

WEST BLETCHLEY NEIGHBOURHOOD PLAN 2025-2040

Modification Proposal Statement and Schedule

February 2025

Introduction

As a 'Qualifying Body', West Bletchley Council (WBC) proposes to modify the made West Bletchley Neighbourhood Plan ("the Made Plan") of October 2018.

This Statement is published to accompany the submission of the modified Neighbourhood Plan ("the Modified Plan") alongside the Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

WBC considers that the proposed changes represent material modifications to the Made Plan but does not consider that those changes are so significant or substantial as to change the nature of the Made Plan.

This document explains the background reasons for the proposed modifications, details what the modifications are and gives the reasons as to why the Parish Council believes that the Modified Plan is not so significant or substantial as to change the nature of the plan.

Background

The Made Plan covers the period 2016 – 2026. The designated neighbourhood area covers the same area as the Parish boundary.

WBC is proposing to make modifications to the Made Plan for the following reasons:

1. Firstly, the Made Plan has been used in determining planning applications and, in monitoring the effectiveness of policies, WBC considers that the clarity and intent of some policies could be made clearer.
2. Since the plan was made, there have been a number of changes to national and local planning policy. The National Planning Policy Framework has been updated and Plan:MK has been adopted as the development plan for Milton Keynes. WBC considers it important to review the policies of the Made Plan against those changes and to update policies where necessary. In addition to the NPPF and Plan:MK, Milton Keynes City Council has also adopted the Central Bletchley Urban Design Framework supplementary planning document, which covers part of the WBC area.
3. A successful Towns Fund bid for Bletchley and Fenny Stratford has been approved since the Plan was prepared, providing an investment of £22 million to improve aspects of the area. This has supported changes to a number of sites within the WBC area, including Bletchley Park, Milton Keynes College and the

South Central Institute of Technology (SCIoT) and the former police and fire station sites on Sherwood Drive. WBC wanted to update the Made Plan to include reference to the Towns Fund and the projects.

4. Evidence base: WBC has adopted new evidence base documents relating to biodiversity and a Green Infrastructure Strategy and considered it important to reflect the outcomes of these studies in the Neighbourhood Plan.

The Modification Schedule at Appendix 1 to this Modification Proposal, sets out a table of the substantive changes to the Made Plan. There are a number of minor corrections and formatting errors that have also been addressed. The substantive changes are assessed against the three types of modification set out in Planning Policy Guidance:

- Minor (non-material) – do not materially affect the policies of the plan
- Material which do not change the nature of the plan and would require an examination but not a referendum
- Material which do change the nature of the plan, requiring both examination and referendum. These could include allocating significant new sites for development

Conclusion

The proposed modifications to the Made Plan are considered to be necessary and timely. They will bring clarity and consistency to aid decision making. The modifications are in conformity with the spirit of the Made Plan and are not considered to be so significant or substantial as to change the nature of the plan for the reasons set out in the Modification Schedule. As a result, it is the view of the parish council that an examination of the plan will be required but a referendum will not.

West Bleckley Neighbourhood Plan Review

Modification Schedule

There are a number of minor changes and updates that have also been made to the background text in the Neighbourhood Plan. These changes bring the text up to date and reflect changes to the plan's context since it was made, including, for example, reference to the Town Deal. The references to national and local policies for each of the policy sections have also been updated to reflect updates to the National Planning Policy Framework and the adoption of Plan:MK.

This table focusses on the changes that are proposed to the Plan's key sections and policies. These changes have been discussed at meetings of the Neighbourhood Plan Steering Group and by the Environment Committee. The changes also reflect the responses to the Regulation 14 consultation and the parish council's consideration of those.

The Significance of Change column assesses the proposed changes to the Made Plan against the three types of modification set out in Planning Policy Guidance:

- Minor (non-material) – do not materially affect the policies of the plan
- Material which do not change the nature of the plan and would require an examination but not a referendum
- Material which do change the nature of the plan, requiring both examination and referendum. These could include allocating significant new sites for development

