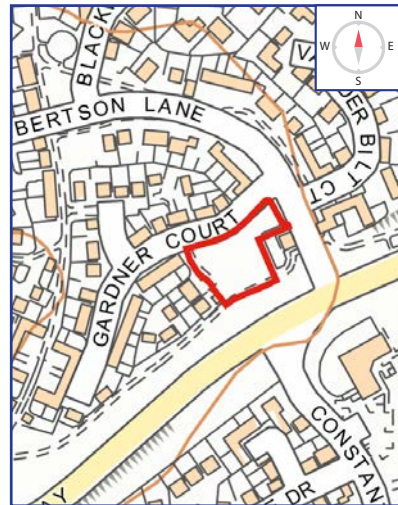


Figure 15
The Mound, Blue Bridge



Figure 16
West Hill Green



Key commitment

When new facilities are proposed within any area of Local Green Space, 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.

Stantonbury Parish Council will aim to ensure that all areas designated as Local Green Space within the area are well maintained and their value to the local area maximised.



SNP3. PARKING ENHANCEMENTS

Context

59. 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.

60. 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.



SNP3 Policy - Parking Enhancements

Proposals for additional car parking and/or traffic calming measures at the locations identified on *Figure 17 (page 24)* will be supported where they take into account local character and residential amenity.

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.

Key commitment

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

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 17

PARKING ENHANCEMENTS MAP



SNP4. DESIGN PRINCIPLES

Context

61. 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.

62. 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 Guide³ 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.*

63. 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.

64. Whilst courtyard parking is not generally supported, where it needs to occur for design reasons, the Parish Council will seek to ensure that it is well lit and safe. 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.



³ The Milton Keynes Council Residential Design Guide can be seen **here**:

<https://www.milton-keynes.gov.uk/planning-and-building/planning-apply-pay-view/new-residential-development-design-guide-supplementary-planning-guidance-spd-adopted-april-2012>

SNP4 Policy - Design Principles

New development should take account of the following:

- a) New buildings should integrate carefully within the setting having specific regard for scale, density and appearance, including landscaping,
- b) Garden and/or amenity space should be commensurate with the size and type of dwelling & in keeping with the character of the surrounding area,
- c) Rear courtyard parking should generally be avoided but where it is necessary due to design constraints, courtyards should generally serve no more than 5 properties and take into account Secured by Design standards,
- d) Opportunities to minimise impacts on biodiversity and provide of net gains in biodiversity where possible,
- e) Provision of safe access and sustainable patterns of movement for cars, service vehicles, emergency vehicles and public transport,
- f) Opportunities to enhance connectivity to the redway network or other footpath connections,
- g) Providing access to all sectors of the community including the elderly, the disabled and infant buggies/ prams,
- h) Opportunities to enhance the existing redway and footpath network,
- i) Recognition of the importance of retaining trees and hedgerows that contribute to local character.

SNP5. HOUSING INFILL

Context

65. 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.

66. 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 covered in the following chapter, there are likely to be limited opportunities for infill development.

69. 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 criteria against which unplanned infill housing will be considered.

SNP5 Policy - Housing Infill

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

- a) Does not lead to the loss of open space identified in *Figure 2 (page 18)*,
- b) Is of a scale, density and design, including materials and design features, in keeping with neighbouring properties,
- c) Provides appropriate provisions for storage of waste which does not detract from the street scene.



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.

SNP6. HOUSES IN MULTIPLE OCCUPATION

Context

70. 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).

71. 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.

72. The local and national housing climate has resulted in fewer opportunities for people to enter the housing market through either purchasing their own property or renting due to lack of affordability. This in turn has seen an increase in multiple occupancies across sectors.

SNP6 Policy - Houses in Multiple Occupation

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

- a) They meet parking standards and provide usable and accessible amenity space including outside drying space,
- b) 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 be discouraged),
- c) 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,
- d) They do not undermine the maintenance of a balanced and mixed local community, and
- e) Proposals do not significantly alter the character and appearance of the building and its curtilage.

