

WOBURN SANDS NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

April 2013

A National Planning policy Framework (NPPF)

Paras 19 – 23 of the Sustainability Appraisal summarise the key provisions of the NPPF. In addition to the three dimensions to sustainable development set out in the NPPF there are a number of chapters setting out general guidance on specific topics.

The table in para 73 of the Sustainability Appraisal lists the nine Sustainable Objectives of the Woburn Sands Plan and assesses them against the specific topics in the NPPF. It will be noted that all the Woburn Sands Objectives rate at least three “x” (where one “x” = relevance, two “x” = significant relevance, and three “x” = close relevance).

It is therefore submitted that the Woburn Sands Neighbourhood Plan complies with the requirements of the NPPF.

B Achievement of Sustainable Development

The Sustainability Appraisal sets out some areas where further action is required to achieve sustainable development; these have all been addressed in the Plan itself. In particular the Plan demonstrates that the additional housing already underway and planned (in order to conform with the requirements of the draft Milton Keynes Core Strategy) is being balanced by additional community facilities (such as the enhanced Library and the new Summerlin Centre which have already been provided, and the Sports Hall and employment facilities which are included in Phases 4 and 5 of Parklands).

The basic character of the town and access into the adjacent countryside (which is essential for both the health of the community and responding to the demands of climate change) have both been protected in the Plan while the overall number of dwellings in the town rises by over 50%.

C Conformity with Draft Milton Keynes Core Strategy

The provisions on the draft Milton Keynes Core Strategy are set out in both the Neighbourhood Plan and the Sustainability Appraisal.

One of the Objectives of the Core Strategy is “To protect, maintain and enhance the important features, character and assets of the towns and villages throughout the Borough”. The Vision set out in the Neighbourhood Plan - “Woburn Sands will remain an attractive and sustainable location which meets the aspirations of residents, the wider Woburn Sands community and all those who use the town’s facilities” – meets this Objective precisely.

Woburn Sands is categorised as a Key Settlement in the rural area. As such it is expected to take a significant proportion of the housing requirement from the rural area (along with the other Key Settlements, Newport Pagnell and Olney). The proposed housing target for the rural area in the draft strategy is 1,760 dwellings in the period 2010 to 2026; this may be amended slightly in the finally approved Strategy (expected in July 2013).

Since the publication of the draft Strategy 92 dwellings have been completed in Woburn Sands; a further 51 are under construction or have planning permission. The Taylor Wimpey application of January 2013 requests permission for a further 157. In total therefore approximately 300 dwellings will have been built, or will be built, since publication of the draft Strategy. This will represent approximately 17% of the total requirement for rural homes over the period to 2026 and, furthermore, will be built within the next five years. A modest amount of in-filling will also take place over the next few years (for example an application to build 6 houses in the grounds of Sandymount has just been submitted).

Additional employment facilities are also being provided in Phase 4 of the Parklands development in line with the provisions of the draft Core Strategy.

The draft Core Strategy calls for well-connected communities; the Woburn Sands Plan includes policies relating to improvements in transport (Policies WS14 and WS15), and also a policy relating to the introduction and maintenance of fast broadband (Policy WS16).

The draft Core Strategy also calls for communities in Milton Keynes to be healthy, safe, and inclusive. This aim is reflected in Policies WS11, WS12 and WS13 in the Neighbourhood Plan.

Another policy aim in the draft Core Strategy is the protection of the retail hierarchy in town centres; the Woburn Sands Plan contains specific proposals in respect of retail businesses in the town (Policy WS9).

The Woburn Sands Plan therefore complies fully with the provisions of the draft Core Strategy.

D Compliance with Human Rights and European Union Requirements

As noted above the Neighbourhood Plan conforms with the NPPF and the draft Milton Keynes Core Strategy. The Core Strategy has been the subject of a full sustainability appraisal incorporating the European Union's Strategic Environmental Assessment (SEA) Directive and the Habitat Regulations Assessment.

It can therefore be taken that the Woburn Sands Plan complies with both human rights and EU requirements.