Policy	Proposed changes	Justification & Reasoning	Significance of change
Foreword	<p>New revised Foreword to reflect the review of the Neighbourhood Plan:</p> <p>“This is our Neighbourhood Plan for West Bletchley. It is a formal Development Plan, and will help us shape and guide development up to 2040. It will help us to ensure we have sustainable and well-planned development that enhances our community and it will also help us to resist poor developments that would diminish our quality of life.</p> <p>The Neighbourhood Plan was adopted in 2018, following an extensive consultation process and an independent examination. The Plan’s policies have been used since 2018 to inform West Bletchley Council’s comments on planning applications in our area. Since the plan was adopted, there have been a number of changes of national and local planning policy, with updates to the National Planning Policy Framework and the adoption of a new local plan Milton Keynes – Plan:MK. The City Council has recently consulted on a draft New City Plan which, once adopted, will replace Plan:MK and run to 2050. The Bletchley area has also benefited from government investment through the Towns Fund and Milton Keynes City Council has prepared new planning and design guidance for sites within our area. As a result of all of these changes, it was felt that it was timely to review the Neighbourhood Plan.</p>	<p>Revised Foreword to the plan reflects the review and stage of consultation.</p>	<p>Minor – updates the Foreword and context for the plan</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<p>The revised Neighbourhood Plan was consulted on over 8 weeks in September and October 2024. This submission version of the revised Neighbourhood Plan includes some further changes to the plan arising from the consultation responses.</p> <p>Milton Keynes City Council will now consult on this latest version of the revised Neighbourhood Plan and arrange for an independent examination to take place”</p>		
Population Profile	<p>Amend 2.25, first bullet to read:</p> <p>“In terms of education</p> <ul style="list-style-type: none"> We have a high higher proportion of people with apprenticeships than the average for Milton Keynes as a whole.” <p>Last bullet on the page, part of the sentence is missing – it should read” fewer residents are managers and senior officials, employed in professional occupations.”</p>	To clarify the statistics	<p>Minor – updates to reference the 2021 census</p> <p>Minor – correction</p>
Schools and Learning, para 2.32	<p>Add to the final sentence: “ Milton Keynes College’s Bletchley Campus is adjacent to Bletchley Park and provides a range of post-16 vocational courses. The educational offer has been expanded recently with the opening of the South Central Institute of Technology (SCIoT) on the College site. “</p>	To provide up to date information	Minor – updates text to refer to the new SCIoT
Para 3.10 (Redevelopment of REEMA	<p>Add to end of para 3.10- “Whilst the Parish Council wishes to see the replacement of the REEMA construction blocks with 100% social housing to meet the needs of our local residents, it</p>	To emphasise the parish council’s position regarding social housing. The	Material but does not change the nature of the plan. The REEMA

Policy	Proposed changes	Justification & Reasoning	Significance of change
Construction Blocks)	acknowledges that the achievement of this will depend on viability considerations. To that end, the Parish Council will consider a small amount of shared ownership homes, to cross subsidise the social rent homes. These shared ownership homes should be reserved for people with eligible local connection criteria, helping people onto the housing ladder and freeing up rental homes for those unable to buy”	addition of the caveat re viability considerations is necessary to avoid raising unrealistic expectations that 100% social housing will be deliverable	construction blocks represent small sites which will come forward for demolition over the plan period.
Vision	Add a new Vision point: “We will be addressing the climate emergency by supporting sustainable construction and maintaining and improving the parish’s biodiversity and the quality of our natural environment. We will also identify actions that can minimise the impact of climate change on our neighbourhood.”	The new vision point is intended to be a cross-cutting one which applies across the neighbourhood plan policies. It reflects the parish council’s commitment to the climate change emergency	Material but does not change the nature of the plan.
Our Ten Key Objectives	Amend Objective 4 to read: “Conserving and Developing the Heritage of Bletchley Park – we will support the continued conservation and heritage development of Bletchley Park, its setting and associated buildings outside of the ownership of the Trust, and seek to ensure that benefits arise for local people and that necessary improvements are made to local infrastructure to support the development as a major attraction; Objective 7 - add “ post offices, banks and public houses” to the end of the objective	To include reference to buildings at Bletchley Park outside of the Trust’s ownership. These uses provide valuable community facilities	Material but does not change the nature of the plan. The existing policy for Bletchley Park already covers the buildings beyond the Trust’s ownership. Material but does not change the nature of the plan. The change clarifies the types of community facilities.
	Additional objective added to reflect the climate emergency: “Addressing the climate emergency: we want new developments to use sustainable construction methods and to maintain and enhance the area’s biodiversity.”	The additional Objective reflects the above change to the Vision.	Material but does not change the nature of the plan. Introduces a commitment to tackle climate change .

