

MKC rejects appeal over our Neighbourhood Plan

Milton Keynes Council has rejected an appeal by the Parish Council against its decision to remove the designation of Gobbey's Field as a Local Green Space (LGS) in the new Modified Castlethorpe Neighbourhood Plan.

Villagers will be aware that our Modified Neighbourhood Plan included the designation of Gobbey's Field as an LGS which would protect it for the informal recreational activities that characterise its use alongside grazing.

However, the independent Examiner, in our view wrongly, ruled that it did not meet the conditions for designation. MKC supported his view despite strenuous efforts by the Neighbourhood Plan Steering group to convince them otherwise.

MKC took a formal decision to remove Gobbey's as an LGS on 9 March and, at the request of the Parish Council, two Ward Councillors, Andrew Geary and Bill Green, "called it in" to appeal the decision.

After a failed Mediation Meeting on 25 March, a formal appeal meeting, called "Scrutiny" was held on 31 March which can be viewed on YouTube at www.youtube.com/watch?v=gWM3vIA5Jbc



By Philip Ayles
Chairman of
Castlethorpe Parish Council

Unfortunately, we failed to convince councillors of the failures of the examination and so the original decision stands. MKC will arrange a referendum in the summer.

We urge you to support this, even without Gobbey's as an LGS, as it refreshes our Neighbourhood Plan and gives it more authority in planning decisions giving protection to all our boundaries including Gobbey's for at least another two years.

Some residents led by Leo Dunwoodie are considering a Judicial Review of the decision and are taking legal advice. Funding this, above some initial money, is beyond the powers of the Parish Council so the costs will have to be borne by interested residents and anyone interested in supporting this action should contact Leo.

What the Plan means to Castlethorpe

A Neighbourhood Plan is part of a set of planning policies which help the Local Planning Authority (LPA), in our case Milton Keynes Council, decide whether to allow, refuse or place conditions on planning applications.

The Neighbourhood Plan Policies fit alongside, though in more detail, the "Local Plan" which all LPAs have to provide. In MK, the Local Plan is called Plan:MK. Finally, there is a set of national policies, called the National Planning Policy Framework (NPPF).

Castlethorpe's Neighbourhood Plan says where land can be used for housing – and the original Plan from 2017 designated the field we call Maltings 2 (opposite Paddock Close) for about 30 houses – and what Design Code new

buildings and extensions must have to be consistent with neighbouring properties.

We also designated Castle Field, the Recreation Ground and the South Street Paddock as Local Green Spaces, which protects them for the village.

Basically, planning applications have to comply with all three sets of planning policies; the national NPPF guidelines, the borough-wide Plan:MK and Neighbourhood Plans like ours. The decision is made by MKC but they have to consult with the relevant parish. If planning applicants are unhappy that a decision has been refused by MKC, they can appeal to a Planning Inspector.

If you have followed the Parish Council in the last year as we have broadcast our meetings on Facebook and YouTube, you will have seen us frequently object to applications which we think would be out of place but we have to quote the applicable Castlethorpe or MKC Planning Policy. We can't just say we don't like it. By the way, mostly, our objections have been upheld by MKC.

Annual Parish Meeting on 12 April

The 2021 Annual Parish Meeting will be held online by Zoom on Monday 12 April, followed by the monthly Parish Council meeting immediately afterwards.

The meeting is your chance to see what's going on in the Castlethorpe area. Representatives of all the village organisations, the Parish

Council and the police, as well as one of our MKC ward councillors have been invited to speak at the meeting and answer any questions you may have, so make a date to watch – and maybe join in – either on the Village Facebook page or YouTube.

Why we are fighting for the plan

From Page 1

We made our first Neighbourhood Plan in 2017. It took several years because we were a “front-runner” and initially no-one could tell us what we needed to do! This Plan remains in force until 2030 and is used to decide whether we want to object or place conditions on planning applications.

However, there is a clause in the NPPF which says that, if the Local Planning Authority doesn't meet certain conditions about providing enough land for housing and delivering enough new houses, then some of its policies are deemed to be non-applicable and particularly the policy about not developing outside settlement boundaries.

