

OLNEY NEIGHBOURHOOD PLAN

2016 to 2031



May 2017

This is the Neighbourhood Plan for Olney which, if adopted by the residents in the referendum, will provide the framework for all planning decisions for the town until 2031.

It has been prepared by a Steering Group working on behalf of Olney Town Council with support and a significant contribution from our Town Clerk, Mr Liam Costello.

The Plan has been based on all the information from extensive consultation, including three town wide questionnaires and several drop-in sessions. There has been both formal and informal consultation with Milton Keynes Council, and formal consultations with the statutory consultees such as Natural England and Anglian Water. Meetings have been held with all the relevant landowners or their agents.

We have written the Olney Neighbourhood Plan to match the views of the residents of Olney and we recommend its adoption to you.

Councillor Joe Stacey

Chairman of the Neighbourhood Plan Steering Group

January 2017

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GLOSSARY OF TERMS

There are technical aspects to planning which may present challenges for those unfamiliar with the planning system. The table below is a simplified explanation of the key terms in the Document. A comprehensive glossary of planning terms can be found in Annex 2 of the National Planning Policy Framework (NPPF) <http://planningguidance.planningportal.gov.uk/>

Term	Definition
Affordable housing	Social rented, Affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
Core Strategy	The Milton Keynes Council Core Strategy was adopted in July 2013. It will guide the future development of the Borough and contains strategic policies and sets the framework for future detailed policies and Neighbourhood Plans.
Local Plan	This was the main planning policy document for the Borough until replaced by the Core Strategy. It contains strategic policies, detailed policies to guide the location and nature of development and policies and proposals for specific sites.
Plan:MK	Plan:MK will be the new Local Plan for Milton Keynes which, once adopted, will determine how much new development is needed and where it should go, and includes detailed policies that will be used when making decisions on planning applications.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not Affordable rented housing.
NPPF	National Planning Policy Framework is a document setting out the national government's main policies on planning.
Section 106	Section 106 agreements, are legally enforceable planning obligations entered into under the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal, typically requiring developers to make financial contributions, or provide community infrastructure.
Settlement Boundary	The dividing line, or boundary, between areas of built/urban development (the settlement), and non-urban or rural development – the open countryside.

1. INTRODUCTION

- 1.1. Olney is a market town of about 7,600 inhabitants situated in the north of Buckinghamshire. With the river Great Ouse defining the southern and eastern boundaries of the parish, the historic conservation area of the town runs north from the river and includes the mediaeval church, the market place and the High Street, which is lined with a number of listed buildings.
- 1.2. Most of the newer development is on the north and west of the town. There is an industrial estate to the north and most of the retail outlets are centred on the market place and the adjacent courtyards. The town is served by three schools and a number of churches. There are extensive sports facilities on the playing fields that stretch from the built up area to the river on the east. A doctor's surgery and a library are located in a central position. Olney acts as a service centre for the adjacent villages in that it provides a range of retail outlets, services and eating places.
- 1.3. Milton Keynes Council (MKC) is the unitary authority. Olney Town Council (OTC) consists of 15 councillors headed by the town Mayor. The town is administered by the Town Clerk and Assistant Town Clerk and there is a three-person grounds maintenance team. The Council is responsible *inter alia* for maintaining all playing fields, road verges, green areas and flowerbeds. It runs weekly and monthly markets, and well supported annual events. It manages 150 allotments, a cemetery and the Olney Centre, the latter serving as the council's administrative base as well as a venue for local groups' activities.
- 1.4. There are six committees each with delegated powers: they are the Finance, Recreation and Services, Olney Centre Management, Planning, Personnel and the Dickens of a Christmas. The Neighbourhood Plan Steering Group also has delegated powers. The annual turnover controlled by the Council is in excess of £300,000 per annum.
- 1.5. Under the Localism Act 2011, parishes and communities were given the legal right to prepare a Neighbourhood Plan that regulates development in their own area. In the autumn of 2013 OTC decided to prepare a Neighbourhood Plan for the town which, when passed by a referendum of the citizens of Olney, would define the future development of the historic town. A Neighbourhood Plan Steering Group was set up consisting of five town councillors and five community members who were active in the community. It now consists of six councillors and seven community members who between them have a wide range of relevant expertise and knowledge.
- 1.6. An application was made to MKC to define the Neighbourhood Area as all the land within the Parish boundary. This was agreed, as was the proposal that OTC was the appropriate body to prepare the Plan^{SE1}.

- 1.7. The first action of the Steering Group was to issue a questionnaire^{SE2} to every Olney household. The subjects covered were housing, commercial development, employment, the town centre, parking, open spaces, health and education, people and other issues. As well as the yes/no type questions each category had an item inviting comments to ensure that all views and concerns could be expressed. In the month after the questionnaire was issued two drop-in consultation sessions were held at the Olney Centre so that residents could discuss the matters raised in the questionnaire with members of the Steering Group. There were 640 replies to the questionnaire and they contained 5,209 comments^{SE3}.
- 1.8. As the subject of housing was so important, early in 2015, the Steering Group commissioned an independent consultant, Community Impact Bucks, to carry out a Housing Needs Analysis^{SE4}. The same organisation prepared a document summarising the results of the whole questionnaire^{SE5}.
- 1.9. During the plan's preparation, the Steering Group published progress articles in Phonebox, a monthly magazine delivered to every household in Olney and surrounding areas^{SE6}.
- 1.10. As the numbers and locations of housing and the safeguarding of employment sites were such key issues, and there were indications of proposals being prepared by developers, a Site Allocations Consultation document^{SE7} was issued to all Olney households in August 2015. It contained proposals for housing numbers and the preferred location of sites based on the responses to the earlier questionnaire. A drop-in session was held during the consultation period. The results of the responses to the Site Allocations Consultation document are included in the Site Selection Report^{SE8}.
- 1.11. Discussions have been held with the owners of all the possible development sites or their representatives. A record of all meetings held during the preparation of the Neighbourhood Plan is in the Supporting Evidence^{SE9}.
- 1.12. The Neighbourhood Plan has been written to be in general conformity with the strategic policies contained in the MKC's Core Strategy^{SE10}, and any saved policies from its predecessor Local Plan^{SE11} where relevant.
- 1.13. It also recognises that MKC is working on Plan:MK as a successor to the Core Strategy. These three documents and their policies are drawn up in accordance with the National Planning Policy Framework.

1.14. The relevant strategic policies from the Core Strategy are:

CS1	Milton Keynes Development Strategy.
CS2	Housing Land Supply.
CS3	Employment Land Supply.
CS4	Retail and Leisure Development.
CS9	Strategy for the Rural Area.
CS10	Housing.
CS12	Developing Successful Neighbourhoods.
CS13	Ensuring High Quality, Well Designed Places.
CS16	Supporting Small Businesses.
CS17	Improving Access to Local Services and Facilities.
CS19	The Historic and Natural Environment.
CS21	Delivering Infrastructure.