Policy	Proposed changes	Justification & Reasoning	Significance of change
<p>BNH1 - New Residential Development</p>	<p>Recommend that Policy BNH1 is amended to define what is meant by 'acceptable' i.e. what impacts on adjacent uses would not be acceptable.</p> <p>Revised Policy BNH1, New Residential Development: “The development of new housing will be supported where the impacts of development on adjacent uses are acceptable, having regard to the requirements of Neighbourhood Plan Policies D1 (Local Character) and D2 (Design and amenity).”</p>	<p>What is considered to be 'acceptable' is not currently qualified and makes an assessment difficult for decision-makers. To address this, the Policy should refer to the requirements in NP Policies D1 and D2 (Chapter 15, Promoting High Quality & Sustainable Design)</p>	<p>Material but does not change the nature of the plan. The policy is made more effective by qualifying what is meant by 'acceptable'.</p>
<p>New Policy BNH2: Housing and Tenure Mix</p>	<p>Add a new paragraph to the Background and Justification section for this policy to reflect the parish council's wish for more social housing to be delivered:</p> <p>New para between 7.2 and 7.3: “The parish council wishes to see the provision of more social housing in its area. By social housing we mean social rent homes. These homes have rents linked to local incomes and provide a truly affordable, secure housing option for people in our area. Plan:MK Policy HN2 requires developments of 1 or more homes to provide 31% of those homes as affordable. 5% of the total affordable provision should be provided at a level broadly equivalent to Social Rent. For the redevelopment of the REEMA Construction Blocks and Mellish Court, the parish council's aspiration is for these to come forward as 100% social housing.</p>	<p>The new policy gives greater prominence to the provision of a range of housing types and tenures to address local needs, especially that of the growing elderly population of the parish. The 2021 Census results show that the population profile of the parish continues to age, and the parish therefore wishes to encourage supported housing schemes for the elderly, close to local facilities and bus routes. The additional caveats for specialist and supported housing bring the NP into line with the</p>	<p>Material but does not change the nature of the plan: existing Policy BNH1 already addresses housing mix. The proposed change gives greater prominence to housing mix by setting it in its own policy.</p>
	<p>Create a new policy called BNH2 to address the delivery of a housing and tenure mix; affordable housing and encouragement for the delivery of extra care/supported and specialist housing for the elderly and those with specific needs.</p>		

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<p>New Policy BNH2, Housing and Tenure Mix: “Developments of 11 or more dwellings will be supported where they provide:</p> <ul style="list-style-type: none"> i. a mix of types, sizes and tenures; ii. affordable housing that reflects MKCC and national planning policy. <p>The development of sheltered, extra-care and care homes, supported and specialist housing located close to local facilities will be supported.</p> <p>Where:</p> <ul style="list-style-type: none"> A) It is in an area close to and with easy accessibility to facilities and services for pedestrians and those with impaired mobility; B) It would not result in an over-concentration of that type of accommodation in that area; C) Local primary health care providers can meet the increased demand on their services associated with occupiers of such accommodation” 	<p>strategic policies of Plan:MK (specifically Policy HN3).</p> <p>The use of the threshold of ‘11 or more dwellings’ reflects Plan:MK Policy HN1 (Housing Mix and Density). The proposed change would use the same terminology as is in Plan:MK and minimise confusion</p> <p>The parish council wishes to set out its aspiration for the delivery of more social housing locally.</p>	

