

**Hanslope Neighbourhood Plan
2016 - 2031**

Basic Conditions Statement

**Published by Hanslope Parish Council under the
Neighbourhood Planning (General) Regulations 2012**

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1.Introduction

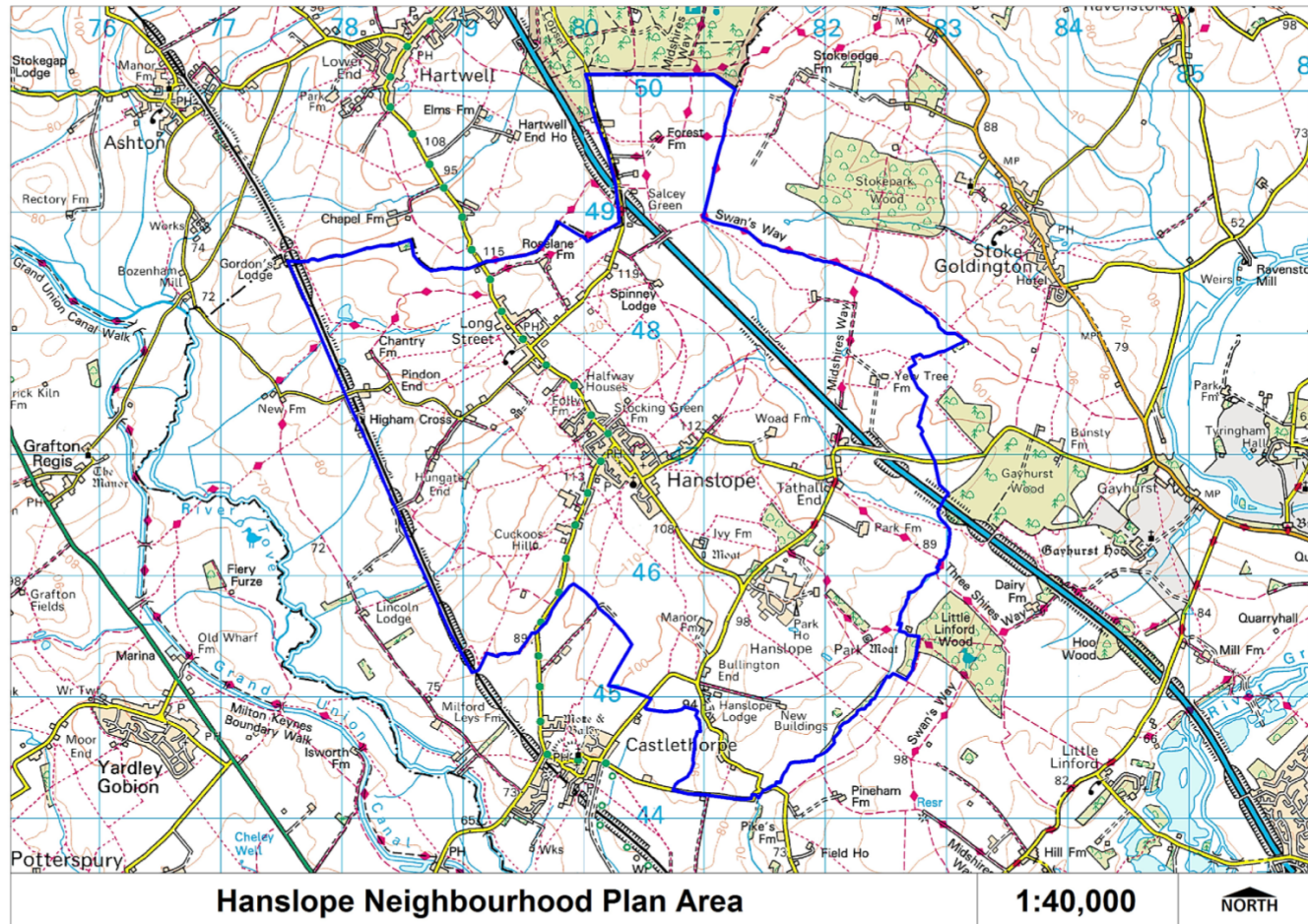
1.1 This Statement has been prepared by Hanslope Parish Council ("the Parish Council") to accompany its submission to the local planning authority, Milton Keynes Council (MKC), of the Hanslope Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ("the Regulations").