1.15. The relevant saved policies from the 2005 Local Plan are:

HE1	Protection of archaeological sites.
HE2	Buildings of special architectural or historic interest (listed buildings)
HE3	Demolition of a listed building.
HE4	Extension or alteration of a listed building.
HE5	Development affecting the setting of a listed building.
HE6	Conservations areas.
TC1	Olney Town Centre.
TC2	Olney Town Centre.
S10	Open countryside
S11	Areas of attractive landscape
NE1	Nature conservation sites
NE4	Conserving and enhancing landscape character
OY4	Land of Austen Avenue
E6	New buildings for employment uses in the open countryside
H4	Affordable housing: target and site thresholds
H5	H5 Affordable housing: site and market conditions
H7	Housing on unidentified sites
H8	Housing density
L2	Protection of public open space and existing facilities

2. BASIC CONDITIONS

- 2.1. The Olney Neighbourhood Plan complies with the following basic conditions in that:
- 2.2. It is in general conformity with the strategic development plan policies and the National Planning Policy Framework.
- 2.3. It contributes to sustainable development by:
 - Safeguarding the existing employment site and making provision for increased local employment.
 - Providing for new housing and Affordable housing and a good mix of housing types and sizes.
 - Safeguarding a site for a Health Centre.
 - Safeguarding a site for community use.
 - Protecting and seeking to enhance, public open spaces.
 - Endorsing all the existing policies on the town centre and conservation area which relate to preservation and enhancement.
- 2.4. It is compatible with European Union obligations.

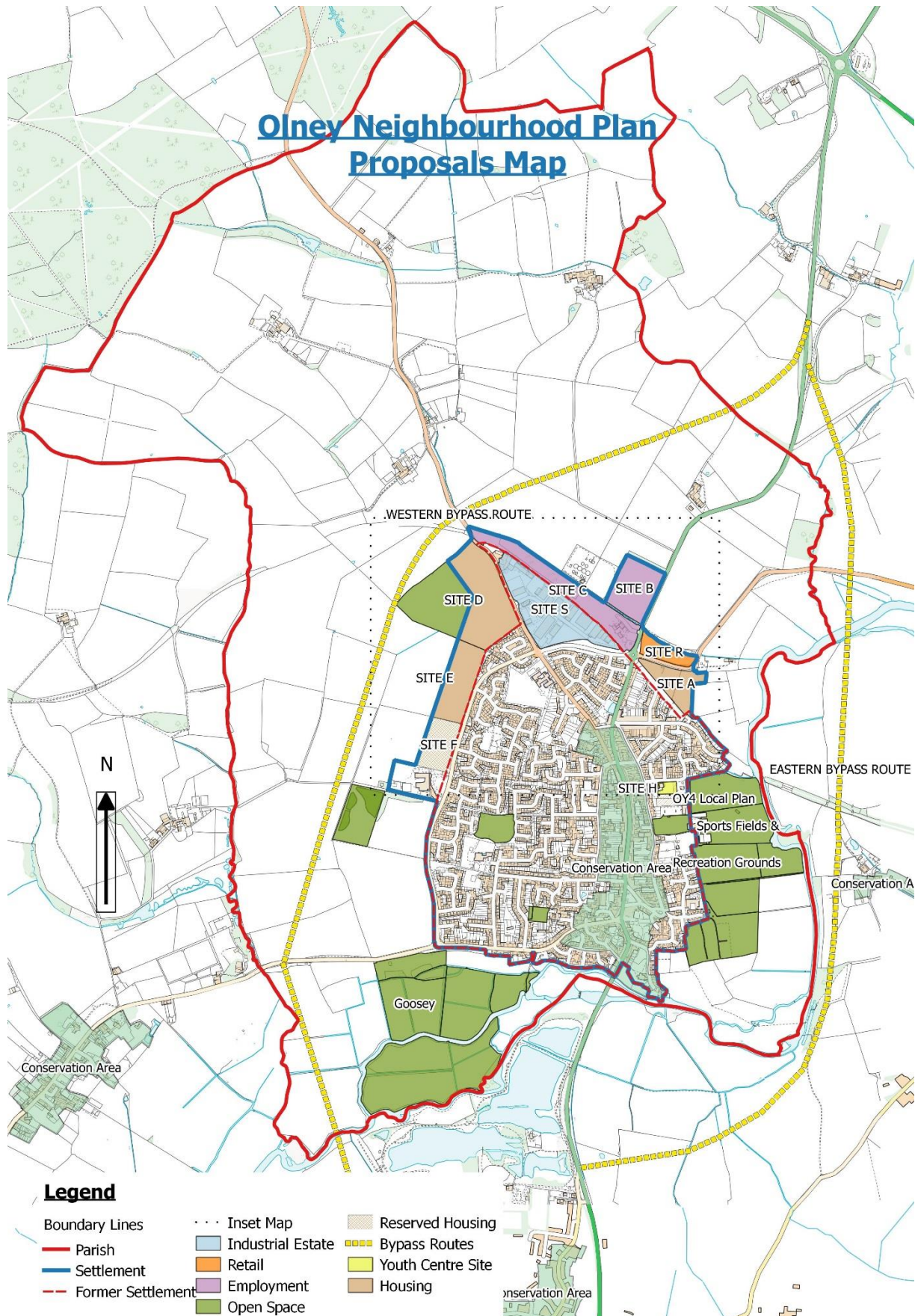
3. VISION STATEMENT

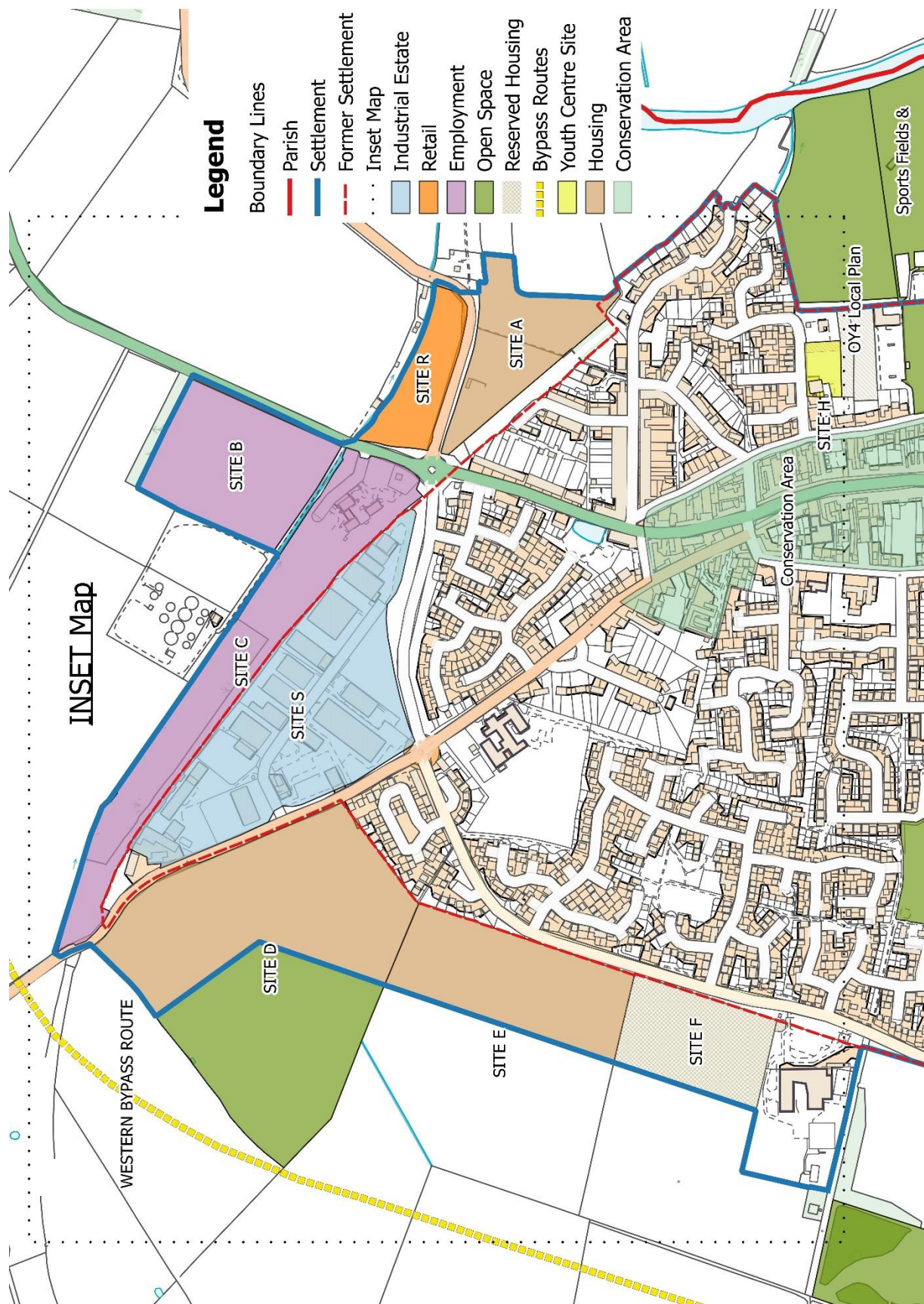
- 3.1. To maintain Olney as a thriving, dynamic and historic town, preserving where necessary, and improving where possible. To manage change in order to maximise the advantages and minimise the problems.