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<p>New Policy BNH3 – Redevelopment of the Reema construction blocks and Mellish Court</p>	<p>Amend existing para 7.5 (relating to the REEMA construction blocks) to reflect the impact of the proposed demolition on tenants: “REEMA Construction blocks: Milton Keynes City Council announced in late 2023 that they have commenced a programme to rehouse residents who are currently living in 180 flats in 18 ‘REEMA’ blocks in Bletchley. The blocks of flats are to be demolished before the type and cost of repairs required to keep them to an expected standard becomes unmanageable. The parish council will work with Milton Keynes City Council to support residents affected by these plans as far as possible. The footprints of the individual blocks of flats are not large but they do provide an opportunity for redevelopment to provide new affordable homes, which West Bletchley Council is keen to encourage. West Bletchley Council also wishes to encourage the redevelopment of the former Mellish Court block of flats for new homes to meet local needs. As stated above, the parish council is keen to see the delivery of more social housing in its area through the redevelopment of the REEMA construction blocks.</p> <p>Proposal to add a new policy to address the imminent programme for the demolition of the Reema construction blocks across the parish. The policy would set out some criteria to guide the redevelopment of the sites following their demolition:</p> <p>Policy BNH3: Redevelopment of REEMA blocks and Mellish Court: <i>“The development of new affordable housing that reflects both MKCC and national planning policy will be supported on the site of the former Mellish Court and on sites where REEMA blocks are demolished. The parish council wishes to see these sites redeveloped with 100% social housing”.</i></p>	<p>Milton Keynes City Council has identified a number of blocks of flats across West Bletchley which are programmed to be demolished once the residents have been moved to new homes. MKCC suggests that the sites could be redeveloped for affordable housing.</p>	<p>Material but does not change the nature of the plan. The redevelopment of the REEMA construction blocks is a project led by Milton Keynes City Council and WBC has added this policy to express its aspirations for the sites.</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
<p>GC1 - Redevelopment of Berwick Drive Garage Court, GC2 Redevelopment for Housing and Community Uses</p>	<p>Retain the policy. Update the explanatory text to refer to the decision of MKCC to grant planning permission for 12 dwellings in March 2023.</p>	<p>The garage court at Berwick Drive is identified in Plan:MK as an allocation for 16 dwellings (Policy DS2, site HN2). The planning application referred to brings the number of dwellings down to 12. WBC have objected to the development on the grounds that it is over development of the site and impacts on the amenity of existing residents. An MoU for the application (in lieu of a S106 agreement) was signed in December 2023 between MKCC Planning and Housing departments following the decision to grant planning permission taken in March 2023. Subject to the MoU progressing and the issue of the decision notice, Policy GC1 could be deleted from the Neighbourhood Plan, although, until development commences on site, it is recommended</p>	<p>Minor – updating to reflect the latest position</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
<p>GC2 - Redevelopment for Housing and Community Uses</p>	<p>Add new text to the Background and Justification section to address electric vehicle parking. Add the following to para 8.4 “It is important that where parking courts are proposed for redevelopment for housing that sufficient parking to serve the new and existing properties is available in line with the Milton Keynes City Council Parking Standards in force at the time.”. In line with the parish council’s commitments under the climate change emergency and the requirements of the Milton Keynes City Council current Parking Standards, 1 active electric vehicle charge point should be provided per new dwelling. Where possible, car parking to serve existing residents should include electric vehicle charging points. Where there is insufficient acceptable off and on-street parking by existing standards, then redevelopment for housing may not be appropriate and alternative options to improve and better manage the courts might need to be explored.”</p> <p>Consider adding more policy requirements to Policy GC2, to clarify how proposals for the redevelopment of the garage courts should ensure no or minimal impact of amenity of the area and existing residents.</p> <p>Policy GC2: Redevelopment for Housing and Community Uses: “Redevelopment of garage courts for housing and/or community uses (including play areas, allotments and gardens) will be supported where the scheme provides parking, including electric vehicle charging points, in accordance with MKCC</p>	<p>that the policy remains in the NP, in case the development does not proceed.</p> <p>It is recommended that the policy could be amended to add more detail to how new development on the garage courts can protect and enhance local character and the amenity of residents. Adding a number of criteria and development requirements will provide greater clarity for applicants and decision-makers</p>	<p>Material but does not change the nature of the plan – the addition of a requirement for EV charging points to be provided reflects new MKCC Parking Standards.</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<p>parking standards and includes alternative parking spaces for existing residents.</p> <p>Redevelopment proposals should avoid adverse impacts on the amenities of neighbouring developments having regard to their scale, density, massing, height, landscape design, layout and materials.</p> <p>Proposals for the redevelopment of former garage courts should acknowledge and respond to the West Bletchley Character Assessment and should maintain the existing character of the area and the predominant mix of semi-detached properties, with some detached homes, short terraces and bungalows.”</p>		
Para 9.3	<p>Amend as follows, adding sentence to the end : “9.3 We also want to ensure that our wider network of Green Infrastructure, including parks and gardens, trees and woodlands, ponds and watercourses, is considered as a whole to contribute to making our area more sustainable and attractive. Where possible, we will plan changes to help to minimise the impact of climate change”</p>		Minor – update to background text
PR1 - Rickley Park Regeneration	<p>The Park is identified as an Opportunity Area in the Neighbourhood Plan and Policy PR1 supports proposals for its improvement and upgrading.</p> <p>Retain the policy unchanged.</p>	<p>The Steering Group considered the issues with regard to the improvements to Rickley Park and how those should be presented in the Neighbourhood Plan. WBC’s masterplan for Rickley Park has been partially implemented but, due to the inability to reach</p>	No change