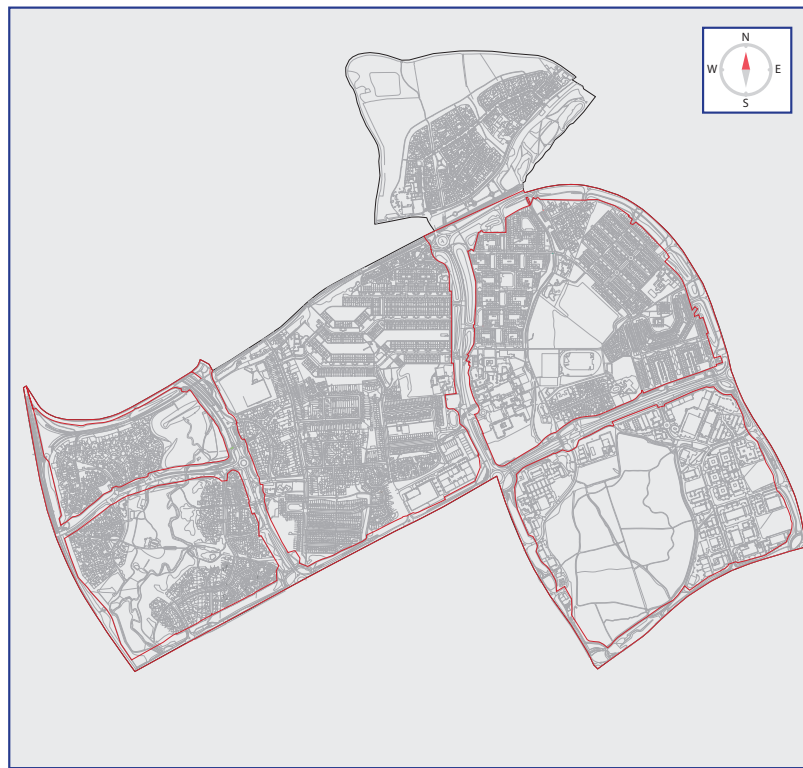


SNP7. GRID ROAD CORRIDORS

Context

73. 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.

74. 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.



SNP7 Policy - Grid Road Corridors

The grid road corridor and landscaped transport corridors identified on the map alongside and *Figure 2 (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:

- a) 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 Manual⁴ for the layout of the city, to accommodate landscape acting as a sound and pollution buffer, and
- b) Grade separated crossings for pedestrians and cyclists, (i.e. bridges or underpasses in line with the grid system principles established in MK).

⁴ The MK Planning Manual, Milton Keynes Development Corporation, 1992 is available for viewing in hard copy at the Milton Keynes Library or Council Offices.

SNP8. KEY LINKS AND CONNECTIVITY

Context

75. 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.

76. 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.

77. 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.

78. 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.

