

**Great Linford Parish  
Neighbourhood Development  
Plan South  
Basic conditions statement**

## 1. Introduction

1.1 This Basic Conditions Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 for the Great Linford Parish Neighbourhood Development Plan - South.

1.2 The Regulations requires a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of the Town and Country Planning Act 1990 Act (as amended).

1.3 A Neighbourhood Development Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State
- contribute to the achievement of sustainable development
- be in general conformity with the strategic policies contained in the development plan for the area of the authority
- not breach, and is otherwise compatible with, European Union obligations, and
- prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

1.4 Great Linford Parish Council is the qualifying body entitled to make such a Neighbourhood Development Plan for its own parish. As stated in the Consultation Statement, the Parish Council initially considered making a single plan covering the entire parish but on reflection decided that two separate plans were appropriate.

1.5 Although two plans have been prepared for Great Linford parish, they do not overlap each other and do not overlap any adjacent parish or Town Council. The period of the GLPC Neighbourhood Development Plans is up to 2026. This period has been chosen to align the Plan the Milton Keynes' Core Strategy.

1.6 The National Planning Policy Framework 2012 (NPPF) states that Neighbourhood Development Plans must have regard to the policies in the NPPF.

1.7 The Great Linford Neighbourhood Development Plans have regard to relevant policies within the NPPF. These are:

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Promoting sustainable transport
4. Delivering a wide choice of high quality homes
5. Requiring good design
6. Promoting healthy communities
7. Meeting the challenge of climate change, flooding and coastal change
8. Conserving and enhancing the natural environment, and
9. Conserving and enhancing the historic environment

The following sets out how the Great Linford Development Plan - South conforms to the NPPF.

NPPF requirement	GLPC Policy number
<p><b>1. Building a strong, competitive economy (paras 18-22).</b> Policies should:</p> <ul style="list-style-type: none"> <li>• set out a clear economic vision and strategy for the area which positively and proactively encourages sustainable economic growth</li> <li>• set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period</li> <li>• support existing business sector</li> <li>• be flexible to accommodate needs not anticipated in the plan</li> <li>• plan positively for the location, promotion and expansion of clusters or networks of knowledge-driven, creative or high technology industries identify priority areas for economic regeneration, infrastructure provision and environmental enhancement</li> <li>• facilitate flexible working practices such as integration of residential and commercial uses within the same unit</li> <li>• avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose - land allocations should be regularly reviewed</li> </ul>	<p>GLPC S2A GLPC S12 GLPC S13 GLPC S16</p>
<p><b>2. Ensuring the vitality of town centres (paras 23-27).</b> Policies should:</p> <ul style="list-style-type: none"> <li>• recognise town centres as the heart of their communities and pursue policies to support their viability and vitality</li> <li>• define the extent of town centres and primary shopping areas</li> <li>• promote competitive town centres that provide choice and a diverse retail offer</li> <li>• retain and enhance existing markets</li> <li>• allocate a range of sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres</li> <li>• allocate appropriate edge-of-centre sites for main town centre uses that are well connected to the town centre</li> <li>• recognise that residential development can play an important role in ensuring the vitality of town centres; and</li> <li>• apply a sequential test.....preference should be given to accessible sites that are well connected to the town centre</li> </ul>	<p>Although there are no town centres within the plan area there are a number of local centres.</p> <p>However, the plan area is adjacent to the Central Milton Keynes which serves Milton Keynes and the sub region but also has an important part to play in serving the local communities.</p>
<p><b>3. Promoting sustainable transport (paras 29-41).</b> Policies should:</p> <ul style="list-style-type: none"> <li>• give encouragement to solutions which support reductions in greenhouse gas emissions and reduce congestion</li> <li>• protect and exploit opportunities for the use of sustainable transport modes</li> <li>• create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter</li> <li>• aim for a balance of land uses minimising journey lengths</li> <li>• require developments which generate significant amounts of</li> </ul>	<p>GLPC S2A GLPC S11</p>