Policy	Proposed changes	Justification & Reasoning	Significance of change
<p>New Policy PR2a – protecting and enhancing open space provision</p>	<p>New policy to be added: Policy PR2a: Protection of existing green infrastructure: <i>“Existing green infrastructure throughout the parish will be protected from built development unless an assessment has been undertaken which shows the green infrastructure to be surplus to requirements. Where possible, existing green infrastructure will be enhanced for its biodiversity, recreational, health and landscape value.</i></p> <p><i>The creation of new green corridors between areas of natural green space within the parish will be supported as will the extension of the green infrastructure network within West Bletchley into new development adjoining the parish boundary”.</i></p>	<p>agreement with Sport England over the retention of the football pitches, the projected has stalled. Whilst it may no longer be possible to fully implement the masterplan, the policy is permissive and supportive of possible future change and is therefore retained.</p> <p>The Neighbourhood Plan does not currently include a policy that seeks to protect the existing green infrastructure (other than the designated Local Green Spaces). The 2020 WBC Biodiversity and Habitat Survey found that the parish has a lack of natural green space and the small areas that do exist are fragmented across the parish, without green corridors between them to support the movement of fauna. The 2024 Green Infrastructure Study for the parish, identifies the potential for green</p>	<p>Material but does not change the nature of the plan. The addition of a policy that seeks to protect existing green infrastructure is in line with the overall approach of the plan to protect and enhance the environment and character of West Bletchley.</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
		<p>corridors to link the parish's green spaces. In some cases, green spaces have come under threat from development where they are not designated as Local Green Spaces. The Local Green Space designation is a high-bar to meet and applies only to certain spaces that fully meet national criteria. West Bletchley Council wishes to clarify that all green infrastructure across the parish is important and should be retained wherever possible.</p>	
<p>PR2 - New and Improved Open Space Provision</p>	<p>No changes to policy currently proposed</p>	<p>The 2024 West Bletchley Green Infrastructure Study forms part of the new evidence base for the neighbourhood plan and the parish council will have regard to the Study when considering planning applications that impact green infrastructure.</p>	<p>No change</p>
<p>PR3 - Local Green Space</p>	<p><i>Policy PR3: Local Green Spaces:</i> <i>“The following sites, as identified in Figure 5 and on the site plans are designated as Local Green Space. Local Green Space will be</i></p>	<p>National guidance states that Local Green Spaces can be designated for</p>	<p>Material but does not change the nature of the plan – no new Local Green</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<p>protected from inappropriate development that causes harm to its open character and community value. Development leading to the total or partial loss of Local Green Space will only be supported in very exceptional circumstances:</p> <p>LGS1 Tweed Drive / Mersey Way LGS2 St. Clements Drive LGS3 Rear of Hunstanton Way LGS4 Shenley Road LGS5 Whiteley Crescent LGS6 Buckfast Avenue LGS7 Avon Grove LGS8 Forfar Drive LGS9 Flowers Walk”</p>	<p>spaces which are demonstrably special to the local community. The policy has had some additional text added in response to a recommendation from the City Council’s Neighbourhood Plan Officer that the existing policy should be amended to include some criteria that can be used when considering planning applications affecting designated Local Green Spaces.</p>	<p>Spaces are proposed, but the policy has been enhanced to clarify how designated LGS will be protected from development.</p>
<p>BP1 - Bletchley Park Museum and Visitor Attraction</p>	<p>No changes to the policy are currently proposed</p>	<p>Update the NP explanatory text in paras 10.1-10.10 to reflect the latest position on the development plans for Bletchley Park - reflect the recent developments and new exhibition space, and the work that is currently underway to build the new learning and conference centre.</p>	<p>Minor changes to the background text</p>
<p>BP2 - Bletchley Park Access and Transportation</p>	<p>No changes to the policy are currently proposed</p>	<p>Bletchley Park Trust is well aware of and encourages visitors to use public</p>	<p>No change</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
<p>BP3 - Protection of Important Sites and Buildings</p>	<p>Delete the last 2 bullets in the first part of the policy to say:</p> <p><u>“No viable economic use can be found for the site or building with evidence of open marketing provided over at least a period of 2 years at a price that reflects the market value of the asset and its condition and offering the freehold of the asset.”</u></p> <p>Replace the entire second part of the policy (including the three bullets) with the following:</p> <p><u>“Development Proposals, where all the above criteria have been fulfilled, should respond to the specific war time character and appearance of this part of the conservation area, having particular regard to factors such as layout, plan form, scale, form, massing, design, appearance, fenestration, materials.”</u></p>	<p>To align the policy criteria with Historic England guidance.</p> <p>Transport when visiting. The Trust has also secured an arrangement with MK Dons which allows coaches to drop-off at Bletchley Park and then park up at the football stadium, maximising on-site parking for cars.</p>	<p>Material but does not change the nature of the plan.</p>