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

SNP8 Policy - Key Links and Connectivity

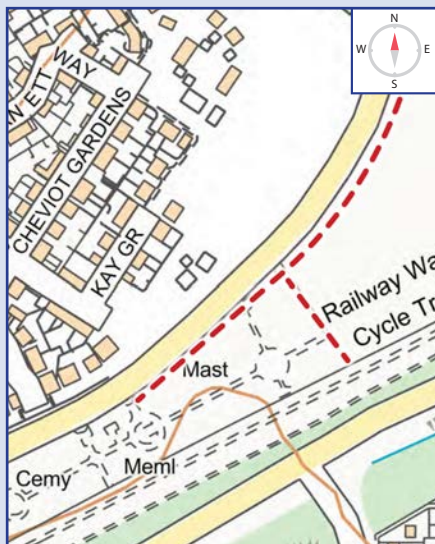


Figure 18
Stonepit Fields/Oakridge
Park

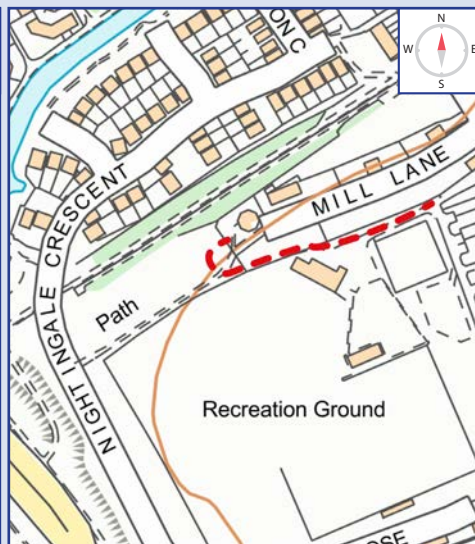


Figure 19
Bradville Recreation Ground/
Bradwell Windmill

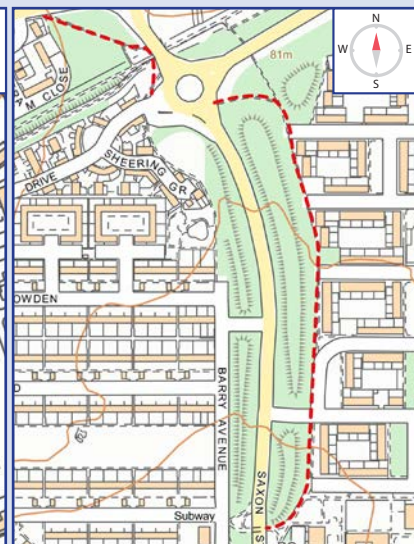


Figure 20
V7 Saxon Street/Railway Walk

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.

The following will be supported:

- Enhancements to footpath links to Stonepit Fields (*figure 18*)
- Enhancements to footpath links between Bradville recreation ground and Bradwell Windmill (*figure 19*)
- Create new redway link V7 Saxon Street to Railway Walk (*figure 20*).



Key commitment - Transport Management

The Parish Council will seek to encourage funding through section 106 (s106) contributions and Community Infrastructure Levy (CIL) (if adopted by Milton Keynes), where appropriate, to provide for the delivery of these links.

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.

COMMUNITY ACTION - INFRASTRUCTURE DELIVERY

Context

80. 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.

81. All facilities identified on the adjacent list, have been carefully considered and identified through resident consultation, Councillor knowledge and historical requests. Further discussion was held with landowners and council officers where relevant.

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

83. 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.

84. If a Community Infrastructure Levy (CIL) is introduced then these items remain a priority for delivery. If a 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.

85. 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.



Community Action - Infrastructure Delivery

The community has identified ten infrastructure delivery priorities. The Parish Council will, where possible, seek to work with Milton Keynes Council, landowners and developers to encourage the delivery of these through Section 106 Agreements. The ten priorities identified for the Neighbourhood Area are:

- a) Funding for increased school place provision.
- b) Provision of affordable housing.
- c) Enhancements to footpaths between Railway Walk, Stonepit Fields, Oakridge Park, Bradville Recreation Ground and Bradwell Windmill.
- d) Extend redway link from V7 Saxon Street to Railway Walk.
- e) Funding towards new community facility at Stantonbury.
- f) Funding towards new sport and recreational facilities at Bradville Recreation ground.
- g) Funding towards new community and leisure facilities at Bancroft Park.
- h) Funding towards new community and leisure facilities at Stanton Low Park.
- i) Widening of junction of Mathiesen Road and Bradwell Road.
- j) Widening of junction at Stanton Gate and Marlborough Street.



SITE SPECIFIC POLICIES



SNP9. MATHIESEN ROAD

Context

86. 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.

87. 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.

88. 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.



SNP9 Policy - Mathiesen Road

Location	
Size	0.2ha
Current use	Open green space designated for Recreation
Proposed use	Residential

0.2 hectares of land at Mathiesen Road is allocated for housing development subject to the following:

- a) Development does not exceed 35 dwellings per hectare (net) (approximately 7 dwellings),
- b) Development provides an active frontage, where possible to both Mathiesen Road and Bradwell Road, and
- c) Dwellings will be a maximum of two storey. The provision of bungalows would be supported.

Further widening of the junction with Bradwell Road and the provision of off-street parking to meet local needs in addition to the parking requirements for the development, would be supported.

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SNP10. WYLIE/HARROWDEN

Context

89. 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.

90. 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, as per the pre-application advice outline⁵.

91. 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.

92. 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. A location for a new community facility is not currently specified, but will take account of proposals for the North Bradville regeneration area.

