

Neighbourhood Planning,  
C/o Development Plans Team,  
Milton Keynes Council,  
Civic Offices,  
1 Saxon Gate East,  
Milton Keynes,  
MK9 3EJ

By email only

18 January 2019

Dear Sirs,

### **Consultation Hanslope Neighbourhood Plan Submitted Document**

I set out below my comments on the Hanslope Neighbourhood Plan Submitted Plan Consultation (the plan). These comments are further to my 10 August 2018 correspondence, a copy is attached.

#### **General Comments**

Whilst I am pleased to note that the plan now includes “policy maps” it is disappointing that the tone of the plan remains pejorative and whilst the overarching aim of both the National Planning Policy Framework (NPPF) and The Neighbourhood Planning (General) Regulations 2012 (the regulations) is to bring forward development this objective is not apparent in the plan.

I would also like to state for the record that I did not resign from the working group, as per 10 July 2017 entry on page 6 of the Consultation Statement, rather the Chairman of the working group confirmed I should no longer form part of the working group as it was felt that I was supportive of development which was contrary to the aims of the working group.

#### **Paragraph 8 Schedule 10 Localism Act 2011 comprising Schedule 4B to the Town and Country Planning Act 1990**

The schedule sets out the basic conditions as follows

*A draft order meets the basic conditions if*

*(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*

*(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,*

*(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,*

*(d) the making of the order contributes to the achievement of sustainable development,*

*(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*

*(f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and*

*(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.*

The basic conditions comprise a definitive list with which the plan must comply, compliance with some, even if the majority, is not sufficient. It is my opinion that the plan does not meet the basic conditions.

***(a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order***

Notwithstanding that the plan should be considered under National Planning Policy Framework (NPPF) 2012, not NPPF 2018, the plan does not seek to support the overarching aim of a presumption in favour of sustainable development nor the specific aims of NPPF paragraph 16. The overarching tone of the plan is to seek to restrict and resist development being a consistent theme running through the supporting documents.

NPPF paragraph 47 refers to “objectively assessed needs” for housing but no figures are included in the plan. Further Milton Keynes’ Council (MKC) has been challenged successfully, including twice in Hanslope, on its 5-year housing supply. MKC is now confirming it once again has a 5-year housing supply but some feel this is for political expediency and not based on rigorous assessment. As such the plan should seek to quantify and, if appropriate, provide for any need and not simply assume that further housing is not required.

***(b)having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order***

And

***(c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order***

Policy HAN3: Design in the Hanslope Conservation Area seeks to address these conditions. However the plan is inconsistent as it seeks to allocate Site A whilst at the same time identifying key views, including of the Grade1 Listed church, that would be affected as a result. These effects are highlighted by comments received from MKC’s Senior landscape officer, September 2016, as part of the planning application for the site albeit ignored by the Planning Committee. *“The village character will be affected by the development. The views, the oak trees, the open landscape character are important features that add to the sense of place, local identity and character. Whilst the trees may be retained if afforded more space, the current open character and views will be lost and mitigation is unlikely to reduce the impact to a low level...the vista over the Tove Valley looking west from Castlethorpe Road and the adjacent recreation ground is one of few panoramic views available from Hanslope, this vista would be lost by housing screening off this view. Looking back towards the village and Hanslope church, the views are enhanced by the open grassland within the site boundary being free of development...although not directly adjacent to the church and the conservation area, the impact on the landscape from this proposed development will have a long term detrimental effect on the historic views from the direction of Towcester towards the village and the prominent view of the church. The main issue is the impact of the proposal on the views of the listed St. James the Great, Hanslope Parish Church and upon the character and appearance of the village. The development would dominate views of Hanslope and in particular of St James the Great from the west detracting from the view and setting of the church and landscape character of the valley”. These comments concluded “I would not support the application on landscape and visual impact grounds”.*

***(d) the making of the order contributes to the achievement of sustainable development***

The plan identifies five housing sites (A-E) but these sites make no meaningful contribution to the sustainable development of the village.

With the exception of site D the sites already have detailed planning permission and are under construction. Allocation of these sites is merely maintenance of the status quo and does not provide for future growth. It should be noted that two of these sites were granted planning permission as MKC was unable to demonstrate a 5-year supply of housing.

Rather than seeking to allocate sites that are already under construction the plan should seek to identify further sites or provide for development, or certainly criterion for development, outside the development boundary which would be inconsistent with the proposed ***Policy HAN1: Hanslope and Long Street Development Boundaries***.

In order for an allocation to be meaningful there must be a realistic prospect of the site coming forward for development. There is no indication that MKC as owner of Site D has any intention of the site coming forward for development notwithstanding the tenure of the buildings.

The evidence base to the plan appears flawed with sites A, B, C, and E allocated only on the basis that they already comprise development sites rather than any assessment, including of alternative or additional sites that may be suitable. The purported assessment must be considered in light that the sites have planning permission and where required a Section 106 agreement confirming that on balance the sites are suitable for development and the impacts of such are mitigated. The plan's assessment criteria is therefore demonstrably anecdotal and lacking any vigour.

***(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),***

The strategic policies for the area are contained within the 2013 Core Strategy (CS) and saved policies of the Local Plan 2005, both to be replaced by Plan:MK although this document is yet to be adopted. As such the plan in order to comply must be in general conformity with current and proposed policies. CS identifies a hierarchy of settlements, with Hanslope a tier 3 settlement albeit no allocations are to be sought in the village whilst Plan:MK seeks to guide development in the rural areas through neighbourhood Planning with a need for a further 1000 dwellings identified. As noted above there are a number of incidents where CS has not delivered sufficient housing across the borough

Hanslope is a sustainable village, and due to its size considerably more sustainable than a number of other rural settlements in the borough. This is confirmed in Milton Keynes Council Hanslope Cumulative Impacts Study – September 2018 prepared by AECOM, a copy of which is attached to this correspondence. As such Hanslope is suited to take a significant amount of the identified need for development in the rural areas. The plan fails to assess or request from MKC details of any housing need. By failing to allocate or provide for a significant quantum of housing the plan will fail to conform to the strategic policies in Plan:MK.

***(f) the making of the order does not breach, and is otherwise compatible with, EU obligations***

I have no comments in this regard.

***(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order***

I have no comments in this regard.

### Conclusions

- The Hanslope Neighbourhood Plan Submitted Document does not meet the basic conditions.
- The completion of the plan has not been rigorous and appears to conflate anecdotal evidence whilst ignoring independent specialism.
- The pretext of the plan is to seek to provide sustainable development but in reality the plan appears to be no more than an attempt to stymie development in direct conflict with both NPPF and Plan:MK.
- The plan purports to provide 5 sites for development, however four of these are currently under construction, one in direct conflict with policy HN 3, and a further site unlikely to come forward for development.
- There has been no assessment of housing need in the preparation of the plan.
- The plan should seek to identify further sites or provide for development, or certainly criterion for development, outside the development boundary

In light of the above I would request that serious consideration be given to testing the plan's compliance at a hearing.