<p>Chapter 11 : Retaining and creating new Employment</p>	<p>Amend para 11.5 to read: “11.5 Where the opportunity exists, we want to grow local employment through new employment development. It is important also that the Neighbourhood Plan provides certainty to avoid speculation over the future of our employment sites. In general terms, the Parish Council will resist the loss of viable employment sites unless exceptional circumstances exist. The parish council will also resist proposals</p>	<p>Paragraph reworded to clarify its intention.</p>	<p>Minor change to clarify the meaning of the background text</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<p>that combine units into larger units in order to preserve the stock of accommodation for smaller local businesses.</p> <p>Add new paragraph after para 11.5. “The Use Classes Order was changed by amendments to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and amendments to the Town and Country Planning (General Permitted Development) (England) Order, 2015. The Use Classes Order, from August 2021, retains the employment uses Class B2 - general industrial and Class B8 – storage and distribution. The former Class B1, which covered offices, research and development and other industrial uses acceptable in a residential area, is now covered by Class E (g). Class E is for commercial, business and service uses and includes, for example, shops, food and drink, indoor sport and recreation, medical services, non-residential creche or day nursery. The Use Classes Order permits the change of use from a use in Class E to a dwelling or to mixed use subject to prior approval; it also permits the change of use from Class E to a state-funded school.</p>	<p>To reflect changes to the Use Classes Order since the Neighbourhood Plan was originally drafted.</p>	<p>Material but does not change the nature of the plan. Text updated to reflect changes to the Use Classes Order</p>
<p>E1 - Improving Employment Sites and Buildings</p>	<p>No changes to the policy are currently proposed</p>	<p>The current policy remains relevant and effective</p>	<p>No change</p>
<p>E2 New Employment Development</p>	<p>Amend Policy E2 to read: “Proposals for new employment development falling within use classes E (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage and Distribution) will be supported where it can be demonstrated that they ...”</p>	<p>Amendment reflects the changes to the Use Classes Order. And that Policy E4 no longer exists.</p>	<p>Material but does not change the nature of the plan. Policy updated to reflect changes to the Use Classes Order</p>
<p>E3 - Redevelopment</p>	<p>Delete reference to Policy E4</p> <p>Amend the policy as follows: Policy E3: Redevelopment of Employment for Other Uses:</p>	<p>Amend the policy to add ‘or’ after the first bullet</p>	<p>Material but does not change the nature of the</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
<p>of Employment for Other Uses</p>	<p>“Proposals to redevelop employment sites and buildings falling within Use Classes B2, B8 and E(g) for non-employment uses will only be supported where it has been demonstrated that;</p> <ul style="list-style-type: none"> • <i>There is no other employment activity that can viably occupy the site or buildings with supporting evidence of continuous marketing for at least 12 months at a value that reflects its existing use;</i> or • <i>The activity on the site gives rise to unacceptable pollution or nuisance and that redevelopment would mean an improvement in the environment.</i> 	<p>point and to add further information regarding the sort of marketing information that will be required.</p> <p>Add reference to UCO Classes B2 and B8 to reflect changes to the UCO from 2021.</p>	<p>plan. Policy updated to reflect changes to the Use Classes Order.</p>
<p>Community Action Note</p>	<p>Replace the Community Action Note after Policy E3 with the following text:</p> <p>“We want to ensure that major new developments provide opportunities for local people to train and develop their skills. The Parish Council will work with MKCC as the planning authority to require developers and occupiers of new employment proposals to provide Section 106 contributions for skills training to support Further Education through MK College.</p> <p>The Parish Council also encourages developers to provide skills and training opportunities such as those listed below, as part of their corporate social responsibility activities:</p> <ul style="list-style-type: none"> - School and college work experience placements; - Construction curriculum support activities through local schools and colleges; - Opportunities for apprenticeships and employment through construction activity; 	<p>MKCC is not currently imposing obligations for skills & training, except for S106 contributions for skills training to support Further Education through MK College or otherwise. However, we do encourage developers to provide skills and training opportunities, along the lines identified, as part of their corporate social responsibility activities.</p>	<p>Minor – does not affect the policies of the plan and clarifies the situation.</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<ul style="list-style-type: none"> - NVQ skills achievements for employees; and - Opportunities for employment and skills development during occupation 		
Para 11.11	Add at the end of this para ...”and are supportive of the campaign to deliver an eastern entrance to the station.”	To set out the parish council's aspirations	Minor change to background text to express WBC's aspirations for the railway station
Para 11.17	Amend para 11.17 to read: In 2021, the Bletchley and Fenny Stratford area (which includes part of West Bletchley) was awarded £22.7 million of funding from the Government's Town Fund. The funding will be used to deliver a number of projects that will address the challenges that the area faces in terms of skills, economic opportunities, investment, transport and physical connectivity. West Bletchley Council is represented on the Town Deal Board which develops and oversees the delivery of the programme of interventions in the area. <u>Several Town Deal projects are located in West Bletchley including the Tech Park project at the SCLoT, Transformation at Bletchley Park and the Transport Hub.</u> ”	To correct the reference to Town Deal projects and provide the most up to date information	Minor correction
Para 11.19	Add to the end of this para... “ The parish council supports the redevelopment of the former police and fire station for residential-led mixed use development including an hotel”	To set out the parish council's aspirations	Minor change to express WBC's aspirations for the site
BS1 - Station Regeneration	No changes to the policy are currently proposed	The background text to Bletchley Station Quarter Opportunity Area and Policies BS1,2, 3 & 4 needs to be reviewed to reflect the changes to the context for the policy since the Neighbourhood Plan was made. These changes include the adoption of	No change to policy
BS2 - Station Accessibility	No changes to the policy are currently proposed		Minor updating to background text
BS3 - Station Quarter Development	No changes to the policy are currently proposed		