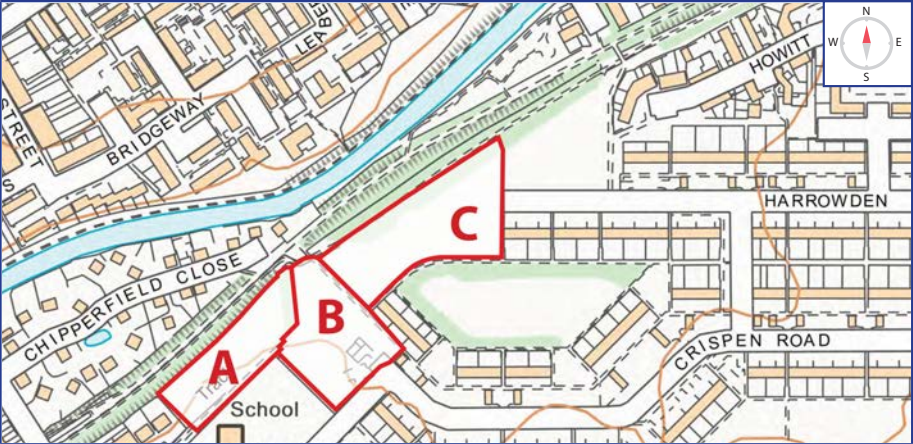
93. Meetings were held with the landowner where the policy wording and proposals were discussed in detail. Support was shown for the proposals, which increases the viability of the existing MKDP sites at Wylie End and Harrowden.

94. 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.

95. 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.

⁵ Wylie End Pre-application guide can be seen [here](https://www.mkdp.org.uk/portfolio/wylie-end-bradville/):
<https://www.mkdp.org.uk/portfolio/wylie-end-bradville/>

SNP10 Policy - Wylie/Harrowden

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

1.6 hectares of land at Wylie/Harrowden is allocated for housing development subject to the following:

- a) Development does not exceed 35 dwellings per hectare (net),
- b) Units adjacent to Railway Walk be restricted to a maximum of three storeys, all other units to be no more than two storeys,
- c) Units adjacent to existing residential properties on Howitt Drive and Harrowden should provide set back distances of at least 22 metres and avoid overlooking,
- d) A mix of dwelling types be provided, Warden Assisted accommodation would be supported,
- e) A Local Equipped Area of Play (LEAP) should be provided on site located a minimum distance of 20metres from residential boundaries and 30metres from the nearest road,
- f) Existing trees and hedges within the site should be retained where possible, and
- g) Provide parking to meet adopted residential standards.

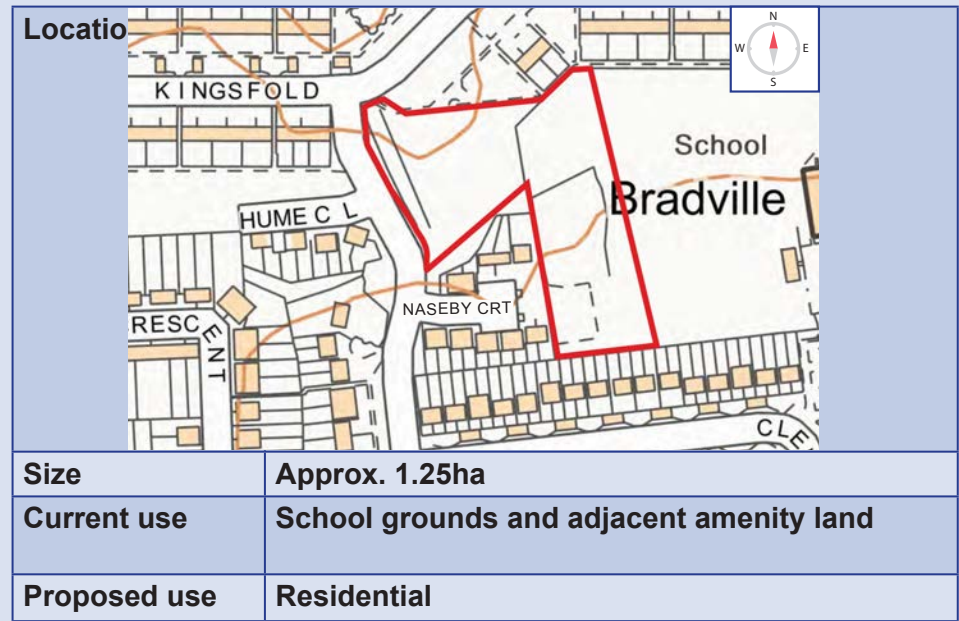
SNP11. STANTON SCHOOL

Context

96. 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.
97. 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.
98. The school have identified an area of the field and orchard which is surplus to current requirements. It is recognised that trees in the area make a positive contribution to local character and Policy SNP11 provides for the retention of important trees and for re-provision generally.
99. An area of amenity land to the west of this site has been incorporated to improve options for access and create a larger developable area.
100. 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.
101. Where feasible and depending on the North Bradville regeneration outcome, the preferred access to the site would be from Kingsfold.



