

# Bletchley and Fenny Stratford Neighbourhood Plan



2024

## Neighbourhood Plan Progressing: Your Input Needed for Draft Policies

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In an exciting update for our community, we're thrilled to announce that the neighbourhood plan is making significant strides forward.

The success of our neighbourhood plan relies on the active participation of every resident. To ensure that the draft emerging policies align with the collective vision of our community. Our consultation is taking place from 22nd January - 2nd February 2024.

This is a valuable opportunity for every resident to have their say, provide feedback, and influence the finalisation of these policies.



### WHAT IS A NEIGHBOURHOOD PLAN?

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Neighbourhood Planning is a process which enables communities to have a shared vision and a stronger role in the shaping their areas. The Bletchley and Fenny Stratford Neighbourhood Plan is a document which sets out the planning policies for the local area. It is written by the community to help determine the future development the community in the coming years, focusing on what is important to local people.

# Neighbourhood Plan Consultation Period



## HOW YOU CAN GET INVOLVED

- **Stay Informed:** Keep an eye on local communications channels, community notice boards, and the neighbourhood plan website for updates on the consultation process.
- **Attend Consultation Events:** Participate in community consultation events where you can directly engage with the Neighbourhood planning team, ask questions, and share your thoughts.
- **Submit Feedback:** Whether online or in person, take the time to submit your feedback on the emerging policies.

## STRATEGIC AND NATIONAL POLICY CONTEXT

National Planning Policy Framework (NPPF) 2023

Levelling Up & Regeneration Act (LURA) 2023

Nearby Made and Emerging Neighbourhood Plans

Local Plans - MK

New local guidance and other policies



## HOW LONG WILL THE CONSULTATION PERIOD BE?

The period will run from Monday 22nd January to Friday 2nd February



## HOW CAN WE GIVE FEEDBACK?

Feedback can be given by going to one of our locations or online by visiting

<https://forms.office.com/e/2EYszjXd9B>

## CONSULTATION LOCATIONS

22nd January – Fenny Stratford Community Centre, MK2 2NR – 5pm – 8pm

24th January – Bletchley Library, MK2 2RA – 11.30am – 1.30pm

27th January – Newton Leys Pavilion, MK3 5SP – 1pm – 4pm

30th January – Water Eaton Church Centre, MK2 3RR – 12.30pm – 2pm

31st January – Coffee Morning at Spotlight Community Centre, MK2 3QR – 10am – 12pm

