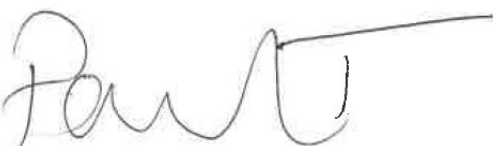


NEIGHBOURHOOD PLANNING OFFICER DECISION			
DECISION REQUIRED <i>(please tick one box)</i>			
Designate a Neighbourhood Forum	<input type="checkbox"/>	Agree comments on a pre-submission plan	<input type="checkbox"/>
Designate a Neighbourhood Area	<input type="checkbox"/>	Agree comments on a submitted plan	<input type="checkbox"/>
Whether to accept and publicise a Submitted Plan	<input type="checkbox"/>	Agree the appointment of an Examiner	<input type="checkbox"/>
Whether to decline or accept a repeat proposal	<input type="checkbox"/>	Agree actions to take following an Examiner's report	X
Whether to modify a Plan or Order	<input type="checkbox"/>		<input type="checkbox"/>
LOCATION/ PARISH			
		Newport Pagnell Town Council	
DATE RECEIVED			
		2 August 2024	
DEADLINE FOR DECISION <i>(where Regs require this)</i>			
		ASAP – Regs require decision within 5 weeks but allow for longer where discussions on the changes take place with the Parish Council	
LEAD OFFICER			
		David Blandamer	
ISSUES/COMMENTS <i>(including details of any consultations undertaken and any comments received)</i>			
<p>Following an independent examination, Milton Keynes City Council has considered the report of the examiner on the Newport Pagnell Neighbourhood Plan. Following discussion with the town council, Milton Keynes City Council proposes to accept the Examiner's recommendations.</p> <p>A decision is sought to agree to the course of action outlined above and as set out in the accompanying Decision Statement.</p> <p>Arrangements are being made with Electoral Services to hold a referendum in October 2024.</p>			
BACKGROUND DOCUMENTS: <i>(insert hyperlink to files on sharepoint)</i>			
Examination			
DECISION TAKEN:			
Agree the Examiner's recommendations and proceed to referendum			
SIGNED:			
			
Paul Thomas, Director of Planning and Placemaking			
DATE: 19th August 2024			

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Examiner report	Examiner's recommendations	MKC comments	Recommended changes
Policy NP1 Settlement Boundary and New Housing			
Para 7.21	<p>In part A of the policy (fourth bullet point) replace 'as per clause D below; and in addition' with 'as set out in section D of this policy; and'</p> <p>Replace the opening sentence of section B of the policy with: 'Development proposals for the suitable and beneficial reuse of previously developed land within the Settlement Boundary will be supported.'</p> <p>In part B of the policy replace 'Any application for new housing' with 'Proposed residential'</p> <p>In part C replace 'will be expected to' with 'should'</p>	Agreed.	<p>Amend Policy NP1 to read: "A. the Neighbourhood Plan will provide for approx. 1,163 homes to meet the housing needs of the Town over the plan period 2020-2032. New housing will be supported on sites that lie within the Settlement Boundary of Newport Pagnell as shown on the Policies Map in accordance with other relevant policies of the development plan. Housing will be delivered through:</p> <ul style="list-style-type: none"> • The 173 dwellings from completed schemes at North Crawley Road Industrial estate (73), at the Aston Martin Works site (86) and at the Union Mustard Factory site (14) as at January 2023; • The 930 dwellings allocated on the Tickford Fields Development Site; • The housing site allocation at the Police Station site, High Street, as per <u>clause set out in section D of this policy below</u>; and in addition • Windfall schemes that are in accordance with the relevant policies of the Neighbourhood Plan, Plan:MK Policy DS5, and the NPPF. <p>B. Development proposals Proposals will be encouraged for the suitable and beneficial reuse of previously developed land <u>within</u> the Settlement Boundary <u>will</u></p>

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			<p>be supported. Proposals to subdivide residential plots to develop new homes on rear or side garden land will not be supported unless they maintain the area's prevailing character and setting as defined in the Newport Pagnell Design Study. Any application for new housing Proposed residential development outside the defined revised settlement boundary as shown in the Modified Policies Map will not be supported unless it meets the requirements of the Milton Keynes development plan for managing development in the open countryside.</p> <p>C. Schemes for residential development in the Town Centre at St. John's Street, Union Street and the High Street will be expected to should provide a majority of small dwellings, particularly those with one and two bedrooms, where this can be achieved without detriment to the amenities and the character of the surrounding area and neighbouring properties.</p> <p>D. the Neighbourhood Plan allocates the Police Station site as shown on the Policies Map for residential and community use. Development proposals will be supported provided the following key principles are met:</p> <p>The residential scheme delivers retirement living and downsizing opportunities as part of the mix of homes.</p> <p>The non-designated heritage asset comprising the police station, magistrate's courts and cell block building on site is retained for community use."</p>