SNP11 Policy - Stanton School



1.25 hectares of land at Stanton School is allocated for housing development subject to the following:

- a) Development does not exceed 35 dwellings per hectare (net),
- b) Units adjacent to existing residential properties should provide set back distances of at least 22 metres and avoid overlooking,
- c) Dwellings should be a maximum of two storeys,
- d) The proposed design and materials are in keeping with neighbouring properties on Naseby Court, and
- e) Development should ensure the protection of important trees and any loss of trees must be mitigated through re-provision within the Neighbourhood Area.

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SNP12. BRADVILLE SPORTS & HERITAGE AREA

Context

102. 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.

103. 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.

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



SNP12 Policy - Bradville Sports & Heritage Area



Leisure development adjacent to the existing pavilion and associated buildings will be supported where it would:

- a) Result in no net loss of playing pitch or play area provision; and,
- b) Conserve the significance of the grade II listed Bradwell Windmill and its setting; and
- c) Enhance the size and quality of existing facilities; and
- d) Respect local character.

Subject to respecting local character and residential amenity and conserving the significance of heritage assets, the following enhancements would be supported:

- i) car park expansion;
- ii) access road improvements;
- iii) refurbishment of facilities requiring planning permission;
- iv) enhancement of footpath links to Bradwell Windmill.

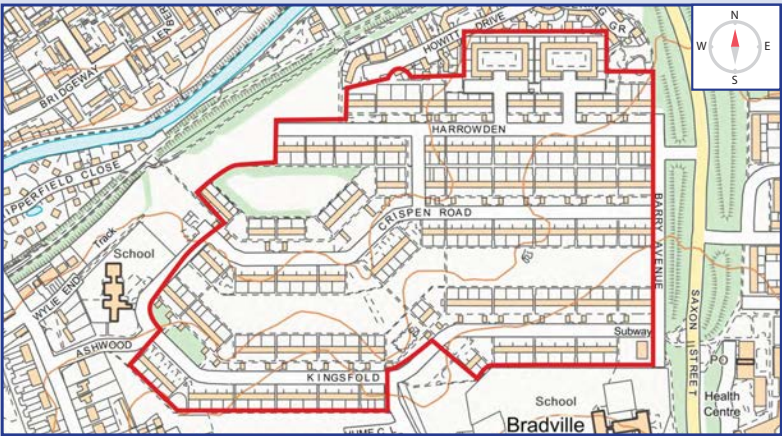
SNP13. NORTH BRADVILLE

Context

105. 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.
106. 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.
107. The area was identified as one of seven estates prioritised for regeneration by Milton Keynes Council, however at the time of writing the Plan the program has been shelved. 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.



SNP13 Policy - North Bradville



- Proposals for the refurbishment insofar as planning permission is required, and or redevelopment of existing housing in the North Bradville area should have full regard to the following principles:
- a) Refurbishment of existing homes should encourage energy efficiency,
 - b) The biodiversity of the area is safeguarded and extended where possible.
- In the event of re-development or partial re-development;
- c) The amount of open space provided should be broadly equivalent to that which is lost through redevelopment,
 - d) Housing density should not exceed 35 dwellings per hectare (net),
 - e) Proposals should include a mix of housing types and sizes in accordance with the latest evidence or housing need. The provision of bungalows would be supported,
 - f) Dwellings should be limited to a maximum of four storeys,
 - g) All existing social rented homes will either be retained or replaced by another social rented home, subject to viability,
 - h) Proposals should incorporate affordable housing in accordance with Policy HN2 of Plan:MK,
 - i) 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,
 - j) Individual plots should provide front and rear gardens, with the frontage of the plot including at least one off-street space per dwelling, and car ports should be avoided,
 - k) The provision of sheltered accommodation will be encouraged.