4. PLAN OBJECTIVES

- 4.1. The Plan, when approved in a referendum, will control development until 2031. However, it is reasonable to assume that the population of the town will continue to grow after that date with the proposed development being mostly to the north and west of the present built-up area.
- 4.2. With that in mind, the objectives of the Olney Neighbourhood Plan are:
 1. To ensure that all new housing meets both the Milton Keynes Council (MKC) Core Strategy and Local Plan requirement, and also the requirements of the people of Olney.
 2. To ensure that there is sufficient land available to meet future health and community needs.
 3. To ensure that there is sufficient land available to meet future educational needs.
 4. To allocate land for employment use and safeguard the existing Stilebrook Road Industrial Estate.
 5. To allocate land for retail use.
 6. To protect and enhance the character, appearance, vitality, viability and significance of the historic town centre, conservation area, and other heritage assets in town.
 7. To protect, enhance and provide additional open spaces, community facilities and sports and recreation facilities, both within the town, as part of the new development proposals and between the town and the River Ouse.
 8. To improve parking, accessibility, pedestrian, and cycling routes throughout the town.
 9. To reduce traffic problems.
 10. To use funds arising from developer contributions for improvements to community facilities and infrastructure.
- 4.3. The Proposals Map is shown on page 10. It details the new settlement boundary and identifies the sites allocated and safeguarded for new housing, employment, health and retail development. The Proposals Map also identifies land that is safeguarded from development, such as the green spaces and recreational areas and employment land to be protected from redevelopment for other uses, and shows the conservation area.

5. PROPOSALS MAP





6. OBJECTIVE 1

TO ENSURE THAT ALL NEW HOUSING MEETS THE MILTON KEYNES COUNCIL CORE STRATEGY REQUIREMENT FOR OLNEY

6.1. **BACKGROUND:**

- 6.1.1. The methodology used to determine the number of new homes and their location followed the guidelines in the *Neighbourhood Plans Roadmap Guide* issued by Locality and was broadly consistent with that set out in Planning Practice Guidance – *Housing and Economic Development Needs Assessment*.
- 6.1.2. The work was done taking into account the overall housing requirements of MKC with Olney taking its “fair share” of the rural allocation.
- 6.1.3. During the Public Examination of MKC’s Core Strategy in July 2012 the Inspector highlighted concerns regarding the need for the short term supply of housing land. The rural targets needed to be achieved to provide some flexibility and contingency to the urban land supply.
- 6.1.4. MKC immediately started work on Plan:MK which covered the period to 2031 and made a commitment in the Core Strategy that new allocations would be considered during that process.

6.2. **HOUSING NUMBERS:**

- 6.2.1. The first task in deciding the number of homes that would be proposed in the Neighbourhood Plan was to determine the number of dwellings that MKC would require Olney to deliver as its ‘fair share’ of the rural allocation, as set out in the Core Strategy which covers the period to 2026.
- 6.2.2. The Key Settlements in the rural area are Woburn Sands, Newport Pagnell and Olney. MKC’s initial advice^{SE12} was to plan for a housing target of 325 – 350 homes which would not only meet the Core Strategy requirement but also pre-empt the need for the additional housing up to 2031 which is likely to be required through Plan MK.
- 6.2.3. Thus, the questionnaire issued to the public in the autumn of 2014 stated that Olney had to identify sites for 325-350 additional dwellings, and that the figure was non-negotiable.
- 6.2.4. However, in early 2015 it was learned that Newport Pagnell was, largely by developing the 1,200 home Tickford Farm sites, proposing to provide far more housing than their ‘fair share’ of the rural total and that would more than meet the whole of the rural housing need set out in the Core Strategy.

- 6.2.5. MKC's comment^{SE13} on these changed conditions was that there was great uncertainty about the timing and other aspects of Newport Pagnell's large development. They said that in that context it was difficult to give an exact figure to go into Olney's plan but a figure of 200-250 was likely to be acceptable. They also pointed out that it was up to the Steering Group to decide how many homes to plan for.
- 6.2.6. In the Steering Group's Site Allocations Plan Consultation Document, issued to every Olney household in August 2015, it was explained that the results of the questionnaire showed that there was a strong demand for small and Affordable homes for young people and downsizers. This demand for Affordable homes could only be met if there were a larger number of homes built for sale on the open market.
- 6.2.7. The Steering Group's recommendation in that document was that sites be allocated to provide a total of 300 dwellings up to the end of the plan period in 2031, with 90 of these being dwellings and the remainder being sold on the open market.
- 6.2.8. In the Site Selection Report^{SE8} it can be seen that in response to the question in the Consultation Document 'Do you support the proposal for an additional 300 dwellings?' 190 responders said 'Yes' and 92 said 'No'.

POLICY ONP1 – HOUSING NUMBERS

To meet the MKC Core Strategy Housing requirements up to the end of the Neighbourhood Plan period in 2031, and achieve a sustainable form of development, the Neighbourhood Plan allocates a total of 300 new dwellings across three preferred greenfield release sites as planned residential-led extensions to the town and settlement boundary. All sites will deliver 30% Affordable dwellings in order to create sustainable communities.

6.3. HOUSING LOCATION:

- 6.3.1. In assessing the various site proposals, the Neighbourhood Plan Steering Group has actively engaged with the landowners and developers of each site to test that the proposed site allocations, policy themes, and issues raised during the consultation with residents have been addressed.
- 6.3.2. In September 2014 MKC published a *Site Allocations Plan – Issues and Options Consultation*^{SE14} which showed all the sites in Olney where landowners had registered an interest in development. The Steering Group met with all the landowners or their agents to listen to their aspirations for the sites.