1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Hanslope, as designated by MKC on the 9 December 2015 (see Plan A below). The policies described in Section 5 of the Neighbourhood Plan all relate to the development and use of land in the designated Neighbourhood Area. It does not contain policies relating to 'excluded development' as defined by, and in accordance with, the Regulations. The plan period of the Neighbourhood Plan is from 1 April 2016 to 31 March 2031. The document also contains a number of non-statutory proposals that relate to local planning matters in its Section 6 'Implementation'. Section 6 does not form part of the examined 'neighbourhood development plan' but provides the local community with a comprehensive view of issues that the Parish Council has considered during the preparation of the document.

1.3 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.4 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.



Plan A: The Designated Hanslope Neighbourhood Plan Area

2. Background

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in 2016. A chief concern was to ensure that local planning policies were robust enough to maintain the rural environment of the Parish. However, due to the prevailing planning circumstances in the district, the Parish has faced a number of planning applications for major schemes and this has continued throughout the preparation of the Neighbourhood Plan. For this reason, the Neighbourhood Plan is designed to complement and refine as appropriate the saved policies of the Milton Keynes Core Strategy ("the Core Strategy") adopted in 2013 and the Milton Keynes Local Plan ("the Local Plan") adopted in 2005. It also seeks to anticipate the provisions of the forthcoming new Local Plan ("Plan:MK"), which will replace the Core Strategy and Local Plan and cover the period to 2031 (see Section 5 below).

2.2 A Neighbourhood Plan Steering Group was formed by the Parish Council, comprising Parish councillors and members of the local community and it was delegated authority to make day-to-day decisions on the Neighbourhood Plan. However, as qualifying body, the Parish Council itself approved the publication of the Pre-Submission Neighbourhood Plan for consultation in June 2018, and the Submission Neighbourhood Plan in November 2018.

2.3 There has been very considerable community engagement activity on the Plan. This is laid out in detail in the separate Consultation Statement, which is published by the Parish Council as part of the submission documentation. The Parish Council has worked closely with officers of MKC during the preparation of the Neighbourhood Plan to ensure the relationship between the Neighbourhood Plan and the saved policies of the Core Strategy and Local Plan, together with the reasoning, evidence and policies of the emerging Plan:MK have been properly understood.

2.4 The Neighbourhood Plan contains nine land use policies and relevant Policies Maps, which identify where some of the policies will apply in the Parish. The Parish Council has deliberately sought to focus policies on the key issues that matter to the local community and to avoid proposing policies that may duplicate national planning guidance and/or development plan policies that are already material considerations in determining future planning applications.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the 2012 National Planning Policy Framework (NPPF 2012) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The Parish Council is also mindful that the Government published an updated Framework in July 2018 (NPPF 2018), which sets out the transitional arrangements for Neighbourhood Plan examinations. Plans that are submitted to the Local Planning Authority prior to 24 January 2019 will be examined under the old Framework. This does not render the policies out of date once a Neighbourhood Plan has been made. Instead, an assessment of their degree of consistency with the NPPF 2018 should be made. In this section, the footnotes therefore include references to the most relevant policy in the NPPF 2018.

3.2 In overall terms, there are four NPPF 2012 paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16 and 183¹

3.3 The Parish Council believes the Neighbourhood Plan is planning positively for future development in the Parish in a way that reflects the realities of the significant scale of unplanned development on the edge of the main village and that is consistent with the provisions of the Core Strategy and the emerging Plan: MK. The Parish is rural in character and remote from the city of Milton Keynes and the other larger populations of the district. It represents a vision, objectives and policies for the Parish that reflect the desires of the majority of the local community for the kind of place that the village and the wider Parish should remain and how they may change for the better in coming years.

Para 184 and 185²

3.4 The Neighbourhood Plan establishes a clear vision and objectives for the Parish that reflect the views of the majority of the local community while also seeking to accommodate unexpected growth of the Parish. It has sought to translate the objectives into a small number of meaningful planning policies to complement other development plan policies for managing development

¹ Paragraph 13 and 15 of the NPPF 2018 set out general guidance on neighbourhood planning, to which this Neighbourhood Plan has directly responded.

² Paragraph 28 – 30 of the NPPF 2018 set out general guidance on neighbourhood planning, to which this Neighbourhood Plan has directly responded.

proposals. The Parish Council believes the Neighbourhood Plan, as is highlighted in Section 5 of this document, is in general conformity with all the relevant policies of the Core Strategy and Local Plan, and with the reasoning, evidence base and policies of the emerging Plan: MK. The Neighbourhood Plan is considered to strike a positive balance between the policy constraints of the Parish and the need to support the degree of change within the village that has been brought about by recent planning consents.