Key commitment

Stantonbury Parish Council will engage with Milton Keynes Council and the any developers to promote clear communication with residents throughout any development proposals. The Parish Council will facilitate community consultation with all residents of the area to enable and maximise engagement in the process.

SNP14. NORTH LOUGHTON VALLEY PARK

Context

108. 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.

109. 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.

110. However, as has already been noted, within Bancroft there are a lack of community facilities, which the Neighbourhood Plan can help to address. There are also opportunities to enhance existing facilities for local residents and the residents of Milton Keynes as a whole. Therefore, the Neighbourhood Plan has made provision to allow some development at appropriate general locations within the Valley Park, as set alongside.



SNP14 Policy - North Loughton Valley Park

Location	
Current use	Open Space
Proposed use	New visitor and play facilities

The following development will be supported on the approximate sites identified on the plan above, providing the proposals satisfy the criteria below:

- Development of a visitor centre incorporating a refreshment facility, (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 neighbourhood play facility on the land identified as Site B.

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

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

SNP15. COMMUNITY HUBS

Context

111. There are three main areas within the parish where the main community facilities and services are located. The largest of the three at Stantonbury is addressed through Policy SNP16 Stantonbury Campus.



112. The community hub at Oakridge Park contains a large supermarket, medical centre and a range of shops with a fitness gym above. There is currently no provision of a community facility or café available for residents of this substantial new development.

113. The community hubs 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.

114. The definition of convenience/retail/service facilities has not specifically been included in the policy. This acknowledges that different uses have the ability to contribute towards the effectiveness and attractiveness of the two hubs. This may include banks and other financial services.



SNP15 Policy - Community Hubs

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

The Community Hubs will be protected from any development or redevelopment which could diminish their roles as local centres providing convenience and service facilities for the Neighbourhood Plan area.

Within these areas the development/enhancement of retail and community uses will be supported.

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SNP16. STANTONBURY CAMPUS

Context

115. The site outlined on the policy map, known as Stantonbury Campus and now the home of Stantonbury International School, extends to over 20 hectares. The school caters for the educational needs of over 1,730 students from years 7 – 13 and is managed by the Griffin Trust.

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

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

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

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

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

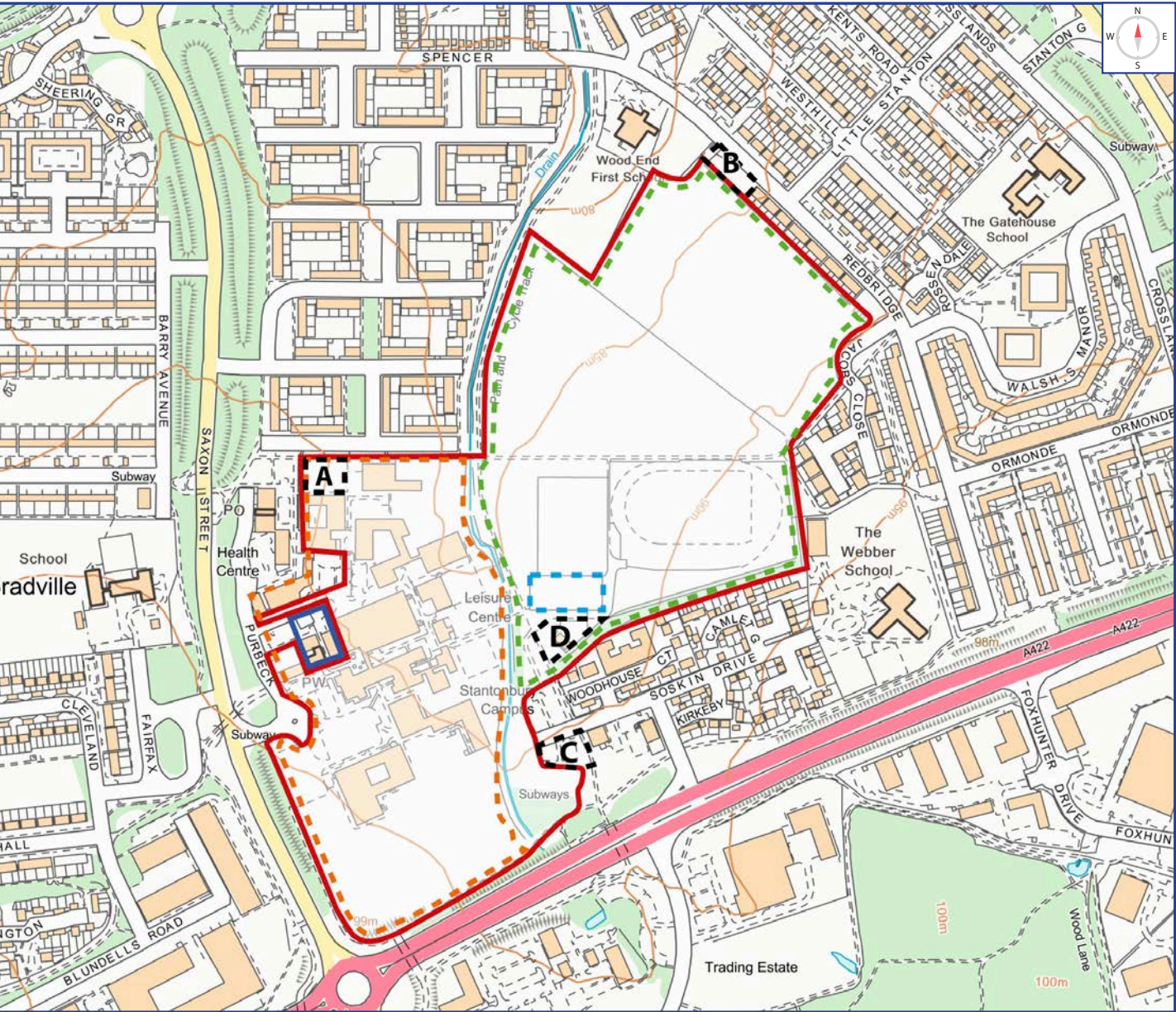
121. The aim of this policy is to provide guidelines or principles for future development and other uses in keeping with the role of this important community hub.