- 6.3.3. This *Site Allocations Plan – Issues and Options Consultation* gave summaries of both site opportunities and constraints, and of initial sustainability appraisal findings. Whilst there were issues of location, wildlife and visual impact on some of the sites there were no factors on any of the sites that would either preclude development or be highly costly to deal with.
- 6.3.4. The Steering Group carried out its own desktop assessment of the sites in respect of access, proximity to schools, doctors, town centre, recreation space, impact from sewage works and the impact on landscape. The full Site Assessment can be found in the Supporting Evidence ref^{SE15}.
- 6.3.5. As 1,211 dwellings could, in theory, be built if all seven of the sites were developed for housing, the residents of Olney were asked in the questionnaire where they thought the new housing should be located, and also where they preferred to locate industrial and commercial development.
- 6.3.6. The questionnaire analysis and the community survey analysis showed that the three most favoured sites for housing were D, E and A in that order.
- 6.3.7. The Steering Group published for consultation a *Site Allocations Plan – Consultation* document^{SE7}. Respondents were given the choice of two options:
- 6.4. **Option 1** - This was the part allocation of Sites D & E for a phased development of up to 300 homes (including 30% affordable), open space and children's play area.



- 6.5. **Option 2** - This was the part allocation of Sites D & E, as in Option 1, but for a smaller development of up to 250 dwellings (including 30% Affordable homes), open space, children's play area.

The remainder of the 300 homes requirement will be delivered by a 50 dwelling development on Site A (including 30% Affordable homes).



- 6.6. The findings from the consultation were published in December 2015 in The Olney Neighbourhood Plan - Site Selections Report^{SE8}. From the Site Selections Report it can be seen that 36.92% of respondents supported Option 1, 42.65% Option 2 and 20.43% wanted neither.
- 6.7. The site immediately to the north of Site A has been allocated in the Neighbourhood Plan for retail use. This means that the new settlement boundary now forms the north and east boundaries of that site. The sensible extension of that boundary runs due south to encompass Site A within the new settlement boundary.

POLICY ONP2 – HOUSING LOCATION

The following sites are allocated for new residential development and are identified on the Proposals Map:

- Site A south of the Lavendon Road (B565).
- Site D west of Yardley Road (B538).
- Site E west of Aspreys.

Site F west of Aspreys (adjacent to Ousedale Academy) is to be “safeguarded” as a part of a Strategic Reserve should Sites A, D and E not come forward within the Plan period up to 2031 and deliver the required 300 new dwellings.

Any planning application for new housing development outside the revised settlement boundary, as defined on the Proposals Map, will be classified as development in the open countryside and will be refused.

All developments within 400m of the Olney Water Recycling Centre (WRC) will be required to prepare a detailed Odour Assessment to demonstrate that the site can be developed without having an adverse impact on future occupants of any premises.

All developments will be required to liaise with Anglian Water about the capacity of existing clean water and foul water networks.

POLICY ONP3 – SITE A

The boundary of Site A will be as shown on the proposals map.

The development will contain approximately 50 dwellings and the following conditions shall apply:

- 30% of the dwellings will be affordable.
- The housing density will be approximately 35 dwellings per hectare.
- The site will be brought forward in a comprehensively masterplanned approach to ensure the delivery of essential on site and off site infrastructure.
- The housing mix (in terms of size and tenure) should deliver a mixed and balanced community to meet the housing needs of Olney residents and be in accordance with Policies ONP6 (Affordable Housing) and ONP7 (Housing Type and Design).
- Parking provision shall be in accordance with Milton Keynes Council adopted parking standards.
- The development will provide on-site a Neighbourhood Play Area including a Locally Equipped Area for Play (LEAP) and an additional fenced Play Area for toddlers.
- The development shall preserve and enhance existing trees and hedges on site.
- The development will be required to make financial contributions towards any infrastructure and amenity improvements in the town as required to make the development acceptable in planning terms, is directly linked to the development and is fair and reasonably related in scale and kind to the development.

The following supporting information will be required as part of any planning application as a minimum, with the final scheme and level of supporting information agreed with MKC:

- A Flood Risk Assessment and Sustainable Urban Drainage Strategy will be required which will detail a comprehensive approach to the management of surface and ground water management on site to include, balancing ponds, swales and other sustainable drainage measures.
- A Transport Assessment and Residential Travel Plan will be required to demonstrate safe access and egress from the site to ensure highway safety. In addition, the Transport Assessment will be required to demonstrate the traffic impact on the surrounding highway network together with proposals for sustainable transport linkages to bus routes, the pedestrian footway network and cycle routes to connect to existing and new networks. These dedicated pedestrian and cycle routes will connect to existing routes in the town but also provide links to the schools, open spaces, play areas, adjoining neighbourhoods, employment areas and the town centre.
- A Landscape and Visual Impact Assessment will be required to demonstrate the potential effect and landscape impact on the Ouse Valley Landscape Character Area.
- Proposals must be informed by the findings of a program of archaeological investigation undertaken according to a written scheme of investigation as agreed by the council's archaeological adviser. Development proposals must demonstrate the archaeological remains of national importance will be remained preserved in situ. Loss of remains of less than national importance will only be considered acceptable where it is necessary to deliver public benefits that could not otherwise be delivered and that outweigh the value of the heritage assets lost. In such cases, it must be demonstrated that the layout and design of development has sought to minimise the loss of archaeological remains. Where it is felt that the merits of development justify the loss of archaeological remains that are identified as present, a suitable program of recording and publication of those remains will be required.

6.8. As the 250 dwellings planned for Sites D and E form a large and important development the Steering Group has welcomed the submission of more detailed proposals put forward by the owner's agents, and as amended following discussions. The number of homes in the Neighbourhood Plan for these two sites remains unchanged at up to 250 but the density of housing has been reduced thus taking up more of the total area. In addition, substantial areas have been allocated to planted shelter belts, a 4.0 hectare area of open space has been designated for public open space and green infrastructure, 0.25 hectares has been reserved for community facilities and the balance of Site E has been safeguarded as a strategic reserve. An indicative masterplan^{SE20} of the agreed layout is included in the Supporting Evidence.

POLICY ONP4 – SITES D AND E AND ASSOCIATED OFF-SITE GREEN INFRASTRUCTURE

The boundary of sites D and E will be as shown on the proposals map.

The development will be brought forward in accordance with a comprehensive masterplan covering both sites to ensure the delivery of essential onsite and offsite infrastructure and will contain approximately 250 dwellings and the following conditions shall apply:

- 30% of the dwellings across the combined area of sites D and E will be Affordable
- The net housing density will be approximately 35 dwellings per hectare. The final masterplan will be determined in accordance with detailed design and landscape considerations.
- On the western side of Site D as shown on the proposals map, the development will provide a minimum of 4 hectares of land to provide new public open space and land for green infrastructure serving this part of the town. It will be delivered in stages to meet the Local Plan policy requirements for open space as well as integrating landscape and ecological mitigation in a comprehensive way. It will contain an area of 0.25 Hectare to be reserved for community use and delivered in conjunction with Sites D and E.
- The housing mix (in terms of size and tenure) should deliver a mixed and balanced community to meet the housing needs of Olney residents and be in accordance with Policies ONP6 (Affordable Housing) and ONP7 (Housing Type and Design).
- Parking provision shall be in accordance with Milton Keynes Council adopted parking standards.
- The development will provide on-site a Neighbourhood Play Area including a Locally Equipped Area for Play (LEAP) and an additional fenced Play Area for toddlers.
- The development shall preserve and enhance existing trees and hedges on site and provide a Wildlife Area to make a positive net gain to bio-diversity. Within the allocated area a central area of local open space shall be provided which directly links to the off-site strategic open space. In addition, a 30m wide shelter belt of indigenous trees will be planted adjacent to the reserved route for a possible future by-pass. This will be required to be planted before first occupation.
- The development will be required to make financial contributions towards any infrastructure and amenity improvements in the town as required to make the development acceptable in planning terms, is directly related to the

development and is fair and reasonably related in scale and kind to the development

