

HANSLOPE PARISH NEIGHBOURHOOD PLAN 2016 – 2031



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FOREWORD

A working group set up by Hanslope Parish Council and consisting of members of the council and residents of Hanslope who volunteered to help have drafted this Neighbourhood Plan for the Parish of Hanslope.

Work began in earnest in 2016 with the establishment of the designated area, followed by a Parish Survey which elicited the views of residents regarding future land use and development needs.

As far as possible, the Neighbourhood Plan has been put together in line with the views expressed in this survey, but it has also had to include two proposed large scale residential developments of the type that the survey clearly showed that the residents were not in favour of.

The first development for 150 houses off Castlethorpe Road, gained outline planning permission in 2017, and the second development for 141 homes, off Long Street Road, was granted outline planning permission in early 2018, after an appeal.

At the time of publication of this Submission Plan, two further major and one smaller proposed developments on land adjoining the village have also recently been submitted for outline planning permission. If such permission is granted for any of these proposals, it will severely add to the cumulative impacts that already face the village from the existing two new major developments and will only add to the social, structural and environmental problems that are foreseen.

Hanslope Parish Council is strongly objecting to these latest proposals which have not been incorporated into this Submission Plan. Depending on the outcome of the planning applications they may have to be taken into account in a revised 'Submission Plan'.

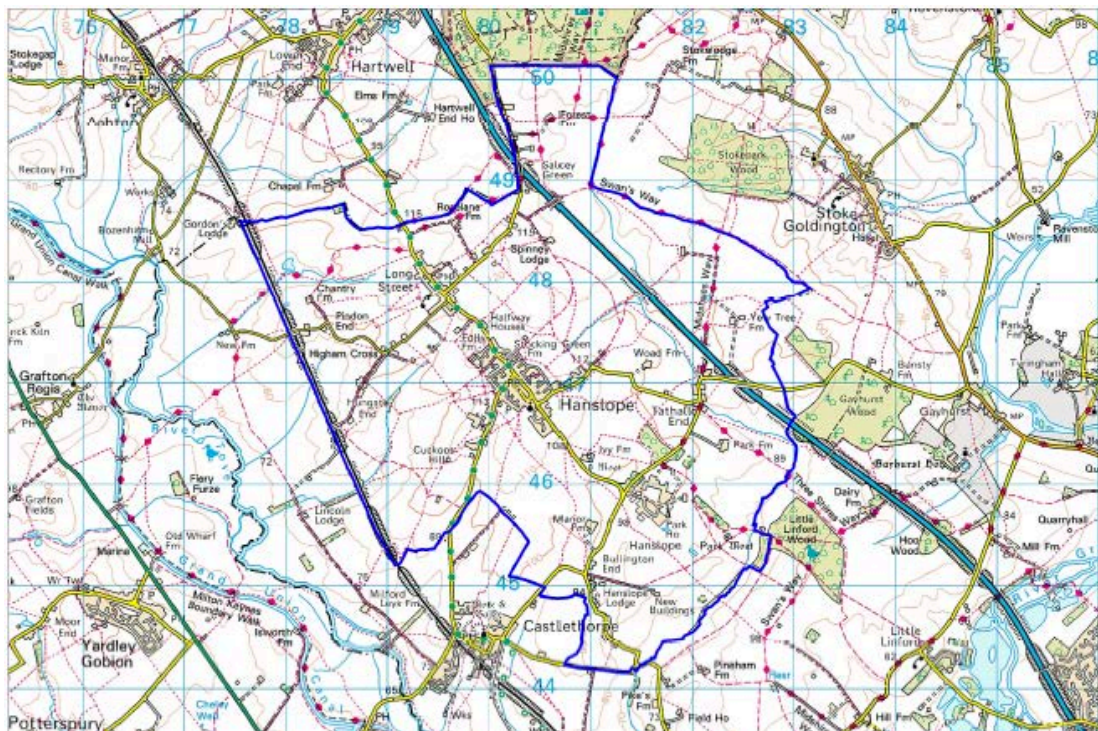
The Parish Council would like to thank the members of the working group for their time in putting this Neighbourhood Plan together. Thanks also to Diane Webber and James Williamson of MK Council for their advice in producing this plan.

List of Land Use Policies

HAN1	Hanslope and Long Street Development Boundaries
HAN2	Housing Site Allocations
HAN3	Design in the Hanslope Conservation Area
HAN4	Design in the Parish
HAN5	Hanslope Village Centre
HAN6	Rural Economic Development
HAN7	Community Facilities
HAN8	Local Green Spaces
HAN9	Green Infrastructure

1. Introduction & Background

1.1 Hanslope Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority Milton Keynes Council (MKC), in December 2015, under the provisions of the Localism Act of 2011, and of the Neighbourhood Planning General Regulations 2012. The designated area coincides with the Parish boundary, shown in Plan A below.



Plan A: Hanslope Parish Neighbourhood Plan; Designated Area

1.2 The purpose of the plan is to set out local planning policies that can be used to help determine planning applications in the area covered by the plan. Its policies will encourage development proposals for the benefit of the local community and will aim to protect the special character of the villages of Hanslope and Long Street and of the wider parish.

1.3 Neighbourhood plans provide local communities with the chance to shape the future development of their areas. Once approved at referendum, the neighbourhood plan becomes a statutory part of the development plan for the area. As such, it will carry significant weight in how planning applications are decided. Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a plan if they are not directly relating to planning.

1.4 Although there is considerable scope for the local community to decide on its planning policies, neighbourhood plans must meet a number of 'basic conditions'. These are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan;
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

1.5 In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making the plan and has followed the 2012 Neighbourhood Planning Regulations. It has done so, and the full story of its consultation activities throughout the project is set out in the separate Consultation Statement.

1.6 An independent examiner will now test these requirements. If satisfied, the examiner will recommend to MKC that the plan, with or without some modifications, can go to a referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then it becomes adopted ('made') as formal planning policy for the area.

The Pre-Submission Plan

1.7 The Pre-Submission version of the plan was consulted on in June-July 2018 and provided a formal opportunity for local people and other stakeholders and statutory bodies to comment on the proposed policies of the plan. The policies have been finalised to take into account comments made.

Strategic Environmental Assessment & Habitat Regulations Assessment

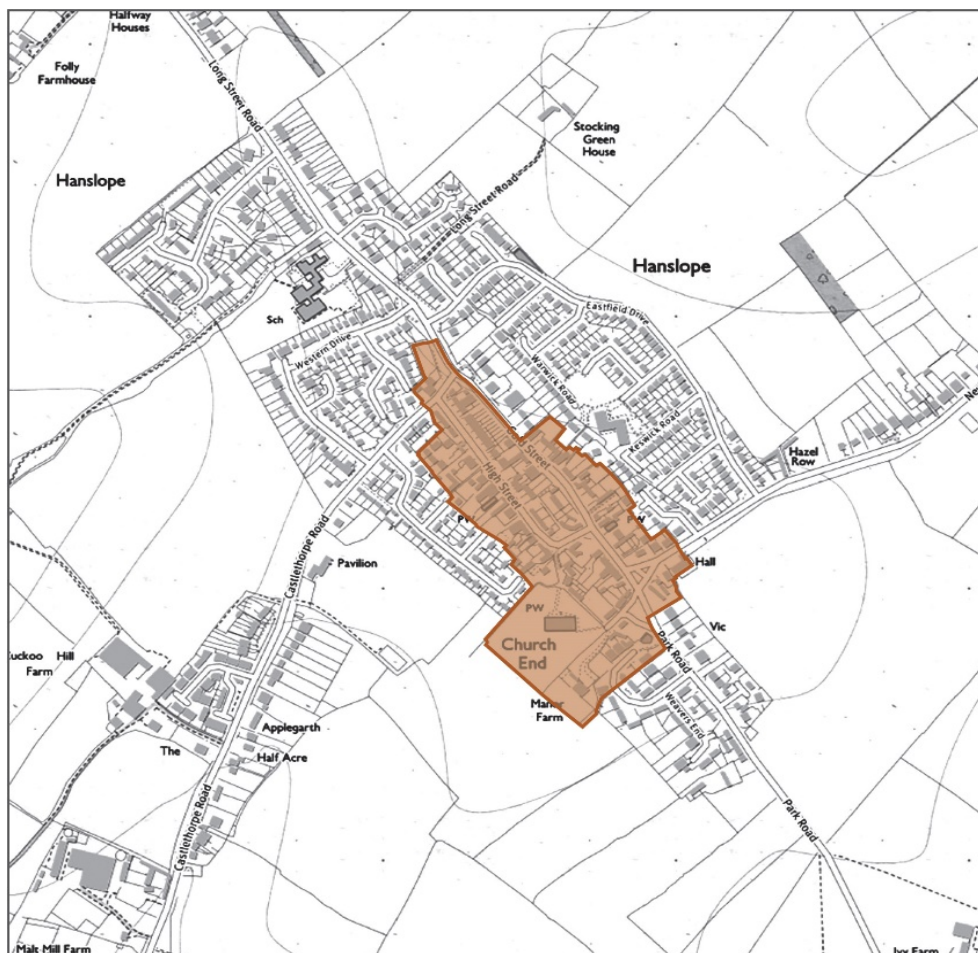
1.8 Once the proposed scope of the Neighbourhood Plan has been agreed, MKC indicated that a Strategic Environmental Assessment (SEA, under the Environmental Assessment of Plans & Programmes Regulations 2004) would not be required. It formalised this view in its 'screening opinion' of October 2018, having consulted the statutory bodies, as required. This opinion is published as a separate document.

1.9 That same document also screened for the potential of the Plan to have any significant effect on a European-designated nature site, in accordance with the EU Habitats Directive 92/43/EEC ('the habitats directive'). MKC and Natural England concluded that an Appropriate Assessment under the directive would not be necessary.

1.10 The Parish Council website (www.hanslope.org.uk) contains the background documents on the Neighbourhood Plan i.e. the previous Parish Plan and the 2016 Parish Survey.

2. The Neighbourhood Area

2.1 The historic centre of the village of Hanslope village, a designated conservation area, forms the core of a vibrant community. Matching the development of residential properties, there has been over the years, a growing base of small businesses and industries within and surrounding the village in the wider parish. Plan B shows a map of the conservation area.



Plan B: Hanslope Designated Conservation Area (outlined in Red)

2.2 There are 31 listed buildings in Hanslope, most of which are Grade II Listed, with the exception of the Grade I listed Church of St James the Great. There is also a Scheduled Ancient Monument: the Moated Site south of Long Plantation, Hanslope Park. The historic core of the village was designated a Conservation Area in 1979. A review of the conservation area was carried out in March 2018 with a view to possibly extending the area.

2.3 Many of the local farms have, in recent years, converted farm buildings into units for offices and/or light industry, with in addition some others connected with rural activities, such as the equestrian centre off Castlethorpe Road, plus a growing number of 'horse meadows' and related stable blocks. This has created employment as well as providing goods and services.

2.4 While the parish does not contain any designated sites, to the north west the parish boundary lies on the border of Salcey Forest SSSI, and uncommon and extensive example of acid pedunculate oak-hazel-ash high forest.

2.5 Today, a large number of residents commute to work in varied locations outside of the parish. However, there are also an increasing number of people in the parish who work from home. As a result, it is vital that the village and the parish continue to be serviced by up to date tele-communication facilities.

2.6 The parish also continues to have the unique distinction of having the Foreign and Commonwealth facility located at Hanslope Park. This is home to the largest single employer in North Buckinghamshire. This, as well as bringing some benefits, also results in serious traffic flow problems, given the rural nature of the road infrastructure serving the parish.

2.7 The village amenities include an award winning lower and middle school, the Doctor's surgery, three churches, two public houses and a social club, the Village Hall, recreational and sports field with a sports pavilion and scout and guide hall, allotments, a butchers/green grocer, newsagents/takeaway café, a general store and a Chinese takeaway. All are well used and much appreciated by the local community.

