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22 March 2019

Dear John

#### **HANSLOPE NEIGHBOURHOOD PLAN – EXAMINATION**

I refer to your 'Initial Comments of the Examiner' document dated 11 March 2019. The local planning authority's comments on the questions contained within that document are as follows:

4. This would depend on what is meant by "other development" within the sentence: *"I would also wish to know Milton Keynes Council's approach to the redevelopment of brownfield sites for residential development in locations that are not isolated from **other development**"*

For example, if the brownfield site were within a settlement boundary, in a location which was deemed suitable for residential use, and had complied with other relevant policies within the development plan (e.g. if the site is a previous employment site it would need to comply with Plan:MK policy ER2 "Protection of existing employment land and premises") then this could be deemed sustainable development and supported.

If the site was however isolated from a settlement but not isolated from, for example, an existing agricultural development, it is likely that this would be deemed a less sustainable location for residential use. This would however also depend upon the size of the proposed residential development and the impact upon the character of the open countryside. Similarly, the redevelopment of a brownfield site on the edge of a settlement boundary would need to be considered in light of what the

existing use is and what the impact of the proposed development would have on the character of the open countryside, amongst other considerations.

The Council does support the re-use of brownfield sites, but every proposal must be assessed on a case-by-case basis, taking account of the nature and location of the both the existing and proposed development and considering the relevant policies specific to the proposal and location.

5. Plan:MK was adopted on 20<sup>th</sup> March 2019. Plan:MK has not set a housing requirement either for individual villages or for all villages cumulatively within the rural area of the Borough. Due to the large number of existing commitments within the rural area (many via allocations in made neighbourhood plans or through recently granted planning permissions) already contributing towards Plan:MK's housing supply, it was felt that it would be inappropriate to allocate further growth to the rural area.

Instead, the third tier of the settlement hierarchy amalgamates villages and rural settlements and advocates growth in compliance with made Neighbourhood Plans and within defined settlement boundaries.

In his report, the Plan:MK inspector found this third rural tier to be appropriately identified, recognising that the core principles of the planning system include securing sustainable patterns of development and responding to local character. He also noted that good progress is being made on rural Neighbourhood Plans which are facilitating varying levels of additional housing to meet local needs.

Any new sites, which are not currently considered as existing commitments, that are allocated through newly made neighbourhood plans, will therefore provide additional contributions to the Council's housing supply, above that recognised in Plan:MK.

As Plan:MK does not outline a housing requirement for each neighbourhood area, the Council has published a briefing note as an interim position to provide an indicative housing figure for those preparing new neighbourhood plans, in accordance with paragraph 66 of the National Planning Policy Framework, 2018 (NPPF). The following statement is therefore now provided to Parish Councils requesting a figure:

*"The indicative housing figure for the neighbourhood plan area is 1 home. The indicative housing figure is the amount of new homes that a neighbourhood plan should plan for, over and above any existing allocations in the development plan. Neighbourhood plans can allocate land for more homes than the indicative housing figure and are encouraged to do so. This is in the interests of positive planning and*

*where their local needs and circumstances indicate that additional homes would be appropriate.”*

The review of Plan:MK will subsequently include strategic policies that set a housing requirement for designated neighbourhood areas in accordance with paragraph 65 of the NPPF.

10. The attached plan shows recent applications determined on the edge of Hanslope. The status of these sites is as follows:

- (i) East of Eastfield Drive: outline application for 200 dwellings (planning ref. 17/00838/OUT - refused 11/3/2019)
- (ii) South west of 81 Newport Road: c/u of stables to housing (12 units) (planning ref. 18/01715/FUL - refused 8/10/2018)
- (iii) Cuckoo Hill Farm: outline application for 50 dwellings (planning ref. 18/01625/OUT - refused 3/10/2018, appeal in progress)
- (iv) Cuckoo Hill Farm: full application for 3 dwellings (planning ref. 18/02101/FUL - approved 1/11/2018)
- (v) Malt Mill Farm: application for 51 dwellings (planning refs. 18/00724/FUL – refused, appeal in progress; 18/02421/FUL - refused)
- (vi) Globe: full application for 13 dwellings (planning ref. 18/01968/FUL – refused, appeal in progress)

Of the six applications determined, only one, a full application for 3 dwellings at Cuckoo Hill Farm has been approved.

11. The status of sites A, C & E is as follows: Site A - reserved matters were approved on 13/6/18 (planning ref. 17/03385/REM); Site C - granted full planning permission for 3 dwellings on 20/11/15 (planning ref. 15/00938/FUL); Site E - reserved matters were approved on 17/10/18 (planning ref. 18/01608/REM). The current position with Site B is as follows: full planning permission was granted on appeal for 4 dwellings (planning ref. 11/01777/FUL) – development has been deemed to have started.

12. Plan:MK refers to these sites as existing commitments and the settlement boundary for Hanslope that has been approved as part of Plan:MK incorporates these sites; the principle of development on these sites is therefore already established.

Furthermore, if the details of these developments have already been established and agreed (whether through FUL or REM approvals), there would seem little value in retaining the site specific policies within the plan.