The following supporting information will be required as part of any planning application as a minimum, with the final scheme and level of supporting information agreed with MKC:

- A Flood Risk Assessment and Sustainable Urban Drainage Strategy will be required which will detail a comprehensive approach to the management of surface and ground water management on site to include, balancing ponds, swales and other sustainable drainage measures.
- A Transport Assessment and Residential Travel Plan will be required to demonstrate safe access and egress from the site to ensure highway safety. In addition, the Transport Assessment will be required to demonstrate the traffic impact on the surrounding highway network together with proposals for sustainable transport linkages to bus routes, the pedestrian footway network and cycle routes to connect to existing and new networks. These dedicated pedestrian and cycle routes will connect to existing routes in the town but also provide links to the schools, open spaces, play areas, adjoining neighbourhoods, employment areas and the town centre.
- A Landscape and Visual Impact Assessment will be required to demonstrate the potential effect and landscape impact on the Ouse Valley Landscape Character Area.
- Proposals must be informed by the findings of a program of archaeological investigation undertaken according to a written scheme of investigation as agreed by the council's archaeological adviser. Development proposals must demonstrate the archaeological remains of national importance will be remained preserved in situ. Loss of remains of less than national importance will only be considered acceptable where it is necessary to deliver public benefits that could not otherwise be delivered and that outweigh the value of the heritage assets lost. In such cases, it must be demonstrated that the layout and design of development has sought to minimise the loss of archaeological remains. Where it is felt that the merits of development justify the loss of archaeological remains that are identified as present, a suitable program of recording and publication of those remains will be required.
- An ecological assessment will be required to demonstrate that the proposed development not have an effect on ecology and biodiversity assets.

POLICY ONP5 – INFILL SITES AND WINDFALL SITES

Small, well designed residential developments on infill and windfall sites within the settlement boundary which do not have a detrimental effect on the surrounding area will be supported. The impact of any proposed development

will be determined based on protecting the unique character of Olney, its heritage assets and their setting. New development should enhance the character and appearance of their locality and not have a detrimental effect on the residential amenity of surrounding properties.

6.9. AFFORDABLE HOUSING AND THEIR ALLOCATION:

- 6.9.1. The National Planning Policy Framework defines Affordable Housing as *"Social Rented, Affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable Housing should include provisions to remain at an Affordable price for future eligible households or for the subsidy to be recycled for alternative Affordable Housing provision"*
- 6.9.2. MKC policy requires 30% of all new housing to be Affordable. The MKC Affordable Housing Supplementary Planning Document says that of the 30%, 25% of units should be for rent and 5% for Shared Ownership/Newbuild Homebuy.
- 6.9.3. The responses to the Questionnaire showed that there was strong support for 30% of homes being affordable. 89% of respondents thought that some of the Affordable homes should be reserved for local people.
- 6.9.4. The Community Impact Housing Survey indicated that 40% of respondents wanted Affordable homes for rent and 60% wanted them to be for sale.
- 6.9.5. **Local connection Policy**

Affordable houses in Olney, provided by the plan, shall only be occupied by persons (and their dependants) whose housing needs are not met by the open market and:

- a. who have a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish; or
- b. who are not now resident in the parish or an adjoining parish but have a local connection with the parish including a period of permanent and continuous residence of 10 years or more within the last 20; or
- c. who have an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or
- d. who need to live close to their place of work in the parish or an adjoining parish.

Where such a person cannot be found, an Affordable house may then be occupied by persons (and their dependants) whose housing needs are not met by the market and:

- a. who have a minimum period of five years permanent and continuous residence in the parish or an adjoining parish; or
- b. who are not now resident in the parish or an adjoining parish but have a local connection with the parish including a period of permanent and continuous residence of five years or more within the last 10; or
- c. who have an essential need to live close to another person who has a minimum of five years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons.

Where such a person cannot be found, Affordable homes may then be occupied by persons (and their dependants) whose housing needs are not met by the market and:

- a. who have a minimum period of 10 years permanent and continuous residence in the additional adjoining parishes listed below; or
- b. who are not now resident in the parish or an adjoining parish but have a local connection with the additional adjoining parishes listed below including a period of permanent and continuous residence of 10 years or more within the last 20; or
- c. who have an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the additional adjoining parishes listed below, the essential need arising from proven age or medical reasons; or
- d. who need to live close to their place of work in the additional adjoining parishes listed below.

The additional adjoining parishes are: Warrington, Clifton Reynes, Tytringham and Filgrave, Emberton and Weston Underwood.

POLICY ONP6 – AFFORDABLE HOMES

In any development of 15 dwellings or more, 30% of those dwellings are required to be Affordable.

25% of all new Affordable Housing provided by the Plan will initially be subject to the Local Connection Policy, such that people with a strong local connection and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home

Proposals for development will need to consider local housing need and should provide a tenure mix of 10% of the dwellings being for shared-ownership (intermediate housing), and 20% for Affordable rent.

That Affordable dwellings are situated in groups of six dwellings or fewer, spread across the development.

6.10. HOUSING TYPE AND DESIGN:

- 6.10.1. The Housing Survey asked the community what type of homes were required. Affordable homes had the most support. After that homes for elderly downsizers, small family homes (2 bedrooms) and medium family homes (3 bedrooms) had almost equal support.
- 6.10.2. The Housing Survey also highlighted the case for building homes to higher energy efficiency and accessibility standards.
- 6.10.3. The Olney Site Allocations Plan Consultation document suggested the idea that Site A be used for smaller dwellings with a particular emphasis on sheltered and retirement homes. It noted that this would require the agreement of the landowner. Two thirds of respondents agreed with this idea. In the event the developer of the site explained that this was not commercially viable, but the market did support a requirement that new homes have an inbuilt flexibility for changing circumstances such as required by the Lifetime Homes^{SE16} standards.
- 6.10.4. All planning applications are assessed by MKC using the New Residential Development Design Guide (SPD) and this policy continues after the Olney Neighbourhood Plan is in place.
- 6.10.5. The first part of this guide, Sections 1-3, is an 85 page document that covers all aspects of developing residential sites. It is a detailed document, but says on page 22, to give just one example of the comprehensive requirements, that development within the rural villages should respect the existing character of the settlement. The 76 page second part, Sections 4&5, as well as containing many detailed design requirements stresses the need for flexibility in the design of homes and says in paragraph 4.2.5 that developers are encouraged to meet 'Lifetime Homes' standards for new dwellings.
- 6.10.6. The Lifetime Homes Design Guide^{SE16} describes the design requirements for accessible homes that will meet the differing and changing needs of households as they experience life events. It contains 16 criteria that cover, in detail, all aspects of designing a dwelling that either has factors built in, or can be easily adapted, to provide a viable dwelling for the disabled or for those with restricted mobility.

POLICY ONP7 – HOUSING TYPE AND DESIGN

1. All housing developments beyond a single unit will have a mix of housing. A minimum of 50% of the dwellings must be 1, 2 or 3 bedroom properties.
2. Developers should be encouraged to build all dwellings to the Lifetimes Homes Standard, the latest DCLG Technical Housing Standards, and to at least level B energy efficiency rating.

COMMUNICATIONS INFRASTRUCTURE:

The provision of good telecommunications is particularly important in rural areas and for the support of rural enterprise and home-working. Currently fibre optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments.

POLICY ONP8 – COMMUNICATIONS INFRASTRUCTURE

Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network.