<p>movement to provide a travel plan</p> <ul style="list-style-type: none"> <li>• promote a mix of uses for larger scale residential developments in order to provide opportunities to undertake day-to-day activities including work on site</li> <li>• identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice, and seek to improve the quality of parking in town centres so that it is convenient, safe and secure</li> </ul>	
<p><b>4. Delivering a wide choice of high quality homes (paras 47-55)</b> Policies should:</p> <ul style="list-style-type: none"> <li>• ensure their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area</li> <li>• identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15</li> <li>• set out their own approach to housing density to reflect local circumstances</li> <li>• plan for a mix of housing based on current and future demographic and market trends, and needs of different groups in the community and</li> <li>• identify the size, tenure and range of housing that is required in particular locations, reflecting local demand.</li> </ul>	<p>GLPC S1 GLPC S2A GLPC S2B GLPC S2C GLPC S6 GLPC S7 GLPC S8 GLPC 11</p>
<p><b>5. Requiring good design (paras 56-68).</b> Policies should:</p> <ul style="list-style-type: none"> <li>• add to the overall quality of the area, not just for the short term but over the lifetime of the development</li> <li>• establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks</li> <li>• respond to the local character and history, and reflect the identity of local surroundings and materials</li> <li>• not attempt to impose architectural styles or tastes; however, it is proper to seek to promote or reinforce local distinctiveness</li> <li>• create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion</li> </ul>	<p>GLPC S1 GLPC S2 GLPC S2A GLPC S2C</p>
<p><b>6. Promoting healthy communities (paras 69-78).</b> Policies should:</p> <ul style="list-style-type: none"> <li>• aim to achieve places which promote opportunities for meetings between community members</li> <li>• through mixed-use development, strong neighbourhood centres and active street frontages, which bring together those who work, live and play in the vicinity</li> <li>• create safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas</li> <li>• plan positively for the provision and use of shared space, community facilities and other local services</li> <li>• guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to</li> </ul>	<p>GLPC S1 GLPC 2A GLPC 2C GLPC S3 GLPC S4 GLPC S5 GLPC S6 GLPC S7 GLPC S8 GLPC S9 GLPC S10 GLPC S11</p>

<p>meet its day to-day needs;</p> <ul style="list-style-type: none"> <li>• protect existing open space, unless replaced by equivalent or better provision protect and enhance public rights or way and access; and</li> <li>• enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them</li> </ul>	
<p><b>7. Meeting the challenge of climate change, flooding and coastal change (paras 93-108).</b> Policies should:</p> <ul style="list-style-type: none"> <li>• plan for new development in locations and ways which reduce greenhouse emissions actively support energy efficiency improvements to existing buildings</li> <li>• when setting any local requirement for a building’s sustainability, do so in away consistent with the Government’s zero carbon buildings policy and adopt nationally described standards, and</li> <li>• plan for new development in locations which avoid increased vulnerability to impacts arising from climate change, including directing development away from areas of flood risk</li> </ul>	<p>GLPC S1 GLPC S2 GLPC S5 GLPC S1 GLPC S2A GLPC S2C GLPC S8 GLPC S11 GLPC S13</p>
<p><b>8. Conserving and enhancing the natural environment (paras 109-125).</b> Policies should:</p> <ul style="list-style-type: none"> <li>• protect and enhance valued landscapes, geological conservation interest and soils;</li> <li>• minimise impacts on biodiversity and geodiversity and provide net gains in biodiversity where possible</li> <li>• avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development</li> <li>• encourage good design to limit the impact of light pollution from artificial light on local amenity</li> </ul>	<p>GLPC S1 GLPC S2 GLPC S2C GLPC S5 GLPC S6 GLPC S7 GLPC S8 GLPC S9 GLPC S11 GLPC S12 GLPC S13 GLPC S15A</p>
<p><b>9. Conserving and enhancing the historic environment (paras 126 – 141).</b> Policies should take into account:</p> <ul style="list-style-type: none"> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness, and</li> <li>• opportunities to draw on the contribution made by the historical environment to the character of a place</li> </ul>	<p>GLPC S14A GLPC S14B</p>

## 2. General conformity with the local development plan

2.1 The Neighbourhood Development Plan has to be in in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

2.2 GLPC has considered that the relevant development Plan policies are the Milton Keynes Core Strategy (2013) and the Milton Keynes Local Plan (2005).