Yours faithfully



**Simon Proctor MRICS**

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Support to Milton Keynes Council in  
the determination of application  
17/00838/OUT: Land To The East  
of Eastfield Drive, Hanslope

Final Report  
October 2018



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## Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Draft	20/09/2018	For client review	Una McGaughrin	Jesse Honey	Associate
Final Draft	08/10/2018	Final version	Una McGaughrin	Jesse Honey	Associate

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# Executive Summary

Hanslope is a village in Milton Keynes District, located around six miles north of Central Milton Keynes. In 2017, Milton Keynes Council (MKC/'the Council') received an outline planning application (17/00838/OUT) for the development of 200 homes, with all matters reserved, at land to the east of Eastfield Drive, Hanslope.

In a context of recent rapid speculative housing growth at Hanslope, MKC commissioned AECOM to provide support in the determination of application 17/00838/OUT. This document comprises AECOM's final report in respect of that commission. AECOM assessed the cumulative impacts on the settlement of Hanslope of the three developments in aggregate (i.e. the two consented schemes and the one outstanding scheme). The issues within the scope of AECOM's assessment comprise:

- Cumulative landscape impacts;
- Cumulative infrastructure impacts; and
- Planning policy context review.

A site visit to Hanslope was carried out by an AECOM Chartered Landscape Architect on 19<sup>th</sup> September 2018 to review the potential for cumulative visual impacts across all three sites. Viewpoints were assessed from publically accessible locations only.

The site visit established conclusively that, in terms of landscape and visual impacts, there is physical and perceptual separation between the three sites. Their current land uses, features, and relationship with existing built form within and around Hanslope all differ. As such, it is considered that there is no potential for significant cumulative landscape impacts from the development of Eastfield Drive alongside the two consented sites. Its development would further not provide a cumulative perception of sprawl, coalescence, or loss of rare landscape features.

However, the infrastructure impacts of a possible 491 homes, comprising a potential 55% increase in the number of dwellings at Hanslope, are clearly significant. Infrastructure impacts can be divided for the purposes of this assessment into three overarching areas:

- Education;
- Sports, leisure and recreation; and
- Social infrastructure.

At the time of writing, Hanslope Primary School had capacity for 34 additional pupils. Based on the yield model used by Milton Keynes that has been provided to AECOM, this means that it will reach capacity after the completion and occupation of 121 new dwellings at Hanslope.

In total, 491 new homes have the potential to be completed and occupied at Hanslope. Therefore, the 370 dwellings remaining after school capacity is reached would between them yield an additional 102 primary school-age pupils. As such, the school would require expansion sufficient to accommodate 372 pupils, which equates to a 38% increase from current capacity.

The expansion of 0.68 hectares safeguarded for the primary school by one of the two consented applications (at Castlethorpe Road) should provide capacity for an additional 124 pupils, which is more than enough to accommodate the 102 pupils projected from the three developments, subject to the developers' primary years financial contributions being made available to the school to fund this. The fact that there will be capacity for the additional pupils is confirmed by reference to the Department for Education's Building Bulletin 103: Area Guidelines for Mainstream Schools.

In summary, therefore, it is considered that the area safeguarded for school expansion is more than sufficient to allow for the new primary-school age pupils that will be generated by the three new developments at Hanslope.

In quantitative terms the three developments in aggregate will have a net beneficial effect on open space at Hanslope, resulting in an increase of 267% from the 2011 baseline by area.

However, no new provision of playing fields is currently made at Hanslope, meaning the provision per resident would drop from the already inadequate 13.4 square metres per person to 8.17 square metres per person (the Milton Keynes standard being 15 square metres per person). This analysis suggests that the opportunity to secure an uplift in the spatial provision of playing fields through committed and forthcoming financial contributions should be considered. Hanslope already benefits from 2.7 hectares of playing field, but it is recommended that an additional 2 hectares of playing field space be provided.

The Parks Medical Practice states that at Hanslope Surgery currently, there are 2,960 patients per GP (4,737 patients, 1.6 FTE GPs), well over recommended figures even before completion or occupation of any of the 491 potential new dwellings, which would between them yield 1,228 new residents. If all registered at the Hanslope surgery, as seems likely, the total patient roll there would rise to 5,965.

The BMA benchmark thus suggests that, if this were to take place, the surgery would need to employ around 3.75 FTE GPs, in other words an increase of 2.15 FTE GPs from currently. It would also need to employ at least eight administrative staff and around 2.6 FTE nursing staff. It is therefore important for Nene CCG, Milton Keynes Borough and also Milton Keynes CCG to implement appropriate measures as they look to allocate the financial contributions resulting from recent and potentially forthcoming new development at Hanslope.

In this respect, it is noted and welcomed that the Section 106 agreements for both the Castlethorpe Road and Long Street Road developments specifically links the financial contributions agreed (totalling £456,477.15, as per Table 1 of this study) to 'the provision of extensions, enhancements and/or improvements to the existing doctor's surgery in

Hanslope, the relocation of the existing Hanslope doctor's surgery, revenue support for providing additional health staff and/or for improvements at Milton Keynes Hospital to serve the additional demand as a result of the development.' It is recommended that if the Eastfield Drive application is consented, the Section 106 agreement should have a similar approach. The Parks Medical Practice states that with appropriate modifications or expansion, it is likely that the existing surgery could be retained on its present site.

In terms of planning policy, it is understood that the national policy presumption in favour of sustainable development (also known as the 'tilted balance') will continue to apply at Eastfield Drive except in the event that it is determined after Plan:MK is adopted. Given, however, that at the time of writing, the Inspector's Main Modifications to Plan:MK and accompanying consultation period is forthcoming, this seems extremely unlikely.

This is recognised by the Council and AECOM agrees that the Council's position in this respect is justified on the basis of current evidence. At the time of writing, therefore, the only update required to the draft Officer's Recommendation in planning policy terms is that Plan:MK has now been through Examination and as such carries further weight.

However, as a more general point, it is considered by AECOM that the MKC Officer's Reports on residential developments of this scale, including that for Eastfield Drive, have the potential to set out much more clearly the views of key infrastructure providers on the capacity of key services. This would be beneficial for all parties- local residents, other consultees and the Council itself.

This recommendation is made because in none of the Officer's Reports reviewed (either completed or emerging) are the comments/position of Milton Keynes Education or of Nene or Milton Keynes CCGs captured alongside those of other statutory consultees, which leaves the reader in doubt as to the infrastructure impacts of each application. As all parties agree that infrastructure impacts will be inevitable for each consented development, providing greater clarity on the scale of these impacts will help ensure a more informed debate on the merits or otherwise of any future development proposals.

As such, even in the event that no objection or comment is made by either Education or the CCGs, recording this fact would be in itself valuable as it will provide a much greater degree of certainty on the infrastructural impact of new development.

# 1. Introduction

1.1 Hanslope is a village in Milton Keynes District, located around six miles north of Central Milton Keynes.

1.2 In 2017, Milton Keynes Council (MKC/'the Council') received an outline planning application (17/00838/OUT) for the development of 200 homes, with all matters reserved, at land to the east of Eastfield Drive, Hanslope.