Applications for residential and commercial development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

7. OBJECTIVE 2

TO ENSURE THAT THERE IS SUFFICIENT LAND TO MEET FUTURE HEALTH AND COMMUNITY NEEDS

- 7.1. From the questionnaire responses it is apparent that there is concern that Cobb's Garden surgery is too small to cope with the increased demand that will arise from an increase in population. There are currently 8,500 patients.
- 7.2. There is a current document prepared by Milton Keynes Clinical Commissioning Group titled "Shaping your local healthcare". It says "*The CCG will commission a greater proportion of healthcare activity in the community and at home with a greater emphasis on prevention and self-care for all of our patients*". This would require more facilities to be accommodated at the existing, or any new Health Centre.
- 7.3. Using figures obtained from the NHS, which uses the area required for each doctor as a standard, the current surgery is at the present time about half the size it should be. A calculation^{SE19} which takes into account the probable long term population of Olney and the move to more care in the community produces a figure of 1,350 sq m for the area of land that would be required for a new health centre and car park.
- 7.4. The team at Cobbs Garden has stated that they favour a site for a new Health Centre on the land adjacent to Austen Avenue (Site H) alongside the youth club. This grassed area measures approximately 2,500 sq m. It is on the level and relatively close to the town centre when compared with other sites that could be allocated. The land is currently in public ownership.

POLICY ONP9 – HEALTH

The boundary of Site H will be as shown in the Proposals Map.

Planning permission will only be granted for development on Site H which meets the health, social care and community purposes of the town.

Applicants will be required to demonstrate that they have liaised with Anglian Water about establishing a safe distance from the pumping station to minimise noise disturbance and any effect on water infrastructure.

POLICY ONP10 – ASSETS OF COMMUNITY VALUE

Proposals that will result in either the net loss of a Registered Asset of Community Value or in significant harm to a Registered Asset of Community Value will be resisted.

8. OBJECTIVE 3

TO ENSURE THAT THERE IS SUFFICIENT LAND AVAILABLE TO MEET FUTURE EDUCATIONAL NEEDS

8.1. MKC project an average pupil yield of 5.8 children per year group, for every new 100 homes. 300 new homes would yield an average of about 18 additional pupils per year group. Local authorities have a statutory duty to secure sufficient school places for all children resident in their area.

8.2. Schools

8.2.1. Ousedale Academy.

The Olney campus of Ousedale Academy is currently taking a proportion of pupils from outside the catchment area. If the student intake was confined to those within the catchment area, which will eventually include 300 additional homes, there would be sufficient capacity within the existing building. Should it prove necessary in the longer term to expand the school, the open area of ground within the boundary fence to the west of the current building is available.

8.2.2. Olney Middle School.

There is physical room for expansion on the existing site to accommodate the additional demand generated by the scale of development in the plan.

8.2.3. Olney Infant Academy.

There is physical room for expansion on the existing site to accommodate the additional demand generated by the scale of development in the plan.

8.2.4. Early Years Provision

There is currently insufficient capacity in Olney to meet pre-school demand, a situation that will be exacerbated by the government policy to fund 30 hours of childcare for all 2 year olds.

8.3. **CONCLUSION:**

There is sufficient capacity, or room for expansion, at all three of the Olney schools. Therefore, the Neighbourhood Plan does not need to allocate any further sites for educational purposes to meet demand created by the level of housing in the Plan.

The town council will consider as part of the town council's deliberations whether additional early years provision can be delivered through developer contributions.

9. OBJECTIVE 4

TO ALLOCATE LAND FOR EMPLOYMENT USE AND SAFEGUARD THE EXISTING STILEBROOK ROAD INDUSTRIAL ESTATE

- 9.1. The responses to the 2014 questionnaire showed strong support for more local employment, and good support for more accommodation for start-up businesses and the opportunities to work in Olney.
- 9.2. A letter was sent to 202 businesses in Olney with a range of questions designed to get their views on what the business sector required in the future.
- 9.3. Question 4 on the original questionnaire asked "Which sites do you consider suitable for other development such as industrial, commercial and retail?" The responses were very strongly in favour of Site B, west of Warrington Road and Site C east of Yardley Road.
- 9.4. In the Steering Group's Site Allocations Plan - Consultation Document, the preferred option for employment use proposed was Site C, with Site B reserved for future consideration for employment use. The responses endorsed this proposal.
- 9.5. It is noted that the eastern half of Site C has been granted outline planning permission for the construction of 33 dwellings.
- 9.6. Discussions have been held with the agents for the owner of Site B on the Warrington Road. Although their plans are only in the preliminary stage, they are considering commercial, office, care home and hotel facilities on this site. If realised, this type of development would give more local employment, something that was strongly supported in the questionnaire responses.
- 9.7. Outline planning consent has been granted on Site C for 66 dwellings in two phases. However, there are unresolved issues related to odour impact from the adjacent sewerage works. The Neighbourhood Plan does not support residential uses on this site on the grounds that it would not constitute sustainable development on environmental and residential amenity grounds.
- 9.8. It is noted that Site B and Site C are both in close proximity to a Scheduled Ancient Monument with a high likelihood of nationally important archaeological remains being encountered.

POLICY ONP11 – SAFEGUARDED EMPLOYMENT LAND

The Neighbourhood Plan confirms that the existing industrial estate and office park located on land between Yardley Road and Warrington Road, known as Site

S, will be safeguarded for employment-related Use Classes B1 (business), B2 (industrial) and B8 (storage and distribution). Any planning application for non-employment related uses will be refused.

POLICY ONP12 – NEW EMPLOYMENT LAND

Site B as shown on the Proposals Map is allocated for an employment led mixed use development. Proposals for B1 (business), B2 (industrial) and B8 (storage and distribution) will be allowed in conjunction with complimentary C1 (Hotel), C2 (Residential Institutions) and D1 (Non-residential Institutions). Applications for C3 (residential) will be refused consent. Development proposals which contain a mix of uses will be acceptable, in principle, subject to a demonstration that B1, B2 and B8 will be the dominant uses on site and subject to detailed design and assessment of all other planning policies.

Site C as shown on the Proposals Map is allocated for employment uses falling within classes B1 (business), B2 (industrial) and B8 (storage and distribution) of the use classes order. Alternative uses will be refused consent. Development proposals which may contain a mix of B1, B2 and B8 uses will be acceptable, in principle, subject to detailed design and assessment of all other planning policies.

The following supporting information will be required as part of any planning application as a minimum, with the final scheme and level of supporting information agreed with MKC:

- a) The development shall be well-designed, predominantly two storeys in height, and should include suitable on-site landscaping.
- b) The development shall provide off-street car parking and the provision shall be in accordance with Milton Keynes Council adopted parking standards.
- c) The development shall preserve and enhance existing trees and hedges on site, and provide a Wildlife Area to make a positive net gain to bio-diversity.
- d) The development shall provide a new belt of structural planting to provide a new defined edge to the settlement boundary.
- e) A Flood Risk Assessment and Sustainable Urban Drainage Strategy will be required which will detail a comprehensive approach to the management of surface and ground water management on site to include, balancing ponds, swales and other sustainable drainage measures.
- f) A Transport Assessment and Workplace Travel Plan will be required to demonstrate safe access and egress from the site to ensure highway safety. In addition, the Transport Assessment will be required to demonstrate the traffic impact on the surrounding highway network together with proposals for sustainable transport linkages to bus routes, pedestrian footway network and cycle routes to connect to existing and new networks in the town.

