


NEIGHBOURHOOD PLANNING OFFICER DECISION			
DECISION REQUIRED <i>(please tick one box)</i>			
Designate a Neighbourhood Forum	<input type="checkbox"/>	Agree comments on a pre-submission plan	<input type="checkbox"/>
Designate a Neighbourhood Area	<input type="checkbox"/>	Agree comments on a submitted plan	<input type="checkbox"/>
Whether to accept and publicise a Submitted Plan	<input type="checkbox"/>	Agree the appointment of an Examiner	<input type="checkbox"/>
Whether to decline or accept a repeat proposal	<input type="checkbox"/>	Agree actions to take following an Examiner's report	<input checked="" type="checkbox"/>
Whether to modify a Plan or Order	<input type="checkbox"/>		<input type="checkbox"/>
LOCATION/ PARISH			
		Hanslope Parish Council	
DATE RECEIVED			
		6 June 2019	
DEADLINE FOR DECISION <i>(where Regs require this)</i>			
		ASAP – Regs require decision within 5 weeks but allow for longer where discussions on the changes take place with the Parish Council	
LEAD OFFICER			
		David Blandamer	
ISSUES/COMMENTS <i>(including details of any consultations undertaken and any comments received)</i>			
<p>Following an independent examination, Milton Keynes Council has considered the report of the examiner on the Hanslope Neighbourhood Plan. Following discussion with the parish council, Milton Keynes Council proposes to accept the Examiner's recommendations.</p> <p>A decision is sought to agree to the course of action outlined above and as set out in the accompanying Decision Statement.</p> <p>Arrangements are being made with Electoral Services to hold a referendum in September.</p>			
BACKGROUND DOCUMENTS: <i>(insert hyperlink to files on L drive)</i>			
\\Mkc\dfs01\Shared\Planning\Development Plans\Localism Act\Neighbourhood Plans from non frontrunners\Hanslope NP\Examination\Final vesion of Hanslope Report .pdf			
DECISION TAKEN:			
Agree the Examiner's recommendations and proceed to referendum			
SIGNED:			
			
Tracy Darke, Director Growth, Economy & Culture			
DATE: 20/06/19			

Hanslope Neighbourhood Plan

Milton Keynes Council's decision on the Examiner's Report, June 2019

Examiner's recommendations		MKC comments	Recommended changes
The Neighbourhood Plan: An Overview			
Para 51	The supporting text is updated to reflect that the Local Plan is now adopted, and to review the language and tone of the supporting text to demonstrate that the plan has been "prepared positively".	Agreed	Amend text to delete references to the Core Strategy and Local Plan and update references to the now adopted Plan:MK. Amend text to change tone of language to demonstrate that the plan has been prepared positively.
Policy HAN1: Hanslope and Long Street Development Boundary			
Para 52	Replace Policy Map HAN1 Hanslope & Long Street Development Boundaries with the following map.	Agreed	Amend settlement boundaries on Hanslope & Long Street Development Boundaries Map (page 29).
Policy HAN2: Housing Development Sites			
Para 58	Delete Site A and Site C and renumber the remaining sites. Under Site D replace "care bungalows" with "units"	Agreed	Amend Policy HAN2 to read: "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 HNA4 of the Neighbourhood Plan: <ul style="list-style-type: none"> • Site A – Land adjacent to the recreation ground off Castlethorpe Rd for 150 houses • Site B A – 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

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			<ul style="list-style-type: none"> • Site D B – Land comprising redundant garages and car park off Williams Close for approx... 8 care bungalows units • Site E C – Land to the west of Long Street Road adjacent to Folly Farm for 141 houses
Para 58	Amend the Housing Development Sites Map accordingly.	Agreed	Amend Housing Development Sites Map by deleting sites A and C, and renumbering remaining sites.
Policy HAN3: Design in the Hanslope Conservation Area			
Para 59	Delete the fourth bullet point.		<p>Amend Policy HAN3 to read: “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:</p> <ul style="list-style-type: none"> • 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

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			<p>buildings that are any taller</p> <ul style="list-style-type: none"> • 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 Ara plays an important role in defining its special character.”
Para 59	Remove Policy HAN3 from the title of the Key Views Map.	Agreed	Amend title of Key Views Map (page 31) to read: “Policies HAN3 and HAN4 (Key Views)”
Policy HAN4: Design and Development Principles in the Parish			
Para 62	In the fifth bullet point after “key views” insert “as shown on the Key Views Map” Delete the penultimate bullet point.		<p>Amend Policy HAN4 to read: “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:</p> <ul style="list-style-type: none"> • Housing types and tenures should respond to the identified needs of the

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			<p>Parish, including affordable housing for those with local connections to the parish</p> <ul style="list-style-type: none">• 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, as shown on the Key Views Map, 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
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			<p>and, where appropriate, incorporate renewable and low carbon energy production</p> <ul style="list-style-type: none"> All proposals should have regard to their effects on the local highway network and should ensure that they can achieve safe access.
Para 62	Delete the view arrow from the rear of Cuckoo View Rise		Amend Key Views Map (page 31) to delete view arrow from the rear of Cuckoo View Rise.
Policy HAN7: Community Facilities			
Para 66	In ii. Omit “sports facilities,”; In v. replace “and the two other chapels” with “Hanslope Methodist Chapel and Hanslope Gospel Hall,”; Delete vi. Lincoln Court.	Agreed	<p>Amend Policy HAN7 to read: “The Neighbourhood Plan identifies the following as Community Facilities serving the Parish:</p> <ul style="list-style-type: none"> 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, <u>Hanslope Methodist Chapel and Hanslope Gospel Hall</u> vi. Lincoln Court vii. Hanslope Primary School viii. The doctor’s surgery <p>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</p>

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			appropriate in design terms and will not harm the amenities of adjoining residential properties.”
Policy HAN8: Local Green Spaces			
Para 68	Remove the Sewage Pumping Station from the area shown as allotments in the Local Green Space Map.	Agreed	Amend Local Green Spaces Map (page 32) to remove sewage pumping station from area of allotments on Newport Road.
Policy HAN9: Green Infrastructure			
Para 70	Delete the second sentence of the second paragraph. At the start of the third paragraph insert “Where it is appropriate,”.	Agreed	Amend Policy HAN9 to read: “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. Where appropriate, 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

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			<p>identified. New development will also be required to retain trees and hedgerows and to secure opportunities to create connected habitats suitable for species adaption 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.</p>
The Referendum Area			
Para 72	If I am to recommend that the Plan progresses to its referendum stage, I am required to confirm whether the referendum should cover a larger area than the area covered by the Neighbourhood Plan. In this instance, I can confirm that the area of the Hanslope	Agreed	

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	<p>Neighbourhood Plan as designated by Milton Keynes Council on 9th December 2015, is the appropriate area for the referendum to be held and the area for the referendum does not need to be extended.</p>		
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