1.3 In a context of recent rapid speculative housing growth at Hanslope, MKC commissioned AECOM to provide support in the determination of application 17/00838/OUT. This document comprises AECOM's final report in respect of that commission.

## Context

1.4 Hanslope is identified as a Selected Village in the 2013 Milton Keynes Core Strategy, which is the adopted Local Plan. As such, the settlement hierarchy seeks no new allocations at Hanslope, as set out within Policy CS1.

1.5 However, in line with the National Planning Policy Framework (both 2012, and its 2018 replacement), where the Council is unable to demonstrate a five-year supply of deliverable, developable housing land, Policy CS1 may be regarded as out-of-date for the purposes of planning (2018 NPPF, paragraph 11), and as such the presumption in favour of sustainable development would apply.

1.6 As a result of the presumption in favour of sustainable development, and the Council's acceptance that it has no five-year supply of land, two large-scale speculative applications have been consented at Hanslope in recent years, namely:

- 150 dwellings at Castlethorpe Road (ref: 16/02106/OUT)
- 141 dwellings at Land off Long Street Road (ref: 16/02937/OUT)

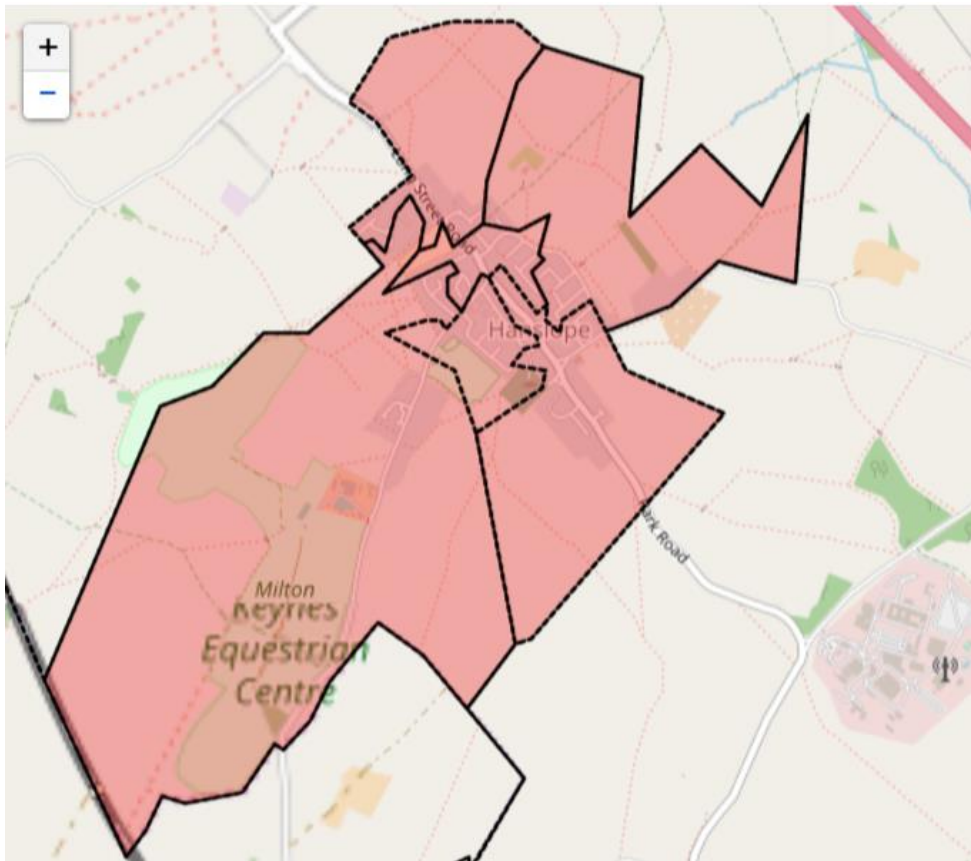
1.7 The latter of these applications was allowed at appeal after having been initially refused by the Council.

1.8 At Census 2011, Hanslope had 845 dwellings across the six Output Areas (OAs) covering the settlement<sup>1</sup>, which are illustrated in Figure 1 below. As the two consented and the one outstanding application between them comprise an additional 491 homes, cumulatively they would equate to a 55% increase in the number of dwellings at Hanslope in the seven years since the Census.

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<sup>1</sup> An OA is the smallest possible sub-division in the Census. The OAs covering Hanslope are known as E00084572, E00084573, E00084574, E00084575, E00084576, and E00084577.

**Figure 1: The six output areas covering Hanslope at Census 2011**



*Source: Nomis, Census 2011 data.*

1.9 AECOM was asked to assess the cumulative impacts on the settlement of Hanslope of the three developments in aggregate (i.e. the two consented schemes and the one outstanding scheme). The issues within the scope of AECOM's assessment comprise:

- Cumulative landscape impacts;
- Cumulative infrastructure impacts; and
- Planning policy context review.

1.10 The remainder of this report addresses these issues by chapter.

1.11 For simplicity, from here on, the three planning applications are referred to by their nearest street name. As such, consented application 16/02106/OUT (where construction work has already begun as of September 2018) will be referred to as the Castlethorpe Road development, consented application 16/02937/OUT (where construction is yet to start as of this report) will be referred to as the Long Street Road development, and the outstanding application, 17/00838/OUT, will be referred to as the Eastfield Drive development.

## 2. Cumulative landscape impacts

- 2.1 This section provides a high-level consideration of the potential for significant cumulative landscape and visual impacts arising from residential development at the Eastfield Drive site when considered in conjunction with residential development at the Castlethorpe Road site (where construction work has begun) and residential development at the Long Street Road site (where development is consented but at the time of writing has not yet started on site).
- 2.2 This section does not consider the site-specific landscape and visual impacts of each of the three sites, nor a detailed review of mitigation or landscape proposals for them.
- 2.3 A site visit to Hanslope was carried out by an AECOM Chartered Landscape Architect on 19<sup>th</sup> September 2018 to review the potential for cumulative visual impacts across all three sites. Viewpoints were assessed from publically accessible locations only.
- 2.4 The site visit established conclusively that, in terms of landscape and visual impacts, there is physical and perceptual separation between the three sites. Their current land uses, features, and relationship with existing built form within and around Hanslope all differ. As such, it is considered that there is no potential for significant cumulative landscape impacts from the development of Eastfield Drive alongside the two consented sites. Its development would further not provide a cumulative perception of sprawl, coalescence, or loss of rare landscape features.
- 2.5 In surveying the visual context of Hanslope from a range of different viewpoints, it was established that there was no location where the Eastfield Drive site was intervisible with either or both of the already consented sites at Castlethorpe Road or Long Street Road. This is as a result of the combination of intervening buildings, vegetation patterns and underlying topography.
- 2.6 Although there are some viewpoints to the north-west of the village where both the Castlethorpe Road and Long Street Road sites appear in the same view and hence could be said to have a cumulative visual impact, both sites are already consented.
- 2.7 The site visit also indicated that, due to local topography, vegetation and existing development, the Eastfield Road site would not be intervisible with either of the other two consented developments in viewpoints to the south of Hanslope.
- 2.8 Figures 2 and 3 show photographs taken during the site visit from public footpaths north-east and north-west of Hanslope. Both demonstrate the lack of intervisibility between the three sites within views of the village from the north.