This is what happened at Hanslope and why they got the new estates on Castlethorpe Road and Long Street – about 410 houses. For comparison, Castlethorpe has a total of 470 houses so Hanslope is expanding by almost the size of Castlethorpe.

A further “however” is that, providing MKC meets a lower housing delivery target and the Neighbourhood Plan is less than two years old, the Neighbourhood Plan policies are still applicable even if the Plan:MK ones aren't.

As it happens, MKC is now meeting its housing targets comfortably so there is no immediate pressure on us to update our Neighbourhood Plan to keep it less than two years old. But we need to be ready and there can always be unexpected decisions from Planning Inspectors.

The Modified Neighbourhood Plan

In any case, a couple of years ago, we decided to update our Plan by “modifying” it. The main changes were:

- To bring it in line with Plan:MK, which was made since we did our original Neighbourhood Plan;
- To protect some of our historic buildings which are not “listed” by Heritage England. We called them “Buildings of Local Interest”. These are mostly the Edwardian terraces in Bullington End Road, North Street, South Street, School Lane, New Road and Station Road but also some individual buildings. Independently, there is a revision of the Conservation Area and all the Buildings of Local Interest except the row in Station Road and the Water Tower are in the new Conservation Area. By the way, there are already 20 Grade 2

listed buildings and one Grade 1 (the Church) in Castlethorpe;

- To tighten the Design Code;
- To designate Gobeys Field as a Local Green Space (LGS) to protect its recreational use.

You may remember that we attempted to designate Gobeys as an LGS in the original Neighbourhood Plan but the Examiner didn't allow it as he said we had produced no evidence that it was “demonstrably special” to the community as required by the NPPF. We did a village survey on usage and gave this to a second Examiner but she dismissed the survey as “anecdotal” and, at this point, we felt we had no choice but to ask you to vote for the Neighbourhood Plan in a referendum without Gobeys so we got protection against unwanted development.

When we came to modify the Neighbourhood Plan, we were given access to some CCTV recordings which showed the bottom part of the field without identifying individuals. We checked it was lawful to use this with the CCTV Commissioner and then produced a table of usage.

It was important to show the whole field was in use (ball games, dog





Continued on Page 3






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MKC may face legal challenge

From Page 2

exercising etc) and not just the public footpath which runs across the field. MKC and our consultant both said that, in their opinion, Gobbey's qualified as an LGS.

However, the Examiner of the Modified Neighbourhood Plan said that it did not meet the conditions and recommended that it was removed from the Modified Neighbourhood Plan.

We tried to engage with MKC to discuss this and were basically given the runaround for six months. We had two video calls but we couldn't get

them to explain why the CCTV evidence didn't meet the standard for being "demonstrably special to the community".

Eventually, this went to a Delegated Decision by Councillor Marland. I spoke as did Leo Dunwoodie, who is on the Steering Group and our expert on Gobbey's, and Councillor Andrew Geary.

Despite our request to defer the decision, Councillor Marland decided that the Neighbourhood Plan should go to referendum on 6 May without Gobbey's designated as an LGS. As a result, Councillors Geary and Green

"called in" the Decision to be reviewed by a Scrutiny Committee.

Despite a number of clear failures to follow the Regulations, Scrutiny upheld the decision, although it is now too late to go to referendum on 6 May and will have to wait for a later date, probably in the summer.

You might ask why we have done this if the decision is unlikely to be changed? We want to show the failure to follow the Regulations and we have asked for some correspondence and legal advice under Freedom of Information and this could be used to take legal action against MKC to force them to designate Gobbey's. MKC is refusing to hand over the information but the law is the law.

Parish councils can only spend money on matters for which they have a specific power. There are about 50 powers – but they don't include legal action.

We do have a small amount of money which we can spend without restriction but this wouldn't be sufficient for a legal action and nor does the Parish Council think it should spend a significant amount of money without asking residents if they support it.

Consequently, any legal action may have to be undertaken by another body such as the residents' association, of which Leo is a past Chairman.

The Parish Council can give moral support and some seed funding but any other money would have to be raised by interested residents. Leo may organise an appeal when he has a better idea of costs and some preliminary legal advice.