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Policy NP3 Living in the Town Centre			
<p>Para 7.42</p>	<p>1. In part A of the policy replace ‘in principle’ with ‘where they comply with design and heritage policies in the development plan’</p> <p>Replace Part B of the policy with: ‘Proposals to redevelop the library site, as shown on the Policies Map, for a mixed-use or retail development as part of comprehensive redevelopment will be supported, provided:</p> <ul style="list-style-type: none"> • the library service has been relocated and is operational on a site elsewhere in or adjoining the town centre or will be re-provided on site as part of the redevelopment scheme; • the scheme design conserves and enhances the character and appearance of the Conservation Area; and • the proposal responds positively to the adjacent designated heritage assets of St. Peter and St. Paul’s Church, Tickford Bridge, Queen Anne’s Almshouses and 22-32 St. John’s Street. <p>Delete Part C of the policy</p> <p>2. Replace the final three sentences in the final paragraph of supporting text on page 30 of the Plan with:</p> <p>‘However, the library service is popular and Clause B therefore requires that it is either re-provided on the site as part of the</p>	<p>Agreed.</p>	<p>1. Amend Policy NP3 to read: “Development proposals within the Town Centre boundary, defined by the existing development plan, will be supported provided that the resulting design and layout of schemes:</p> <ul style="list-style-type: none"> • Retains ground floor Class E uses and active frontages within the Primary Shopping Area; • Replaces the frontage design of 20th century architectural styles out of character with more historic developments, such as the principally mid to late Georgian buildings or the early or mid-17th century buildings; • Conserves or enhances the character and appearance of the Conservation Area and the setting of any other heritage assets. <p>A. On the sites listed below, as shown on the Policies Map, proposals for three-storey buildings as a result of additional residential storeys or of comprehensive redevelopment will be supported <u>where they comply with design and heritage policies in the development plan</u> in principle:</p> <ul style="list-style-type: none"> • High Street: no’s 1 (on the corner of Ousebank Street), 3, 129 • St John Street: no’s 1, 3, 5, 7-9, 11-13, 15, 17-17a, 19-21 • High Street: no’s 58, 58a, 62, 64, 66, 85. <p>B. Proposals to redevelop the library site, as shown on the Policies Map, for a mixed-use</p>

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	<p>redevelopment scheme, or relocated and operational before redevelopment commences. The Plan acknowledges that this may be complicated and a series of arrangements will need to be met. In this context the Plan does not wish to preclude options for the selection of a replacement site for the library facility. As one potential option the Town Council intends to vacate its own offices in the town centre to the former police station nearby, which has been granted permission on appeal for community use. Clearly further negotiations with relevant stakeholders will need to be pursued.’</p> <p>3. Delete Image 2 and the supporting text in relation to the Station Road site.</p>		<p>or retail development as part of comprehensive redevelopment to replace 20th century architectural styles out of character with more historic developments will be supported, provided:</p> <ul style="list-style-type: none"> • The library service has been relocated and is operational on a site elsewhere in or adjoining the town centre <u>or will be re-provided on site as part of the redevelopment scheme</u>; and • The scheme design conserves and enhances the character and appearance of the Conservation Area; and • <u>The proposal responds positively to the adjacent</u> of the setting to the designated heritage assets of St. Peter & St. Paul’s Church, Tickford Brideg, Queen Anne’s Almhouses and no’s 22-32 St. John’s Street. <p>C. Proposals to change the use of and redevelop land at No.1 Station Road, as shown on the Policies Map, for a residential use will be considered to meet the sequential test for flood risk and will be supported, provided:</p> <ul style="list-style-type: none"> • They do not cause adverse amenity harm through overlooking of the rear garden of No.3 Station Road; • It can be shown that the scheme will be safe for its lifetime and will not increase flood risk elsewhere, including ensuring that all hard surfacing uses permeable materials and the buildings includes the means for rainwater harvesting; and