2.3 The follow table show how the Neighbourhood Development Plan generally complies with these policies.

<b>Neighbourhood Plan Policy</b>	<b>MK Local Plan 2005 Saved 'strategic' policies</b>	<b>MK Core Stagey 2013</b>
<b>Policy GLPC S1 - New homes on small and infill sites.</b>	Policy S1 Policy S11	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development  Policy CS1 Milton Keynes Development Strategy  Policy CS10 Housing  Policy CS11 A Well Connected Milton Keynes  Policy CS12 Developing Successful Neighbourhoods  Policy CS13 Ensuring High Quality, Well Designed Places  Policy CS18 Healthier and Safer Communities  Policy CS19 The Historic and Natural Environment
<b>Policy GLPC S2A – Housing or mixed use developments on larger sites.</b>	Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development  Policy CS1 Milton Keynes Development Strategy  Policy CS2 Housing Land Supply  Policy CS4 Retail and Leisure Development  Policy CS5 Strategic Land Allocation  Policy CS6 Place-shaping Principles for Sustainable Urban Extensions in Adjacent Local Authorities

		<p>Policy CS8 Other Areas of Change</p> <p>Policy CS10 Housing</p> <p>Policy CS11 A Well Connected Milton Keynes</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS14 Community Energy Networks and Large Scale Renewable Energy Schemes</p> <p>Policy CS16 Supporting Small Businesses</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p> <p>Policy CS21 Delivering Infrastructure</p>
<p><b>Policy GLPC S2B</b> - Housing and mixed use development relating to, the Grand Union Canal its immediate environs and the areas managed by the Parks Trust</p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS1 Milton Keynes Development Strategy</p> <p>Policy CS10 Housing</p> <p>Policy CS11 A Well Connected Milton Keynes</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS17 Improving access to local services and facilities</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p> <p>Policy CS21 Delivering Infrastructure</p>
<p><b>Policy GLPC S2C</b> – Quality of new developments</p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS11 A Well Connected</p>

		<p>Milton Keynes</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS17 Improving access to local services and facilities</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p> <p>Policy CS21 Delivering Infrastructure</p>
<p><b>Policy GLPC S3</b> - Change of use to Houses in Multiple Occupation (HiMO).</p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p>
<p><b>Policy GLPC S4</b> - Development proposals involving the loss of existing sport, recreation and community facilities.</p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S5</b> - New developments for sport, leisure and community facilities.</p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS11 A Well Connected Milton Keynes</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS14 Community Energy Networks and Large Scale Renewable Energy Schemes</p> <p>Policy CS18 Healthier and Safer</p>

		<p>Communities</p> <p>Policy CS19 The Historic and Natural Environment</p> <p>Policy CS21 Delivering Infrastructure</p>
<p><b>Policy GLPC S6</b> - Gardens development.</p>	Policy S1	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS18 Healthier and Safer Communities</p>
<p><b>Policy GLPC S7</b> - Development that would result in the loss of green spaces.</p>	Policy S1	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S8</b> - Development that results in the loss of large areas of green spaces or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value.</p>	Policy S1	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S9</b> – Trees, hedgerows and planting.</p>	Policy S1	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p>