**Figure 2: View west towards Eastfield Drive site from public footpath north-east of Hanslope, other two sites are beyond vegetation and buildings and not visible**



**Figure 3: View south-east towards Long Street Road and Castlethorpe Road sites from public footpath north-west of Hanslope<sup>2</sup>, the Eastfield Drive site is beyond vegetation, buildings and rising land and hence is not visible**



2.9 In summary, therefore, on the basis of the site visit, it is therefore considered there would not be significant cumulative landscape and visual effects if the Eastfield Drive development were to be consented.

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<sup>2</sup> At Higham Cross Road.

### 3. Cumulative infrastructure impacts

3.1 The infrastructure impacts of a possible 491 homes, comprising a potential 55% increase in the number of dwellings at Hanslope, are clearly significant. Although transport impacts are outside the scope of this assessment, in line with Milton Keynes's own approach, other infrastructure impacts can be divided for assessment purposes into three overarching areas:

-Education;

-Sports, leisure and recreation; and

-Social infrastructure.

3.2 All three of the developments, both consented and outstanding, are required to make infrastructure contributions across the topic areas above. AECOM's consolidated assessment of the financial and spatial contributions that have been or will be secured from all developments is set out in Table 1 below.

3.3 Table 1 shows that in aggregate, the three developments have provided or will provide a total of £9.7 million in infrastructure funding (excluding transport), which includes £4.3 million in education contributions, £2.17 million in sports, leisure and recreation contributions and £2.45 million in social infrastructure contributions.

3.4 In terms of spatial impacts, Table 1 also shows that between them the three applications will provide an additional 7.98 hectares of infrastructure, which comprises a 114% increase from the 2011 Census baseline.

3.5 Of the additional 7.98 hectares, approximately 7.2 hectares will comprise open space (compared with the 2.7 hectares of open space in 2011), 0.68 hectares will comprise land safeguarded for primary school expansion (including playing fields), and 0.1 hectares will comprise land safeguarded for expansion of the doctor's surgery (including car park).

3.6 In general terms, therefore, on the assumption that the contributions agreed with developers will be provided (and at the time of writing, AECOM is not aware of any evidence to the contrary), the three applications will between them offer significant financial and spatial benefits not just to Hanslope, but across Milton Keynes as a whole.

3.7 However, as AECOM has been commissioned to assess the cumulative impacts on services and facilities at Hanslope alone, the impact of contributions on infrastructure within the district but outside Hanslope (e.g. swimming pools, secondary education and Milton Keynes College), while substantial, is outside the scope of this assessment.

3.8 Instead, there now follows a more detailed assessment of the impacts of the developments on infrastructure at Hanslope by topic area as outlined above.

**Table 1: Infrastructure contributions (excluding transport) for recent consented and proposed developments at Hanslope**

Financial contributions	Units	Baseline (2011)	Castlethorpe Road	Long Street Road	Eastfields Drive*	TOTAL**
Early years	£	0.00	106,268.19	99892.10	141,690.92	347,851.21
Primary	£	0.00	525,089.88	493584.49	700,119.84	1,718,794.21
Secondary	£	0.00	565,151.40	531242.32	753,535.20	1,849,928.92
Post 16	£	0.00	122,583.60	115228.58	163,444.80	401,256.98
<b>Education total contributions</b>	£	0.00	1,319,093.07	1239947.49	1,758,790.76	4,317,831.32
Playing fields (provision)	£	0.00	78,918.75	74183.63	105,225.00	258,327.38
Playing fields (maintenance)	£	0.00	67,500.00	63450.00	90,000.00	220,950.00
Local play (provision)	£	0.00	118,125.00	111037.50	157,500.00	386,662.50
Local play (maintenance)	£	0.00	84,000.00	78960.00	112,000.00	274,960.00
Neighbourhood play (provision)	£	0.00	112,500.00	105750.00	150,000.00	368,250.00
Neighbourhood play (maintenance)	£	0.00	144,000.00	135360.00	192,000.00	471,360.00
Community hall (provision)	£	0.00	34,827.00	32737.38	46,436.00	114,000.38
Community hall (maintenance)	£	0.00	0.00	0.00	0.00	0.00
Local parks (provision)	£	0.00	15,000.00	14100.00	20,000.00	49,100.00
Local parks (maintenance)	£	0.00	21,750.00	20445.00	29,000.00	71,195.00
District parks (provision)	£	0.00	30,000.00	28200.00	40,000.00	98,200.00
District parks (maintenance)	£	0.00	43,500.00	40890.00	58,000.00	142,390.00
Swimming pool (provision)	£	0.00	47,547.48	44694.63	63,396.64	155,638.75
Swimming pool (maintenance)	£	0.00	0.00	0.00	0.00	0.00
Allotments (provision)	£	0.00	14,062.50	13218.75	18,750.00	46,031.25
Allotments (maintenance)	£	0.00	0.00	0.00	0.00	0.00
Sports hall (provision)	£	0.00	17,484.51	16435.00	23,312.68	57,232.19
Sports hall (maintenance)	£	0.00	0.00	0.00	0.00	0.00
<b>Sports, leisure and recreation total contributions</b>	£	0.00	829,215.24	779461.89	1,105,620.32	2,714,297.45
Library	£	0.00	34,006.50	31966.11	45,342.00	111,314.61
Adult Continuing Education	£	0.00	16,144.50	15175.83	21,526.00	52,846.33
Crematorium/Burial Grounds	£	0.00	13,740.00	12915.60	18,320.00	44,975.60
Museums and Archives	£	0.00	24,045.00	22602.30	32,060.00	78,707.30
Health facilities	£	0.00	235,297.50	221179.65	313,730.00	770,207.15
Waste management	£	0.00	38,815.50	36486.57	51,754.00	127,056.07
Waste receptacles	£	0.00	8,244.00	14100.00	20,000.00	42,344.00
Social care- day care	£	0.00	50,494.50	7749.36	10,992.00	69,235.86
Social Care- older persons housing	£	0.00	0.00	47464.83	67,326.00	114,790.83
Emergency services	£	0.00	7,557.00	7103.58	10,076.00	24,736.58
Voluntary sector	£	0.00	28,510.50	26799.87	38,014.00	93,324.37
Milton Keynes University	£	0.00	108,546.00	102033.24	0.00	210,579.24
Milton Keynes College	£	0.00	38,472.00	36163.68	51,296.00	125,931.68
Inward investment	£	0.00	28,510.50	26799.87	38,014.00	93,324.37
Public art at 1%	£	0.00	150,000.00	141000.00	200,000.00	491,000.00
<b>Social infrastructure total contributions</b>	£	0.00	782,383.50	749,540.49	918,450.00	2,450,373.99
<b>Carbon neutrality</b>	£	0.00	75,000.00	70,500.00	100,000.00	245,500.00
<b>Spatial contributions</b>						<b>Total additional</b>
Playing fields	Hectares	2.57	0	0	0	0
Children's play area	Hectares	0.13	0.2	0.1	0	0.3
Open space total***	Hectares	2.7	4.22	2.2	0.78	7.2
Primary school footprint (inc playing field)	Hectares	1.48	0.68	0	0	0.68
GP surgery footprint (inc car park)	Hectares	0.14	0.1	0	0	0.1
<b>INFRASTRUCTURE TOTAL CONTRIBUTIONS</b>	£	£0	£3,005,692	£2,839,450	£3,882,861.08	£9,728,002.75
<b>INFRASTRUCTURE TOTAL AREA</b>	Hectares	7.02				7.98
*Provisional as not consented						
**Provisional as Eastfields Drive not consented						
***Concept masterplans provide open space total only, with no breakdown by type of open space						