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			<ul style="list-style-type: none">• The scheme design conserves and enhances the character and appearance of the Conservation Area. <p>C D. Proposals to redevelop the builders' yard on Union Street, as shown on the Policies Map, will be supported, provided:</p> <ul style="list-style-type: none">• They make provision for a shared surface vehicular and pedestrian access from Union Street that allows for a new public footpath through the site to connect Union Street with the adjoining public car park to the rear of the site (Queens Avenue Car Park);• They retain and reuse the exiting three Shaw building on the site frontage; and• The scheme design conserves and enhances the character and appearance of the Conservation Area and of the setting to any relevant designated heritage assets." <p>2. Amend final paragraph of supporting text on page 30 of the Plan to read: "The process also identified three prominent sites at either end of the Town Centre that are suited in principle for redevelopment in ways that will enhance its historic character. See Appendix 4. The 1960s library development detracts from the setting for both the Grade 1 listed Tickford Bridge nearby and St. Peter's and St. Paul's Church in views from public vantage points along Tickford Street and St. John Street. However, the library service is popular and Clause E B therefore requires that it is</p>
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		<p><u>either re-provided on the site as part of the redevelopment scheme, or</u> relocated and operational before redevelopment commences. <u>The Plan acknowledges that this may be complicated and a series of arrangements will need to be met. In this context the Plan does not wish to preclude options for the selection of a replacement site for the library facility. As one potential option the Town Council intends to vacate its own offices in the town centre to the former police station nearby, which has been granted permission on appeal for community use. Clearly further negotiations with relevant stakeholders will need to be pursued.</u> To that end, the Council has proposed to vacate its own offices in the Town Centre to the former police station nearby to enable its reuse for the library. This is dependent on the outcome of the current appeal for a 45 retirement apartments and 3 retirement cottages being granted which is anticipated to be determined in early 2004 and further negotiations with relevant stakeholders currently being pursued.”</p> <p>3. Delete Image 2 and the supporting text in relation to the Station Road site: “The vacant yard adjoining No.1 Station Road at the western end of the Town Centre presents another opportunity to reuse unsightly brownfield land at the entrance to the Conservation Area. However, a suitable and viable scheme can only come forward by accepting that the sequential and exception flood risk tests are met. A series of planning applications in the last 15 months has been refused on flood risk sequential test grounds (refs. 21/02388/FUL, 22/02078/FUL and</p>
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		<p>23/01163/FUL). The NP therefore seeks to resolve this issue as it is considered that future redevelopment of the site presents an opportunity to improve the current impermeable hardstanding surface of the site. Clause C therefore addresses this matter, as well as restating the importance of a redevelopment scheme avoiding harmful overlooking of adjoining private amenity land.</p> <p>PPG: Para 015 Ref ID 7-015-20220825 states that NPs should steer development to areas of lower flood risk as far as possible. If new development is considered it should be consistent with the spatial strategy in the relevant plan. The PPG also makes clear that for plan-making, development should be steered to the lowest risk areas, where it is compatible to do so with sustainable development objectives (PPG: paragraph 023-Reference ID 7-023-20220825). The NP is an only plan for land within the designated neighbourhood area. The only way in which other development can be provided for in the designated neighbourhood area is through the release of additional greenfield sites in the edge of Town or through other infill sites further away from the Town Centre. A basic principle of sustainability is to locate development within settlement boundaries which limit the need to travel to everyday facilities. Discounting unallocated sites outside of the settlement boundary is therefore considered logical.</p> <p>However, development is not being encouraged to meet housing supply targets but to secure and improve the vitality and</p>