		<p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S10</b>  <b>– Provision of local facilities such as a café or information points within key areas of open space including the Grand Union Canal and the former railway line.</b></p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S11</b>  <b>- New development – accessibility, getting around and biodiversity.</b></p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS11 A Well Connected Milton Keynes</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS17 Improving access to local services and facilities</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S12</b>  <b>- Proposals that support the development of small scale businesses that meet the needs of the community.</b></p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS16 Supporting Small Businesses</p> <p>Policy CS17 Improving access to local services and facilities</p>

<p><b>Policy GLPC S13</b> - Proposals for larger scale employment and enterprise.</p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS1 Milton Keynes Development Strategy</p> <p>Policy CS3 Employment Land Supply</p> <p>Policy CS5 Strategic Land Allocation</p> <p>Policy CS11 A Well Connected Milton Keynes</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS14 Community Energy Networks and Large Scale Renewable Energy Schemes</p> <p>Policy CS17 Improving access to local services and facilities</p> <p>Policy CS15 Delivering Economic Prosperity</p> <p>Policy CS16 Supporting Small Businesses</p> <p>Policy CS21 Delivering Infrastructure</p>
<p><b>Policy GLPC S14A</b> - Development in proximity to and potentially affecting heritage assets.</p>	<p>Policy S1</p>	<p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S14B</b> - Development in the setting of a heritage asset.</p>	<p>Policy S1</p>	<p>Policy CS19 The Historic and Natural Environment</p>
<p><b>Policy GLPC S14C</b> - Major developments in strategic locations.</p>	<p>Policy S1</p>	<p>Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p>
<p><b>Policy GLPC S15A</b> - New developments including small local retail facilities and local services</p>	<p>Policy S1</p>	<p>Policy CS4 Retail and Leisure Development</p> <p>Policy CS12 Developing Successful Neighbourhoods</p>

<p><b>such as health and community facilities.</b></p>		<p>Policy CS16 Supporting Small Businesses</p> <p>Policy CS17 Improving access to local services and facilities</p> <p>Policy CS18 Healthier and Safer Communities</p>
<p><b>Policy GLPC S15B – Protecting local retail, public houses (pubs), other local facilities and services including health and community facilities.</b></p>		<p>Policy CS11 A Well Connected Milton Keynes</p> <p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS18 Healthier and Safer Communities</p> <p>Policy CS17 Improving access to local services and facilities</p>
<p><b>Policy GLPC S16 – Proposals relating to retail and commercial frontages and, signs.</b></p>		<p>Policy CS12 Developing Successful Neighbourhoods</p> <p>Policy CS13 Ensuring High Quality, Well Designed Places</p> <p>Policy CS17 Improving access to local services and facilities</p> <p>Policy CS18 Healthier and Safer Communities</p>

### 3. Contribution to Sustainable Development

3.1 At the heart of the NPPF is a presumption in favour of sustainable development, which is seen as a golden thread running through both plan-making and decision-taking.

3.2 To meet the basic conditions, Neighbourhood Development Plans are required to contribute to the sustainable development as the purpose of the planning system is to contribute to the achievement of sustainable development.

3.3 The three dimensions to sustainable development i.e. Economic, Social and Environmental considerations are embraced by the Neighbourhood Development Plan can be summarised in the following way:

#### **Economy.**

- The plan acknowledges the importance of providing for employment jobs and not just housing
- Small business (SMEs) make a significant contribution to the economy (even in Milton Keynes) and should therefore be supported
- Essential infrastructure such as good access/connectivity is important to business
- Mixed uses are promoted
- Provision is made within the plan to support small and large business
- Existing business premises including retail should be retained unless it can be demonstrated that there is no longer a demand or is unviable which can be proven
- There are areas of constraint due to special features of characteristics such as heritage, biodiversity, landscape value which identify to potential investors that this is an area where development is unlikely to be supported