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



cont.

SNP16. STANTONBURY CAMPUS MAP



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

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cont.

SNP16 Policy - Stantonbury Campus

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

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

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

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

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

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

Development of a community facility/civic office would be supported at any of the four sites identified on the accompanying map. In the event that development has commenced on the provision of a community facility on either sites A, B or D as shown on Map SNP16, proposals for the development of residential bungalows on site C would be supported.

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

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



SNP17. ROWLE CLOSE GARAGES

Context

123. The site at Rowle Close is split into two parcels of land suitable for housing, each development site 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. The remainder of the site is made up of amenity land.

124. 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.

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

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

127. Detailed discussions have been held with the landowners to agree a masterplan for the whole site. The policy has been drawn up in conjunction with all landowners and in consultation with residents.



SNP17 Policy - Rowle Close Garages

Location	
Size	Approximately 3.77 hectare total site 0.52ha each garage block site
Current use	Garage blocks in state of disrepair and adjacent amenity land
Proposed use	Residential and parking

0.52 hectares of land at Rowle Close Garages is allocated for housing development of approximately 66 dwellings, subject to the following:

- a) Housing density through the redevelopment of the red edged areas must not exceed the density of the surrounding area,
- b) Buildings will be a maximum of two storeys,
- c) Parking should be provided in line with adopted parking standards,
- d) Provision is made for replacement parking for garage owners displaced by the development on the identified amenity land,
- e) Provision is made for the storage of waste bins within the curtilage of each dwelling,
- f) Provision is made for a Local Equipped Area of Play in the vicinity of the development,
- g) Landscaping is restricted to low level shrubs and trees of a suitable species, at a distance to prevent encroachment onto public walkways and lighting obstruction, and
- h) Remaining amenity green space associated with the development is landscaped to prevent parking.

SNP18. STANTONBURY SHOPS

Context

128. 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.
- 129 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.
130. 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.
131. 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.
132. 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.
133. The policy has been developed in conjunction with the landowners and reflects the discussions throughout the consultation and development of the Plan.



SNP18 Policy - Stantonbury Shops

Location	
Current use	Retail
Proposed use	Retail led mixed use development

The redevelopment of Stantonbury Shops for convenience shopping and service centres appropriate to Local Centres and residential use above ground floor level will be supported.

Redevelopment should either retain or relocate the existing gable wall mural and provide car parking in line with adopted standards.