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan and other adopted supplementary planning guidance into specific policies for the Parish. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy has had proper regard to the NPPF 2012. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	Commentary
HAN1	Hanslope and Long Street Development Boundaries	The policy maintains the principle of a Development Boundary for the village of Hanslope and the small settlement of Long Street, as established by the Local Plan in 2005 and modified in 2013 but modifies it to accommodate changes as a result of consented development in the parish. It directs development to the built-up area of Hanslope and Long Street and reflects the presumption in favour of sustainable development and will guide where development will be delivered over the plan period in line with §15 ³ . It therefore promotes sustainable development in this rural area by directing development that is in line with the settlement hierarchy in the development plan to the most appropriate place, in line with §55 ⁴ .
HAN2	Housing Development Sites	The policy supports the development of five sites for approximately 300 new homes to deliver a wide choice of homes in line with §50 ⁵ . Four of the sites have outline planning permission and the policy therefore seeks to guide reserved matters applications and to provide a planning context for these sites should new or revised schemes come forward in the plan period. The other site is a small brownfield site as encouraged by §111 ⁶ .
HAN3	Design in the Hanslope Conservation Area	The policy requires new development to make a positive contribution to the Conservation Area in line with §126 ⁷ . The Character and Design

³ §11 replaces §15 on the presumption of sustainable development

⁴ §78 replaces §55 on promoting sustainable development in rural areas

⁵ §61 replaces §50 on sustainable, inclusive and mixed communities

⁶ §117 replaces §111 on promoting the reuse of brownfield land

⁷ §184/§185 replaces §126 on conserving and enhancing the historic environment

		Statement defines the characteristics that contribute to its special quality and requires that development has full regard to these in line with §58 ⁵ . The policy is not prescriptive does not stifle innovation, as per §59/60 ⁸ , but requires applicants to demonstrate how the scheme has had regard to the intrinsic qualities of the Conservation Area.
HAN4	Design and Development Principles in the Parish	The policy requires new development across the Parish, including land lying within the setting of the Conservation Area, to have regard to a number of design and development principles to reflect local character as set out in the Character and Design Statement in line with §58 ⁵ and with §126 ⁷ . The policy is not prescriptive and does not stifle innovation, as per §59/60, but requires applicants to demonstrate how the scheme has had regard to the intrinsic qualities of the Parish and Conservation Area.
HAN5	Retail and Commercial Uses	The policy promotes the retention and development of local facilities and services in the village to cater not just for the existing population but also the significant increase in that population in the coming years, in line with §28 ⁹ . The loss of such land and premises may not be replaceable, threatening the sustainability of the village if the local community has to rely on private transport to access those services.
HAN6	Rural Economic Development	The policy seeks to strengthen the future economic growth of the village by promoting small-scale new commercial development within the Development Boundary in line with §28 ⁶ while safeguarding the amenity of neighbouring properties to ensure that the development will function well in its location, in line with §58 ⁵ . The policy also promotes the development of existing rural employment sites in line with §28 ⁶ , ensuring a balance is struck between new development and

⁸ §125/§126 replace §59/60 on design standards

⁹ §83 replaces §28 on rural economic development

		protecting and enhancing the surrounding landscape, in line with §109 ¹⁰ .
HAN7	Community Facilities	The policy encourages the retention and development of valued existing community facilities by supporting proposals that will enable their continued operation in line with §28 ⁶ and §70 ¹¹ and seeking to ensure that any such schemes will not harm the amenities of residential properties or the Conservation Area in line with §58 ⁵ and §109 ⁹ . As with Policy HAN5, the loss of buildings and land serving these purposes will significantly harm the sustainability of the village, as its local population grows in the coming years.
HAN8	Local Green Spaces	The policy proposes to designate a number of Local Green Spaces in the Parish to be protected from development in accordance with §76 ¹² and §77 ⁸ .
HAN9	Green Infrastructure	The policy seeks to protect, enhance and manage the green infrastructure and biodiversity assets in the Parish and improving their connectivity in line with §109 ⁹ and §118 ¹³ . The provisions are in line with the national policy requirements and do not seek to impose higher standards or obligations on proposals.

¹⁰ §170 replaces §109 on conserving and enhancing the natural environment

¹¹ §92 replaces §70 on community facilities

¹² §99 and §100 replaces §76 and §77 respectively on Local Green Spaces

¹³ §175 replaces §118 on the principles of conserving and enhancing biodiversity assets

4. Contribution to Achieving Sustainable Development

4.1 MKC has determined that a Strategic Environmental Assessment (SEA) was not required for the Neighbourhood Plan as it considered the policies were unlikely to have significant environmental effects, as defined by the Environmental Assessment of Plans and Programmes Regulations 2004.