#### **Social.**

- Health and welfare facilities are important and are promoted
- Good housing is promoted and recognises the different needs of the local community
- Homes in multiple occupation have an important part to play in meeting housing needs and should be generally supported but within defined limits that would otherwise have a negative effect
- Quality in design and a good local environment is important to wellbeing
- Good accessibility and mobility forms a fundamental requirement of all new development
- A range of facilities is important to wellbeing, so promotes sport and recreational facilities
- A safe and accessible environment is promoted
- New developments may complement the enjoyment of existing facilities such as the canal

#### **Environmental.**

- Green and open spaces as well as trees are valuable and should be protected where possible
- Heritage assets are important and should be protected where it is appropriate to do so but not necessarily by constraining development
- Climate change needs to be addressed in all new development
- It identifies the importance of quality in design and a good local environment
- Sustainable drainage and biodiversity is an important issue to consider in new developments
- Maintaining and enhancing good transport, pedestrian and cycling links
- Promoting low carbon developments
- Compensating for environmental losses where development may in all respects be acceptable

## **4. Compatibility with EU Legislation**

4.1 A screening process was carried out by the Milton Keynes Council (MKC) to determine whether a Strategic Environment Assessment would be required in support of the plan. This SEA screening response is attached in Appendix A

4.2 The statutory consultation bodies were duly consulted. The Great Linford Parish Neighbourhood Development Plan will provide a planning policy framework to be used when considering planning applications in the Neighbourhood Area.

4.3 The Plan is unlikely to have any significant impacts beyond the Neighbourhood Area beyond the plan boundary and it is considered that overall the plan will not have significant effects on the environment. Milton Keynes Council therefore concluded that the Great Linford Parish Neighbourhood Plan does not need to be subject to Strategic Environmental Assessment. This outcome demonstrates that the making of the Plan does not breach, and is otherwise compatible with, EU obligations with regard to the SEA.

4.4 The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the 'European Convention on Human Rights' and complies with the Human Rights Act 1998.

## **5. Conclusion**

5.1 The Neighbourhood Development Plan:

1. Has regard to the National Policy Planning Framework
2. Is in general conformity to the MKC Core Strategy (2013) and the strategic policies of the MKC Local Plan (2005)
3. The Plan contributes to the achievement of sustainable development
4. The Plan is compatible with, EU obligations

5.2 The Neighbourhood Development Plan therefore fulfils Section 15(1) paragraph (d) of the Neighbourhood Planning Regulations 2012.

## APPENDIX A – MKC SCREENING STATEMENT

### Great Linford Neighbourhood Development Plan South

#### Strategic Environmental Assessment Screening Statement Appropriate Assessment Screening

#### 1. Introduction

##### 1.1 What is the screening opinion?

1.2 This report has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.3 This document also addresses the need for Appropriate Assessment, in accordance with European Directive 92/43/EEC, commonly known as the Habitats Directive.

##### 1.4 What is the Neighbourhood Plan trying to achieve?

1.5 The Great Linford Parish Neighbourhood Development Plan South covers the communities of Bolbeck Park, Conniburrow, Downhead Park, downs Barn, Neath Hill, Pennyland, Tongwell and Willen Park. This part of the parish is adjacent to CMK and Campbell Park both of which are subject to change and expansion over the coming years.

1.6 The Plan, through its policies, aims to improve the quality of the area whilst not delaying sustainable development.

#### 2. Policy context

2.1 The Development Plan for Milton Keynes currently comprises the Milton Keynes Local Plan (adopted December 2005), the Core Strategy (adopted July 2013) and the Woburn Sands Neighbourhood Plan.

2.2 The Council is currently at an early stage of preparing a new local plan for Milton Keynes (Plan:MK) which will replace and update both the Milton Keynes Local Plan and the core Strategy. Work is also underway on a Site Allocations Plan which will bring forward smaller sites in the short to medium term to increase the amount of deliverable housing sites from those identified in the core Strategy.

2.3 Although the Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and the Core Strategy, it can promote more development, but must not propose less. It will also provide a more local context to the non-strategic policies of the Local Plan. The Neighbourhood Plan will be subject to public consultation in accordance with the relevant regulations prior to its adoption.