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		<p>viability of the Town Centre and conserve and enhance the historic Town Centre. It has also therefore not been considered necessary to widen the catchment area for the purposes of identifying other reasonably available sites for the sequential test as local circumstances have dictated the type of development needed to secure and improve the vitality and viability of the Town Centre and conserve and enhance its history, which is the focus for the policy (Planning Practice Guidance Paragraph: 027 Reference ID: 7-027-20220825 & Paragraph: 023 Reference ID: 7-028-20220825). A recent appeal decision usefully demonstrates the importance of considering local attributes in applying the sequential test (APP/R0335/W/22/3304460). The catchment area for the type of development proposed is therefore limited to sites within the Town Centre boundary. Enabling infilling on key sites in the Town Centre is also considered to be compatible with sustainable development. The only other infill sites identified in Newport Pagnell is that of the Police Station site (see Policy NP1) which is not within the Town Centre boundary. The sequential test in this location is considered to be met as there are no other reasonably comparable sites that has been made available within the Town Centre.</p> <p>The exception tests are met as this beneficial reuse will provide wider sustainability benefits, especially in its positive heritage effects, that outweigh the flood risk of an area of the Town that has effective flood defences. The policy requires the scheme to include design measures that will ensure it will be safe for its lifetime, taking account of the</p>
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			<p>vulnerability of its users, without increasing flood risk elsewhere, for example through rainwater harvesting and using only permeable surfaces. Planning permission has previously been granted for 23/01163/FUL for the change of use of a building from Use Class E, formerly B1(a) offices and extension to accommodate 3 residential flats at first floor level and office and retail use at ground floor level. The most recent planning application (Ref: 23/01163/FUL) for 2 dwellings at the rear of No.1 Station Road was refused due to its location in Flood Zone 3a and insufficient private amenity space for future occupiers were not acceptable and is currently at appeal."</p>
<p>Policy NP4 Green and Blue Infrastructure</p>			
<p>Para 7.50</p>	<p>1. In part A after 'ancient woodland', add 'allotments' In part B replace 'maintain and improve' with 'maintain or improve' Delete parts E and F In part G delete the text in brackets 2. In the supporting text (5.4.2):</p> <ul style="list-style-type: none"> • in the third paragraph replace 'Clauses C, D and E' with 'Clauses C and D' • in the fifth paragraph delete 'Clause E....medium to high'; and • delete the sixth paragraph <p>3. On Figure 5 remove the Stepping Stones (and the related element of the Key)</p>	<p>Agreed.</p>	<p>1. Amend Policy NP4 to read: "A. The Neighbourhood Plan identifies a Green and Blue Infrastructure Network, as shown on the Policies Map, for the multi-functional purposes of promoting ecological connectivity (wildlife corridors), outdoor recreation and sustainable movement through the Town and into neighbouring parishes and helping mitigate climate change. The Network includes the Town's existing variety of green spaces, such as ancient woodland, allotments, trees and hedgerows, water bodies, assets of biodiversity value, parks, children's play areas, recreational playing fields, off-street footways, cycleways and bridleways, and green corridors connecting these spaces across the Parish. B. Development proposals that lie within or adjoining the Network will be required to create, maintain or and improve the Network</p>