2.8 In addition, the rural countryside surrounding the village is 'criss-crossed' by many 'rights of way' and bridleways. The preservation of which is seen as essential for the parish community to continue to benefit from the walking/pet exercising, horse riding and the observation of the fauna and flora available in this working rural environment.

2.9 The residents take great pride in the appearance of the village, such that in 2016 and in 2017 Hanslope won the title of Best Kept village in North Buckinghamshire.

2.10 The large majority of the 1,000 hectares or so of land in the parish of Hanslope is principally devoted to agriculture. The village of Hanslope is located roughly centrally in the parish and together with the linked village of Long Street contains most of the residential properties.

2.11 The National Census of 2011 identified 940 dwellings in the parish and some 2,217 residents. Since then, there has been a gradual expansion in the number of houses, with the small developments of Saxon Close, Cuckoo Hill and Harkness Court, accompanied by expanded and new single dwellings serving as 'infilling' within the village and hamlets or in other parts of the parish.

2.12 Except for those in Hanslope and Long Street, the remaining numbers of residential properties are mostly located in the surrounding hamlets of Tathall End, Bullington End, Pindon End, Higham Cross, Hungate End and Salcey Green.

2.13 In 2017/18, a new small residential development was underway near the Half Way houses in Long Street Road. Two other small residential developments are planned, one on the former bus garage site in the centre of the village and the other on part of the car park belonging to the Globe public house in Long Street. Additionally, in 2017, outline planning permission was given by MK Council for a new larger scale development of 150 homes on a green field site off Castlethorpe Road, opposite the recreation ground.

2.14 A short time after the submission was made for the development off Castlethorpe Road, another large-scale development of 141 houses on a green field site off Long Street Road was submitted. Both developments were consented during a time when MKC were judged not to have a 5 year housing land supply. Since then, outline planning permission for another major housing scheme at Long Street Road has been granted on appeal.

2.15 At the time of publication of this Submission Plan, two further major and one smaller proposed developments on land adjoining the village have also been submitted for outline planning permission. If such permission is granted for any of these proposals, it will severely add to the cumulative impacts that already face the village from the existing two new major developments and will only add to the social, structural and environmental problems that are foreseen. Hanslope Parish Council is strongly objecting to these latest proposals which have not been incorporated into this Submission Plan.

3. Planning Policy Context

3.1 The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The Neighbourhood Plan must have regard to the provisions of the NPPF and its following paragraphs are especially relevant here:

- Recognise intrinsic value and beauty of countryside (§ 17)
- Support a prosperous rural economy (§ 28)
- Boosting the supply of housing (§ 47)
- Affordable homes (§54)
- Good Design (§ 58)
- Promoting healthy communities (§ 70)
- Protecting local green spaces (§ 76)
- Conserving and enhancing the natural environment (§ 109)
- Conserving and enhancing the historic environment (§126)

3.2 A new version of the NPPF was published during the preparation of the Neighbourhood Plan in July 2018. Its policies only apply to neighbourhood plans submitted for examination after January 2019 and so are not directly relevant here. However, it is noted that the new NPPF remains positive about neighbourhood planning and about planning in rural areas.

3.3 It is also important that the Neighbourhood Plan is in 'general conformity' with the strategic policies of the development plan. The development plan for this area currently comprises the saved policies of the Milton Keynes Local Plan of 2005 and the Milton Keynes Core Strategy of 2013. The saved policies are generally non-strategic, development management policies. The Core Strategy sets out the strategic framework of policies.

3.4 All of these policies will be replaced by the new Local Plan ('Plan:MK') to cover the period 2016 – 2031. At the time of the submission of the Neighbourhood Plan Plan:MK was at the examination stage, with MKC consulting on a series of proposed modifications, none of which have direct relevance to the Neighbourhood Plan. If Plan:MK is adopted by MKC prior to the examination of the Neighbourhood Plan then the plan will need to be in general conformity with Plan:MK. The separate Basic Conditions Statement sets out how the policies of the Neighbourhood Plan address both the existing and future strategic policies.

The Milton Keynes Local Plan

3.5 A number of policies from this 2005 Plan have been saved for development management purposes and were not replaced by the 2013 Core Strategy. Those that are considered most relevant to this area are:

- Policy S10 Open Countryside – controlling development outside development boundaries
- Policy D2 Design of Buildings – setting general principles
- Policy HE2-HE5 Listed Buildings – controlling development affecting these buildings

- Policy HE6 Conservation Areas – controlling development affecting designated areas
- Policy T10 Traffic – managing the effects of traffic on local areas
- Policy H4 Affordable Housing – 30% target on sites of > 15 homes in line with 2013 SPD
- Policy H6 Rural Housing Needs – principles for exception sites
- Policy H7 Housing on Unidentified Sites – principles for windfall schemes inside development boundaries
- Policy H8 Housing Densities – seeking an average scheme density of 30 dph in rural areas
- Policy H9 Housing Mix – seeking a variety of types on sites > 5 homes, including ‘lifetime homes’
- Policy VS2 Existing Village Shops, Public Houses and Post Offices – protecting them from unnecessary loss
- Policy L2 Protection of Public Open Space and Existing Facilities – three spaces are identified at Hanslope village
- Policy C2 Protection of Community Facilities – the church grounds and primary school sites are identified at Hanslope village

Milton Keynes Core Strategy

3.7 The Core Strategy of 2013 sets out the strategic policies up to year 2026. The most relevant policies for this area are:

- Policy CS1 Development Strategy – identifying Hanslope as a ‘selected village’ but noting no proposed allocations, and identifying Long Street as a ‘village with a development boundary’
- Policy CS2 Housing Land Supply – requiring at least 570 new homes from deliverable/developable and small windfall sites in the rural area
- Policy CS9 Strategy for the Rural Area – taking forward the three Local Plan housing allocations at Hanslope (since built)
- Policy CS11 Well Connected MK – principles for locating new development
- Policy CS12 Developing Successful Neighbourhoods – principles for the location and design of new development
- Policy CS13 Ensuring High Quality, Well Designed Places - principles for the design of new development
- Policy CS17 Local Services – taking forward policies L2 and C2 and others
- Policy CS19 The Historic and Natural Environment – taking forward policies HE2-HE6 and others

Plan:MK

3.8 The new Local Plan will cover the period to 2031 and sets the spatial direction for the next period of growth of the city and its rural area. One of its main objectives is “to seek the protection of existing key services and facilities in sustainable rural settlements and to encourage the development of further provision, including shops, world class schools, community and health services.”

3.9 The most relevant policies for the Parish are:

- DS1 Settlement Hierarchy – providing for housing development within defined settlement boundaries as determined by neighbourhood plans
- DS2 Housing Strategy – providing for small to medium scale development within rural settlements, appropriate to the size, function and role of each settlement to be delivered through allocations in neighbourhood plans currently being prepared.
- DS5 Open Countryside – taking forward policies S10 and xx
- ER9 Employment Uses & the Rural Economy – principles for businesses appropriate in the countryside
- ER10 Shopping Hierarchy – identifying village centres as appropriate for convenience shopping (but not defined on the Policies Map)
- ER12 Protection of Local Shops, Post Offices, Banks And Public Houses – taking forward Policy L2
- HN1 Housing Mix and Density – principles for new schemes
- HN2 Affordable Housing – seeking 31% on sites of > 10 homes
- HN10 Rural Exception Sites – taking forward Policy H6
- CT1 Sustainable Transport Network – principles for locating new development
- CT2 Movement & Access – principles for accessing new development
- NE4 Green Infrastructure – principles for protection and enhancement through new development
- NE5 Landscape Character – protecting and enhancing local character
- HE2 Heritage & Development – protecting and enhancing heritage assets
- L2 Open Space & Facilities – taking forward Policy L2
- D1-D3 Design – series of principles for new development
- CC3 Protection of Community Facilities – taking forward Policy C2

3.10 In overall terms, the strategy for the rural areas of the Borough has not changed significantly over many years, and the new Local Plan strategy is not markedly different. Growth has been focused on the city and at a small number of towns and larger villages, with infilling in smaller settlements. Development boundaries are used to distinguish between urban and rural, with an encouragement of sustainable development within settlements and a general protection of the countryside beyond.

3.11 The most important shift signalled in the new Local Plan is the removal of the ‘selected villages’ tier in the hierarchy of settlements in the Borough and of rural housing targets. Instead, it’s “approach to delivering new development in villages and other rural settlements now places the emphasis on neighbourhood plans”, in line with their position in the hierarchy of settlements in the Borough.

3.12 However, as this Parish and others have seen in recent years, a failure to maintain a five-year supply of suitable housing land has occasionally rendered the development plan out-of-date. This has led to unplanned housing development of a scale and in locations that are difficult for rural communities to accommodate.

3.13 The Neighbourhood Plan has therefore adopted a positive approach to planning the future of Hanslope and Long Street over the period to 2031 with the hope and expectation that it will enable MKC to manage development in the Parish more successfully than in the recent past.

4. Community Views on Planning Issues

4.1 One of the key policies within the Hanslope Parish Plan published in May 2009 (and incorporated within the Milton Keynes Core Strategy 2013), was that in order to maintain the rural environment there should be no housing development outside the village boundary. Any developments inside the village boundary should be aimed at providing a high proportion of low-cost accommodation for village residents, particularly one and two bed properties.

4.2 While the village cannot be viewed in isolation, the community was greatly concerned that all endeavours should be made to keep the village of Hanslope's unique identity as a separate village.

4.3 The results of the recent Parish Survey, conducted in 2016 to support the development of the Neighbourhood Plan for Hanslope, still supported this view. They clearly showed that 60% of those who replied were reluctant to support any further residential development in either the village or other parts of the parish, apart from refurbishment and renewal. The large majority of the remaining 40% were only agreeable to see further residential development if it was either one or small numbers of new houses up to ten on available sustainable sites.

4.4 Only 2% of those who replied were in favour of the more significant residential development, such as that off Castlethorpe Rd, which gained outline planning permission in 2017. This was one of the two large residential housing plans that emerged as a result of developers taking advantage of the short period of time in 2016 and 2017, when MK was deemed not to have a five-year land supply.

4.5 Subsequently, the proposed development of land off Longstreet Rd was turned down by MK Council but granted on appeal. The three most recent planning applications referred to in Section 2, are further examples of developers taking advantage of the MK situation with regard to its judged lack of a 5 year housing land supply as well as their unfortunate prediction to favour development on green field sites.

4.6 Residents were asked what concerned them most about future potential residential development in the village. Over 95% indicated that they were 'greatly concerned' to 'some concern' about the potential impact of such large-scale development on the following major issues:

- Impact on the environment (e.g. drainage, flooding, biodiversity etc.).
- Impact on heritage views in and around the village.
- Increased parking needs.
- Adequacy of the infrastructure (e.g. roads, water, sewage) to cope.
- Pressure on school places.
- Pressure on the doctor's surgery.
- Increased traffic and traffic congestion.

4.7 The final point is very relevant as it is not just the road infrastructure within the village but also that which services the village which is of greatest concern to many residents, particularly regarding the impact on the parish of Hanslope Park. The majority of the employees of 'The Park' are believed to live outside of the village and travel by car to work, causing severe morning and evening rush hour congestion, mainly along Forest Road, Long Street Road/Gold Street and Park Road.

4.8 In recent years, this has been exacerbated by large housing developments outside of the parish (e.g. at Roade). A substantial number of those residents, as well as many others from the Northampton area, increasingly use the country lanes connecting the village to Milton Keynes (and Northampton) as ways of avoiding the congestion on the main arterial routes (such as the A508, B526 and the M1).

5. Vision, Objectives & Land Use Policies

Vision

5.1 The vision for the Hanslope Parish Neighbourhood Plan area is that by 2031:

“Hanslope parish and the central village will be a place with a sense of community and a distinctive identity, where people choose to stay, to live and in some cases work in a rural environment, encouraged by the excellent school, health care and community facilities.

Hanslope will recognise and protect its natural assets and its important rural heritage and culture will be cherished. The village and hamlets are defined by the surrounding ‘working’ agricultural landscape, which in turn through rights of way and bridleways, allows all residents to benefit from the rural environment.