Source: Milton Keynes Council, developers

### *Impacts on education facilities at Hanslope*

- 3.1 The key educational facility at Hanslope is Hanslope Primary School.
- 3.2 It has been confirmed with Milton Keynes Council's education department that the Primary School currently has capacity for 270 pupils. In academic year 2011/12, there were a total of 223 pupils enrolled, and this had risen by academic year 2017/18 to 236 pupils.
- 3.3 As no dwellings have been completed or occupied at any of the three developments assessed, it is assumed that the recent increase in pupil numbers can be accounted for in part by a handful of smaller developments that have been completed at Hanslope between 2011 and 2018 whose impacts are otherwise outside the scope of this study.
- 3.4 Therefore, at the time of writing, Hanslope Primary School had capacity for 34 additional pupils. Based on the yield model used by Milton Keynes that has been provided to AECOM, this means that it will reach capacity after the completion and occupation of 121 new dwellings at Hanslope.
- 3.5 In total, 491 new homes have the potential to be completed and occupied at Hanslope. Therefore, the 370 dwellings remaining after school capacity is reached would between them yield an additional 102 primary school-age pupils. As such, the school would require expansion sufficient to accommodate 372 pupils, which equates to a 38% increase from current capacity.
- 3.6 The Castlethorpe Road application makes provision for expansion by safeguarding 0.68 hectares of land adjacent to the existing primary school.<sup>3</sup> At present, the total school footprint (i.e. both buildings and playing field) is 1.48 hectares. Crudely, this equates to 54.8 square metres being required per pupil based on the capacity figure of 270 pupils given previously.
- 3.7 On this basis, an expansion of 0.68 hectares should provide capacity for an additional 124 pupils, which is more than enough to accommodate the 102 pupils projected from the three developments, subject to the developers' primary years financial contributions being made available to the school to fund this.
- 3.8 The fact that there will be capacity for the additional pupils is confirmed by reference to the Department for Education's Building Bulletin 103: Area Guidelines for

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<sup>3</sup> The same application also makes provision for a new school drop-off point adjacent to the expansion area, but as transport infrastructure is outside the scope of this study, the area safeguarded for the drop-off point has not been included as part of the safeguarded expansion area.

Mainstream Schools<sup>4</sup>, which recommends a minimum of 33.3 square metres per primary school pupil and a maximum of 42 square metres per pupil in new schools. As such, the 54.8 square metres available per pupil at Hanslope Primary School is comfortably in excess of the government guidelines.

3.9 In summary, therefore, it is considered that the area safeguarded for school expansion is more than sufficient to allow for the new primary-school age pupils that will be generated by the three new developments at Hanslope.

3.10 As such, it is not considered on the basis of the available evidence that there will be unsustainable impacts on education facilities within Hanslope from the three developments in aggregate.

#### *Impacts on sports, leisure and recreation facilities at Hanslope*

3.11 Table 1 shows that the three developments in aggregate will enable the provision of 7.2 hectares of additional open space at Hanslope, a 163% increase from the baseline provision of 2.7 hectares.

3.12 To put it another way, whereas before the three developments there was 31.95 square metres of open space per Hanslope dwelling, after all three there would be 73.35 square metres of open space per dwelling.

3.13 In quantitative terms, therefore, the three developments in aggregate will have a net beneficial effect on open space at Hanslope, resulting in an increase of 267% from the baseline by area.

3.14 In terms of types of sports, recreation and leisure facilities, i.e. the qualitative dimension, the details by development are as follows: the Castlethorpe Road development will provide a LEAP (Local Equipped Area for Play) to include five items of play equipment and a small games area. Based on the plans submitted at Reserved Matters stage, it is estimated that the LEAP would be around 0.2 hectares in extent.

3.15 The development at Long Street Road will include a further LEAP (approximately 0.1 hectares in size) and amenity space. However, the development at Eastfield Drive, being at outline stage only, has not yet specified the type of open space that will be provided or the facilities within it.

3.16 Therefore, with an overall increase across Hanslope from 0.13 hectares as a baseline to 0.43 hectares if the three developments are completed, children's play

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<sup>4</sup> Available at

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/324056/BB103\\_Area\\_Guidelines\\_for\\_Mainstream\\_Schools\\_CORRECTED\\_25\\_06\\_14.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/324056/BB103_Area_Guidelines_for_Mainstream_Schools_CORRECTED_25_06_14.pdf)

area provision would rise from the current 0.65 square metres per dwelling to 3.22 metres per dwelling.

- 3.17 None of the three schemes currently make spatial provision for additional playing field space, although they all make financial contributions towards their provision and maintenance.
- 3.18 The Milton Keynes standard for playing field provision is 15 square metres per person. At the time of the 2011 Census, the population of Hanslope was 1,916 people, and the village had 2.57 hectares of playing fields. This equates to 13.4 square metres per person, below the recommended level.
- 3.19 The estimated population yield across the 491 new dwellings is an additional 1,228 people, resulting in a total village population of at least 3,144. With no new provision of playing fields at Hanslope, the provision per resident would drop from the already inadequate 13.4 square metres per person to 8.17 square metres per person.
- 3.20 This analysis suggests that the opportunity to secure an uplift in the spatial provision of playing fields through committed and forthcoming financial contributions should be considered.
- 3.21 Sufficient playing field space for 3,144 residents equates to 4.7 hectares of provision. As Hanslope already benefits from 2.7 hectares, it is recommended that an additional 2 hectares of playing field space be provided.
- 3.22 The most logical place for this additional provision would be as an extension to the existing playing fields at Castlethorpe Road, given that facilities already exist here (pavilion and car parking) and it has a high level of accessibility to existing and new development.