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		<p>in the design of their layouts, landscaping schemes and public open space and play provisions. Elsewhere, all proposals should protect and maintain mature trees and hedgerows where possible, and provide for the planting of new trees, hedgerows and other appropriate planting to enhance the quality of the public realm. C. All qualifying development proposals will be required to deliver at least a 10% measurable biodiversity net gain using the Defra metric or locally approved Biodiversity Impact Assessment Metric. Biodiversity should be provided on site wherever possible. Offsite measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on site have been exhausted or where greater gains can be delivered offsite through maximizing local placemaking and nature improvement opportunities. D. The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas, as hedgerows or lines of trees, or as streams and rivers. For the purpose of calculating Biodiversity Net Gain (BNG) requirements using DEFRA's latest metric, development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score. E. The Policies Map shows Stepping Stones (BNG offsetting sites) considered to have potential importance for improving habitat connectivity. For the purpose of calculating BNG requirements using DEFRA's latest metric, development proposals located within or adjoining the Stepping Stones should</p>
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		<p>anticipate achieving at least a medium-strategic significance multiplier score. F. The Neighbourhood Plan designates the following sites, as shown on the Policies Map, as Biodiversity Net Gain offsetting sites (Stepping Stones):</p> <ul style="list-style-type: none"> ● Portfields Farm ● West of Willen Road Sports Ground (Marsh End Road/Tongwell Lane) ● East of existing Willen Road Sports Ground (excluding the new proposed sports ground) <p>Woodland planting to a standard verified by the Woodland Carbon Code will also be supported as part of improving carbon capture. Proposals for development that will adversely affect the function of the land for those purposes will not be supported.</p> <p>G. <u>E.</u> The land to the East of existing Willen Road Sports Ground (excluding the new proposed Sports Ground), as shown on the Policies Map, is designated as an extension to the linear park for recreational use, public access and nature conservation, to complete the link between Riverside Meadow and the proposed Ouzel Valley Park extension. H. <u>F.</u> Development proposals for enhanced recreation and sporting facilities within the new proposed Sports Ground, as shown on the Policies Map, will be supported, subject to them not prejudicing the primary function of the linear park for outdoor and indoor recreation and leisure, landscape and nature conservation, and flood control. I. <u>G.</u> The Policies Map shows those parts of the designated Network that are known or likely to have leisure and recreation value. Proposals</p>
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		<p>involving the loss of land with leisure and recreational value will not be supported.”</p> <p>2. Amend para 5.4.2 third paragraph first sentence to read: “Clause C, D and E <u>D</u> respond to the biodiversity net gain (BNG) provisions of the Environment Act 2021, which will become became a statutory part of plan-making and development management in January 2024, April 2024 for small sites.”</p> <p>Amend para 5.4.2 fifth paragraph to read: “Clause D relates to those parts of the Network of biodiversity value. Given it includes all defined priority habitats and semi-natural habitats, native hedgerows and trees and natural water bodies, the clause anticipates that the distinctiveness multiplier score of the BNG Metric (from very low to very high) will be at least medium. Clause E relates to pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes (or ‘Stepping Stones’ as defined by the NPPF). The two areas shown as such — around the Great Ouse and Chicheley Brook to the northeast of the Town and north of the Poets estate around Portfields Farm — have been derived from Natural England’s ‘Natural Habitat network’ data (specifically of Network Enhancement and Expansion Zones). This clause therefore anticipates that the strategic significance multiplier score of the BNG Metric (from low to high) will be either medium or high.”</p> <p>Delete para 5.4.2 sixth paragraph: “Retaining three vital green gaps on the northern and southern edges of the Town (that form part of the network) to prevent it merging with the existing and new (MK East) city was already an</p>
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			<p>important objective. But the Town Council has been keen to plan positively for delivering BNG net gain in the local area. It commissioned a specialist ecology report (appendix 2) to test the potential of those sites as it anticipated they may have significant potential for future BNG offsetting projects. The report confirmed that the sites could deliver an uplift in biodiversity value (using the DEFRA BNG Metric 3.0) of between 90% and 1200%. Clause F therefore designates each site as land with BNG offsetting value and safeguards them from development that might undermine or compromise that value. The Town Council is also in favour of proposals which deliver multi-functional benefits, biodiversity offsetting and carbon sequestration. Woodland planting of a type and long term management that meets the Woodland Carbon Code will also be supported.”</p> <p>3. On Figure 5 remove the Stepping Stones (and the related element of the Key)</p>