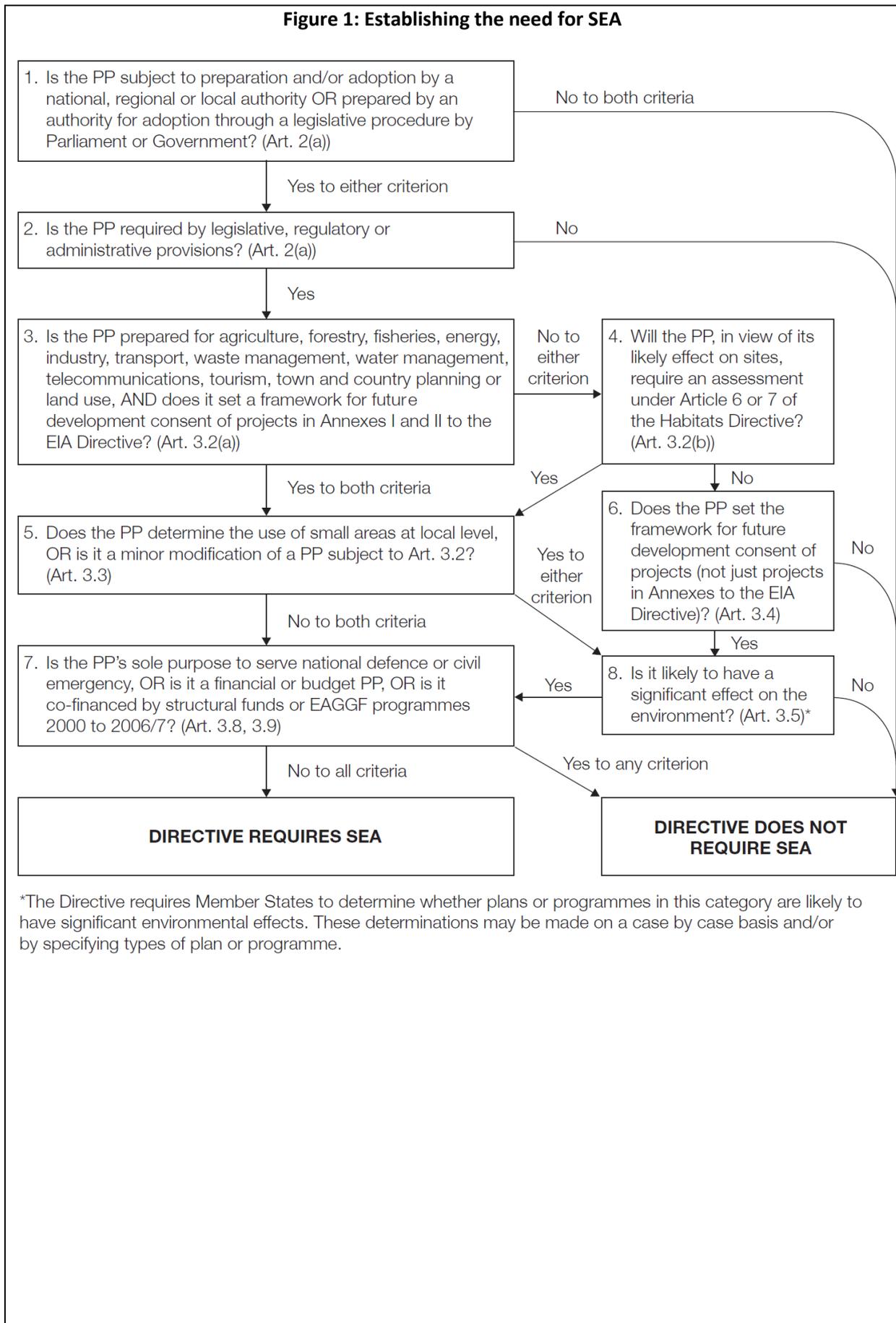
#### 3. SEA Screening

3.1 The requirement for a Strategic Environment Assessment (SEA) is set out in the “Environmental Assessment of Plans and Programmes Regulations 2004”. There is also practical guidance on applying European Directive 2001/42/EC produced by the ODPM (now DCLG)<sup>1</sup>. These documents have been used as the basis for this screening report.