Hanslope village will continue to support its retail, catering outlets and leisure facilities.

The retail and catering outlets include a butchers/greengrocers, newsagents/takeaway café, a general store and a Chinese takeaway, three public houses (albeit with one, the Globe, currently closed awaiting planning developments), and a social club. The leisure outlets include a well-used village hall, sports and recreational areas with a sports pavilion, scout/guide hall and over 70 allotment plots. Community facilities are also available through the use at non-service times of the church and the chapels in the village. Wherever possible, we will facilitate them with convenient car parking and pedestrian areas.

Hanslope will as far as outside influences allow, strive to manage the traffic flow through the village, to prevent congestion and improve road safety for vehicles, pedestrians, cyclists and horses.”

Objectives

5.2 To achieve this vision, the following plan objectives have been adopted:

1. The integrity of the village environment and the rural nature of the parish will be protected and future residential development should, wherever possible, be of a small-scale nature on sustainable locations that do not threaten to overwhelm the existing village and parish infrastructure.
2. New developments within the conservation area should improve and enhance its visual appearance and the key environmental features within an historical context.
3. New development on rural land outside of the village boundaries should be limited in scope.

4. Landscape views will be protected and the green infrastructure surrounding the village and within the parish will be maintained and improved.
5. The existing variety of retail and catering outlets, both within the conservation area and the wider village will be maintained and improved (within the context of Objectives 1,2 3 and 4) and we will encourage other light industrial service facilities and employment use to be located in other parts of the parish
6. Existing community services and facilities, particularly the school and health services, sports, recreation, play facilities and the village hall will be maintained and improved (within the context of Objectives 1,2 3 and 4).
7. Traffic flows throughout the wider village should be calmed and managed to prevent congestion and improve road safety for vehicles, pedestrians, cyclists, horses and horse drawn vehicles.

Monitoring & Review Policy

5.3 The Parish Council will monitor the Plan by reviewing planning application decisions and using data reported by MKC in its planning monitoring reports. The objectives will form the core of monitoring activity, but other data collected and reported at a local level relevant to the Plan may also be included. It is expected that the plan will be reviewed on a five-year cycle or to coincide with the development and review of the development plan if this cycle is different.

Land Use Planning Policies

5.4 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

5.5 Policies must be clearly written so they can be easily applied when considering planning applications. The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on the key development issues in the area as expressed by the community. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the adopted policies from the Milton Keynes development plan will continue to be used.

5.6 Set out below are the proposed policies of the plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are a set of Policies Maps. Where a policy refers to a specific site or area then it is shown on a Map.

Policy HAN1: Hanslope and Long Street Development Boundaries

The Neighbourhood Plan defines the development boundary of the village of Hanslope and of the small settlement of Long Street, as shown on the Policies Maps, for the purpose of applying the relevant development plans policies relating to proposals inside or outside the boundaries.

5.7 This policy updates the development boundaries of Hanslope and Long Street villages as defined on the Proposals Map of the development plan (in applying Policy CS9 of the Core Strategy that sets out the strategy for the rural area of the district). It reaffirms the boundary originally drawn in 2005 and modified in 2013 and makes provision for the new land allocations of Policy HAN2 in the Neighbourhood Plan.

5.8 The policy is consistent with Policy CS9 in only supporting housing development within the defined boundaries. Hanslope is identified in the settlement hierarchy of Policy CS1 as a "Selected Village" and Long Street as "Other Village with a Development Boundary". In such villages, some "small scale" housing development through sensitive infill is supported.

Policy HAN2 Housing Development Sites

Proposals for residential development on following sites, as shown on the Policies Maps, will be supported, they are in accord with the design principles set out in policies HAN3 and HAN4 of the Neighbourhood Plan:

- Site A - Land adjacent to the recreation ground off Castlethorpe Rd for 150 houses
- Site B - Land that contained the former bus garage, near the Long Street, Gold Street, Castlethorpe Road junction for 8 houses
- Site C - Land that was part of the Globe Public House car park in Long Street for 6 houses
- Site D - Land comprising redundant garages and car park off Williams Close for approx. 8 care bungalows
- Site E - Land to the west of Long Street Road adjacent to Folly Farm for 141 houses

5.9 The purpose of this policy is to guide the reserved matters applications of those proposals that already have outline planning permission (sites A, B, C and E) or to provide policy context in the event that any of those permissions lapse or that revised proposals are submitted. In addition, it supports the redevelopment of ancillary housing land within the defined development boundary at Site D. As such the policy is consistent with Policy DS2 of the emerging PlanMK and follow the development principles of the Core Strategy for development in rural areas.

5.10 As clearly indicated in Section 2 Community Views, and Section 3 the Vision and Objectives of this plan, the residents of Hanslope are extremely concerned to protect the integrity of both the village environment and the rural nature of the parish.

5.11 But, residents are aware of the problems facing the local and national housing situation, particularly regarding the needs of first time buyers, those wishing to downsize and those with special needs who also wish to remain within the village/parish. They accept the need for ongoing sustainable development that is appropriate to the village and the rural environment. However, at the same time they are extremely concerned to prevent or mitigate the impact of any untoward large-scale speculative residential development on the village/parish environment.

5.12 The emerging Plan:MK (Policy DS2) only provides for small to medium scale development within rural settlements and these should only be brought forward through Neighbourhood Plans. There is therefore no strategic policy steer for the development boundaries in the Parish to be modified in any significant way. However, the Parish Council wishes the Plan to have a long and effective duration for the full plan period and to be positive about development. Hence, provision is made for the four consented sites in the event that the current schemes are not implemented and that new proposals for the land are brought forward. The Parish Council considers that this provision more than meets the scale of housing development that would have been necessary for the village to plan for, had that 'plan-led' opportunity not been lost with MKC's housing land supply position in recent years.

5.13 As this scale of greenfield development on the edge of the village is significant, it was not considered necessary to look outside the modified development boundary to support the development of any other land. Instead, the small brownfield site inside the boundary was identified as the only current or anticipated site with potential for housing development and the policy is intended to encourage proposals to come forward for the beneficial reuse of the land.

Policy HAN3: Design in the Hanslope Conservation Area

Development proposals in the Conservation Area, as shown on the Policies Map, will be supported, provided they sustain and enhance the character and appearance of the Conservation Area and the setting of its listed buildings and other heritage assets and they have specific regard to the following design principles and to the guidance set out in the Hanslope Character & Design Statement:

- *Plot sizes and layout arrangements generally allow for off road parking*
- *Common buildings materials are red brick and Jurassic yellow stone, with frontage walls being full or part rendered and common roof materials are clay tile, slate and thatch*
- *The common building height is two storey, with occasional single storey bungalows and some of two and half storeys and no precedent for buildings that are any taller*
- *There are a number of key views from within the village or its edge out to the surrounding countryside, and from that countryside of the village sitting in the landscape, that reinforce the rural character of the Conservation Area*

- There are a number of buildings and spaces that are prominent in the Conservation Area that play a role in defining the special character of a streetscene or the setting of historic buildings
- The presence of mature trees, large shrubs and grassed or planted verges in the streetscene of many parts of the Conservation Area plays an important role in defining its special character.

5.14 This policy identifies a series of design principles that establish the key characteristics of the Conservation Area. The general design and development principles applying in the Area and across the Parish are set out in Policy HAN4.

5.15 The principles have been identified in the appraisal of the Area, which is covered in the Character and Design Statement in Appendix 1. The policy intention is to guide applicants in designing their proposals, but it does not require a slavish adherence to every principle. However, where a proposal contradicts one or more of these principles, then it is expected that the planning application, Design & Access Statement, where provided, will provide a justification.

5.16 Sustaining the visual and historic integrity of the Conservation Area and its historic buildings, street landscape and key environmental features such as trees, recreational areas, green spaces and ponds, emerged as key issues from the consultations. In 2016, following the efforts of many residents, supported by the Parish Council, the village first won the De Fraine Cup, for the best-kept village in Buckinghamshire, followed in 2017 by the Tindall Cup for the overall best kept village in Buckinghamshire. The Best Kept Village competition is not just for pretty villages but for ones where communities make an effort to keep their surroundings well maintained. Hanslope will strive to maintain this standard.

Policy HAN4: Design and Development Principles in the Parish

Development proposals will be supported, provided they have full regard to the following design and development principles and to the guidance set out in the Hanslope Character & Design Statement:

- Housing types and tenures should respond to the identified needs of the Parish, including affordable housing for those with local connections to the parish
- Housing schemes should provide a mix of housing types and housing styles that reflect the design guidance in the Design and Character Statement
- All proposals located within the setting of the Conservation Area or within the setting of other heritage assets outside the Conservation Area must sustain and enhance the special character and appearance of the Area and of those assets
- All proposals must protect and reinforce, where appropriate, the existing green spaces
- All proposals should maintain key views both within and from the village and respect the wider landscape setting of Hanslope
- No proposal should exceed two and a half storeys in building heights
- All proposals should protect and, where appropriate improve, local paths and bridleways and any existing natural features on the site such as trees, hedges and ponds
- All proposals should seek to maximise the energy-efficiency of buildings and, where appropriate, incorporate renewable and low carbon energy production
- All proposals should have regard to their effects on the local highway network and should ensure that they can achieve safe access

5.17 This policy complements Policy HAN3 by setting out a series of design and development principles that will apply to proposals throughout the Parish.

5.18 The Design & Character Statement identifies a number of locations where the edge of the Conservation Area, and key buildings within it are visible and where there is therefore the potential for inappropriate designs to harm its character. These are notably on Park Road/Manor Close/Weavers End, on St. James Close/Castlethorpe Road, on Long Street Road/Eastfield Drive and on Newport Road. More generally, and beyond the setting of the Conservation Area in the more modern parts of the village and at Long Street, the policy requires proposals to reflect the character of their surroundings. This need not prevent innovation in design, but it places the onus on the applicant to show why there is an opportunity to realise such a scheme that does not reflect that character as identified in the Character and Design Statement.

5.19 The effects of through traffic on the village is already obvious and worsening each year along the main north-south route, i.e. Long Street Road – Gold Street – Park Road. This route is used as both a rural route for commuters between Northampton to the north, passing through Salcey Forest which is an SSSI and well used as an amenity area for ramblers and

walkers, and Milton Keynes to the south, as well, as servicing the Hanslope Park facility on the southern edge of the Parish. It is important that further new housing development in Hanslope, other than that already allocated, does not make these increasingly severe traffic issues any worse.

Policy HAN5: Retail & Commercial Uses

Proposals to change the use of an existing retail or other commercial unit to a non-retail or non-commercial use will be resisted, unless the proposal is able to demonstrate that neither the location nor the existing premises are viable for that purpose.

Proposals for new retail or commercial development will be supported within the Development Boundary defined by Policy HAN1, provided they comply with other policies of the development plan.

Proposals for a change of use resulting in the loss of a farm shop or public house, will be resisted unless it can be demonstrated that the location and premises are no longer viable for such purposes.

5.20 This policy seeks to prevent the unnecessary loss of land and premises in established retail (A1 – A5) or commercial (B1) uses, insofar as planning permission is required for proposals, and to encourage new uses within the development boundary.

5.21 The village has a number of established commercial premises on High Street and Gold Street and in Long Street the Globe public house (but recognising that not all the buildings are in such use). There is currently a good balance of retail and catering facilities serving the community within the Parish. The village's light industrial service facilities (such as garages, car repair, bus depots) of previous years have closed and in some instances relocated to other parts of the parish (e.g. into redundant farm buildings). However, as the village expands there will be a greater need to preserve the existing facilities and help them develop.

Policy HAN6: Rural Economic Development

Development proposals to expand or to diversify existing rural employment sites will be supported, provided:

- i. They are confined to redevelopment of existing buildings or infilling between existing buildings or the development of new build development immediately adjoining existing buildings;
- ii. They include a landscape scheme that will effectively screen the site from the surrounding countryside; and
- iii. Their design conforms to other policies of the development plan.

5.22 This policy encourages proposals to create new jobs in Hanslope village only as Long Street is not a sustainable location for employment development. It also encourages the suitable expansion of employment uses in the open countryside.