4.2 In its formal screening opinion of October 2018, MKC stated:

“Having screened the Hanslope Neighbourhood Plan and consulted with Historic England, Natural England and the Environment Agency, it is the view of Milton Keynes Council that the Plan’s effects are unlikely to have any significant impacts beyond the Neighbourhood Area and it is considered that overall the Plan will not have significant effects on the environment. It is, therefore, concluded that the Hanslope Neighbourhood Plan does not need to be subject to Strategic Environmental Assessment.”.

4.3 However, the basic condition of ‘contributing to the achievement of sustainable development’ requires a broader scope of assessment to embrace social and economic, as well as environment, objectives. For completeness, therefore, the Neighbourhood Plan policies have been analysed and a summary is contained in Table B overleaf.

4.4 It is clear that the Neighbourhood Plan, in its own modest way, will contribute to the achievement of sustainable development. This outcome may be inevitable for Neighbourhood Plans prepared in similar planning policy circumstances. If local communities are to back development in this type of location, to the extent they will turn out to vote at a referendum, then they will expect that the environmental assets of the Parish will be protected from inappropriate development and that some social and/or economic benefits may arise from new development. In any event, the planning policy context is such that to be in general conformity with the strategic policies of the development plan, the Neighbourhood Plan must acknowledge those environmental constraints.

Table B: Neighbourhood Plan & Sustainable Development Summary
(+ positive, 0 neutral, - adverse effects)

No.	Policy Title	Soc.	Eco.	Env.	Commentary
HAN1	Hanslope and Long Street Development Boundaries	+	0	+	The policy will have a positive environmental effect by containing and managing the appropriate growth of the defined village settlements that reflects the importance of the landscape and local heritage in a rural location. In committing to the consented schemes if one or more of those consents are not implemented, the policy will have significant positive social effects in delivering a wide range of new open market and affordable homes.
HAN2	Housing Development Sites	+	0	0/-	The policy will deliver a mix of new homes to meet local needs and will therefore have a positive social effect. As some of the allocations are in open countryside on the edge of the village there is an adverse environmental effect, but the development principles set out in the existing outline permissions and the development plan may mitigate some of that effect.
HAN3	Design in the Hanslope Conservation Area	0	0	+	The policy will have a positive environmental effect in helping to ensure that future standards of design reflect the specific characteristics of the Conservation Area. The policy is not overly prescriptive or onerous and thus avoids the potential for adverse social or economic effects.
HAN4	Design and Development Principles in the Parish	0	0	+	The policy will have a positive environmental effect in helping to ensure that future standards of design reflect the specific characteristics of the setting to the Conservation Area and the local character of the remainder of the Parish. The policy is not overly prescriptive or onerous and thus avoids the potential for adverse social or economic effects.

HAN5	Retail and Commercial Uses	0	+	0	The policy will have a positive economic (and therefore social) effect by encouraging local shops to grow while also seeking their retention. The policy operates alongside other development plan policies to ensure that proposals are consistent with other relevant requirements, e.g. design.
HAN6	Rural Economic Development	0	+	0	The policy is more permissive of small-scale commercial development in the development boundary of Hanslope and at existing rural employment sites but ensures that schemes are suitable to their location and their design includes mitigation measures that will ensure there are no adverse environmental effects.
HAN7	Community Facilities	+	0	0	The policy will have a positive social effect in retaining and supporting the viability of existing community facilities for the use and enjoyment of the local community.
HAN8	Local Green Spaces	+	0	+	The policy designates a number of Local Green Spaces to rule out development unless in exceptional circumstances. The spaces offer recreational value, as well as intrinsic value as open space and therefore has a positive environmental and social effect. The policy avoids the potential for adverse social or economic effects by being part of a Neighbourhood Plan that contains proposals in other policies to promote new development.
HAN9	Green Infrastructure	0	0	+	The policy has a positive environmental effect as it sets out the requirements for sustaining and improving important environmental assets of the Parish to encourage better habitat and walking/bridleways/cycleways connectivity.

5. General Conformity with the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan, that is primarily the strategic policies of the Core Strategy of 2013 but also with some saved policies of the Local Plan of 2005. The new Local Plan ('Plan:MK') will replace both documents once adopted and will establish a new strategic policy framework for the city and wider district.