2nd February – Bandstand on Queensway, MK2 2RU – 11am – 1pm

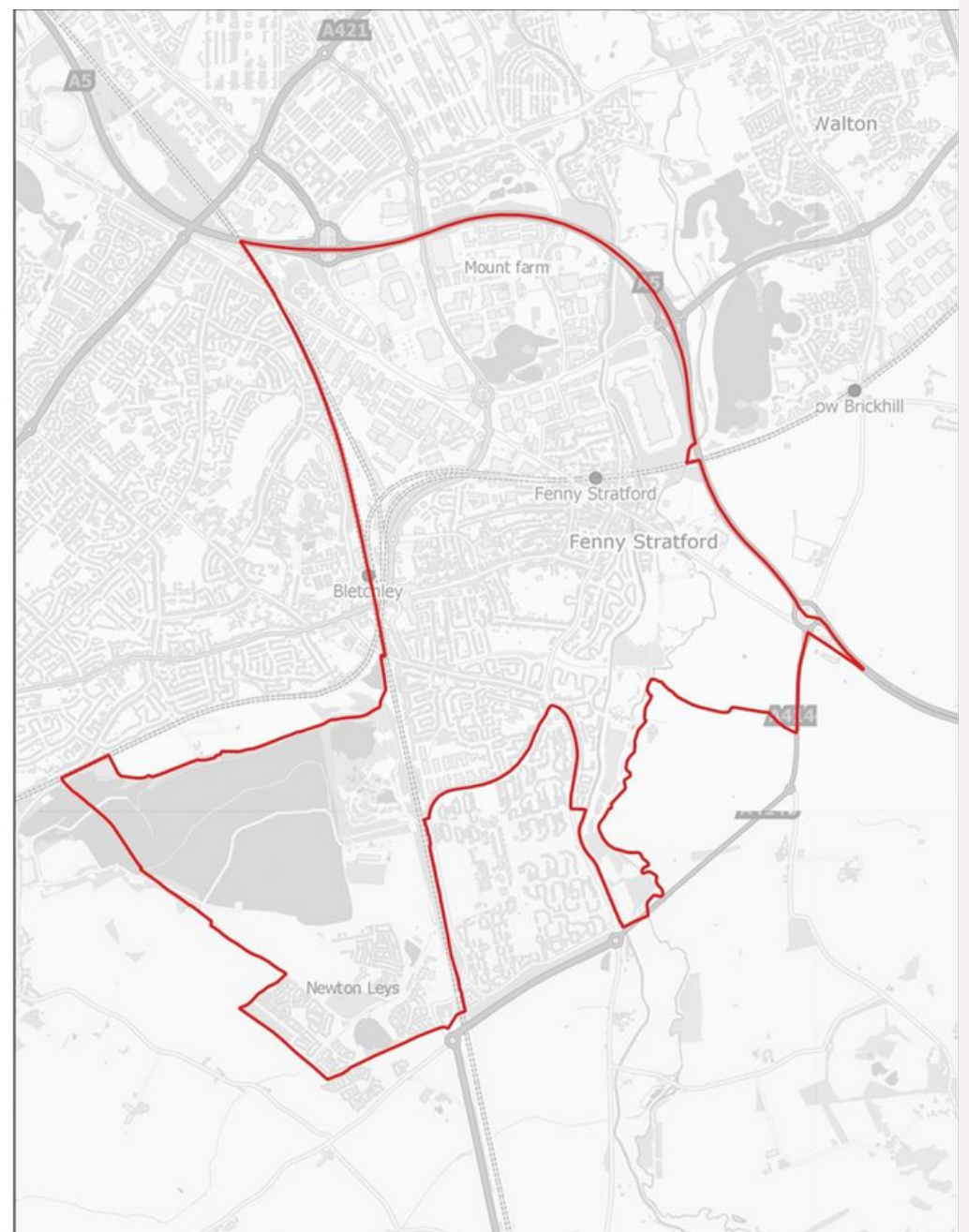




PLAN PROCESS	TIMETABLE
<p>Pre-Submission Draft Plan (Regulation 14)</p> <p>Submission to LPA - legal compliance (Regulation 15) LPA public consultation (Regulation 16)</p> <p>Examination Examiners report is a recommendation to the LPA</p> <p>Referendum</p>	<p>April - May 2024</p> <p>Summer 2024</p> <p>Autumn 2024</p> <p>End of 2024</p>



**WHAT IS YOUR VISION FOR BLETCHLEY AND FENNY STRATFORD?**





## **MILTON KEYNES LOCAL PLAN**

### **Objective 8**

“Support the continued regeneration of Wolverton and Bletchley as town centres within the main urban area (ideally with specialisations or Unique Selling Points )

### **Policy DS1 Settlement Hierarchy**

“The majority of development will be focussed on and adjacent to, the existing urban area of Milton Keynes at the locations specified in Table 4.2 and in the context of Central Bletchley from selective infill, brownfield, regeneration and redevelopment opportunities”

### **Policy DS4 Retail and Leisure Development Strategy, Part D**

“Facilitate and promote mixed-use development around Bletchley railway station and the intensification of development at sustainable locations with good access to public transport hubs, building on the opportunities created by the development”

# Plan MK: MK (2019)



## **MILTON KEYNES LOCAL PLAN**

### Policy SD16

1. The density of development to be 150–250 dwellings per hectare.
2. Improved pedestrian connections and legibility.
3. Improved public realm.
4. Refurbishment and /or redevelopment of key sites and buildings.
5. Exploring options for the early redevelopment of the Police and Fire Station sites.
6. Exploring the potential of existing infrastructure to help enable and unlock residential-led mixed use development opportunities.
7. Further improve the quality of pedestrian routes to and from Bletchley Station.
8. Development should not preclude the delivery of an 'eastern entrance' to Bletchley railway station.
9. The development will provide green infrastructure in line with Policy NE4, providing wellbeing benefits through access to nature

### Policy HN2 Affordable Housing

Proposals for 11 or more homes should provide 31% of those homes as affordable housing

### Policy NE4 Green Infrastructure

The network of green infrastructure throughout the Borough will be protected, extended and enhanced for its biodiversity, recreational, accessibility, health and landscape value and for the contribution it makes towards combating climate change



# New City Plan



## MILTON KEYNES LOCAL PLAN

Since Plan: MK was adopted in January 2021, the ‘Strategy for 2050’ has been published which sets out MKCC’s ambitions for growth. The New City Plan is being prepared to carry out the vision of the ‘Strategy for 2050’.

It is expected that the Neighbourhood Plan will be adopted well before the New City Plan. However, if MKCC provides more detail on the direction the New City Plan will take, it may need to be considered in the preparation of the Neighbourhood Plan.



		J	F	M	A	M	J	J	A	S	O	N	D
2023	Local Plan Stages	Ambition and Objectives consultation								Pre-Regulation 18 engagement			
		Evidence preparation											
2024	Local Plan Stages							Regulation 18 consultation					
		Evidence preparation						Update and finalise evidence					
2025	Local Plan Stages		Regulation 19 consultation			S							
		Update and finalise evidence											

# Policy Ideas



## **SPATIAL PLAN (BFS1)**

Central Bletchley – will remain an important district centre with a new modern shopping and cultural offer and social hub along Queensway, with better car parking, the redevelopment of derelict land on its edges and new homes to add new vitality.