However, if the purpose of the site specific policies within the neighbourhood plan is simply to inform and lead the detailed elements of the development, consideration may be given to retaining them if:

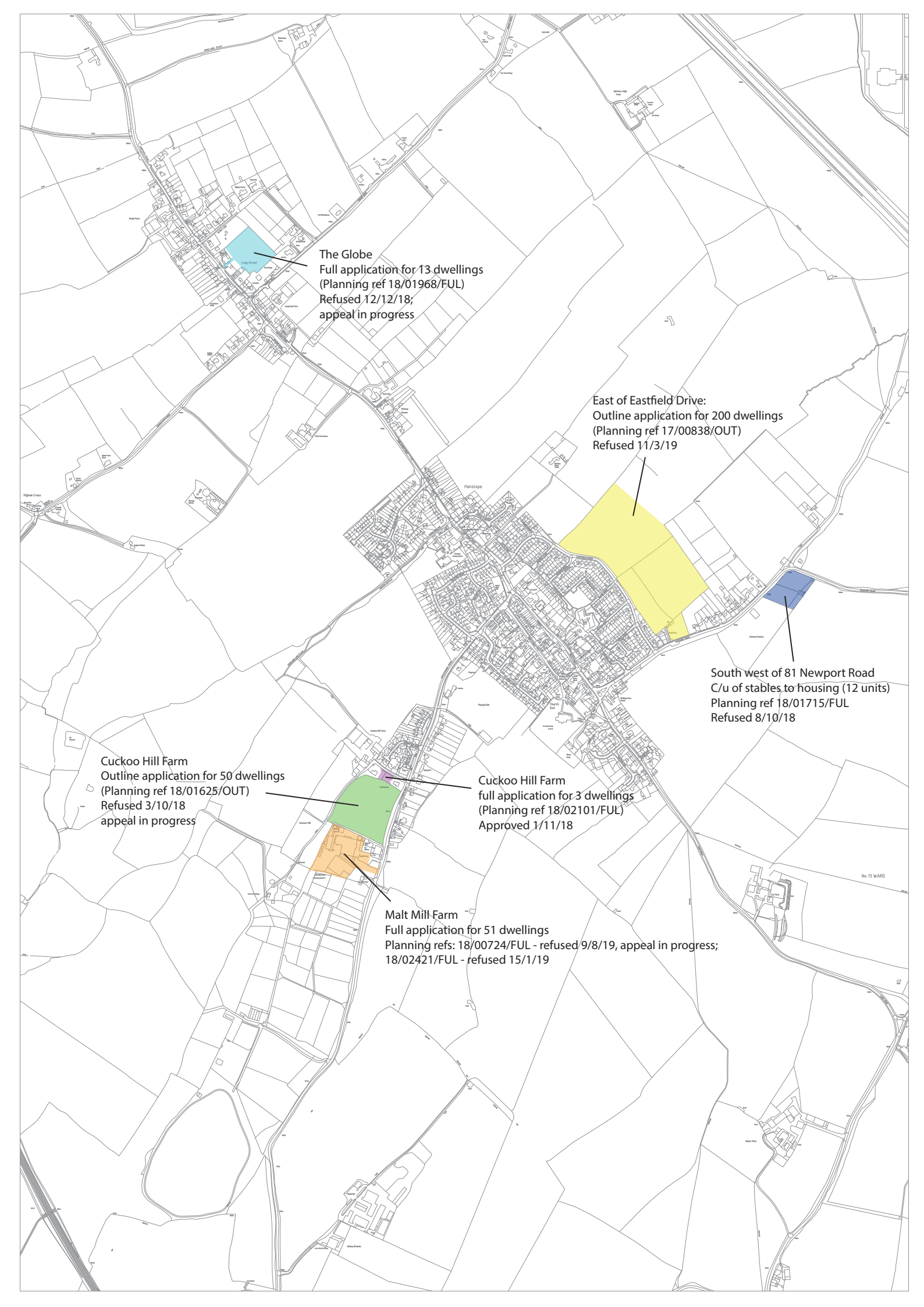
- The developments are yet to have started and the Parish Council wishes to retain these policies to deal with any potential applications to amend the approved development or, to assess any future applications which could be submitted should the existing permission not be implemented and expire.

17. The Council cannot completely restrict the allocation of affordable housing to people with a local connection. If we did, and the demand wasn't there, houses would sit empty and no registered provider would take on this risk. The Council would accept something along the lines of *'the allocation of affordable housing will only be restricted to people with a local connection to the parish for an agreed period of time (as set out within the S106 agreement) after which the affordable housing would be allocated to people without a local connection'*. *'Local connection to the parish'* would need to be clearly defined.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. J. Blandamer', with a long horizontal flourish extending to the right.

**David Blandamer**  
**Neighbourhood Planning**



The Globe  
Full application for 13 dwellings  
(Planning ref 18/01968/FUL)  
Refused 12/12/18;  
appeal in progress

East of Eastfield Drive:  
Outline application for 200 dwellings  
(Planning ref 17/00838/OUT)  
Refused 11/3/19

South west of 81 Newport Road  
C/u of stables to housing (12 units)  
Planning ref 18/01715/FUL  
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Cuckoo Hill Farm  
Outline application for 50 dwellings  
(Planning ref 18/01625/OUT)  
Refused 3/10/18  
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Cuckoo Hill Farm  
full application for 3 dwellings  
(Planning ref 18/02101/FUL)  
Approved 1/11/18

Malt Mill Farm  
Full application for 51 dwellings  
Planning refs: 18/00724/FUL - refused 9/8/19, appeal in progress;  
18/02421/FUL - refused 15/1/19