3.2 Neighbourhood Plans must be screened to establish whether or not they will require Strategic Environmental Assessment. The ODPM practical guidance provides a checklist approach based on the SEA regulations to help determine whether SEA is required. This guide has been used as the basis on which to assess the need for SEA as set out below.

<sup>1</sup> A Practical Guide to the Strategic Environmental Assessment Directive (2005) (ODPM)

**Figure 1: Establishing the need for SEA**



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

**Figure 2: Establishing the need for SEA of the Neighbourhood Plan**

Stage	Answer	Reason
<b>1. Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))</b>	Yes	It will be prepared by the Great Linford Parish Council and will be adopted by Milton Keynes Council under the 2012 Neighbourhood Planning Regulations.
<b>2. Is the NP required by legislative, regulatory or administrative provisions? (Article 2(a))</b>	Yes	Although there is no requirement to produce a Neighbourhood Plan, they are subject to formal procedures and regulations laid down by national government. In light of the European Court of Justice ruling in the Case C-567/10 it is considered that this means the NP is 'required'.
<b>3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))</b>	No	The NP is prepared for town and country planning purposes but does not explicitly set a framework for future development consent of projects in Annexes I or II of the EIA Directive.
<b>4. Will the plan in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats directive?</b>	No	The Core Strategy was screened and it was concluded that appropriate assessment was not required. The Neighbourhood Plan must be in general conformity with the Core Strategy and, although it can propose more development, it is unlikely to be significant enough to require assessment under the Habitats Directive.
<b>6. Does the plan set the framework for future development consent of projects?</b>	Yes	The Neighbourhood Plan will provide a framework for future development consent of projects in the area.
<b>8. Is the SPD likely to have a significant effect on the environment?</b>	See results of Figure 3: Determining the likely significance of effects	

**Figure 3: Determining the likely significance of effects**

<b>SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)</b>		
<b>Criteria</b>	<b>✓/✗</b>	<b>MKC Comment</b>
<b><i>The characteristics of plans and programmes, having regard, in particular, to:</i></b>		
<b>1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</b>	✓	The NP will set a policy framework for the determination of planning applications for future development projects, in terms of location, nature and scale/ Once the Neighbourhood Plan has passed examination and its referendums, it will become part of the Development Plan for the area.
<b>1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy</b>	✓	The NP will form part of the statutory development plan for MK. It is influenced by the Core Strategy but may influence the preparation of future local plans for the area such as Plan MK.
<b>1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development</b>	✓	The achievement of sustainable development in one of the basic conditions that a Neighbourhood Plan must meet. The Neighbourhood Plan aims to improve the quality of the area whilst not delaying sustainable development.
<b>1d) Environmental problems relevant to the plan or programme</b>	✗	It is not considered that there are any particular environmental problems relevant to the plan.
<b>1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</b>	✗	The SPD is unlikely to be directly relevant in regard to this criterion.
<b><i>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</i></b>		
<b>2a) The probability, duration, frequency and reversibility of the effects</b>	✗	Overall the effects of the plan on SEA topics are considered to be neutral. Where new development might have a negative effect this will be reasonably long term, although the effect is potentially reversible as redevelopment can occur.