Fenny Stratford – will become thriving urban community with a co-ordinated programme of brownfield site redevelopment to deliver new homes, improve the public realm and parking on Aylesbury Street and to make the Grand Union Canal more a part of the community.

Newton Leys – will be enhanced as a sustainable community with better access to local facilities

Water Eaton – will remain an important part of the history of the area

Denbigh – will continue to thrive as an essential part of the City's commercial, industrial and leisure future

Eaton Leys – there is no land use strategy proposed for this area as evaluation identified limited scope for development.



# Policy Ideas



## QUEENSWAY (BFS2)

Queensway is a busy shopping area that will be boosted by the redevelopment of the Brunel Centre to create new retail, leisure and community facilities. With more people living in and around Queensway, it is expected to be able to maintain the number of commercial units from the new Brunel Centre to Princes Way.

There is expected to be a healthy demand for those units, primarily from local independent traders and businesses, and a continuing increase in non-retail commercial uses. There should therefore be no need for it to become smaller.

The policy idea is to encourage more investment in Queensway by property owners through sensitive plot redevelopment rather than through poor building conversions and to discourage changes of use on the main road frontage to residential uses.



# Policy Ideas

## **QUEENSWAY EDGES (BFS3)**



The properties on Queensway back on to Cawkwell Way and Findlay Way have the potential to be converted into new residential streets if much of the parking can be relocated to better locations in the town centre.

The policy idea is therefore that:

Land along Cawkwell Way ( Albert Street to Cambridge Street) is redeveloped to create a new residential street of two and three storey mews cottages townhouses with improvements to the public realm of Oxford Street & Bedford Street

Land along Findlay Way (Oliver Road to Lennox Road) is redeveloped to create a new residential street of two & three storey mews cottages and townhouses with improvements to the public realm of Brooklands Road & Westfield Road.

As part of the Findlay Way improvements and the redevelopment of the Brunel Centre, the library and Ravenscroft building on Westfield Road are relocated into new buildings on Queensway and the site is redeveloped with the adjoining car wash site for a scheme of terraced houses fronting the two roads and around a rear courtyard.

A new multi-storey car park is built either as part of the redevelopment of the Brunel Centre or on the current car park site off Albert Street, with a new terrace of two and three storey townhouses on the western side of Albert Street

At the other end of Queensway, some industrial land fronting on to Bull Lane is redeveloped for new mews cottages

# Policy Ideas



## **FENNY STRATFORD (BFS4)**

Fenny Stratford has been changing for a number of years as older industrial land has been redeveloped for new homes, like Durrans Court and Milward Drive. Although some employment land currently has protection in the Milton Keynes Local Plan from loss to other uses, more proposals are coming forward and will continue to with pressures to develop housing in Milton Keynes. There are similar sites across Fenny that may come forward in the coming years so the neighbourhood plan is an opportunity to plan for and co-ordinate development. At the heart of Fenny, Aylesbury Street is its commercial hub. It is a busy space with a healthy mix of pubs, cafes, restaurants, takeaways and shops. It is also busy with cars travelling between Bletchley and the A5 and serving local needs but there are plans to improve its public realm.

The policy idea is to identify a number of industrial and car parking sites with the potential for a coordinated programme of redevelopment:

Redeveloping older industrial land at the back of Wharfside and on Aylesbury Street for mix of commercial/business, residential and 'livework' units to connect Aylesbury Street to the canal and to Walnut Drive with a new pedestrian link to encourage those walking from Eaton Leys to enjoy Aylesbury Street

Redeveloping industrial land behind Watling Street and Simpson Road for a comprehensive scheme delivering new homes to form a new frontage to the canal

Redeveloping industrial land at Watling Terrace for a comprehensive scheme delivering new homes to form a new frontage to the road

Redeveloping industrial and car parking land at the back of George Street, Denmark Street and Aylesbury Street with new two storey terraced homes with some replacement public parking provided as part the Aylesbury Street public realm scheme

Redeveloping commercial land at 16-26 Tavistock Street for a new terraced housing scheme to fit in with the character of that part of the street

Developing the vacant plot at the corner of Staple Hall Road and Watling Street (which is prominent at the entrance to Fenny) for landmark residential building



# Policy Ideas



## **AYLESBURY STREET (BFS5)**

The street has a low vacancy rate and has evolved over the last few years to switch from retail to other commercial and cultural uses. Passing trade is important to some and the road is busy with local and other traffic.