5.23 Unlike other non-rural areas, the link between houses and jobs in the parish is not direct as many of those of working age who reside in the parish commute to jobs outside of the parish. Nevertheless, there is a benefit in creating sustainable employment opportunities within the parish in appropriate locations. Except for those in the education and health sectors, employment opportunities within the wider village are mainly limited to the retail and catering facilities. Others, such as light industrial service facilities should be located in other parts of the parish.

5.24 With the mechanisation of agriculture, the employment opportunities provided by the farms within the parish are limited, but today many also serve as appropriate locations for light industry service and offices within re-developed redundant farm buildings. While this development should be welcomed, there is still a need to preserve the rural environment in which these are located, by preventing the over development of sites.

Policy HAN7: Community Facilities

The Neighbourhood Plan identifies the following as Community Facilities serving the Parish:

- i. The village hall
- ii. The recreation ground sports facilities, Pavilion and adjacent Scout and Guide building
- iii. The recreation ground
- iv. The children's play areas
- v. The church of St James and the two other chapels
- vi. Lincoln Cour
- vii. Hanslope Primary School
- viii. The doctor's surgery

Proposals to improve the viability of a community facility by way of the extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in use is appropriate in design terms and will not harm the amenities of adjoining residential properties.

5.25 This policy compliments existing development plan policy by specifying land and buildings that meet the definition of community facilities in the Parish.

5.26 The need to protect and improve community facilities was a clear theme from the Parish Survey, particularly in light of the potential impact on them of any new large-scale residential development. There was, for example, particular concern that both the excellent medical services provided through the existing medical practice should be maintained, as should the excellence of the village school (highlighted in recent OFSTED inspections).

5.27 The existing village hall, although an old building, is regarded as an excellent facility that has, through the efforts of the community, been steadily improved and modernised over the years. This upgrading needs to continue, including improving the existing storage facilities, leveraging in additional funding from development or grant sources wherever possible.

Policy HAN8: Local Green Spaces

The Neighbourhood Plan designates the following Local Green Spaces as shown on the Policies Map:

- The recreation ground.
- The proposed new managed 'wild area' located at the bottom of the proposed Castlethorpe Road development, bordering Green End lane.
- The Manor Farm permanent meadow to the rear of Church End
- The allotments.

Proposals for development in a Local Green Space will be resisted, unless very special circumstances can be demonstrated.

5.28 This policy identifies a small number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with the NPPF. All of these are believed to meet the three criteria as set out in the NPPF.

5.29 Some other areas are under the direct control of the Parish Council who maintain them or are currently managed by MKC Council but will be handed over to the Parish Council by 2020. The Wild Area is part of the Castlethorpe Road development, which as part of the 106 agreement will be handed over to the Parish Council when the development is completed. Other land is privately owned but is considered to be particularly special to the local community. None are considered to be an 'extensive tract of land' and all are located in close proximity to the local community.

Policy HAN9: Green Infrastructure

Proposals for new development that is of a scale to require the provision of on-site open space will be supported especially if the design of open space is integral to the scheme and is effectively connected to any adjoining green infrastructure assets. Proposals for smaller infill schemes should also seek to realise any opportunities to connect their landscape schemes with adjoining green infrastructure assets.

Where appropriate, developers will be expected to enter into a planning obligation to secure satisfactory arrangements for the long-term management of this open space. Developers may also be required to transfer land to the Parish Council, by agreement with the planning authority.

New development will be required to propose biodiversity mitigation strategies with the aim of delivering a net biodiversity gain for the loss of any value identified. New development will also be required to retain trees and hedgerows and to secure opportunities to create connected habitats suitable for species adaptation to climate change. Where they are unavoidably lost, replacement trees and hedgerows using indigenous species must be planted. All proposals for development in the Plan area must ensure that any potential impacts upon rare and threatened species are fully assessed, and that, where necessary, mitigation measures are incorporated to safeguard and protect those species.

Proposals to extinguish or to divert significantly an existing footpath because of development schemes will be resisted. Development proposals that enable the provision of new footpaths, bridleways and cycle ways in and around the village will be supported, provided that they are in accordance with other policies of this Neighbourhood Plan and have regard to the principles of the district-wide green infrastructure strategy.

5.30 This policy serves a number of purposes, all of which are intended to ensure that the existing green infrastructure assets in the Parish are protected and enhanced wherever possible through the management of new development proposals.

5.31 Within the wider parish, the community's key view as indicated in the Parish Survey, was of the importance of maintaining the agricultural base and the integrity of the rural environment. This necessitates the wider parish community and the agricultural land owners/users work in greater partnership. The former need to accept that to maintain the farming environment (particularly with regard to the implications of Brexit), reasonable farm diversification plans (e.g. re use of farm buildings, new methods of growing crops, appropriate scales for new energy generation) should, if appropriate, be looked upon favourably. In return the latter would expect that the agricultural land owners/users would do as much as possible to preserve and maintain the rural environment for the benefit of the wider community (e.g. upkeep of rights of way and bridleways and hedgerows and green areas for wildlife).

5.32 This may extend to the further protection of the green infrastructures that surround the village. However, intrusive development such as the erection of large scale new energy generation facilities, for example wind farms, bio/waste facilities, solar energy on inappropriate highly visible green field sites, or new or expanded industrial complexes, would not be considered appropriate to the rural nature of the designated area. It is strongly believed that green infrastructure also provides multiple benefits for people, including recreation, health and well being, access to nature, opportunities for food growing and resilience to climate change.

6. Implementation

6.1 The Neighbourhood Plan policies will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

6.2 Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the Plan, care has therefore been taken to ensure, as far as possible, the policies are achievable.

6.3 Whilst the local planning authority will be reasonable for the development management, the Parish will use the Plan to frame its representations on submitted applications. It will also work with MKC to monitor the progress of sites coming forward for development.

Hanslope Park

6.4 While the parish has very little, if any, control over the continued development of Hanslope Park, the Parish Council sees all the planning applications that relate to the park and in theory, can object and request modifications. The impact of the activity at Hanslope Park nevertheless affects the parish, particularly regarding traffic to and from the facility.

In terms of housing, while some of those who work at Hanslope Park are known to reside within the village, because of its nature, the facility draws staff from a very wide catchment area. Currently it is not believed to create further undue pressure on the housing stock within the parish.

6.5 In the future, this may change and as with the traffic, there may be a need to work more closely with Hanslope Park, to be forewarned over its future impact on the parish and how this can be better accommodated.

Traffic

6.6 Resident's concern over traffic flow and management through the 'wider village' are fully recognised, but cannot be directly tackled by land use policy other than by allocating land for development in locations that will not make existing traffic problems significantly worse. However, beyond the scope of the Plan, there is still a need to address these issues throughout the Parish. In particular, to improve safety for pedestrians, cyclists and for the equine fraternity on which the Parish Council will continue to focus.

6.7 Much of the problem lies in traffic entering the parish from outside of the village, particularly during rush hours. This is associated in part, but not fully, with the large number of people commuting by vehicle to work at Hanslope Park. This whole area, while outside of the power of the Parish Council to influence, will, in future, be obligated to pursue much closer liaison with both MK and Northampton Planning/Highways to bring their attention to the

problems that can be caused by planning decisions taken regarding areas outside of the Parish of Hanslope.

6.8 Further key issues that emerged from the consultation regarded mitigating the problem of traffic flow along Long Street Road/Gold Street/Park Road and Castlethorpe Road, together with the connected parking issues. There are increasing traffic congestion problems during the morning and evening rush hour periods, making it very difficult for those who reside in village of Hanslope and the 'wider village' to go about their daily lives.

6.9 Chief concerns relate to:

- a) The volume of traffic passing through the village during the week, particularly on the stretch from Forest Road, along Long Street Road and onto Gold Street and Park Road. Existing peak traffic flows causing considerable problems were shown in a March 2017 report by the independent traffic consultants Sanderson's, commissioned by Hanslope Parish Council.
- b) The speed of traffic, particularly on the entrances and exits to the village (Newport Road, Castlethorpe Road, Park Road, Forest Road, Hartwell Road and Long Street Road), as indicated by evidence from both speed awareness equipment installed by the Parish Council and Police speed camera enforcement activity.
- c) Parking in a manner likely to cause problems for both pedestrians and other road users, in particular on Gold Street, High Street and the Market Square. It also affects the doctor's surgery on Castlethorpe Road near the bus stop before the recreation ground, and around the school at pick up and drop off times. It is feared that the large scale new developments already proposed will add to these parking problems (particularly for residents visiting the shops, church and public houses) and a further reason to object to any further large scale developments.

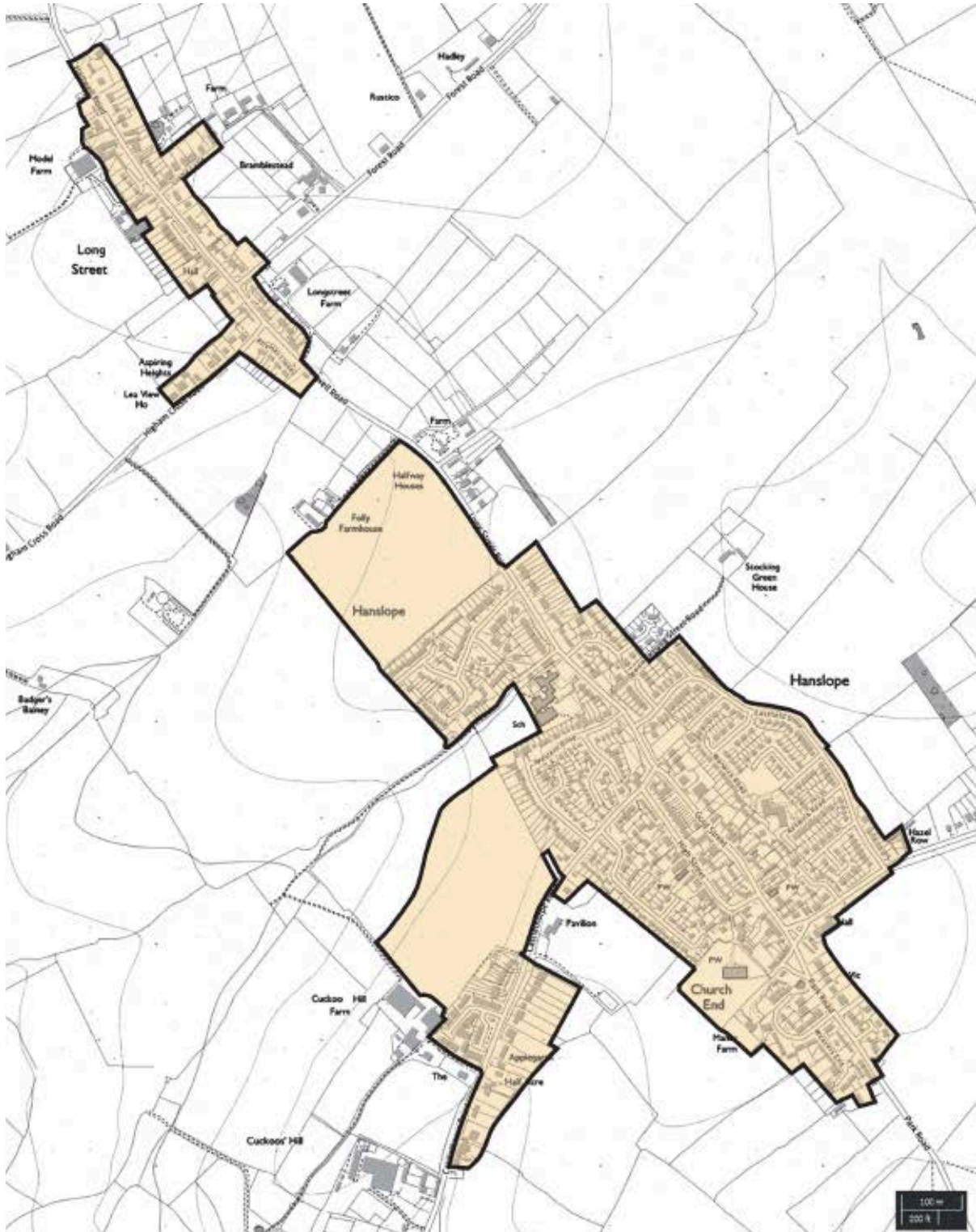
6.10 Related to this is the need to both maintain the existing public transport links and encourage improvement where funding allows. There may also be opportunities to improve and construct new cycle ways, for example between the village and Hanslope Park. Although the National Cycle Network Route 6, comes through Hanslope, much of it is located on existing so called 'rural roads'. Today although they may look 'rural' (i.e. less used) on a map, they increasingly suffer from much heavier traffic use at all times of the day much more than they were designed for and are, in places, a greater danger to pedestrians, cyclists and horse riders.