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

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SNP19. 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 briefs⁶.

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.



⁶ The MKDP site briefs can be seen here:
<https://www.mkdp.org.uk/portfolio/site-c-linford-wood/>
<https://www.mkdp.org.uk/portfolio/site-d-linford-wood/>
<https://www.mkdp.org.uk/portfolio/site-g-linford-wood/>

SNP19 Policy - Linford Wood Employment Land

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

The development of planning use class B1 (including office) accommodation at sites C, D and G shown on the location plan above, will be supported subject to taking into account the following:

- a) Building heights at Site G should be limited to a maximum of 15metres,
- b) Development at site G should respect and safeguard the irreplaceable ancient woodland at Linford Wood through screening, buffering and building distances,
- c) Existing hedgerows should be retained where possible and consideration given to provision of new low level landscaping in new/re-developed areas,
- d) Development should not result in the loss of public parking, and
- e) Multi-storey car park associated with a development must not exceed two storeys for site G and three storeys at Sites C & D.

Residential development will not be supported.

⁷Natural England Ancient Woodland Advice
www.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-license#ancient-woodland

ACTION PLAN, DELIVERY & MONITORING

136. 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.

137. 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.

138. 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.

139. The Action Plan also outlines how SPC will seek to 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.

140. 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.

141. SPC are committed to a review of this Plan within a maximum of 5 years from adoption.



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 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	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.	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.	SPC 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.	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.	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.	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.	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. Stantonbury Parish Council 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	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.	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.	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.	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	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.	Annually
		4, 6	To continue to provide a combined annual music event and fun day aimed at a family audience.	Annually
		4, 6	To continue to provide children's events throughout the year for the young people of the Parish.	Annually

		4, 6	To continue to promote local services and activities provided by partner organisations through the SPC newsletter, website and social media.	Quarterly in newsletter Annually
		4, 6	To consider future events in conjunction with partners to further foster community engagement and wellbeing.	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.	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 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	Monitoring including assessment against policy
6	Effective communication	4, 6	To continue to produce a quarterly newsletter to all residents of the Parish.	Annually
		4, 6	To provide a bi-monthly additional electronic newsletter to all subscribing residents.	Annually
		4, 6	To introduce a Parish Guardians scheme with local resident volunteers.	Annually
		4, 6	To maintain the Parish Website and other digital social media which allows contact directly to the Parish Council offices.	Annually

Cleanliness of the 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	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.	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.	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.	SPC Ranger patrols 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	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.	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.	Annually
		2, 6	To enhance the use of open spaces the Council will consider the installation of permanent barbeque sites.	Annually
		2, 6	To consider requests from residents for improvements and/or new recreational facilities within open spaces.	Annually
10	Accessibility of natural open spaces	2, 6	To consider opportunities to improve access to open space, including introduction of new footpaths.	Annually
11	Improvements to Linford Wood	2, 6	To explore introduction of new signage to direct and inform visitors to the woods, providing design is in keeping with the surroundings.	Annually
		2, 6	To consider refurbishment and/or replacement of the trim trail, providing locations are kept within existing trails.	Annually
		2, 6	To explore the opportunity to refurbish and introduce new artworks, providing the locations are kept within existing trails.	Annually

12	Improvements to Stanton Low Park	2, 6	To encourage opportunities which seek to integrate land and water, open up access to, from and along the waterway.	Annually
		2, 6	To explore the opportunity for the introduction of outdoor exercise equipment either as a hub, or trim trail.	Annually
		2, 6	To explore the opportunity for enhancements to children's play equipment in the current location on site.	Annually

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	Monitoring including assessment against policy
13	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.	Monthly at Main Meeting, Annual review
14	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.	Annually
15	North Bradville Regeneration	1, 6	SPC will engage with Milton Keynes Council 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.	Monthly at Main Meeting, Annual review

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.

Community Civic Centre

A civic centre describes a building which is prominent within a community, constructed to be it's 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 (HMO)

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.

Housing Infill

For the purposes of this plan, Housing Infill describes small scale development of areas not otherwise designated in this plan. This may include brownfield sites, vacant or underused parcels of land within the existing developed areas.

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

Addendum A - Local Green Space Designation Assessments
Addendum B - Parish Area Policy Map







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