It does not compete head on with Queensway as it meets Fenny needs. Improving the public realm and arrangement of on-street parking will help bolster its future success, especially if there are more homes built nearby and if it is better connected to walking from the surrounding area.

The policy idea is to encourage more investment in Aylesbury Street by property owners by encouraging the retention of their ground floors in active commercial use and by discouraging changes of use on the main road frontage to residential uses



# Policy Ideas



## **CANALSIDE (BFS6)**

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In recent years developers have looked to take advantage of land lying next to canals and Fenny Stratford has examples at Milward Drive and Brick Fields. The Grand Union Canal through Fenny has the potential to see more development along its length and another policy idea of the plan is to see it designated as a heritage asset in its own right. The scale, orientation and appearance of buildings next to canals is important if their special character is to be enhanced by development.

The policy idea is to define some essential design characteristics of the Canal through Fenny to create a simple design code that all development schemes that lie next to it should comply with.





# Policy Ideas



## **NEWTON LEYS (BFS7)**

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The new settlement of Newton Leys will shortly be completed. It includes a number of community and commercial uses and public open spaces that should play an important part in it being a sustainable community, although separated from the rest of Bletchley by the railway and Blue Lagoon LNR.

The policy idea is to encourage the development of any additional community facilities and service uses to bolster the success of that community.





# Policy Ideas



## **AREAS OF SPECIAL CHARACTER (BFS8)**

The neighbourhood area contains no designated Conservation Areas and few Listed Buildings but parts of the area are steeped in local history and are subtle reminders of its past before the major expansion of Bletchley and Milton Keynes in the Twentieth Century.

The policy idea is to identify 'areas of special character' that cannot have the same planning status as Conservation Areas but will raise the awareness of developers that there is local character in some locations that should be given proper attention in the design of their proposals.

For each 'area' the policy will have to describe the essential features of that local character present.

Those 'areas' are:

High Street (Watling Street), Fenny - Mags Mags

Church Street/George Street, Fenny - Mags,

Victoria Road, Fenny - Mags

Napier Street/Western Road/Tavistock Street, Fenny - Mags,

Mill Road, Water Eaton - John Best,

Brooklands Road/Windsor Street/Water Eaton Road, Bletchley - Patrick,

# Policy Ideas



## **LOCAL HERITAGE ASSETS (BFS9)**

Although there are few Listed Buildings in the area, there are other buildings that have local heritage interest because of their architecture or historic connections. Identifying them will raise the awareness of developers that a building has some local heritage interest that should be given proper attention in the design of their proposals. For each building (or structure) the policy will have to describe the essential features of that local interest.

At present, those buildings are:

Former Bridge Inn, 12-14 Watling Street

Sculpture, Milward Drive

Canal bridge over Watling Street

Former Town Hall (now City Heating Co), Watling Street

Former Chapel (now Tecton Art Gallery), 44 Church Street

7 Manor Road

Former Police Station and Courthouse, Simpson Road

Fenny Fish Bar, Aylesbury Street

Former Fire Station, 38a Church Street

Bletchley Conservative Club, Queensway

Former Fenny Stratford Boarding School, Queensway

Knowles Primary School, Queensway

Queensway Methodist Church, Queensway

St Thomas Aquinas and All Saints Catholic Church,

Sycamore Avenue

Bletchley Masonic Centre, Victoria Road

19 Leon Avenue

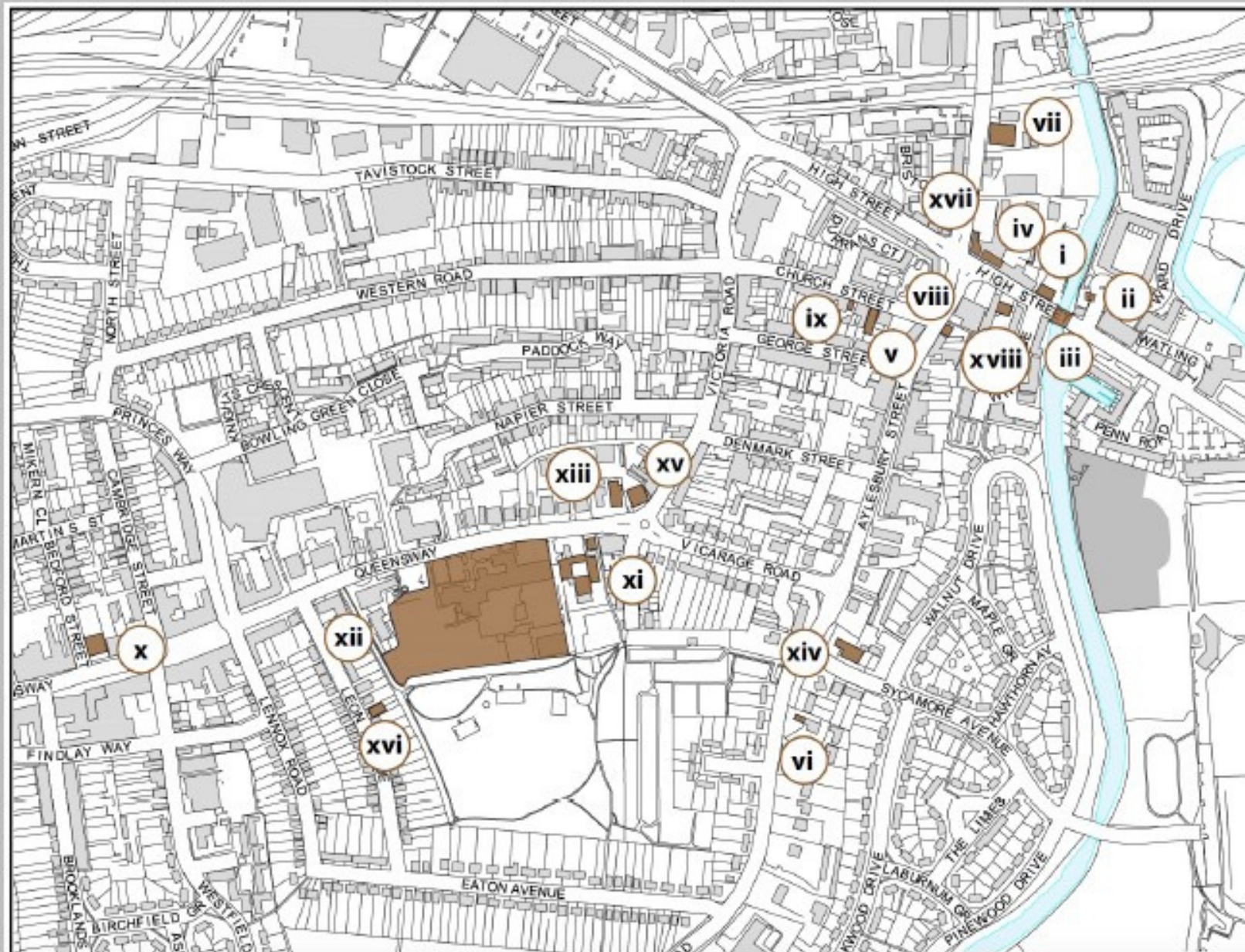
The Swan Inn, Watling Street

15 Watling Street

# Policy Ideas



## LOCAL HERITAGE ASSETS (BFS9)



**Bletchley and Fenny Stratford  
Neighbourhood Plan  
Local Heritage Assets Map (Inset)  
January 2024**

- Neighbourhood Area
- Built-Out Developments
- Local Heritage Assets

- i. Former Bridge Inn, 12-14 Watling Street
- ii. Sculpture, Millward Drive
- iii. Canal bridge over Watling Street
- iv. Former Town Hall (now City Heating Co), Watling Street
- v. Former Chapel (now Tecton Art Gallery), 44 Church Street
- vi. 7 Manor Road
- vii. Former Police Station and Courthouse, Simpson Road
- viii. Fenny Fish Bar, Aylesbury Street
- ix. Former Fire Station, 38a Church Street
- x. Bletchley Conservative Club, Queensway
- xi. Former Fenny Stratford Boarding School, Queensway
- xii. Knowles Primary School, Queensway
- xiii. Queensway Methodist Church, Queensway
- xiv. St Thomas Aquinas and All Saints Catholic Church, Sycamore Avenue
- xv. Bletchley Masonic Centre, Victoria Road
- xvi. 19 Leon Avenue
- xvii. The Swan Inn, Watling Street
- xviii. 15 Watling Street