5.2 At the time of preparation, it is not clear whether the emerging Plan:MK will be adopted before or after the examination of the Neighbourhood Plan. Therefore, Table C below considers the general conformity with the relevant adopted MKC policies, and the policies of the emerging Plan:MK using a combination of the Proposed Submission Plan: MK October 2017, the Schedule of Proposed Main Modifications October 2018 and the Schedule of Proposed Additional Modifications October 2018. It would appear that none of the proposed modifications will have any material effect in relation to this Plan.

Key: LP – Local Plan 2005 Policies

CS – Core strategy Policies

MK – Emerging Plan: MK Policies

Table C: Neighbourhood Plan & Development Plan Conformity Summary		
No.	Policy Title	Commentary
HAN1	Hanslope and Long Street Development Boundaries	<p>The policy redraws the Development Boundaries established in the Local Plan 2005 which was modified in 2013, by making provision for the housing sites in Policy HAN2, in accordance with Policy CS9 which establishes the rural strategy for the district.</p> <p>MK Policy DS1 identifies Hanslope and Long Street as "Villages and rural settlements" that permits development proposals within the defined development boundaries. It makes no requirements for additional housing land at Hanslope.</p>

HAN2	Housing Development Sites	<p>The policy supports the principle of approximately 300 new homes within the development boundaries defined in Policy HAN1 in accordance with Policy CS9 which sets out the rural strategy for the district.</p> <p>The Policy refines MK Policy DS2 in supporting the existing commitments identified in it, with the inclusion of two small sites in the Development Boundary of Hanslope.</p>
HAN3	Design in the Hanslope Conservation Area	<p>The policy refines LP Policy HE6 in respect of the preservation and enhancement of the Conservation Area, and Policies CS13 and CS19 by translating them for application within the Conservation Area.</p> <p>Similarly, the policy gives local effect to MK Policies D1, D2 and D3.</p>
HAN4	Design and Development Principles in the Parish	<p>The policy refines LP Policy D2 in respect of the design of buildings in the setting of the Conservation Area and the wider parish, and Policy CS13 by translating them for application locally.</p> <p>Similarly, the policy gives local effect to MK Policies D1, D2 and D3.</p>
HAN5	Retail and Commercial Uses	<p>The policy gives local effect to LP Policies VS1 and VS2 in seeking the retention of shops and businesses and encouraging new shops within the Development Boundary, as provided for by Policy CS4.</p> <p>The policy gives local effect to MK Policy ER12 in respect of the retention of existing services and facilities and encouraging new shops in the rural area as per MK Policy ER13.</p>
HAN6	Rural Economic Development	<p>The policy refines LP Policy E5 and CS9 in setting out criteria for the re-use of rural buildings.</p> <p>Similarly, the policy refines MK Policy ER9 by setting out criteria for the re-use of rural buildings.</p>

HAN7	Community Facilities	<p>The policy refines LP Policy C2 and CS17 by identifying land and buildings in the Parish that warrant protection from unnecessary loss by these Policies.</p> <p>The principle of protecting community facilities is also reflected in the MK Policy CC3.</p>
HAN8	Local Green Spaces	<p>The policy refines LP Policy L2 and Policy CS17 by identifying and designating those spaces that have intrinsic value to the village.</p> <p>Similarly the policy also refines MK Policy L2.</p>
HAN9	Green Infrastructure	<p>The policy refines LP Policy L3 in setting out the standards of provision for new open space, including its connectivity with other spaces, as provided for by Policy CS19. The policy also refines LP Policies NE2 and NE3 by setting local standards to achieve a biodiversity net gain and protecting rare and threatened species.</p> <p>Similarly, the Policy refined MK Policy L2 in setting local standard to improve connectivity of open spaces and setting out the standards of provision for new open space, as provided for by MK Policy L4.</p>

6. Compatibility with EU Legislation

6.1 As set out in Section 3 above, a screening opinion has been provided by MKC, which confirmed that the Neighbourhood Plan would not have any significant environmental effects and that an SEA would not be required for the Neighbourhood Plan to be in accordance with EU Directive 2001/42.

6.2 Further, the opinion stated that no Habitats Regulation Assessment is required of the Neighbourhood Plan under the EU Habitats Regulations thus:

“Given the role of Neighbourhood Plans and the scale of development likely to be proposed in the Hanslope Neighbourhood Plan, it is considered that Appropriate Assessment of the plan is not required.”

6.3 The Parish Council considers that the Plan has also had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.