Policy	Proposed changes	Justification & Reasoning	Significance of change
BS4 - Station Quarter Development and Design Brief	Amend this policy to require developments in this area to have regard to the approved design guidance. Policy BS4: Station Quarter Development and Design Brief:	<p>Plan:MK which includes Policy SD16 in Plan:MK (Central Bletchley Prospectus Area); the Town Deal funding; the plans for the redevelopment of the former police and fire station (incl the MKDP Development Brief); the adoption of the Central Bletchley Urban Design Framework SPD together with what we know to be current plans for an eastern entrance to the station and upgrades to the western entrance. It is suggested that the information and map on pages 70/71 relating to the Central Bletchley Regeneration Framework, 2004, is replaced with extracts from the Central Bletchley Prospectus and the Central Bletchley UDF SPD.</p>	Material but does not change the nature of the plan: policy updated to refer to adopted planning guidance for clarity

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<p>“Major development proposals will only be supported where they are consistent with Policy SD16 in Plan:MK and the adopted Central Bletchley Urban Design Framework SPD, 2022”</p>	<p>Bletchley UDF SPD which includes guidance for land within the Station Quarter. It is recommended that the policy is amended to refer to the Plan:MK Policy SD16 and the SPD.</p>	
<p>Chapter 12: Reviving our Local Shopping Centres</p>	<p>Add a new para after para 12.6 Due to changes to the Use Classes Order in 2021, the majority of shops and local services fall within Class E. In some cases, a small local shop which is no larger than 250 square metres, selling mostly essential goods, and where there is no other such facility within 1000 metres, falls within class F2, as a local community facility.</p>		<p>Minor change to background text</p>
<p>LSC1 - New Local Shops</p>	<p>Revise policy wording to say: “New shopping and related commercial developments <u>within class E of the Use Classes Order</u>, as part of mixed-use developments, will be supported where they meet an identified local need and contribute to the attractiveness of the location.</p>	<p>Changes to clarify the situation with regard to the UCO</p>	<p>Material but does not change the nature of the plan – reflects changes to the Use Classes Order.</p>
<p>LSC2 - Improving the Local Centres</p>	<p>No changes to the policy are currently proposed</p>	<p>The current policy remains relevant and effective</p>	<p>No change</p>
<p>LSC3 - Individual Local Shops</p>	<p>Amend the policy as follows: “Individual local shops will be supported and protected where they: • Are of a scale to meet the local neighbourhood catchment’s needs; and • Are accessible and on public transport routes and have stops nearby</p>	<p>The parish council wishes to protect local shops as well as support the development of new facilities.</p>	<p>Material but does not change the nature of the plan. The change seeks to protect existing shops and is in line with the overall spirit of the plan to protect the area’s character and amenities.</p>
<p>LSC4 - Station Quarter Retail Uses</p>	<p>No changes to the policy are proposed</p>	<p>The current policy remains relevant and effective</p>	