# Policy Ideas

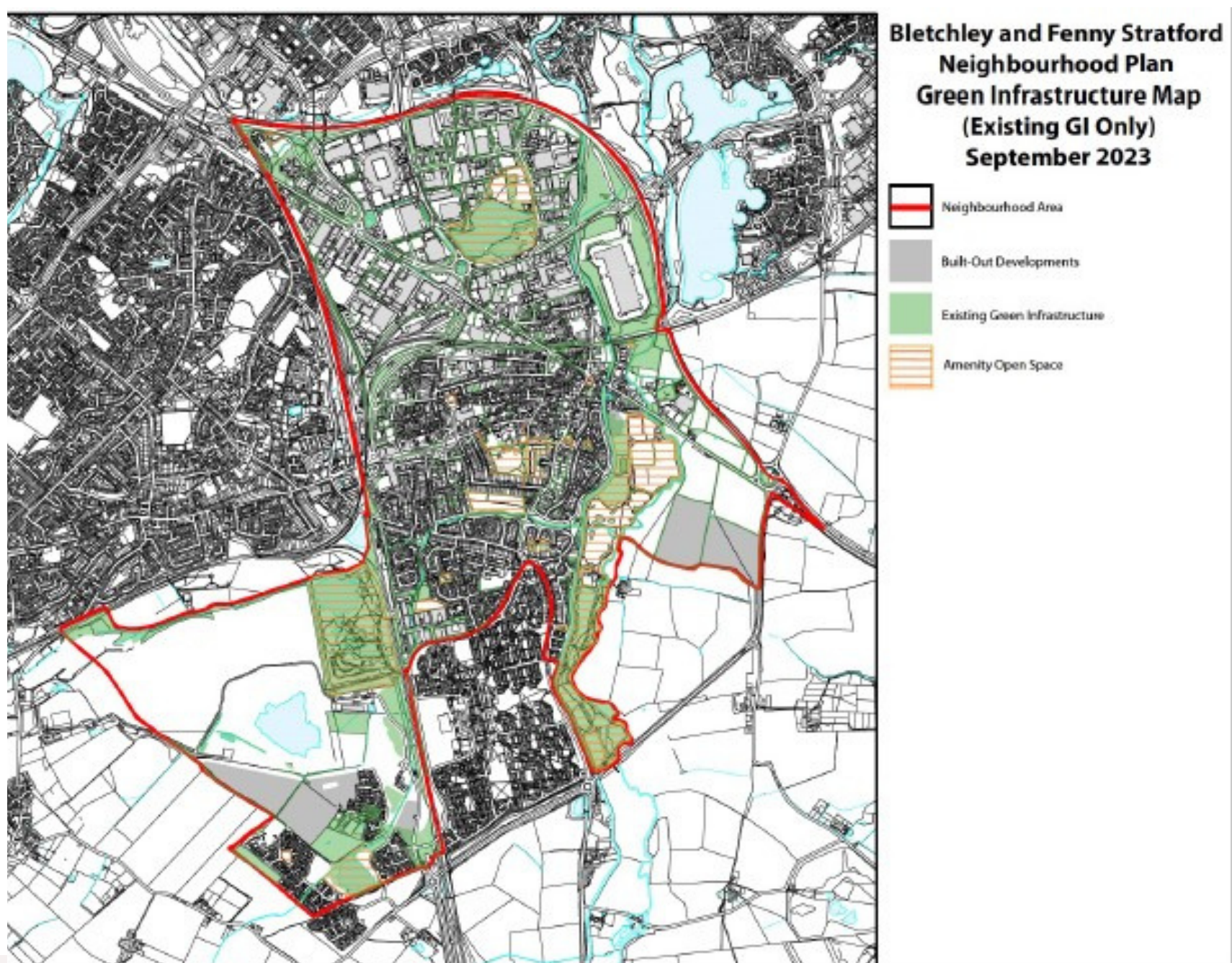


## **GREEN INFRASTRUCTURE NETWORK (BFS10)**

Green infrastructure is a term that covers a wide range of natural, ecological and recreational features, including parks, woodlands, water bodies, hedgerows, mature trees, lines of street trees, allotments etc that combine to create habitat networks.

In urban areas like Bletchley and Fenny they enable those networks to extend from the surrounding countryside into quite densely built-up areas, where open spaces and ecological value is more difficult to come by. All those features have been mapped to show not just where they are but also to point to where the network may be improved to be better connected if land is developed or redeveloped.

The policy idea is to protect the existing green infrastructure from harmful development and to encourage its improvement and better connectivity.



# Policy Ideas



## **LOCAL GREEN SPACES (BFS11)**

The green infrastructure network will include some land that may qualify as a Local Green Space. These spaces are particularly special and cherished by the local community for a combination of their public access, tranquillity and recreational value. They would be especially missed if they were to be lost to development.

The policy idea is to designate Local Green Spaces in the area, but for each space we will need to describe why it is special. At present, those spaces are:

Community Orchard

Playpark, Saffron Gardens

Bletchley Rugby & Cricket Club

and MK Irish Football Club

Pinewood Drive Community Allotment

Brook between Larch Grove and Pinewood Drive

Leon Recreation Ground

Manor Road Cemetery

Play park, off Milward Drive

Woodland patch, corner of Watling Street & Belvedere Lane

Grass verge west side of canal

Land to the south-east of entrance to Bletchley Rugby Club

Manor Fields allotments

Orchardside allotments

Celina Close Children's Play Area

Mount Farm Park

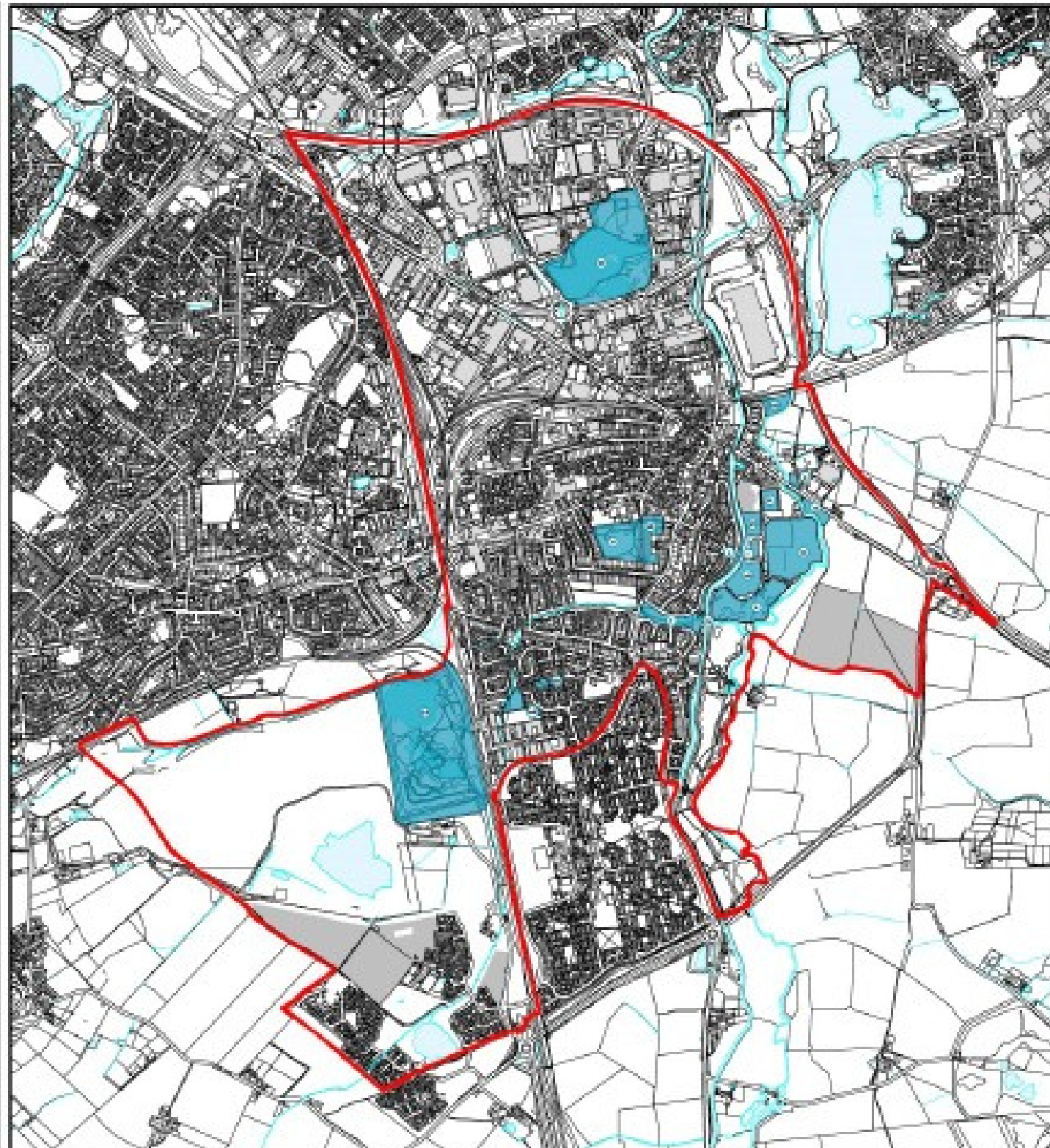
Please note Newton Leys Allotments are just outside the Bletchley boundary so have not been included.



# Policy Ideas



## **LOCAL GREEN SPACES (BFS11)**



### **Bletchley and Fenny Stratford Neighbourhood Plan Local Green Spaces Map September 2023**

-  Neighbourhood Area
-  Built-Out Developments
-  Local Green Spaces

- i. Community Orchard
- ii. Pluggank, Saffron Gardens
- iii. Bletchley Rugby and Cricket Club and MK Irish Football Club
- iv. Community Allotment
- v. Brook between Larch Grove and Pinewood Drive
- vi. Leam Recreation Ground
- vii. Manor Road Cemetery
- viii. Play park, off Millwood Drive
- ix. Woodland patch, corner of Waring Street and Belvedere Lane
- x. Grass verge west side of canal
- xi. Land to the south east of entrance to Bletchley Rugby Club
- xii. Manor Fields allotments
- xiii. Orchardside allotments
- xiv. Catina Close Children's Play Area
- xv. Mount Farm Park
- xvi. Blue Lagoon Nature Reserve
- xvii. The Bakinging Lake