Infrastructure Projects

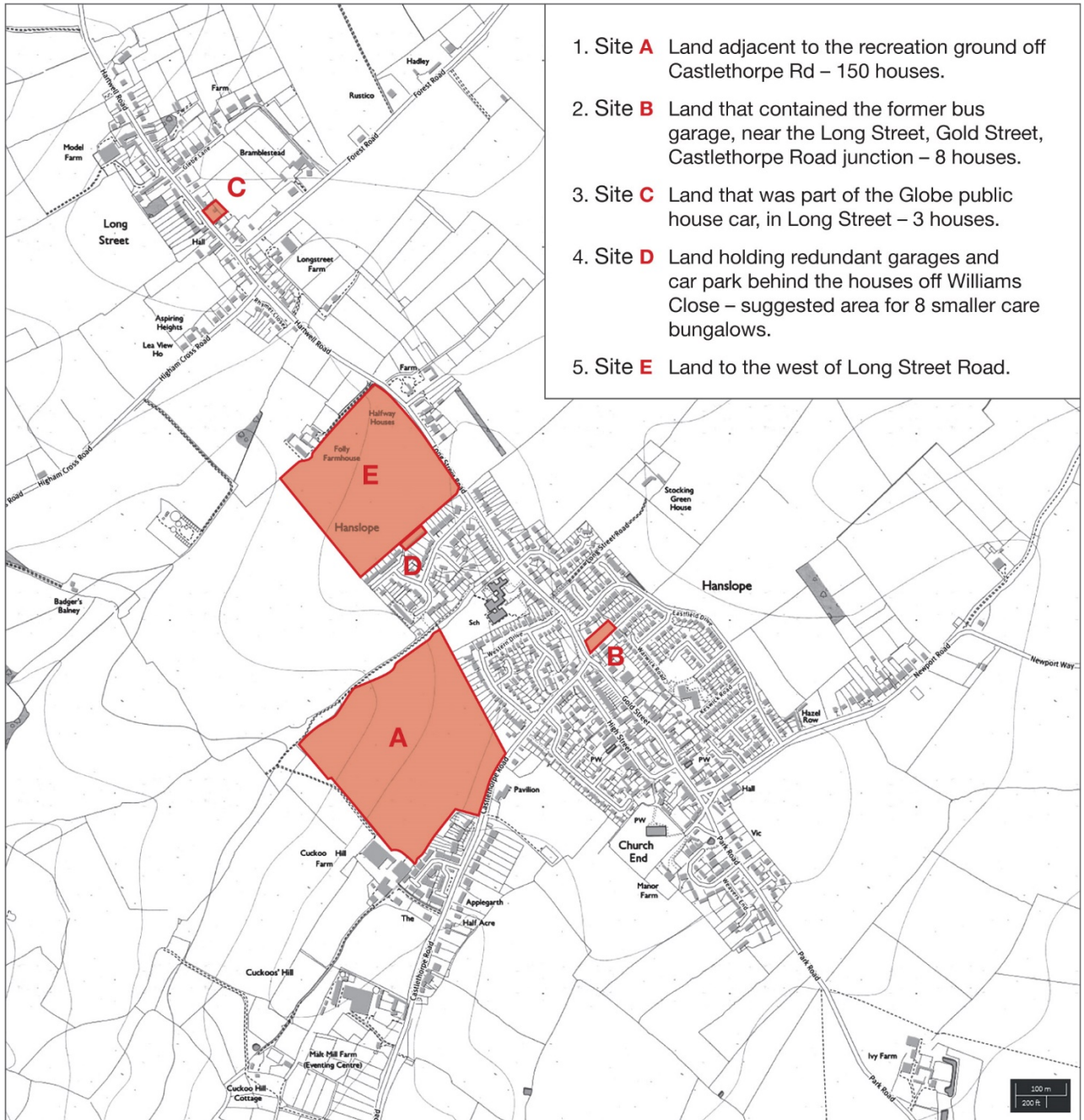
6.11 The Parish Council will work with the local community to identify and deliver projects to improve the quality of life in the Parish. It may seek to secure S106 funding contributions from future development schemes to invest in them. In particular the Parish Council is keen to secure improvements to the free flow of traffic at congestion/ pollution black spots and improve road safety within the Parish, in conjunction with MKC, either directly or through developer contributions.

POLICIES MAPS

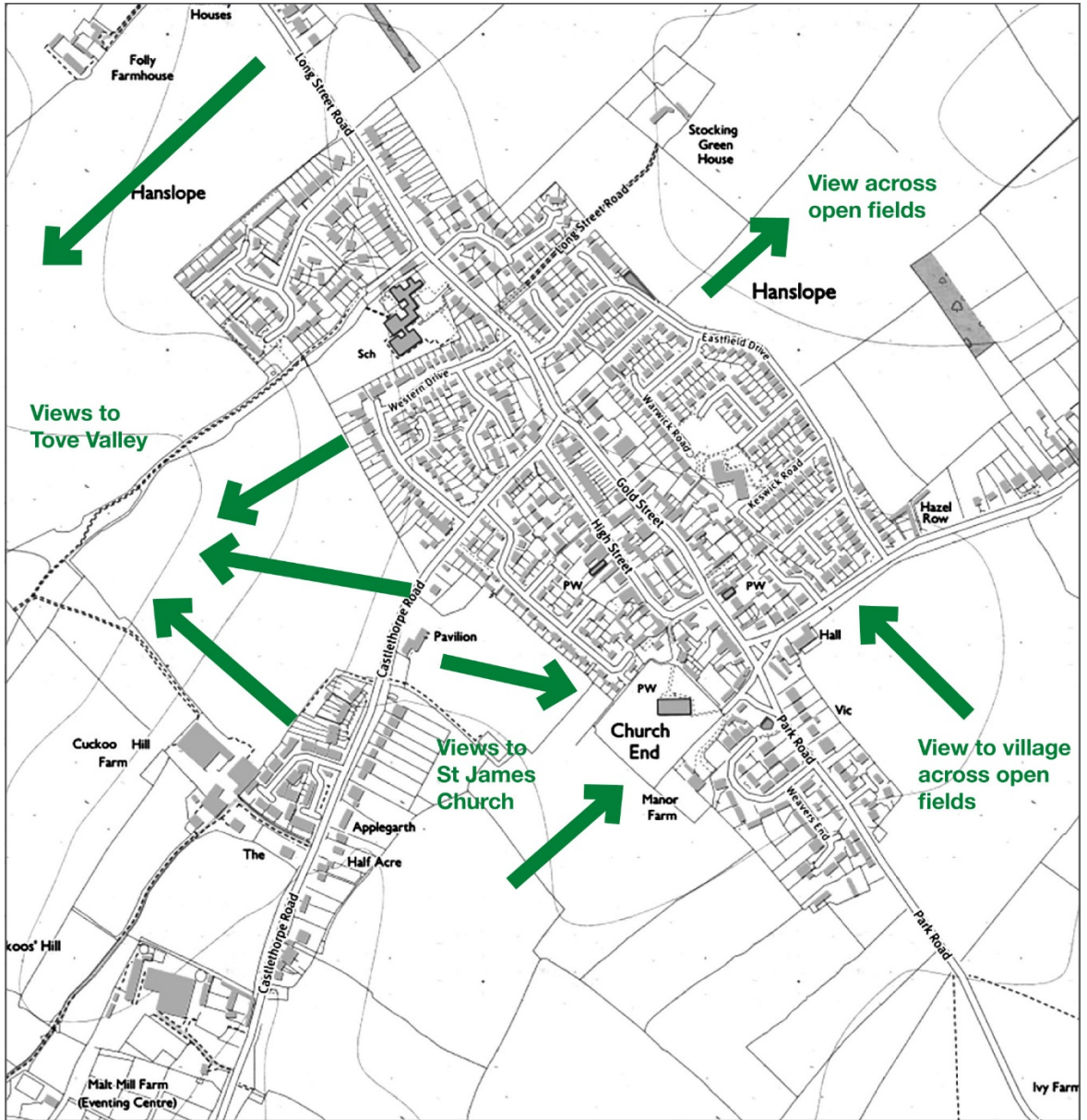
Policy HAN1 Hanslope & Long Street Development Boundaries



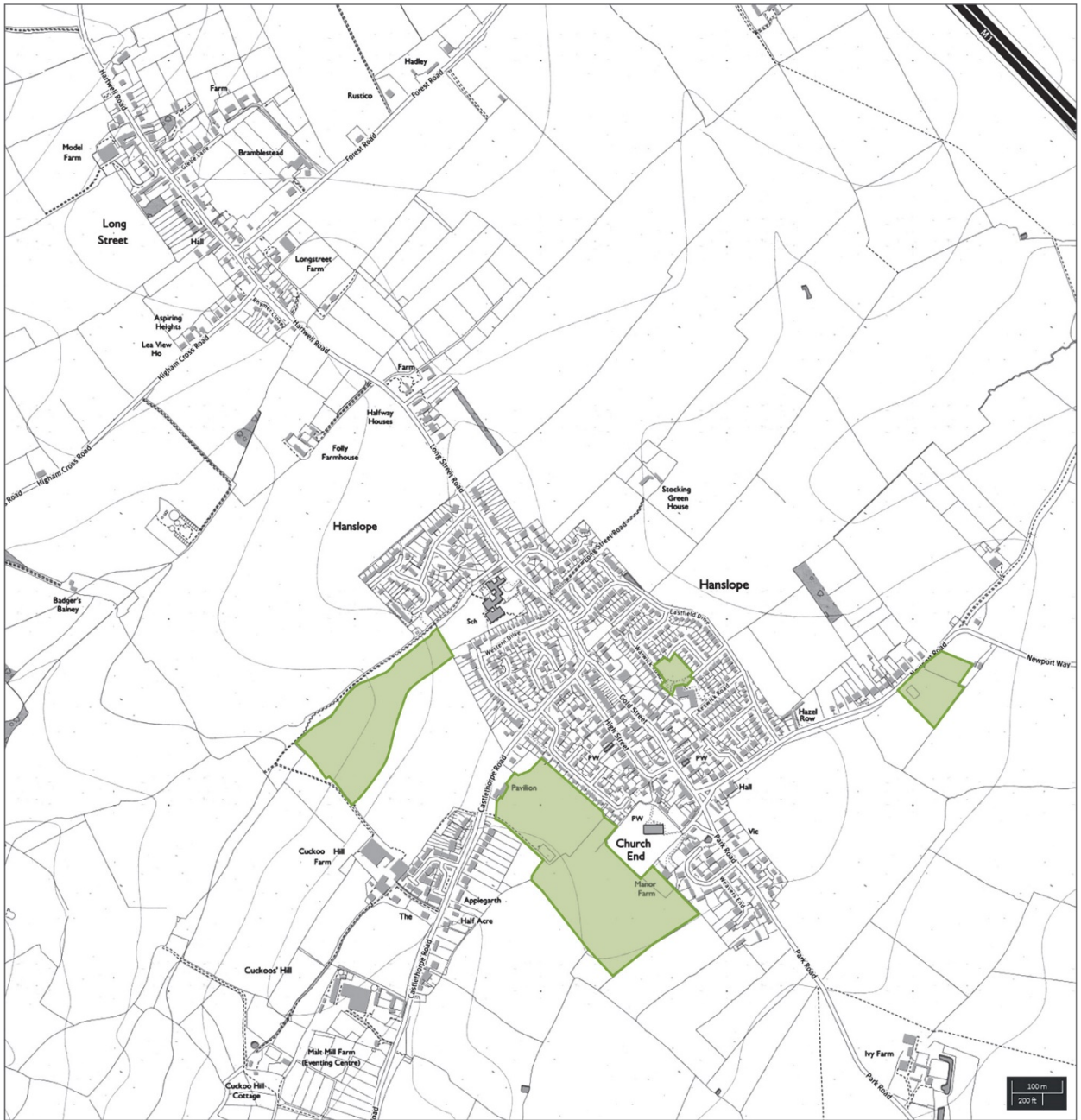
Policy HAN2 Housing Development Sites



Policies HAN3 and HAN4 (Key Views)



Policy HAN 8 Local Green Spaces



APPENDIX 1

Character and Design Statement

Hanslope Parish and Village Conservation Area:

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1. Introduction

1.1 Background

Within the terms of the Neighbourhood Plan the 'designated area' is the Parish of Hanslope as a whole.