I might add that, so far, the external costs of both the original Neighbourhood Plan and the Modified version have been covered by grants, so there has been no cost to the residents.

There has been a huge amount of work over the past two years to get the Modified Plan to its current state and it is unbelievably frustrating to be held up on this last item.

We will fight this as far as we can reasonably go but I would ask you, when this finally comes to referendum, to vote in favour of it whether or not it includes Gobbey's, as it will help protect the village against unwanted development for the next two years, as well as tightening the design code and protecting some of our lovely buildings.

Glenmore Farm

Ian Markham, Bullington End Road, Castlethorpe
Tel: 01908 511169 Mobile: 07778 180731

Hello folks!

Spring is nearly here - well let's hope so and that all things start to grow in April! Pat and I would like to thank all our customers old and new who came to see us at Christmas. We hope you all enjoyed your lunches.

On the meat side our Red Hereford beef should be ready in June/July. It will be hung as usual and packed in large or small boxes which can be kept in our freezer so you can fetch bits as you want.

On the lamb front we should have some ready early in June as either half or whole lambs and they can also be kept in our freezer.

As always we have a selection of meats available - joints, sausages, burgers etc.

We are now lambing and if you'd like to come and have a look please ring Ian. At the moment we have no pigs but hope to get some piglets in soon.

And finally, don't forget we stock layers pellets and a very good mixed corn for your hens.

Ian

For more information please speak to Ian on
01908 511169 or **07778 180730**



ANNUAL PARISH MEETING

Monday 12 April

7.00pm by video/phone conference

Details will be published on the village website, Facebook and notice boards

This is not a Parish Council meeting — it's YOUR chance to set the agenda for the discussions and debates.

There is no obligation to attend but it's a must if you ...

- **Want to know what's happening on the way out of Covid?**
- **Want to hear other news about what's happening in the village?**
- **Want to ask the parish councillors a question?**
- **Want to let people know about your social or sports group?**
- **Want to know about what's going on in the village?**

Join in

by video or phone on



zoom

Meeting ID: 874 5792 9215 Passcode: 658408.

Details of the link for video and numbers for joining by phone will be published nearer the time on the Village Facebook page and the Village website.

Watch

live on



and

You **Tube**

For more details contact Steve Bradbury (Clerk, Castlethorpe Parish Council)
Telephone: 01908 337928 Email: clerk@castlethorpe-pc.gov.uk

The Parish Council has again decided not to distribute a paper edition of Castlethorpe News to all households but that it would be published on our website, where you can see previous editions of the News including my June, September and December articles last year.

Paper copies are also available in the shop. We will keep this under review and I hope we can return to distributing paper copies later in the year.

We are of course unable to operate at our normal pace due to Covid mainly because contractors and especially Milton Keynes Council are significantly restricted.

MKC are upgrading all streetlights in the Borough to LED to save energy. Castlethorpe is scheduled to be upgraded in the financial year starting on 1 April.

We wanted to take advantage of this to improve the "streetscape" by asking MKC to install more attractive streetlights. We have received and accepted a quote to upgrade the streetlights on Bullington End Road and Station Road to a heritage style as already in the Conservation Area.

Hanslope Road already has heritage style lights as does North Street so all the entrances to the village and through routes will be in heritage style.

We have also been asking for a quote to upgrade the lights in Shepperton Close, The Chequers and Thrupp Close but still await this. Lodge Farm Court and Maltings Field will retain their existing light styles. This is a once in a



The latest news from the Parish Council

lifetime opportunity (certainly my lifetime as streetlights last about 40 years!) and the "streetscape" will improve the outlook in the village and makes it a nicer place to live.

We have also been pressing MKC to tidy up the 20mph zones off South Street to allow signage to be removed and avoid further 30mph signage being installed. MKC should have designated all the roads leading off South Street in the first place.

We are also trying to get some kerbing raised and installed in Bullington End Road where some residents have had their garages flooded. This work has unfortunately been impacted by Covid as it was scheduled in this financial year.