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# Policy Ideas

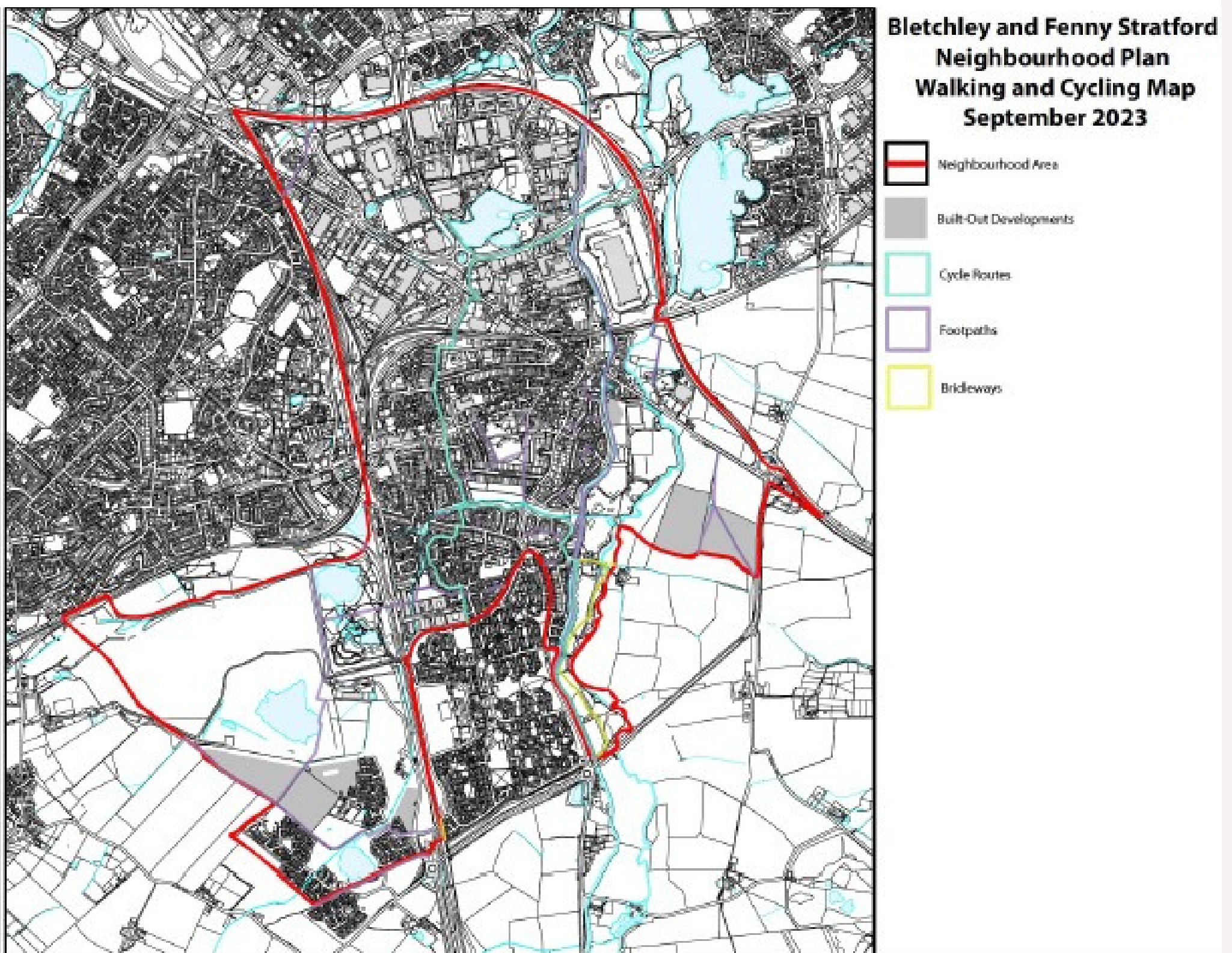


## WALKING AND CYCLING (BFS12)

The Milton Keynes Local Walking & Cycling Infrastructure Plan has identified and mapped a network of active travel routes for walking and cycling through the area.

Its aim is to make sure these routes are protected and improved to encourage more walking and cycling in the future.

The policy idea is to use the status of the plan to draw to the attention of developers where this network is so that they can take it into account in designing their proposals, and especially how their schemes are accessed if they are located next to the network.





## **WHAT DO YOU THINK?**

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Your views are incredibly important and we need your comments and feedback to all of these policy ideas before we progress the plan to the next stage.

Please come along to any of the events to give your feedback. You can also scan the QR code or view these policies online to give us your thoughts by visiting:  
<https://forms.office.com/e/2EYszjXd9B>



## **NEXT STEPS?**

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1. Review informal community engagement on policy ideas
2. Policy drafting & plan document production
3. Statutory consultation on draft plan
4. Finalising plan for submission
5. Examination and referendum