#### *Impacts on social infrastructure at Hanslope*

- 3.23 As Table 1 shows, the category of social infrastructure covers a wide range of services and facilities, and substantial financial contributions have been or will be secured for these by the three developments in question. However, for the purposes of this assessment, the key element of social infrastructure at Hanslope upon which the developments will have a significant impact is the doctor's surgery.
- 3.24 Hanslope Surgery is part of the wider Parks Medical Practice, which covers three other surgeries across the local area (Blisworth, Grange Park and Roade). Although Hanslope is within Milton Keynes Borough, the Parks medical practice forms part of Nene Clinical Commissioning Group (CCG), which is based in Northampton, rather than Milton Keynes CCG.

- 3.25 British Medical Association (BMA) guidance suggests that more than 1,600 patients per GP<sup>5</sup> is an indicator of surgery capacity constraint. At the same time, a recent NHS Practice Management Network Study<sup>6</sup> suggested a benchmark of 1.36 FTE administrative staff per 1,000 patients and 0.45 nursing staff per 1,000 patients.
- 3.26 The Parks Medical Practice states that at Hanslope currently, there are 2,960 patients per GP (4,737 patients, 1.6 FTE GPs), well over recommended figures even before completion or occupation of the 491 potential new dwellings.
- 3.27 It was established previously that the 491 potential new dwellings would between them yield 1,228 new residents. If all registered at the Hanslope surgery, as seems likely, the total patient roll there would rise to 5,965.
- 3.28 The BMA benchmark thus suggests that the surgery would need to employ around 3.75 FTE GPs, in other words an increase of 2.15 FTE GPs from currently. It would also need to employ at least eight administrative staff and around 2.6 FTE nursing staff.
- 3.29 The Parks Medical Practice has highlighted that the recruitment of new GPs is a well-attested problem nationally, and that this could be a significant constraint to surgery expansion.
- 3.30 While any mitigation or resolution of this constraint is well outside the scope of this study, it is important for Nene CCG, Milton Keynes Borough and also Milton Keynes CCG to be aware of this issue and implement appropriate measures as they look to allocate the financial contributions resulting from recent and potentially forthcoming new development at Hanslope.
- 3.31 In this respect, it is noted and welcomed that the Section 106 agreements for both the Castlethorpe Road and Long Street Road developments specifically links the financial contributions agreed (totalling £456,477.15, as per Table 1) to 'the provision of extensions, enhancements and/or improvements to the existing doctor's surgery in Hanslope, the relocation of the existing Hanslope doctor's surgery, revenue support for providing additional health staff and/or for improvements at Milton Keynes Hospital to serve the additional demand as a result of the development.'<sup>7</sup>
- 3.32 It is recommended that if the Eastfield Drive application is consented, the Section 106 agreement should have a similar approach; if possible, it could be worded on the

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<sup>5</sup> 2014 NHS/Health and Social Care Information Centre (HSCIC) figures.

<sup>6</sup> Available at <https://www.practicemanagement.org.uk/>

<sup>7</sup> The wording of the relevant clauses of the two Section 106 agreements differs very slightly- the text quoted is an amalgamation of the two.

basis of evidenced need even more strongly in favour of expanding the Hanslope surgery relative to other funding priorities, particularly if a significant amount (or all) of the Castlethorpe Road and Long Street Road contributions pass to Milton Keynes Hospital.

3.33 In terms of physical capacity, the Parks Medical Practice states that with appropriate modifications or expansion, it is likely that the existing surgery could be retained on its present site. In this regard, the 0.1 hectares of land safeguarded for practice and/or car park expansion by the Castlethorpe Road development is welcomed.

3.34 It is, however, understood that at present this land has been (or is proposing to be) transferred to the ownership of Hanslope Parish Council rather than the Parks Medical Practice. It is the view of the Practice that only once it has been transferred to surgery ownership can the expansion be implemented, subject to funding being committed.

3.35 In summary, therefore, Hanslope Surgery is already operating at above capacity even before any new dwellings are completed or occupied.

3.36 As such, this evidenced local under-capacity in health provision (albeit one with the potential to be mitigated through the appropriate allocation of existing and future health contributions) should be regarded as a key issue to consider in determining the Eastfield Drive application.



## 4. Planning policy

- 4.1 The two previous sections both assessed the cumulative impacts of development. This section differs; rather than assessing the policy impacts of development (which is not required as the planning policy context is already set by the adopted Local Plan, the NPPF and the emerging Plan:MK), it reviews the planning policy context at the time of writing.
- 4.2 Specifically, it assesses the extent to which the planning policy context differs at the time of determining the Eastfield Drive application, if at all, from the context at the time of the Castlethorpe Road and Long Street Road applications.
- 4.3 The emerging Plan:MK allocates a number of strategic housing sites. As such, it will, on adoption, provide the Council with a five-year housing land supply and thus enable further speculative housing applications at Hanslope to be resisted.
- 4.4 At the time of determining the Castlethorpe Road and the Long Street Road applications, Plan:MK was at a relatively early stage of development. However, it is anticipated that at the time the Eastfield Drive application is determined, Plan:MK will be close to adoption.
- 4.5 However, although this means the policies of Plan:MK will carry greater weight than they did at the time of the previous applications, it is understood that the Council, which undertakes quarterly monitoring of its 5-year housing land supply position, does not anticipate being able to demonstrate a five year housing land supply until the point at which Plan:MK is adopted.
- 4.6 As such, the national policy presumption in favour of sustainable development (also known as the 'tilted balance') will continue to apply at Eastfield Drive except in the event that it is determined after Plan:MK is adopted. Given, however, that at the time of writing, the Inspector's Main Modifications to Plan:MK and accompanying consultation period is forthcoming, this seems extremely unlikely.
- 4.7 This is recognised by the Council in the draft Officer's Recommendation for the Eastfield Drive application available online at the time of drafting this report.<sup>8</sup> AECOM agrees that the Council's position in this respect is justified on the basis of current evidence.
- 4.8 At the time of writing, therefore, the only update required to the draft Officer's Recommendation is that Plan:MK has now been through Examination and as such carries further weight in planning terms.
- 4.9 Nevertheless, as noted above, until Plan:MK is adopted, the national policy presumption in terms of sustainable development will apply at Hanslope. In this sense, such an update would do little to change the overall planning policy context,

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<sup>8</sup> See <https://publicaccess2.milton-keynes.gov.uk/online-applications/>

albeit that the weight now carried by Plan:MK may have some impacts for the purposes of determination in terms of policies where the NPPF is silent.

## 5. Conclusions

5.1 This report comprises an independent technical assessment of the potential for cumulative landscape and infrastructure impacts at Hanslope across three recent large-scale planning applications, two of which (Castlethorpe Road and Long Street Road) are now consented, and a third (Eastfield Drive) that is currently being determined.

### *Cumulative landscape impacts*

5.2 On the basis of both site visit and desktop analysis, AECOM considers that there will be very limited, if any, cumulative landscape impacts if the Eastfield Drive application is consented, because no ground-level viewpoints exist where both the new development at Eastfield Drive and one or both of the other (consented) developments would be visible simultaneously.

### *Cumulative infrastructure impacts*

5.3 In terms of cumulative infrastructure impacts, clearly these will be significant across all three developments if Eastfield Drive is consented, as existing services and facilities across Hanslope will need to serve an additional 491 dwellings.