Policy	Proposed changes	Justification & Reasoning	Significance of change
Chapter 13 Protecting and Developing Community Facilities	<p>Add a new para after 13.1:</p> <p>“The majority of community facilities fall within classes F1 and F2 of the Use Classes Order. Some also fall within Class E, notably indoor sport and recreation, medical services not attached to the residence of the practitioner, non-residential creche, day centre or nursery. Other uses fall within the Sui Generis class.</p> <p>Amend para 13.5 in the Background and Justification section to say: “‘The council will resist the loss of community facilities that are viable and supported by local people including community centres, social clubs, health care, pubs, schools and parks. The majority of community facilities in the Parish are shown on Figure 5 of the Neighbourhood Plan but this is not exclusive. In appropriate cases, where a community facility is particularly valued locally, the parish council will apply for it to be registered as an asset of community value.”</p>	<p>Additional background text added to refer to the UCO and also to stress that not all community facilities in the parish are listed</p>	<p>Material but does not change the nature of the plan – reflects changes to the Use Classes Order.</p>
Policy C1 - Protected Social and Community Facilities,	<p>Amend Policy C1 to read: <i>“We will seek to ensure that social and community uses falling within classes F1 and F2, and those which meet on-going local community needs are protected throughout the parish as identified and listed in Figure 5. Redevelopment for other uses</i></p> <p>Amend second bullet to read:</p>	<p>To reflect that post offices are more than commercial facilities, in that they also meet a community need for access to money and accounting.</p>	<p>Material but does not change the nature of the plan – reflects changes to the Use Classes Order.</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
	<ul style="list-style-type: none"> It can be demonstrated that the site has been actively marketed for an alternative social or community use for at least twelve months at a price reflecting its current use and condition; or <p>Several additional community facilities are to be added to the list shown on Figure 5, these are:</p> <p>Rectory Cottages; West Bletchley Community Centre; Chepstow Community Centre; Frank Moran Centre; Bletchley Youth Centre and Melrose Pre School Cambrian Bletchley Park School</p> <p>Amend the reference for Barleyhurst Park Primary School to say – “Barleyhurst Park Primary/School/ Bridge Academy West</p>	<p>The main community facilities are listed and shown on Figure 5 - The Strategy Plan. For ease of use, it would be helpful to include the list of community facilities within the CF chapter, or in the Appendices, and link it to the policy.</p>	
Policy C2 - New Community Facilities	No changes to the policy are currently proposed	The current policy remains relevant and effective	No change
Policy SSA 1 - Maintaining Quality Streets,	<p>Amend title of policy as the original one does not relate to subject of policy. Use ‘Local Road Network’ instead</p> <p>Amend the first bullet point to say: “Demonstrating through a Transport Assessment that the impacts on the local road network are not severe and that any adverse environmental impacts of new traffic can be mitigated”</p>	<p>The proposed change recognises the emphasis in NPPF, 2023 on air quality and emissions.</p>	<p>Material but does not change the nature of the plan – change reflects updates to the NPPF</p>
Policy SSA2 - Bletchley Station Accessibility Improvements	No changes to the policy are currently proposed	<p>Update the Background and Justification text for the policy to refer to the Central Bletchley Urban Design Framework SPD</p>	<p>Minor background text changes to update the plan in relation to the adoption of the Central Bletchley UDF SPD</p>

Policy	Proposed changes	Justification & Reasoning	Significance of change
Policy SSA3 - Accessible Developments	<p>Recommend amending the policy to add a new bullet point before the existing two bullets:</p> <ul style="list-style-type: none"> • “provide safe, suitable and convenient access for all potential users;” 	<p>The additional bullet point will help to ensure that the accessibility needs of all potential users of the access to the development are taken into account; this would include those people with visual or mobility impairments.</p>	<p>Material but does not change the nature of the plan – change provides greater clarity in terms of meeting the needs of all users</p>
Policy D1 - Local Character	<p>No changes to the policy are currently proposed</p>	<p>Ensure that the West Bletchley Character Assessment is added to the appendices to the plan, as it is directly referenced in this and other policies</p>	<p>No change</p>
Policy D2 - Design and Amenity	<p>No changes to the policy are currently proposed</p>	<p>As above. The policy is regularly used when commenting on planning applications and is considered to be fit for purpose.</p>	<p>No change</p>
Monitoring	<p>Amend Table 1 as follows:</p>	<p>To reflect changes made to policies</p>	<p>Minor updating of the monitoring table to reflect the changes to policies</p>
Page 98, Table 1	<p>Row 3, indicator – reword to say “Redevelopment with affordable housing, including social housing ...”</p> <p>Row 15, Indicator, amend to say “Proposals for non-employment uses are opposed when in conflict with this plan”</p> <p>Row 15, Target “Proposals in conflict with this plan are successfully opposed”</p>		
Page 101	<p>Row 22, Indicator – add “existing shops are protected”</p>		

Policy	Proposed changes	Justification & Reasoning	Significance of change
Table 1	<p>Row 22, Target - “ Current shops successfully protected in line with this Plan ”</p> <p>Row 24, Target, add “Community facilities successfully protected in line with this Plan”</p>		
Glossary	<p>Add a Glossary of terms of the Plan</p> <p>Add a new definition of</p> <p>Economic Development: development, including those within the B and E Use Classes, public and community uses and main town centre uses (but excluding housing development)</p> <p>Community Facilities: Includes Primary healthcare facilities, schools, allotments together with community buildings such as community centres, village halls, church halls, public houses, post offices, indoor and outdoor sports facilities available for public and community use and public open space including green infrastructure”</p> <p>Add new Glossary term & definition:</p> <p>Use Classes Order: a piece of legislation that regulates the use of land and buildings. It puts uses of land and buildings into categories, known as ‘use classes’. Change of use can occur within the same Use Class or from one Use Class to another. In some cases, a Change of Use may require an application for planning permission or prior approval.</p>		<p>Minor- glossary added to the plan for clarity</p>