- g) A Landscape and Visual Impact Assessment will be required to demonstrate that the potential effect and landscape impact on the Ouse Valley Landscape Character Area.
- h) Development proposals should be informed by results of a programme of archaeological investigation undertaken to according to a written scheme of the investigation agreed in writing with the council's archaeological advisor. Where there are shown to be present, remains of national importance must be preserved in situ through the careful design and development, including careful use of layout and construction methods. Development resulting in loss of remains of regional or local interest will not be permitted unless it is shown that development proposals have sought to minimise the loss of remains and that areas of better preserved remains have been favoured for retention. Development proposals will be expected to provide mitigation of loss of archaeological remains through the provision of interpretation of the site's archaeological interest to increase public awareness and enjoyment of the area's past.
- i) An Ecological Assessment will be required to demonstrate that the proposed development will not have an effect on ecology and biodiversity assets.

10. OBJECTIVE 5

TO ALLOCATE LAND FOR RETAIL USE

- 10.1. Site R has been the subject of a planning application for a local supermarket and petrol filling station. The application was refused, against officer advice, for being in open countryside and the impact it would have on the town centre.
- 10.2. The site had previously been granted planning consent for a petrol filling station on the east end of the site.
- 10.3. OTC supported the application for a supermarket, as did a majority of respondents to a community engagement consultation^{SE17}.
- 10.4. As part of that planning application, MKC commissioned from Carter Jonas a study^{SE18} of the impact the supermarket would have on the Town Centre. The conclusions to this study include the following clauses:

"We recognise the potential need for a main food shopping facility for Olney as highlighted by significant level of expenditure drawn to the main food shopping centres in neighbouring centres. While the proposed foodstore is not of a scale that will compete with the larger superstores in Milton Keynes and Wellingborough, it nonetheless has the potential to support the local shopping needs of Olney and its rural catchment.

The provision of a foodstore and petrol filling station to serve Olney's catchment will reduce travel distances for residences in the catchment; thereby supporting the NPPF's principle aim for sustainable economic development.

We also conclude that the scale and type of out of town floorspace currently proposed by the applicant will not have a 'significant adverse impact' on the vitality and viability of Olney Town Centre. While the level of trade diversion from the existing Co-op store in Olney Town Centre is high, we do not consider it will have a 'significant adverse impact' on the long term viability of the store."

- 10.5. A 2014 guide entitled High Street Performance and Evolution was produced by the University of Southampton and funded by the Future High Streets Forum and the Economic and Social Research Council and is designed to help those developing local policies and strategies.
- 10.6. The study seems to be aimed at larger towns than Olney but, in the section on out of town centres, it says *"Clearly out of town developments continue to pose a threat to nearby centres. However, case study evidence shows that edge of town developments, if designed and managed appropriately, can complement the town centre retail and service offer"*.

- 10.7. Taking into account local support and evidence, the Steering Group consider that the addition of a supermarket will add to the local retail offer and not have a significant impact upon the Town Centre.

POLICY ONP13 – RETAIL

The boundary of Site R will be as shown in the Proposals Map

Planning permission will be granted only for retail development on Site R including for a food store (Use Class A1) and possibly a petrol filling station.

Planning permission will be granted only for development on Site R where it can be demonstrated that it will not have a significant adverse impact on the vitality and viability of the town centre.

Developer contributions will be required to fund any improvements to the Town Centre in order to mitigate any impact on the town centre retail offering which is required to make the development acceptable in planning terms, is directly related to the development and is fair and reasonably related in scale and kind to the development.

The following supporting information will be required as part of any planning application as a minimum, with the final scheme and level of supporting information agreed with MKC:

- Development proposals should be informed by results of a programme of archaeological investigation undertaken to according to a written scheme of the investigation agreed in writing with the council's archaeological advisor. Where there are shown to be present, remains of national importance must be preserved in situ through the careful design and development, including careful use of layout and construction methods. Development resulting in loss of remains of regional or local interest will not be permitted unless it is shown that development proposals have sought to minimise the loss of remains and that areas of better preserved remains have been favoured for retention. Development proposals will be expected to provide mitigation of loss of archaeological remains through the provision of interpretation of the site's archaeological interest to increase public awareness and enjoyment of the area's past.
- A Flood Risk Assessment and Sustainable Urban Drainage Strategy will be required which will detail a comprehensive approach to the management of surface and ground water management on site to include, balancing ponds, swales and other sustainable drainage measures.
- A Transport Assessment and Travel Plan will be required to demonstrate safe access and egress from the site to ensure highway safety. In addition, the Transport Assessment will be required to demonstrate the traffic impact on the surrounding highway network together with proposals for sustainable

transport linkages to bus routes, the pedestrian footway network and cycle routes to connect to existing and new networks. These dedicated pedestrian and cycle routes will connect to existing routes in the town but also provide links to the schools, open spaces, play areas, adjoining neighbourhoods, employment areas and the town centre.

- A Landscape and Visual Impact Assessment will be required to demonstrate the potential effect and landscape impact on the Ouse Valley Landscape Character Area.
- An ecological assessment will be required to demonstrate that the proposed development not have an effect on ecology and biodiversity assets.

11. OBJECTIVE 6

TO PROTECT AND ENHANCE THE CHARACTER, APPEARANCE, VITALITY, VIABILITY AND SIGNIFICANCE OF THE HISTORIC TOWN CENTRE AND CONSERVATION AREA, AND OTHER HERITAGE ASSETS IN TOWN

- 11.1. Existing MKC policies cover this subject. Policy HE6 covers the Conservation Area and its objectives are:

"To preserve or enhance all the aspects of character or appearance which contribute to the special interest of a designated Conservation Area.

To avoid inappropriate development in Conservation Areas following the grant of outline planning permission.

To avoid the erosion of the special interest of a Conservation Area through the inappropriate loss of historic fabric."

- 11.2. Policies TC1 and TC2, of the 2005 Local Plan, relate to the Town Centre, and its objectives are:

"To define the role of Olney Town Centre.

To improve the attractiveness of the town centre.

The priorities listed under TC2 for improving the Town Centre are:

Enhancement of the Market Place.

Parking improvements.

Removal of through HGV traffic.

Improving pedestrian and cycle access and public transport access."

- 11.3. The plan endorses all existing relevant policies and will continue to monitor their application.

- 11.4. Improvements will be made to various public amenities.

12. OBJECTIVE 7

TO PROTECT, ENHANCE AND PROVIDE ADDITIONAL OPEN SPACES, COMMUNITY FACILITIES AND SPORTS AND RECREATION FACILITIES, BOTH WITHIN THE TOWN AND BETWEEN THE TOWN AND THE RIVER OUSE

- 12.1. The questionnaire responses showed that the majority view was that the land set aside for playing fields was about right. The recommended standard in the Local Plan for playing fields is expressed as 1.5 hectares for every 1,000 people. If it is assumed that the population of Olney will be approaching 9,000 by 2031, the requirement for playing fields would be 13.5 hectares. The current area of playing fields in the town is 25.2 hectares.
- 12.2. There was also agreement that the land set aside for allotments is about right. The area of the allotments is 3 hectares and in Appendix L3 of MKC Local Plan of 2005 states there is a recommended plot ratio of 0.25 ha per 1,000 head of population. The National Allotment Association guidance is 20 plots per 1,000 households. A figure of 3,000 households would, on this basis, require 60 allotments. The current total number of allotments is 170.
- 12.3. There was overwhelming support for the view that the Ouse valley around Olney should be protected.
- 12.4. There is a view that there are not enough facilities in the town for the 13 to 18 age group.