This document is an appraisal of the historic character of both the wider Parish of Hanslope, the villages of Hanslope and Long Street and Hanslope Village Conservation area (Designated as a Conservation area in 1979).

The Parish of Hanslope together with the villages of Hanslope and Long Street contains a number of historic buildings and spaces that in combination, create a distinctive environment. It is the quality of this environment that is summarised in this Character and Design Statement.

In addition to the historic buildings in the Parish, the contributions made to the village's "special character" by topography, views, trees, the surrounding countryside and by contemporary development, are also taken into account.

1.2 Planning Policy Context - Conservation Areas

Section 69.1a of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to identify those parts of their area that are of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas.

Conservation areas are a local designation intended to protect the quality and interest of an area rather than individual buildings. The designation of a conservation area thus essentially provides additional controls over demolition, and also strengthens controls over minor development and the protection of trees.

It is recommended that Conservation areas should be reviewed from time to time with reference to the qualities that were originally thought to be of interest and the boundary redrawn to take in new areas and exclude others as necessary.

A review of the Hanslope conservation area was carried out in March 2018 with a view to possibly extending the area to the south east along Park Road to take in Vicarage Court, and east along Newport Road to take in Hazel Row and north from the garden of the Watts Arms to Kitelee Close.

1.3 Objectives

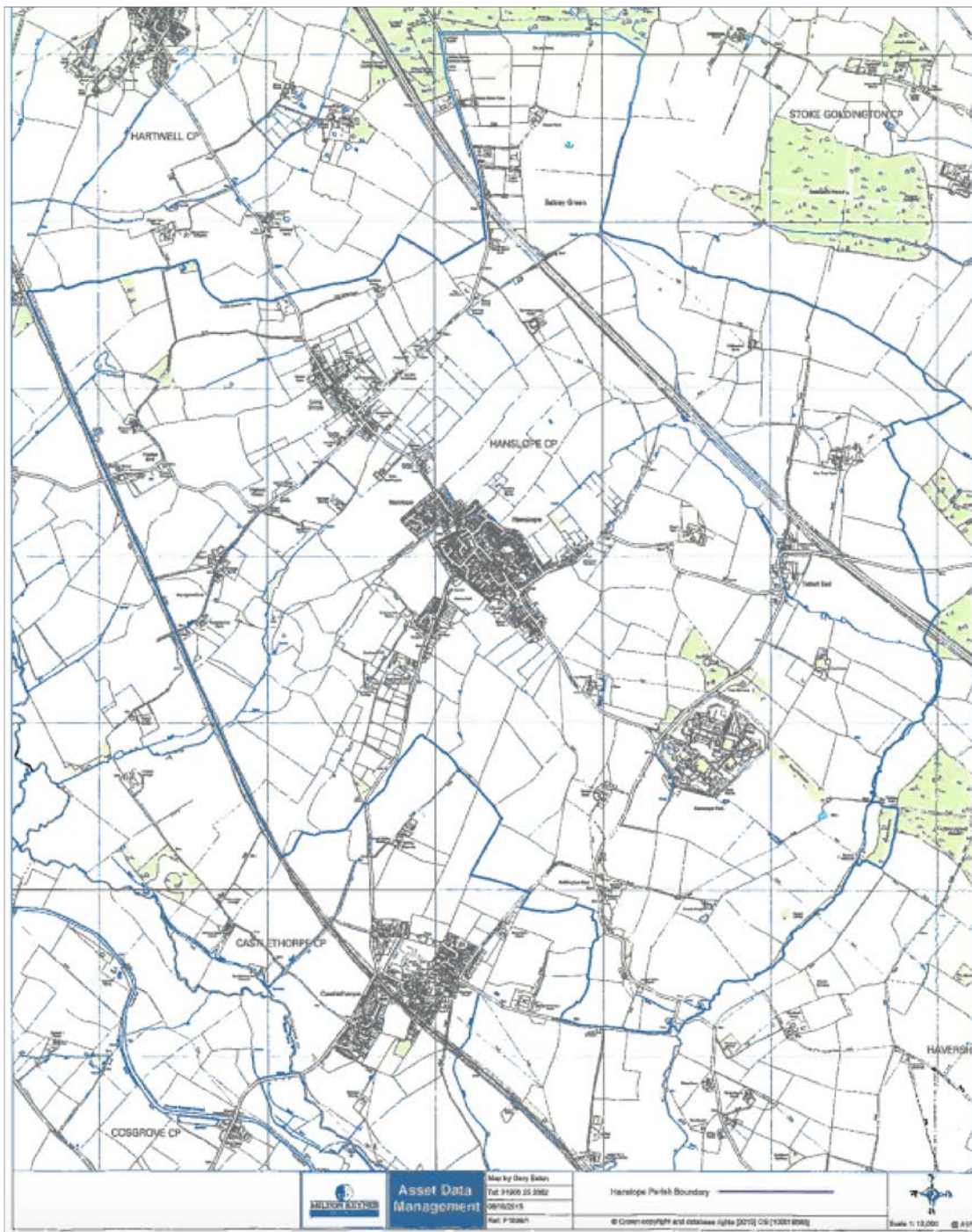
In response to the duty placed on Milton Keynes Council to identify those parts of its area that are of 'special architectural or historic interest' this Character and Design Statement document has two objectives:

1. To review those historic and architectural features and qualities that combine to create special character, interest and sense of place and by doing so, provide the basis for their protection.
2. To consider ways of managing and wherever possible improving, the quality of the wider Parish of Hanslope, the Village and the Conservation area.

1.4 Location (See Map A)

The village of Hanslope sits on a wide ridge of high ground in North Buckinghamshire (situated at 112 metres above mean sea level). It is surrounded by agricultural land which forms the majority of the land area of the Parish (which comprises of about 1000 hectares).
See Map A – Hanslope Parish and surrounding area,

The village sits within the centre of the Parish and is almost equidistant between the towns of Northampton to the north and Milton Keynes to the south east. The road transport links to these towns have remained largely unchanged since they were unsurfaced country lanes.



Map A: Hanslope parish and surrounding area,

1.5 Geology and Hinterland

The wide ridge on which the village sits overlooks gently rolling countryside, the underlying base of which throughout the Parish is, according to the British Geological Survey, made up of Great Oolite Series limestone and Upper Lias Clays formed in the Middle Jurassic period.

The land to the west and to the south west of the Parish slopes down to the valley of the River Tove, while the land to the south and to the east slopes down to the valley of the River Great Ouse (of which the Tove is a tributary, joining it at Cosgrove).

To the north the Parish is bounded by Salcey Forest, while the north eastern part of the Parish is dissected by the M1.

1.6 Historic Development

The village of Hanslope itself goes back many centuries and known records exist from the 12th Century. However, the establishment of the village is thought to go back much further than this. Both pre historic and Romano British ornaments have been found nearby.

What is fairly certain is that both Hanslope and its neighbouring village Castlethorpe, were in existence at the time of the incursions by the Danes into the Saxon realms of East Anglia and Mercia in the 9th and 10th centuries.

The river Great Ouse was the boundary for a while of the Danelaw, the territory administered by the Danes. Hanslope's 'castle' was built at Castlethorpe ('thorpe' is the old English name for 'settlement') by the Saxons, and the original church would also have dated from that time.

Following the Norman invasion in 1066, Hanslope appears in the Doomesday Book, with the Saxon lord of the manor – Aldene, being replaced by Winemar the Fleming. The holding had passed to William Maudit. In the early 1100's and he was granted permission to have the church built on its present site. The previous church, thought to have been built in Saxon times, was outside the village, located it is believed, somewhere between Ivy Farm and the present vicarage.

The village and Parish is still dominated by the spire of the Hanslope church of St James the Great, which is one of the tallest spires in the area and visible from miles around (and is still used as a navigation way marker by many civilian and military aircraft).

The size of the church reflects the wealth that the area derived from agriculture during the mediaeval period. For example, in 1293 when the village had passed into the control of the Earldom of Warwick, it was granted the right to hold a weekly market and also an annual fair, which was held for 15 days in July coinciding with the church's patronal festival on St James Day – 25 July.

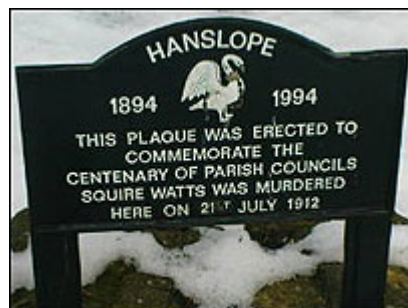


The church of St James the Great

To a large extent the layout of the village today still reflects its agricultural history, and the agricultural practice common throughout north Buckinghamshire, Northamptonshire and Leicestershire with the farm holdings radiating out from farmsteads within the village. Until the early 1970's many of these farmhouses and buildings were still within the village boundary, but since then many have moved to outlying areas, with the farm area within the village redeveloped for housing and other uses, for example, Rectory/Manor Farm, Stocking Green Farm and Malting Farm.

At the beginning of the 20th century most of the land in Hanslope was owned by Squire Watts's family who resided at Hanslope Park and it was farmed by tenant farmers. Many farms at that time struggled to be profitable and some farms were in a state of disrepair. There were more small farms and most would have been grass with sheep, cattle and horses. The grass fields would retain the ridge and furrow feature from feudalism, which can still be seen in some of the permanent pastures surrounding the village.

Following the celebrated murder of Squire Watts in 1912, the Watts family held the estate until 1939, when it was sold to the Hesketh family at Easton Neston, Towcester.



Squire Watts memorial plaque – located near the entrance to Hanslope Park

The Manor House at Hanslope Park was requisitioned by the War Office in 1941 and became the listening post for the code breakers at Bletchley Park. The famous code breaker Alan Turing was actually based at Hanslope Park from August 1944, where it is believed he developed his designs for the Automated Computer Engine. This government facility has subsequently

grown in size into the current large secure facility occupied today by the Foreign and Commonwealth Office.

Thomas Fermor-Hesketh died in 1944. His wife Florence, the Dowager Lady Hesketh died in 1956, which resulted in the sale of land to pay the Death Duties. The tenant farmers of Hanslope were offered their farms and most took this opportunity to buy the freehold.

After the war, the government support to the farm sector increased. the farms benefited from mechanisation and there was a movement from grass to arable. It was obvious that the small fields of the past were not practical for tillage by new machinery and so many hedges were removed and the land was drained with pipes and new ditches. This can be seen in the many large fields that are today farmed within the Parish.

Nowadays, many farms have also amalgamated to make the best use of large modern machines which incorporate GPS guidance and data collection.

There are a number of farming families in the Parish, who have been part of these changes for several generations.

The National Census of 2001 identified 940 dwellings in the Parish and some 2,217 residents. The majority of these were located in the village of Hanslope, with others mainly in the linked village of Longstreet and smaller numbers in the hamlets of Tathall End, Pindon End, Higham Cross and Hungate End.