5.4 However, the Castlethorpe Road and Long Street Road applications appear to have committed fully to the infrastructure contributions calculated and required by the Council. Though not yet determined, the emerging Officer's Report indicates that this will also be the case for the Eastfield Drive application.

5.5 This report shows that in aggregate, the three developments have provided or will provide a total of £9.7 million in infrastructure funding (excluding transport), including £4.3 million in education contributions, £2.17 million in sports, leisure and recreation contributions and £2.45 million in social infrastructure contributions.

5.6 In terms of spatial impacts, they will provide an additional 7.98 hectares of infrastructure, a 114% increase from the 2011 Census baseline. Of the additional 7.98 hectares, an estimated 7.2 hectares will comprise open space (compared with the 2.7 hectares of open space in 2011), 0.68 hectares will comprise land safeguarded for primary school expansion (including playing fields), and 0.1 hectares will comprise land safeguarded for expansion of the doctor's surgery (including car park).

5.7 In general terms, therefore, on the assumption that the infrastructural financial and spatial contributions as set out in the planning applications will be paid in full (and at the time of writing, AECOM is not aware of any evidence to the contrary), the three applications will between them offer significant financial and spatial benefits not just to Hanslope, but across Milton Keynes as a whole.

### Education impacts

5.8 On the basis of the calculations within this report, and having regard to appropriate Government guidelines on primary school space per pupil, it is considered that the area safeguarded for Hanslope Primary School expansion by the Castlethorpe Road development is more than sufficient to allow for the new primary-school age pupils that will be generated by all three consented and proposed developments at Hanslope.

### Sports, leisure and recreation impacts

5.9 While in quantitative terms the three developments will have a significant net beneficial effect on open space at Hanslope, the village already suffers from a deficit in playing field capacity. It is therefore recommended that the financial contributions secured from the developments be used to provide an additional 2 hectares of playing field space, ideally at the existing playing fields at Castlethorpe Road.

### Health impacts

5.10 In terms of health capacity, The Parks Medical Practice states that Hanslope Surgery is already operating over capacity. Following completion and occupation of all new dwellings (assuming the Eastfield Drive development is consented) the surgery would need to employ around 3.75 FTE GPs, an increase of 2.15 FTE GPs from currently, as well as eight administrative staff and around 2.6 FTE nursing staff.

5.11 It is recommended that if the Eastfield Drive application is consented, the Section 106 agreement should have a similar approach to those agreed for the Castlethorpe Road and Long Street Road development, if possible worded even more strongly on the basis of evidenced need in favour of expanding the Hanslope surgery versus other funding priorities, particularly if a significant amount (or all) of the Castlethorpe Road and Long Street Road contributions pass to Milton Keynes Hospital.

5.12 In terms of physical capacity, the Parks Medical Practice states that with appropriate modifications or expansion, it is likely that the existing surgery could be retained on its present site. In this regard, the 0.1 hectares of land safeguarded for practice and/or car park expansion by the Castlethorpe Road development is welcomed.

### Clarifying infrastructure impacts

5.13 As a more general point, it is considered by AECOM that the MKC Officer's Reports on residential developments of this scale, including that for Eastfield Drive, have the potential to set out much more clearly the views of key infrastructure providers on the capacity of key services. This would be beneficial for all parties- local residents, other consultees and the Council itself.

5.14 This recommendation is made because in none of the Officer's Reports reviewed (either completed or emerging) are the comments/position of Milton Keynes Education or of Nene or Milton Keynes CCGs captured alongside those of other statutory consultees.

5.15 This leaves the reader in doubt as to the infrastructure impacts of each application. As all parties agree that infrastructure impacts will be inevitable for each consented development, providing greater clarity on the scale of these impacts will help ensure a more informed debate on the merits or otherwise of any future development proposals.

5.16 As such, even in the event that no objection or comment is made by either Education or the CCGs, recording this fact would be in itself valuable as it will provide a much greater degree of certainty on infrastructural impact.

#### *Planning policy context review*

5.17 At the time of determining the Castlethorpe Road and the Long Street Road applications, Plan:MK was at a relatively early stage of development. By contrast, at the time the Eastfield Drive application is determined, Plan:MK will be close to adoption.

5.18 However, although this means the policies of Plan:MK will carry greater weight than they did at the time of the previous applications, it is understood that the Council will not be able to demonstrate a five year housing land supply, including through annual monitoring reports, until the point at which Plan:MK is adopted.

5.19 This position is recognised by the Council in the draft Officer's Recommendation for the Eastfield Drive application that was available online at the time of drafting this report, and AECOM agrees that this position appears justified on the basis of current evidence.

5.20 At the time of writing, the only update required in the draft Officer's Recommendation is that Plan:MK, which at the time of the draft Recommendation was close to going to Examination, has now been through Examination and as such carries further weight in planning terms.

5.21 Nevertheless, as noted above, until Plan:MK is adopted, the national policy presumption in terms of sustainable development will apply at Hanslope. In this sense, such an update would do little to change the overall planning policy context, though the weight now carried by Plan:MK may have some impacts in determination in terms of specific policies guiding development where the NPPF is silent.



Hanslope NDP Consultation  
Hanslope Village Hall,  
Newport Road,  
Hanslope,  
Milton Keynes,  
MK19 7NZ

By email only

10 August 2018

Dear Sirs,

### **Hanslope Neighbourhood Plan Pre-submission Plan Consultation**

I set out below my comments on the Hanslope Neighbourhood Plan Pre-submission Plan Consultation (the plan).

#### **General Comments**

I appreciate the efforts in preparing the pre-submission document but it is apparent that the plan exhibits a number of areas of prematurity in particular the quality of the policy / proposals plans and in key instances the lack of any such plan. Whilst I understand that there may be a desire to bring the plan forward urgently, if the plan is to move beyond Regulation 14 it is imperative that it is compliant. Failure to be so may be more time consuming and costly in the long run.

I find the general tone of the plan to be pejorative and whilst the overarching aim of both the National Planning Policy Framework (NPPF) and The Neighbourhood Planning (General) Regulations 2012 (the regulations) is to bring forward development this objective is not apparent in the plan.

I question that the process currently complies with, in particular paragraph 15 of, the regulations as the initial consultation questionnaire was accompanied by a flyer, copy attached, which would appear to be contrary to the aims set out above and perhaps even seeking to influence the findings.

I am not aware from the consultation documents that such information as the competent authority may reasonably require, as per Schedule 2 of the regulations, has been submitted?

Notwithstanding paragraph 214 of NPPF I can find no evidence or inclusion of figures provided by Milton Keynes Borough Council (MKC) as required by paragraphs 65 and 66 of NPPF. This is of particular relevance as emerging planning policy (PlanMK) states at paragraph 4.24 "*The Selected Villages tier in the Settlement Hierarchy which has been a feature of the Milton Keynes Local Plan (2005) and Core Strategy (2013) has been removed, as the approach to delivering new development in villages and other rural settlements now places the emphasis on neighbourhood plans.*" However MKC confirms there is a need for 1,000 new homes in the rural area. The plan does not seek to provide for this identified need rather seeks to include sites that already have planning permission. It should be noted that 291 of these permissions were granted permission as MKC was not able to demonstrate a five year supply of deliverable housing. Whilst the official method of calculating a five year supply is yet to be agreed it is contended that both the Liverpool and Sedgfield methods continue to show a shortfall.