The surface water drains that were cleared in North Street, parts of South Street and along Bullington End Road appear to be effective and North Street coped with a particularly bad downpour earlier in the year.

Automatic Electronic Defibrillators (AED) have been installed at the Village Hall and Sports Ground in the bright green and yellow boxes.

You do not access these directly but, if you need to call 999, they will identify if you should use it and give you the code to the nearest AED. Richard Bradley, our First Responder,

will provide some training but you should not hesitate if asked by the 999 operator to use one as the AEDs have clear instructions and voice guidance.

The Parish Council, which funded these through grants, and Richard will ensure that the AEDs and pads are maintained.

Two trees which have fallen in the Fishponds play area will be replaced, one funded by the Parish Council and one by MKC. The Parish Council has looked at further trees in the play area and also on the north boundary of Castle Field but Heritage England have refused permission as these are part of a Scheduled Ancient Monument.

It is six years since the war memorial was cleaned and it will be cleaned again this Spring.

We were very lucky to be able to put up the Christmas lights between lockdowns but not so lucky in being able to get them down so we had to go individually. Thanks to Dave Hinds and his daughter Daisy for taking down the triangle lights and special thanks to Mark Evans for taking down the ones by the Village Hall and Lawrence Chapman and his daughter Izzi for taking down the church tower star!

We welcome the Ducklings Pre-School to the Village Hall and you can read all about them on Page 7. We wish them every success.

Similarly, separately there is the front page article on the Neighbourhood Plan where we have been in dispute with MKC about designating Gobbey's Field as a Local Green Space to protect it indefinitely for informal recreation.

It is likely that the Neighbourhood Plan will go to referendum in the early summer and we would ask for your support whether or not it includes Gobbey's as the Plan helps protect the village from unwanted development.

The Neighbourhood Plan also helps protect buildings by having a "Design Code" to ensure new buildings and extensions are not out of place. This builds on the Design Code which is in Plan:MK and national guidelines.

There have been a number planning applications recently which, in the opinion of the Parish Council,

Continued on Page 6

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Parish Council meetings continue online

From Page 5

contravene these planning policies and, so far, our objections have been upheld by MKC which makes the decision.

It may help to save time and the cost of architects to check particularly the Plan:MK and Neighbourhood Plan design policies before submitting an application.

On a slightly contradictory note, a Planning Inspector heard the appeal by Stonewater for the development of Maltings 2. He decided that their design did not contravene the design code in the Neighbourhood Plan but also that some of the matters being

appealed, such as changing to 100% affordable housing and voiding the S106 (planning gain) agreement were outside the scope of his Appeal which we suspect makes the current application unviable with the existing 30% affordable and S106 agreements.

At the Sports Ground, we have been given donations which the Parish Council will use to purchase two new benches.

A local business, Bandit Street Food, have suggested a monthly pop-up pub and street food event at the Sports Ground once Covid regulations permit to try and get some social activities started again in the village. The Parish Council are supportive in principle

but, nearer the time, there will be discussions with neighbours.

Finally, the Parish Council intends to continue to hold its meetings online for as long as is permitted by government. Public participation is much, much higher. Normally, we got a handful of members of the public at the village hall meetings unless there was a major issue.

Online, we typically get 20-25 viewers on the village Facebook page and, including catch-up, 25-55 viewers on YouTube which is a fantastic level of interest, though I hope not for Handforth reasons!

We will be discussing continuing to live stream meetings once we start meeting in the village hall again. Details of the meetings, agendas, minutes and how to view, are on the village website as well as the main notice board.

Philip Ayles

Chairman, Castlethorpe Parish Council

Get a helping hand with life's problems

If you are a patient registered with the Parks Practice in Hanslope or one of their other surgeries and are finding things difficult emotionally – perhaps facing loneliness, bereavement, isolation, difficulties with finances, inactivity, or facing other life stressed – and want to look after your needs better whilst feeling listened to, the Practice's Social Prescribing Service can help.

They will give you time to talk through what matters to you, listen empathically and offer you supports in the community, voluntary sector and through their NHS provisions.