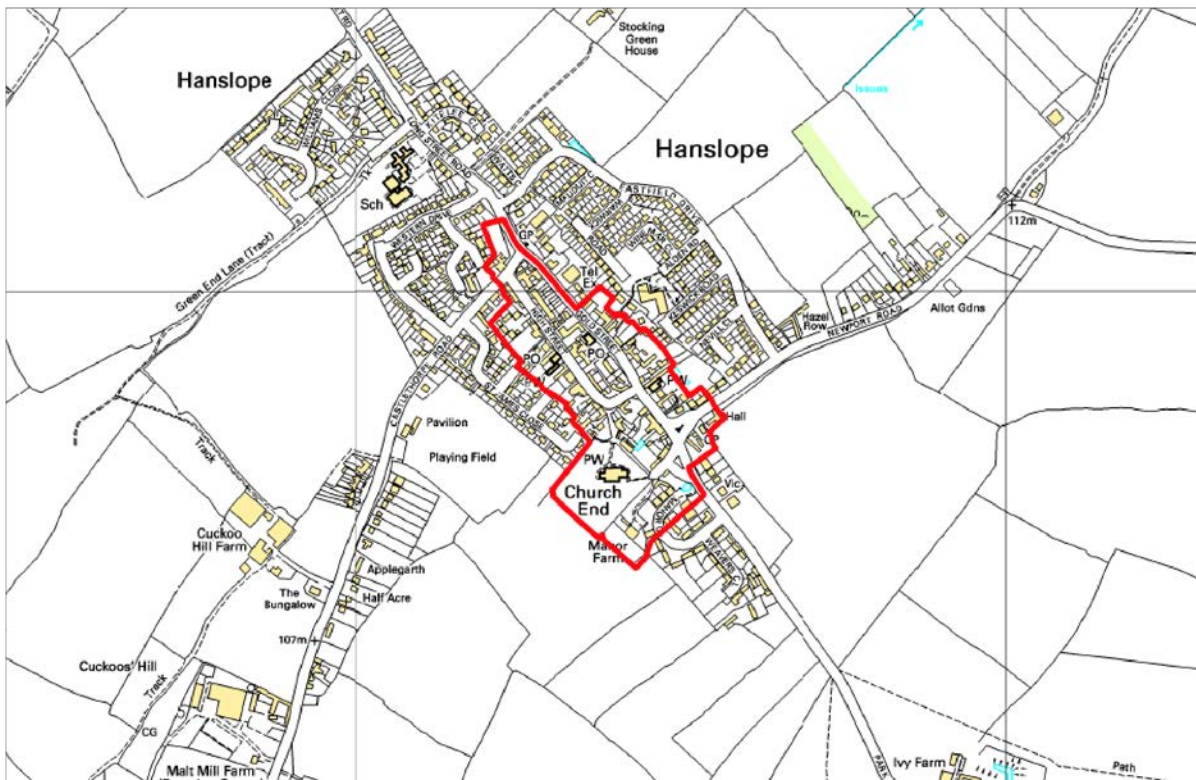
The largest residential development in the village in recent times occurred in the 1960's, when the Hesketh estate sold off further land bordering the 'old village' which saw the large scale developments around Western Drive, St James Close and Eastfield Drive.

Since then there has been a gradual expansion in the number of houses, with the small developments of Weavers End/Manor Close, Carriers Close, Kitelee Close, Saxon Close, Cuckoo Hill, Harkness Court, and more recently near the Half Way houses in Longstreet Road. These developments have also been accompanied by expanded and new single dwellings either as 'infilling' within the village and hamlets or in other parts of the Parish.

Recently outline planning permission has been given for new larger scale developments of 150 homes off Castlethorpe Rd and 141 houses off Long Street Road. This together with the outline planning permission given earlier for a smaller development on the old bus garage site in the centre of the village, and a redevelopment of the site of the Globe Public House in Longstreet, will see the largest developments affecting the village for many years. (See Polices Map 3 showing their location).

As described, the historic core of the village is a designated a Conservation area that contains many of the 31 listed buildings in Hanslope most of which are listed as Grade II, with the exception of the Grade I listed church of St James the Great. There is also a Scheduled Ancient Monument which is a small moated site, south of Long Plantation, Hanslope Park.

The residents take great pride in the appearance of the village, such that in 2016 and again in 2017 Hanslope won the title of Best Kept village in North Buckinghamshire.



Hanslope Conservation area

The village is not just an historic site, as there has been a growing base of small businesses and industries within and surrounding the village in the wider Parish. Many of the local farms have converted 'redundant' farm buildings into units for offices and/or light industry, such as at Cuckoo Hill farm.

Some are connected to rural activities, such as the Equestrian centre on Castlethorpe Road, plus a growing number of 'horse meadows' and related stable blocks.

These developments have created employment as well as providing goods and services. In addition, an increasing number of people in the Parish work from home, making it vital that the village and the Parish continues to be serviced by modern tele-communication facilities.

The Parish also continues to have the unique distinction with the Foreign and Commonwealth facility at Hanslope Park being home to the largest single employer in North Buckinghamshire.



Hanslope Park

This as well as bringing some benefits, also brings with it serious traffic flow problems as a result of heavier volumes of traffic using the rural roads that service the parish. However, these are generated not only by commuters to the 'Park' , but also by an increasing volume of traffic seeking to avoid the congested roads leading into Northampton and Milton Keynes, by taking cross country routes through the rural areas.

The National Cycle Network Route 6, also comes through Hanslope, but much of it is located on the existing so called 'rural' roads.

The village amenities include an award winning lower and middle School, the Doctors surgery, three churches, two public houses and a social club, the Village hall, recreational and sport field, with a sports Pavilion and scout and guide hall, allotments, a butchers/green grocer, newsagents/takeaway café, a general store and a Chinese takeaway.

In addition the rural countryside surrounding the village is 'crisscrossed' by many 'rights of way' and bridleways, whose preservation is essential for the Parish community to continue to benefit from walking/pet exercising, horse riding and the observation of the fauna and flora available in this working rural environment.



View showing how the spire of St James the Great dominates the skyline

2. Character and Design Statement

2.1 Introduction

The character and design statement attempts to summarise the special characteristics of both the wider Parish of Hanslope and the village.

The character of the Parish and the village is fundamentally influenced by its topography and its history as a village servicing what is still an important agricultural area.

Throughout the Parish and within and around the village and there are many significant views. Looking from any location outside towards the village the skyline is dominated by the spire of the church of St James the Great.

In many ways the wider Parish, the village of Hanslope and the linked Longstreet together with the outlying hamlets are a cohesive entity deriving their significance from all the constituent elements.

Thus any change to one aspect of the wider Parish/village's special character could cause harm to the value of the wider historic settlement as a unified entity. Development proposals, conservation area management planning and Local Authority planning decisions should therefore take these issues into account.

2.2 Location/Views

Hanslope's location on the wide clay ridge provides significant views out across open countryside, particularly out across the Tove Valley to the west and further across the line of the railway and the A5, to the wooded uplands stretching from Whittlewood Forest to Silverstone.

To the south west across the Tove Valley and to the south across the Great Ouse there are wide views of Milton Keynes from Wolverton to Newport Pagnell. To the north there are wide vistas as far as Roade and the looming presence of Salcey Forest, while to the east the views stretch out to the villages, woods and agricultural land of the Ouse valley

While the M1 cuts across a north eastern section of the Parish it is largely in a cutting and as a result its presence, for most in the parish, is largely unnoticed, except when the wind is from the east, when it directs the noise of the motorway across the village.

See Policies Map 4 that shows these key views.

2.3 Historic Buildings

The village's historic buildings are principally located within the Conservation Area. However, contained within the village envelope, in Long Street and the wider Parish, there are a number of other buildings of historic significance that also make a positive contribution to the character of the designated area.

The significant buildings within the Conservation area include:

1. The church of St James the Great- with its spire almost 200 feet high. The church is a local landmark, visible from the M1 motorway and the West Coast main rail line. The chancel is believed to be the oldest part of the church dating from around 1160, including a priest door with distinctly Norman architectural features.

The whole building is largely built of dressed 'Cotswold' type stone, which is a yellow oolitic Jurassic limestone, typical of the type of stone that can be dug out of local quarries. This type of stone can also be seen in numerous older/historic properties around the village and Parish, utilised in both a rough and dressed form.



St James church, priest door with Norman features



St James church, sunlight shows off the colour of the stone

2. Vicarage Court in Park Road is one of four vicarages known to have existed in Hanslope. It was converted into flats in the 1990's and thought to date from the mid 19th century. It is constructed of brick and stone, rendered in places and painted white, with a slate tile roof. The current vicarage is built adjacent to it, of buff coloured bricks with a dark cement tile roof.



The new (left) and one of the older (right) vicarages off Park Road

3. The Old Vicarage sits off the village green and is of red brick construction with slate roof. Bordering the green are a row of old stone built cottages including one cottage with a thatched roof. A track from the green to the side of the church leads to what is now called Manor Farm. This is an impressive brick and dressed stone building, with the large chimneys typical of circa 18th/19th century buildings, and mullioned windows with views to the rear to the Tove valley and to Castlethorpe.



View across the Village Green showing one of the oldest thatched cottages in the village and the Old Rectory (centre of the picture)



Manor Farm

4. The Market Square is surrounded by a number of older buildings of historical significance. The private house Green Manor of painted stone and tiled roof was formerly the Green Man public house (one of 12 public houses in the village at the at the beginning of the 20th century). The property known as Horseshoe Cottages used to be several cottages. It is of stone construction with a thatched roof and has a gentle curve. It is one of the few remaining thatched buildings in the village. The historical prevalence of such thatch as a village roofing material is indicated by the existence of old large 'thatchhooks', kept in the church for use in dragging burning thatch off roofs.



Horseshoe Cottages bordering the Market Square

5. At the bottom of Church End lane leading onto the Market Square is Stafford House, a large stone built house with a tiled roof. In the 18th century the building became a workhouse, owned by the Hanslope Feoffee charity. Sometime after 1870 it was split into two dwellings, one

of which was a general grocery store. It became a private house in the 1960's.



Stafford House, bordering the Market Square

6. The High Street runs from the Market Square to the junction with the top of Castlethorpe Rd (opposite the Watts Arms public house). The Market Square end has more recent red brick houses with tiled roofs, but along the High Street on both sides are buildings dating from various periods. These range from older individual stone buildings, each with individual roofs of slate or tile and in one case thatch, then to a row of terraced houses, with older dark brick and slate roofs at the Watts Arms end. Off the High Street there is a recent small development of red brick houses in what is now Carriers Close (formerly the site of a petrol station, garage and yard).

Significant buildings include what is today known as the Club, opened in 1896, of painted brick/stone and tiled roof construction with newer flat roof extensions to the rear.



The Club – High Street

In the centre of the High Street, but set back from the road, is the Methodist Chapel, of red brick and slate roof construction, built in 1828. On either side of it are white painted private houses that have had a variety of uses over the years as general stores, drapers and butchers, one of which is now a Chinese takeaway.



Methodist Chapel – High Street

On the opposite side of the road is the current Cock public house, of red brick construction, it was built to replace the original building, demolished in the 1930's.



The Cock public house – High Street

7. The Watts Arms on Castlethorpe Road, dominates the view end of the High Street, as it has done since it was built in 1821, Constructed of brick and stone, painted white with a slate roof.



The Watts Arms – on Castlethorpe Road opposite to the end of the High Street

8. Almost opposite the Watts Arms along Castlethorpe Road, Faith Terrace is a recent development of terraced houses of red brick and tiled roof construction. They were built on the site of what was Spire Garage, which was demolished in the early 1990's. At the end of this terrace stands a white painted brick and rendered building (at the junction with St James Close). This used to be the village doctors surgery until some time in the 1960's, when the new surgery was built. This is situated just a bit further up Castlethorpe Road on the corner of Western Drive. The new surgery is a construction of buff coloured bricks with a dark cement tile roof (matching the houses along Western Drive).