I have not been able to identify an evidential base for a number of assertions or comments made in the plan and supporting commentary. The requirement for, and contributions from Section 106 agreements appear to have been over looked. Commentary on highways relies on what appears to be anecdotal evidence and seems to relate to personal experience with the inference that village residents should take precedence over other lawful users of the public highway *“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.”*

### The Plan

I turn now to specific points in the plan using the same headings as the plan for ease of reference.

#### Monitoring and Review Policy

A review of the plan is to be supported and it should be noted that NPPF was revised in July 2018 and PlanMk is yet to be adopted. As such the review timetable should reflect this.

#### Policy HAN1: Hanslope and Long Street Development Boundaries

The policy map is not included within the plan and as such it is not possible to comment on this policy. However it should be noted that the plan at page 19 confirms that *“Sites B and D represent proposed development on the what are seen as the only two ‘redundant’ brown field land areas within the village boundary that could accommodate a few new dwellings”* (my emphasis) and as such there is a clear need to ensure that any development boundaries provide for growth and allow for previously developed land as well as green field sites outside the current boundary to come forward.

#### Policy HAN2 Housing Site Allocations

All of the proposed sites have planning permission and to suggest support for development proposals on these sites is tautologous. The majority of numbers do not contribute to MKC’s 5 year housing supply requirement and as such do not bring forward the quantum of development identified and required. Further allocations need to be made or provision made in the policy map for Policy HAN1.

#### Policy HAN4: Design in the Parish

The ultimate sentence of this policy should be amended to reflect development located outside but adjacent or in proximity to the conservation area. It would be very difficult for development removed or remote from the conservation area to enhance its character.

#### Policy HAN5: Hanslope Village Centre

The policy map does not define either the village centre nor Long Street. Whilst the aim of the policy is broadly supported the following needs to be removed from the plan *“at an appropriate valuation and in a manner agreed with the Local Planning Authority for at least 18 months for that and any other suitable commercial uses”*. The LPA is not best placed to advise on commercial agency and it is not equitable to ignore the Town and Country Planning (Use Classes) Order 1987 (as amended).

#### Policy HAN6: Rural Economic Development

Please see HAN1 above regarding the settlement boundary. Clarity is required as to whether the wider parish is excluded. Paragraph iii) is too restrictive and should be written to allow for new buildings to be of an appropriate scale to the site.

#### Policy HAN8: Local Green Spaces

The two sites identified in paragraph viii) should not be considered local green spaces, rather “commercial” land, and there is scope for conflict with Policy HAN6. Both sites should be removed from the policy.



Policy HAN9: Green Infrastructure

It is important to clarify that where the policy refers to “appropriateness” this must reflect legislation and planning policy. I also refer you to my comments above regarding Schedule 2 of the regulations. It should be noted that there already exists a solar farm in the parish and one immediately adjoining, is it the intention of this policy to prevent expansion of existing facilities?

Appendix 2

Point 1. refers to “*wishes and needs of the community*”. These can be arbitrary, varied and conflicting and therefore should be justified by an appropriate housing needs survey or similar.

Yours faithfully,



**Simon Proctor MRICS**

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07764 563318

**LARGE SCALE DEVELOPMENT IN HANSLOPE; 150 HOUSES PROPOSED.  
HUNDREDS MORE TO COME?**

**The residents of Hanslope have successfully opposed large scale development in and around Hanslope Village for at least the past 15 years, now that time has come again...**

When asked, in the past, residents have overwhelmingly expressed opposition. This has preserved the character of the village and the sense of community.

In 2003 when 125 houses were proposed 67% responded to a survey and 96% opposed the proposal. Milton Keynes Council and the Housing Inspector supported Hanslope residents and the development was stopped.

In 2009 the Hanslope Parish Plan was published following a detailed survey. The Hanslope Parish Plan is currently the document that our elected officials should be working to and can be viewed on the village website. **The Hanslope Parish Plan established five excellent planning policies for Hanslope** and instructed our elected officials with an action. The two most important policies and the action are listed below;

- Policy; there should be no development outside the village boundary.
- Policy; there should be no development on agricultural land.
- Action; the Parish Council, Milton Keynes Council (*including Ward Councillors*) and our MP to reject any future proposed developments which contradict the above policies.

**Hanslope residents must continue to be vigilant to maintain existing protection from development....**

Three large developers own the majority of land suitable for development in Milton Keynes itself where services and facilities are already in place so that new development can readily take place. These Developers are now building in MK at a **reduced rate** because building is not very profitable for them at the moment. Under pressure to meet targets, either Milton Keynes Council or the Planning Inspectorate in Bristol are minded to grant large scale development on **agricultural land outside of village boundaries.**

This presents an opportunity for Developers such as Simon Hill who has proposed the building of **150 houses in the field between Western Drive and Cuckoo Hill Rise and opposite the recreation ground.** **This proposal is contrary to the established planning policies in the Hanslope Parish Plan** as the field is **agricultural land outside the village boundary.** A planning application is expected imminently.

Worse still it is likely that **this will open the floodgates** for other similar improper planning applications. Land owners may get rich, Government targets may be met but **Hanslope will certainly suffer the consequences**, not least the effect on already overloaded infrastructure. Roads, parking, schools, doctors' surgery, drainage, sewage, broadband, and possibly even utilities will be affected. Most of these have not received significant investment in the last forty years and none is planned.

### **Neighbourhood Development Plan**

Hanslope Parish Council is consulting all residences to establish a Neighbourhood Development Plan that must then be accepted by referendum. This consultation is extremely important as the Plan forms a type of development contract between Milton Keynes Council and Hanslope Parish. The Plan will set policy for Hanslope and **significantly reduce the requirement for additional consultation; anything you agree to may be exploited by Developers** who may use the Plan to support applications.

The consultation talks about updating the existing Hanslope Parish Plan **but not keeping the existing planning policies.** It could be interpreted that the consultation is sympathetic to future development.

### **Our call to action...**

Please try to complete the consultation and return it to the Newsagents; **the closing date for returns is 12th August 2016.** Please read the first four paragraphs of the consultation very carefully. Express your wishes honestly and don't feel obliged to be sympathetic to "some" development. The Neighbourhood Development Plan is not likely to be completed for some significant time.

### **Supplementary Survey**

**Local volunteers will be knocking doors in the next few weeks to survey the Parish of Hanslope to update residents' opinion of large scale developments** on agricultural land outside of the village boundary. It is intended that the results of this supplementary survey will be established quickly. **The results will be used as evidence when responding to any planning application that goes against our Parish Plan Policies** and it will be proposed that the results are included in the Neighbourhood Development Plan prior to referendum.