Policy NP5 Aston Martin Heritage Centre			
Para 7.56	<p>Replace the opening element of the second part of the policy with: ‘Development proposals should be designed to ensure that:’</p> <p>Replace the sixth criterion with: ‘traffic movements can be accommodated within the highway network, including London Road.’</p>	Agreed.	<p>Amend Policy NP5 to read: “The Neighbourhood Plan allocates land off Downs Field, as shown on the Proposals Map, for a visitor centre and associated car parking, and the defined settlement boundary is modified accordingly.</p> <p>Development The proposals must should be designed to ensure so that:</p> <ul style="list-style-type: none"> • Development is restricted to the non-flood risk areas of the site • The development does not harm the Wildlife Corridor running alongside

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			<p>the River Ouzel on part of the site and demonstrates this in accordance with existing development plan provision</p> <ul style="list-style-type: none">• The existing woodland on the site should be retained except where the loss of trees is justified by the need for essential access and its biodiversity value is enhanced through new planting, to be demonstrated in a biodiversity strategy• There is no harm to the River Ouzel by way of surface water run-off from the buildings or car parking area, to be demonstrated in the flood risk and water quality assessment• The car parking area is provided on the former caravan park land at the rear of the site with the existing mature landscape boundary retained• <u>Traffic movements can be accommodated within the highway network, including London Road</u>• London Road is capable of managing additional traffic movements, to be demonstrated in the transport assessment• Land is made available to the Local Authority for the provision of a redway link through from Downs Field to Riverside Meadow and is reflected in the design of the scheme• Full regard is had to protecting the amenities of adjoining residential properties in Downs Field and London Road
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Policy NP8 Local Cycling and Walking Network			
<p>Para 7.63</p>	<p>Replace the first sentence of Part B of the policy with: 'Development proposals on land that lies adjacent to the identified Network, and which would generate walking and cycling trips, should make provision for a direct connection to the Network.'</p>	<p>Agreed.</p>	<p>Amend Policy NP8 to read: "A. The Neighbourhood Plan identifies the existing Local Cycling and Walking Network, as shown on the Policies Map, for the purpose of supporting active travel and encouraging the use of public transport in the Parish. B. Development proposals on land that lies within or adjacent to the Network should sustain, and where practicable enhance the functionality and connectivity of the Network by virtue of their layout and means of access and landscape treatment. <u>Development proposals on land that lies adjacent to the identified Network, and which would generate walking and cycling trips, should make provision for a direct connection to the Network.</u> Proposals that will harm the functioning or connectivity of the Network will not be supported. C. Major developments, as defined by national policy, should be planned with integrated cycle and pedestrian routes, and also be designed to integrate with and expand the defined Local Cycling and Walking Network, as shown on the Policies Map, to create new routes into the Town Centre and to schools and sports facilities. Policy NP2 (g) references the cycle track requirements for the Tickford Fields development. D. For all other developments, developer contributions will be sought towards the Town Council's commitment to implement Sustainable Transport initiatives to improve the defined network. This will create a town-wide network of routes when</p>

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			development proposals come forward.”
Other Matters - General			
Para 7.66	Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.	Agreed.	
Para 8.4	In my view the neighbourhood area is entirely appropriate for this purpose and no evidence has been submitted to suggest that this is not the case. I therefore recommend that the Plan should proceed to referendum based on the neighbourhood area as approved by the City Council on 22 October 2013.	Agreed.	