POLICY ONP14 – OPEN SPACES

Proposals that result in the loss of the open spaces shown on the Proposals Map or result in the loss of existing community, allotment, sports or recreation facilities, will not be approved

Proposals which provide for additional public open space, sports facilities at each of the residential site allocations and at the Olney Infant Academy, Olney Middle School and Ousedale Academy, and which meet the requirements of the school and enable use by the wider community, will be encouraged.

13. OBJECTIVE 8

TO IMPROVE PARKING, ACCESSIBILITY, PEDESTRIAN AND CYCLING ROUTES THROUGHOUT THE TOWN

- 13.1. The community questionnaire asked about changes to the times allowed for parking. The preferences expressed in the responses were:
- Parking at the Market Place should stay the same at 3 hours free parking, but there was some support to reduce this to 2 hours.
 - 235 respondents wanted a parking time restriction at Fountain Court although 325 did not, and 249 respondents wanted a time restriction for the Cattle Market Car Park but 301 did not.
 - 76% of respondents did not want parking restrictions extended further along the High Street.
 - There was significant support in the comments made in the responses for more cycle racks in the town centre.
- 13.2. From the written comments parking in general is seen as a major issue with a particular concern about sports parking at weekends. Despite the town's parking problems, the East Street car park is underutilised during weekdays.
- 13.3. However, as there are no major solutions to the problem, parking can only be improved by taking a number of minor actions to maximise the utilisation of the existing areas.
- 13.4. The largest numerical response to any question in the questionnaire was that asking how the town could be made more cycle friendly.

POLICY ONP15 – PARKING AND ACCESSIBILITY

All new developments on allocated sites will be planned with integrated cycle and pedestrian routes which will integrate with and expand existing networks.

Developer contributions will be sought towards a wider package of sustainable transport initiatives for the town which are required to make any development acceptable in planning terms, are directly related to the development and is fair and reasonably related in scale and kind to the development

14. OBJECTIVE 9

TO REDUCE TRAFFIC PROBLEMS

- 14.1. There were many comments in the responses to the questionnaire about traffic congestion and the prospect of a bypass. MKC's existing policies are set out in two documents. Firstly, the 2005 MKC Local Plan policy TC2 lists the removal of HGV traffic as a priority for improving the town centre. Secondly, policy HTo21/HTo22 in the Local Transport Plan 3 - 2011 to 2031 (LTP3) "A Transport Vision and Strategy for Milton Keynes" states:

"The council supports, in principle, the Olney and Bletchley Southern bypasses subject to design, feasibility (including affordability), public consultation and funding. These two new roads projects will ease traffic and air pollution in Olney and Bletchley, as well as easing traffic accessing Central Milton Keynes on arterial routes."

- 14.2. Also, policy HTo5 states:

"Of particular note is Olney, which has poor air quality, partially caused by goods vehicles. A bypass is supported by the council, and will be subject to further feasibility testing and community engagement on all options considered. Before then, the council will work closely with the Highways Agency to find ways to route heavy vehicles away from Olney and other rural communities onto alternative routes which are designed to carry HGVs".

- 14.3. The town council will continue to engage with Milton Keynes council and SEMLEP to bring forward plans for a bypass.

POLICY ONP16 – OLNEY BYPASS

Planning Permission will be refused for development that would prejudice the construction of the following roads:

- Olney Bypass (western option).
- Olney Bypass (eastern option).

15. OBJECTIVE 10

TO USE FUNDS ARISING FROM DEVELOPER CONTRIBUTIONS FOR IMPROVEMENTS TO FACILITIES AND INFRASTRUCTURE

- 15.1. All developments of 10 or more dwellings, and industrial, commercial and retail developments are required to make financial contributions for infrastructure and facility improvements across the borough of Milton Keynes. This is done through formal Section 106 Agreements with developers.
- 15.2. For housing, this money is released in three stages during construction at the 25%, 50% and 75% stages of completion. For 300 homes that part of the total money raised that is allocated for use in Olney will release significant funding for infrastructure development and other improvements.
- 15.3. In order to mitigate any impact on the town centre arising from development, developer contributions will be required to fund town centre improvements.

16. IMPLEMENTATION AND MONITORING

- 16.1. Once the Neighbourhood Plan has been officially adopted by MKC, it will be used in two ways:
- 16.2. Policies ONP1 to ONP8, regarding Housing, Health, Education, Employment and Retail, will be used when determining planning applications to ensure compliance with those policies.
- 16.3. Policies ONP9 to ONP16 which cover the town in general, the open spaces, parking, and traffic contain several statements of intent that will lead to actions being taken. The original questionnaire produced a number of suggestions and statistics on what residents wanted and other proposals have come from the various discussions that have taken place. Taking this into account, OTC will review, decide and implement actions to realise as far as is possible all the objectives of the policies. The speed of implementation will of course depend on funding both from existing sources and from the monies arising from Section 106 agreements as detailed under Objective 10 above. The Town Council will provide regular updates on the progress being made.
- 16.4. To ensure that the Neighbourhood Plan is actively monitored between its adoption and the end date of 2031, and to take into account possible changes in national or local planning policies, the following review periods are built into the Plan. At each Annual Town Council Meeting, a detailed report will be presented which will report on progress of the Plan in the previous year, detailing the likely implementations and impact of the Plan for the forthcoming year. Every five years a thorough review of the plan will take place, to include consideration of preparing successor Neighbourhood Plans to reflect changed circumstances.

SUPPORTING EVIDENCE – LIST OF REFERENCED DOCUMENTS

All documents can be examined at OTC Office or accessed on line

ITEM	DESCRIPTION	LOCATION
SE1	Neighbourhood Plan Area Designation	http://olneyplan.com/the-plan/stage-1/
SE2	Questionnaire issued Oct 2014	http://olneyplan.com/communityquestionnaire/
SE3	Responses to questionnaire	http://olneyplan.com/evidence/questionnaire-report/
SE4	Housing Survey	http://olneyplan.com/evidence/housing-needs-survey-report/
SE5	Community Questionnaire analysis	http://olneyplan.files.wordpress.com/2014/02/questionnaire-report.pdf
SE6	Phonebox articles	http://olneyplan.com/phonebox-articles/
SE7	Steering Group's Site Allocations Consultation	http://olneyplan.com/siteallocations/
SE8	Site Selection Report	http://olneyplan.com/site-selections-report/
SE9	Record of meetings	http://olneyplan.com/steering-group/meetings/
SE10	MKC Core Strategy	www.milton-keynes.gov.uk/planning-and-building/planning-policy
SE11	MKC Local Plan	www.milton-keynes.gov.uk/planning-and-building/planning-policy
SE12	MKC Housing letter dated 13/8/2014	http://olneyplan.com/2014-08-13-mkc-housing-numbers/
SE13	MKC Housing e-mail dated 18/2/2015	http://olneyplan.com/2015-02-18-mkc-housing-numbers/
SE14	MKC Site Allocations Plan	http://olneyplan.com/site-allocations-plan-emerging-preferred-options-consultation/
SE15	Site Desktop Assessment	http://olneyplan.com/site-assessments-3/
SE16	Lifetime Homes design guide	http://www.lifetimehomes.org.uk/index.php
SE17	Community Engagement Report	http://olneyplan.com/00201774/
SE18	Carter Jonas report	http://olneyplan.com/carterjonasretail/
SE19	Site D&E indicative masterplan	http://olneyplan.files.wordpress.com/2014/02/sitesde-masterplan.pdf