The old Doctors Surgery – at the St James Close junction with Castlethorpe Road



The new Doctors Surgery – at the Western Drive junction with Castlethorpe Rd

9. The roundabout near the Watts Arms is the junction of Castlethorpe Road, with Long Street Road and Gold Street. Gold Street then runs to the Junction with Newport Road (where it merges into Park Road). Along its length are both residential houses and shops, which, as with the High Street, contain buildings dating from various periods built in a variety of styles. This today is the commercial heart of the village and boasts of a butchers shop that also sells vegetables and a SPAR general store. Both are constructed of red brick, with the general store dating from 1921. Near the grocers is Hanslope News which also incorporates a takeaway sandwich bar. This resides in a small painted brick building that used to be the old manual telephone exchange. A new automatic exchange was built on the other side of Gold Street further up towards the Watts Arms roundabout, and is of a single storey brick construction.



Hanslope News



Gold Street Stores



The Butchers

Next to the butchers is Gold Street Gospel Hall built in 1809 of stone and slate roof construction.



Gold Street Gospel Hall

Opposite Gold Street stores, is a small terrace of houses, constructed of red brick with slate roofs, built in the late 19th century. Alongside these is a rough stone building, now a private house, which used to be the Black Bull public house.



The Black Bull – circa early 1900's

10. At the end of Gold Street opposite the junction with Newport Road, running down from Green Manor is a collection of red brick built houses that are now residential properties but have, over the years, had a variety of uses, Until recently one was a Wine Shop/Off licence. The end rough stone building was the location of the village blacksmith.



Building/yard that used to be home to the village blacksmith

11. Opposite this is a small village green adjoining which is one of the oldest houses in the village. Maltings Farmhouse is stone built and dates from 1624.



Maltings Farmhouse - circa early 1900's

12. Just down from this property along Newport road is Hanslope Village Hall. Built in a combination of rough stone and red brick, with a slate roof, the main part of the building was formerly the Top School, built in 1840. The hall is owned by the Church and leased to the Hanslope Village Hall Trustees on a long term lease (renewed in 2018). Various extensions have been added since and the internal layout has been revised and modernised to provide a hall that is very well used. Users range from Hanslope Pre School, who use the hall every week day during term time to the many village societies that use it mainly in the evenings and weekends. This includes Hanslope Entertainments Group who, together with other events, have put on a village pantomime every year for the past 40 years. The Village Hall is also host to the meetings of Hanslope Parish Council.



Hanslope Village Hall

2.4 Buildings in the Wider Village Envelope/ Boundary:



1. Four main roads run out from the central Conservation area, Long Street Road, Castlethorpe Road, Newport Road and Park Road.

Over the years, a variety of individual houses and small groups of houses have been built in different periods (e.g. The terrace of Hazel Row, off Newport Road, the 1930's Council houses along Castlethorpe Road and the Half Way houses along Long Street).

While no design dominates, most are of red or buff brick construction, some rendered or part rendered, with a clay tile, and slate or cement tile roofs.

2. The design and style of house construction is more uniform in each location with:
 - a) The Council House developments of the late 1930's to 1950's,

- b) The larger developments built in the late 1960's,
- c) Smaller development built to connect with the main roads.

- a) The Council House developments are:
 1. Castlethorpe Road, opposite the recreation ground,
 2. Long Street below the 'new school' and in the first part of the Williams Close estate.
 3. The Williams Close Estate

All are similar to the semi terrace style designs seen in many parts of the country, they are two storey, three bedroom, red brick and rendered construction with tile roofs and most of them have large gardens. Many are now privately owned.

The houses to the rear of the Williams Close were built at a later date and are mostly semi-detached, two storey houses, apart from a small terrace of care bungalows and a two storey block of flats. All these are built with a combination of buff coloured bricks and dark cement tiled roofs.



Williams Close

- b) The larger developments from the late 1960's are those of;
 1. Western Drive,
 2. St James Close
 3. Eastfield Drive – including the adjoining 'Roads' and 'Closes' backing onto the rear of the properties along Gold Street and the Lincoln court 'care homes'

1 & 2: Western Drive and St James Close developments both contain a mixture of two storey detached and semi - detached houses built of buff coloured bricks and with dark cement tile roofs.



Western Drive

3 : The development along Eastfield Drive is a combination of detached and semi- detached bungalows. In the many 'Roads' and 'Closes' radiating off of Eastfield Drive, there are a mixture of two story detached and semi- detached houses built of a rough red brick with dark cement tile roofs, The Lincoln Court care facility in the centre of the estate is also built of the same material.



Eastfield Drive



Lincoln Court – Assisted Living

- c) Smaller developments to connect with the main roads are:
1. Saxon Close
 2. Kitelee Close
 3. Harkness Court

4. Weavers End/Manor Close
5. Cuckoo Hill Rise

1,2 & 3: Saxon Close (off Park Road), Kitelee Close (off Long Street) and Harkness Court (off Newport Road) are mainly detached, two or two and half storey houses, constructed of red brick. Some have part rendering with either dark or red cement tiled roofs.

4: Weavers End/Manor Close (off Park Road) are all detached two and half story houses, constructed of buff coloured bricks with dark tiled roofs.

5: The Cuckoo Hill Rise development, (off Castlethorpe Road) is a development of large two and half storey detached homes. Some are constructed of natural stone with slate roof tiles but most are constructed of red brick with red cement roof tiles, The development also incorporates Burrow Ash Close which consists of two, two storey blocks of flats and a terrace of two and half story houses constructed of red brick and red tile roofs. It also has a block of wood rendered flats (with garages underneath) which has black slate roof tiles.



Saxon Court



Kitelee Close



Harkness Court



Weavers End



Cuckoo Hill showing the larger detached houses

3. The buildings in the tied village of Long Street, along Long Street Road and as it merges into Hartwell Road, and also in the small 'Lanes' and 'Closes' off the main road, are a mixture of detached, semi-detached and small terraces of two and two and half storey houses plus some larger bungalows. All have been built during various periods.

As seen in Hanslope village, the dominant building materials of these are both red and buff coloured bricks and local stone. Some are part or completely rendered and painted (such as the Globe Public House- now closed).

4. The development at Rhymer Close consists of semi detached houses built of red brick, they are part rendered and painted, with dark cement tile roofs.



Rhymer Close



View down from Long Street to Hanslope



View from Long Street to Hartwell showing Housing Site Allocation C – land which was part of the Globe Inn (right of the picture)

2.5. Building Materials and Local Details

As described in the previous section, a variety of vernacular building methods and materials are widely evident in the village of Hanslope and the wider parish. Most residential buildings are of two storey construction and some are single storey bungalows. In both the conservation area and in some of the more recent developments there are also examples of two and a half storey houses.

Residential house types range from detached properties of various sizes, to typical two/three bed semi-detached and terraced houses and a small number of two storey flats. There are also a small number of single story 'care' homes and the Lincoln Court complex of 'care' flats.

The most visually prominent of the constructional materials are those that utilise the local stone, the yellow oolitic limestone referred to earlier. However, since the building of the church and older buildings in the Conservation area (and also some local farmsteads within the village envelope or in the wider Parish), from the 19th century onward, this has largely been replaced as a construction medium by brick, or fully cement rendered and painted, or semi rendered brick constructions.

The brick colours are mainly red brick, of fine or rough textures, or blended red, or buff coloured bricks.

While there are a few examples of thatched roof properties within the conservation area, more rigid roof materials have largely replaced it. While slate roofs are a feature of many of the 19th and early 20th century buildings, more recent buildings have either been roofed with red clay type tiles or dark coloured cement type tiles.

A number of historic doors and windows remain on both listed and unlisted buildings.

There are two historic road finger signs in the village but no mileposts were noted. On the green area to the side of the Watts Arms is a carved village sign, erected to mark the millennium.

The lamp-posts in the village envelope and on the incoming roads are of modern design, except for those in the Conservation area that are of more traditional – 'gas lamp' style.

2.6 Hedges Trees and Green Spaces

Trees make a significant visual contribution to the village and its approaches. Prior to the onset of Dutch elm disease the village had some prominent elms, sadly all of which have disappeared due to the disease. Although younger elms still prosper in the hedgerows around the village, some are unfortunately still affected by the disease, and skeletons of young trees can be seen. Important trees are located in the Conservation area, for example, bordering the church, and also in the wider village envelope, including mature oak, ash, beech and horse chestnut trees.

There are also some significant 'historic' trees in the wider Parish, such as the old oak tree on the field entrance off the Newport Road, near Woad Farm, and the large mature oak trees in the field allocated for development off Castlethorpe Road (these have been protected on the outline plans).

More significant small copses surround parts of Hanslope Park, and in areas near Bullington End and Hanslope Lodge. There are also planting of trees along some road verges entering the village, such as the avenue of horse chestnut trees at the top of Hartwell Road near Rose Lane.



Cooks Oak – Newport Road believed to be 400 years of age

Throughout the conservation area there are well kept gardens and green spaces which have significantly contributed to Hanslope winning the 'best kept village awards'. The contribution made by trees, hedges, gardens and publicly accessible green spaces should be preserved and enhanced wherever possible.

Important green spaces accessible to the public include the recreation ground and also the gardens of the Watts Arms. Additionally, there is the access to the countryside provided by the rights of way and bridleways. Significant green areas include:

1. The Village green - contains a large mature oak tree and also commemoration trees that have been recently planted.
2. The smaller village green at junction of Gold Street and Newport Road, -contains a large, mature oak tree, a traditional finger sign and the recent Best Kept village award sign.
3. The Village pond,- the old horse pond, fed by rainwater, bordered by native bushes and small trees.

4. Harkness Court pond, - is a reconstructed version of earlier ponds, thought to be remnants of mediaeval fishponds but referred to on some 'olde' maps as 'moats', - these ponds were, contrary to planning control, but were filled in by contractors when the small Harkness Court development was underway. They were then reinstated but unfortunately not in the same form.
5. Lincoln Court green - a large public open space, grassed area, bordered by Warwick Road, Aldene Road and Winemar Close.
6. The recreation ground, bordered by mature hedges with new spaced plantings of mature trees and established mature beech trees that frame the recreation ground sports pavilion and scout hut.
7. The wide road verge along Newport Road from the Village Hall to the allotments, bordered by a mature hedge and planted with horse chestnut trees.
8. The Manor Field meadow behind Church End, believed to be of significant archaeological importance to the village.
9. The Allotments (70 plots).

A new green public area will be created at the bottom of the field opposite the recreation ground on which outline planning permission has been granted for 150 houses. This has been agreed in the S106 agreement.



Refurbishment of the Pavilion on the Recreation Ground

2.7 Setting and Relationship with Surrounding Countryside

Hanslope sits at the centre of a working rural agricultural parish and the surrounding countryside and views give it a unique character. Compared to many villages in the area, it is not affected by any major trunk routes, although increases in traffic on the rural roads that serve it are causing growing traffic problems. While the M1 cuts through part of the parish,

because the village is largely in a cutting with no junction entrances or exits into the parish, it does not as such, greatly affect the character of the parish as a whole.

There are a number of fields surrounding the village that have, for many years, been in permanent pasture and are grazed by livestock. They are also important to the character of the village in that they frame it within a countryside setting, and being crossed by rights of way and bridleways, are also well used for recreation by the villagers.

It is believed that all these major characteristics should, as far as is possible be preserved from development. In particular, the area known as 'Manor field' which borders onto the church graveyard at the rear of Church End, Manor Farm and the Manor Close development, as indicated earlier, has important archaeological significance.



View across the medieval ridge and furrow Manor Fields to the Church and the Manor House

2.8 Research and Evaluation

Although this document contains a detailed appraisal of the village of Hanslope and the wider parish, it is acknowledged that this information is only partial. There are important buildings and spaces that form part of the village's character for which there is only limited information. Typically this is map based.

Further desk based research may be sought in future so that the impact of specific proposals on the village's character can be more accurately determined and better informed planning decisions made as a result.

Further development-sponsored research will in due course lead to amendment or reaffirmation of the village character statement when the conservation area and village envelope is reviewed.