Campbell Park Parish Council

Neighbourhood Development Plan
Basic Conditions Statement

1. Introduction

This Basic Conditions Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 for the Campbell Park Neighbourhood Development Plan.

The Regulations requires a statement explaining how the proposed neighbourhood development plan meets the requirements of the Town and Country Planning Act 1990 Act (as amended)

A neighbourhood development plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies contained in the development plan for the area of the authority
- Not breach, and is otherwise compatible with, European Union obligations, and
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan

Campbell Park Parish Council is the qualifying body entitled to make such a Neighbourhood Development Plan for its own Parish.

The period of the Neighbourhood Development Plan is up to 2026. This period has been chosen to align the Plan with the Milton Keynes' Core Strategy.

The National Planning Policy Framework 2012 (NPPF) states that neighbourhood plans must have regard to the policies in the NPPF. This has been issued by the Government to simplify the planning process, to make it more accessible and work more effectively, with a presumption in favour of sustainable development, which is about change for the better and not only in the built environment, enhancing and improving where we live. It is supported by a web based Planning Practice Guidance tool.

There are 3 dimensions to sustainable development:

- economic
- social
- environmental

These 3 dimensions are mutually dependant on each other (i.e. are not to be taken in isolation from each other).

The Neighbourhood Development Plan for Campbell Park Parish has been undertaken within the framework of the National Planning Framework and relevant legislation, notably the Neighbourhood Development Planning (General Regulations) 2012, the Localism Act 2011, and the Town & Country Planning and other Acts.

The Campbell Park Parish Council Neighbourhood Development Plan has paid regard to the following relevant policies within the NPPF. These are:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment, and
- Conserving and enhancing the historic environment

The following sets out how the Campbell Park Parish Council Neighbourhood Development Plan conforms to the National Planning Policy Framework. (NPPF)

NPPF requirement	CPPC Neighbourhood Development Plan Policy number
Build a strong, competitive economy (paras 18-22). Policies should: • set out a clear economic vision and strategy for the area which positively and proactively encourages sustainable economic growth • set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period • support existing business sector • be flexible to accommodate needs not anticipated in the plan • plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries identify priority areas for economic regeneration,	**Employment Policy 2** Leisure-related employment on Newlands and Willen (south lake) will be supported. **Employment Policy 3** New employment opportunities will be supported including small office accommodation, homeworking and start-ups providing that they do not result in a loss of residential properties or have an adverse impact on nearby residential properties. **Employment Policy 4** New developments involving the loss of existing employment sites that require planning permission will not be supported unless it can be demonstrated that there is no longer a genuine need for such facilities or that alternative facilities are provided which are accessible to the local community and are equivalent to or better than the existing facilities.

infrastructure provision and environmental enhancement	
• facilitate flexible working practices such as integration of residential and commercial uses within the same unit	
• avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose land allocations should be regularly reviewed.	
Ensure the vitality of town centres (paras 23-27). Policies should: • recognise town centres as the heart of their communities and pursue policies to support their viability and vitality • define the extent of town centres and primary shopping areas • promote competitive town centres that provide choice and a diverse retail offer • retain and enhance existing market • allocate a range of sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres • allocate appropriate edge-of-centre sites for main town centre uses that are well connected to the town centre • recognise that residential development can play an important role in • ensuring the vitality of town centres, and apply a sequential test…..preference should be given to accessible sites	Although there are no town centres within the plan area there are a number of local centres. However, the plan area is in close proximity to Central Milton Keynes which serves Milton Keynes and the sub region but also has an important part to play in serving the local communities. The plan therefore recognised the hierarchy of retail development in Milton Keynes. Within the plan area is large retail outside of the main shopping area **Employment Policy 1** Non-food retail Winterhill or B1 and, B2 use-class (adjacent to the mainline railway west of Snowdon Drive) will be supported. **Employment Policy 5** The main local centres for Oldbrook, Springfield and Willen are identified where retail facilities will be supported. **Employment Policy 6** Ground floor uses within all the local centres shall be predominantly A1 and community and health facilities (D1), including facilities for local police and community liaison. **Employment Policy 7** New commercial development outside the local centre will not normally be permitted unless it can be demonstrated that it provides a major benefit to the local community.

that are well connected to the town centre.	
Promote sustainable transport (paras 29-41). Policies should: • give encouragement to solutions which support reductions in greenhouse gas emissions and reduce congestion • protect and exploit opportunities for the use of sustainable transport modes • create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter • aim for a balance of land uses minimising journey lengths • require developments which generate significant amounts of movement to provide a travel plan • promote a mix of uses for larger scale residential developments in order to provide opportunities to undertake day-to-day activities including work on site • identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice, and seek to improve the quality of parking in town centres so that it is convenient, safe and secure	**Connectivity Policy 1** New developments must ensure that: a) They include appropriate and safe provisions for the car, service vehicles, transport and emergency vehicles, and movement through the site b) They include appropriate provisions for pedestrian and cycle access, including linking to existing 'Redway network ', footways and the Grand Union Canal c) They include appropriate provisions for parking in line with Milton Keynes Council's Parking Standards SPD d) The development site is well connected to existing or any proposed local transport routes, and e) They ensure appropriate accessibility to all sectors of the community including the elderly, the disabled and infant buggies/ prams **Connectivity Policy 2** Improved facilities for bus users will be implemented, specifically enhanced stops at the Fishermead and Springfield local centres which will include facilities to enable low-carbon bus transport e.g. electric or hybrid-powered, and an extension of the proposed Central Milton Keynes shuttle to include Oldbrook and Fishermead. Any redevelopment of relevant sites will be expected to facilitate the delivery of these improvements. **Connectivity Policy 3** Improvements to the Redway network will be made to facilitate ease of movement through and around the Parish in a manner which minimises the impact on the safety, amenity, heritage and enjoyment of those living, visiting and working in the Parish. The Parish Council will pursue the delivery of the following projects through appropriate avenues. All development proposals