Local supports are currently limited due to Covid, but the service can still listen and refer you to the most appropriate supports on offer. To enquire please discuss with your GP or ask the surgery reception to refer you.

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Welcome to the village's brand new pre-school

My team and I moved into Castlethorpe Village Hall in February and are settling into our new home nicely.

We offer pre-school sessions for children aged 18 months until school age. We offer a home-from-home setting with a realistic home corner with what you would normally find in your own kitchen.

Children are given time to explore and investigate at our natural preschool. We love art and crafts and have a big selection of resources and even have paint on tap, for the children to investigate colour for themselves.

We have a loose parts theme throughout the pre-school, which encourages the children to build on their natural imaginative skills, to create and form play.

Our development programme is built and constructed around the unique child, with their interests and characterises forming their own learning.

This supports each child's own unique learning path and resilience to build a more self-confidence and assured young person, ready for school learning.

We promote self-care and independence in our children such as pouring



DUCKLINGS
@ Castlethorpe Pre-school



By Jayne Foster

Pre-School Manager

their own drinks at the snack time and using the toilet themselves. This is also supported with preparing their own snack and even clearing the table away after snack and lunch.

The Village Hall committee are in the planning stages of having the garden returned and we are hoping for a small vegetable patch to be able to grow some foods for our children to learn

growth. We enjoy using our local community for walks to see the ponies or climbing the railway bridge to the local park. We have all-in-ones and wellies on hand for all weathers and enjoy all the seasons outside. We feel at home in the natural countryside with nature all about.

Please feel free to contact us if you have a little one that would love to come and join us. Call Jayne on 07754 352365 or email us at: ducklingscastlethorpe@gmail.com.

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Pop-up pub and grub at the Sports Ground

Plans are under way for a pop-up pub and food night at the Sports Ground, once the Covid restrictions are lifted.

Ed Young from Bandit Street Food and the Sports Ground Association plan to hold the initial event on a summer Friday night from 5-9pm, with Bandit Foods serving their legendary food from their van and a socially distanced bar.

If it is a success it could become a regular fixture on the village's social scene, with other street food vendors also serving their food.

If you'd like to help contact Ed at info@banditstreetfood.com

'Dig' at Maltings 2

Archaeologists are carrying out a survey on the field at Maltings 2 to start the works as required by the outline planning condition to build new houses there.

They will be scanning the field and stripping half a hectare in the first instance and then taking directions from Milton Keynes Council on any further works and investigations that are required as a result of the findings from these initial works.

Some ancient artefacts were found at the site where the Paddock Close and Fox Covert Lane is now, so it will be interesting to see what they may find on the new site.

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Cricket's coming back ... at last!

The sound of leather cricket balls against willow cricket bats will once again grace the Sports Ground this coming season.

Castlethorpe Cricket Club will compete in the South Northants Premiership on Saturdays along with a number of pre-season and end of season friendly fixtures.

The club opens their season with an away friendly at Stony Stratford on Sunday 18th April, with the first home fixture being a friendly against Hanslope on Sunday 25th April.

The home fixtures currently scheduled are as follows:

Sunday April 25th
Saturdays May 1st, 15th, 29th
June 12th, 19th, 26th
July 10th, 24th
August 7th, 21st
September 4th, 18th

More matches may be added and a full updated list of fixtures will be published on the Club's website at www.castlethorpecricketclub.co.uk.

All home fixtures are displayed during the week prior to the match on the notice board next to the main gate in Thrupp Close.

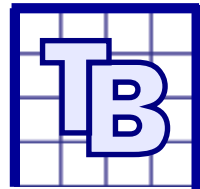
The Cricket Club always encourages new members and players, young,

and not so young, with all abilities welcome. Please contact : Russell Jones (Club Captain) 07474 826657, David Spinelli (Chairman) 07889 215786 Stewart Tate(President) 07976 267630

The Club is looking for an umpire to stand during home league games — no qualifications are required, just a cricketing knowledge e.g rules and signals. Please contact one of the above if interested.

Government guidelines will be in place to help keep a safe environment as we move towards the new "norm".

David Spinelli
Chairman, Castlethorpe Cricket Club



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