<p><b>2b) The cumulative nature of the effects</b></p>	<p>x</p>	<p>The effects of the Neighbourhood Plan needs to be considered alongside the Core Strategy however it is not considered that the neighbourhood plan introduces significant additional effects over and above those already considered in the SA for the Core Strategy.</p> <p>Given that the whole borough could potentially be covered by neighbourhood plans, each promoting policies and development, there could be a significant cumulative impact of multiple neighbourhood plans although as plans cannot overlap, their impact would be limited to the area that they cover.</p>
<p><b>2c) The trans-boundary nature of the effects</b></p>	<p>x</p>	<p>Given the issues and policies in the plan, it is not considered to have any effect beyond the Milton Keynes Council boundary. Indeed its effects will essentially be limited to the parish area.</p>
<p><b>2d) The risks to human health or the environment (e.g. due to accidents)</b></p>	<p>x</p>	<p>The Neighbourhood Plan does not require development to take place, it encourages and sets out policies to guide development. Its impact on human health is considered to be limited and it is not likely to have a significant impact on the environment due to accidents.</p>
<p><b>2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</b></p>	<p>x</p>	<p>Given the issues and policies in the plan, it is not considered to have little beyond very local effects.</p>
<p><b>2f) The value and vulnerability of the area likely to be affected due to:</b></p> <p><b>I. special natural characteristics or cultural heritage,</b></p> <p><b>II. exceeded environmental quality standards or limit values</b></p> <p><b>III. intensive land-use</b></p>	<p>x</p>	<p>The NP is essentially seeking to protect the existing environment whilst allowing appropriate sustainable development.</p>
<p><b>2g) The effects on areas or landscapes which have a recognised national, Community or international protection status</b></p>	<p>x</p>	<p>There are no areas or landscapes with these designations in Milton Keynes.</p>

#### **4. SEA Conclusion**

- 4.1 The Great Linford Parish Neighbourhood Plan South will provide a planning policy framework to be used when considering planning applications in the Neighbourhood Area.
- 4.2 The Plan's effects are unlikely to have any significant impacts beyond the Neighbourhood Area beyond the plan boundary and it is considered that overall the plan will not have significant effects on the environment. It is, therefore, concluded that the Great Linford Parish Neighbourhood Plan South does not need to be subject to Strategic Environmental Assessment.

#### **5. Appropriate Assessment (AA) Screening**

- 5.1 Legal protection is afforded to habitats and species of European importance through Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna - known as the 'Habitats Directive'. Articles 6(3) and 6(4) of the Habitats Directive require AA of plans to be undertaken. This involves assessing the contents of plans to ensure that their policies and proposals maintain the integrity of Natura 2000 sites. The assessment must determine whether the plan would adversely affect the nature conservation objectives of each site. Where negative effects can be identified, other options should be examined to avoid any potential damaging effects.
- 5.2 The application of the precautionary principle through the Habitats Directive means that plans can only be permitted once it is shown that there will be no adverse effect on the integrity of any Natura 2000 sites. In the rare case of there being no alternatives available or over-riding reasons of public interest why a plan needs to be implemented, plans that do have negative impacts may still be approved.

#### **6. Appropriate Assessment Conclusion**

- 6.1 Given the role of Neighbourhood Plans and lack of any development being proposed in the Great Linford Parish Neighbourhood Plan North, it is considered that Appropriate Assessment of the plan is not required.

#### **7. Consultation Outcome**

- 7.1 The three statutory bodies for the purposes of SEA Screening are English Heritage, the Environment Agency and Natural England, these three bodies were consulted on the screening opinion and responses were received from the Environment Agency and Natural England.
- 7.2 The Environment Agency agreed with the conclusion in the screening opinion that an SEA is not required for this Neighbourhood Plan.
- 7.3 Natural England confirm that, based on the information provided, the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect. Additionally, as the Neighbourhood Plans for both the Great Linford Parish North and South do not contain any proposed development there is no need for an Appropriate Assessment. Natural England recommended the removal of Section 6 of the draft screening opinion as it holds no bearing on the Neighbourhood Plan. Accordingly, that section has been deleted in this final screening statement.
- 7.4 This finalised Screening Statement will now be published on the Milton Keynes Council website.

**8. Contact**

Further information can be obtained from:

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