	which relate to these sites shall, where appropriate, contribute to meeting these improvements within the Plan shall:
	a) improve access / connectivity between grid squares to enable residents to access shops / facilities
	b) improve safety specifically lighting
	c) encourage neighbouring Parishes to maintain the access links between Woolstone and Oakgrove
	d) include safety provisions in underpasses and overbridges linking to Central Milton Keynes
	e) incorporate speed management measures on cycle routes particularly from Central Milton Keynes, the Redway network adjoining Child's Way
	Connectivity Policy 4 The management of traffic is a major element of this Plan. Under this Policy, Milton Keynes Council as Highway Authority will be approached to seek the introduction of a 20 mph speed limit on roads around all schools in the Parish.
	Connectivity Policy 5 There is a presumption against loss of existing public car parking provision and numbers and quality of parking overall will not be reduced as a result of new development within the Parish. The current quality of parking provision shall be improved over time in partnership with the relevant landowners and this Plan seeks improvements to existing parking and provision of additional spaces where appropriate. Opportunities to increase public car parking in various parts of the Parish will be supported and additional car parking will be required as part of any redevelopment proposals to meet adopted standards.
	Connectivity Policy 6 The need for resident parking permits will be kept under review to protect resident parking from Central Milton Keynes overspill or parking

	associated with commercial premises in the area.
	Connectivity Policy 7 Campbell Park Parish Council will lobby Milton Keynes Council to implement road safety schemes with particular focus on grid road junctions.
	Connectivity Policy 8 A review of walking and cycling routes will be undertaken and the results used to enhance routes identified as local priorities, including signage relating to the National Cycleway route where it crosses the Parish

Deliver a wide choice of high quality homes (paras 47-55).
 	
Policies should:
 	
• ensure their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area
• identify a supply of specific, developable sites or broad locations for growth
• for years 6-10 and, where possible, for years 11-15
• set out their own approach to housing density to reflect local circumstances
• plan for a mix of housing based on current and future demographic and market trends, and needs of different groups in the community and
• Identify the size, tenure and range of housing that is required in particular locations, reflecting local demand.
	Housing Policy 1
	Change of use to Houses in Multiple Occupation (HiMO) and student accommodation must not:
	    a) result in an over concentration in any one area that would change the character of the area
	    b) undermine the maintenance of a balanced and mixed local community and,
	    c) not adversely affect the amenity of the residents of any neighbouring properties.
	
	Housing Policy 2
	Opportunities for new residential development will be supported on identified sites at the following locations on Fishermead, Springfield, Oldbrook and Woolstone:
	
	  A. Fishermead:
	    Carrick Road, Kellan Drive Talland Avenue/Pentewan Gate and Talland Avenue, land adjacent to Newlyn Place and the community reserve site situated on the corner of Gurnards and Pencarrow
	
	    The North east quadrant, quadrangles between Pencarrow/Gurnards/Porthleven/Penryn, and, Pencarrow/Porthleven/Penryn/and Fishermead Boulevard as the site most in need of regeneration

	B. Springfield:
	Springfield allocated land site 1 behind the public house – opportunity for small community facility – use class D
	C. Oldbrook:
	Duckworth Court (mixed use with commercial)
	Housing Policy 3
	Proposals that utilise an existing 'brownfield' site, proven redundant or surplus employment site or an existing residential area that is to be regenerated will generally be supported in addition to new sites identified within the plan.
	Priority will be given to starter-homes and units designed specifically for elderly people, e.g. sheltered, extra-care, special needs accommodation and lifetime homes models.
	Other types of residential development identified as being in short supply to meet identified local housing needs will also be prioritised.
	Housing Policy 4
	Proposals for upper floor residential developments, in the local centres above retail or commercial uses would be supported in principle to add to the area mix and vibrancy of the area.
	Housing Policy 5
	All new housing developments are required to be subject to viability assessments and should :
	a) Provide affordable housing in accordance with Milton Keynes Council adopted standards or more recent national standards
	b) Incorporate an appropriate level of public open space and play provision is provided in accordance with Milton Keynes Council standards and is endowed to be maintained to a satisfactory standard
	c) Be designed to minimise the fear of crime

	d) Make provision on site or at local centres for medical and dental facilities unless it can be demonstrated that these services are already adequately provided to serve the local community e) Be compatible with adjacent uses f) Not adversely impact on nearby residential properties g) Respect and reflect the original design, e.g. formal layout of grid squares h) Maximise fuel efficiency including the use of renewable energy and, i) Contain an appropriate level of car parking on site or in the immediate area and where car ports and garages are included these must be used for this purpose and retained in perpetuity unless alternative arrangements are made which are acceptable
Require good design (paras 56-68). Polices should: • add to the overall quality of the area, not just for the short term but over the lifetime of the development • establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; • create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks • respond to the local character and history, and reflect the identity of local • surroundings and materials • not attempt to impose architectural styles or tastes; however, it is proper to seek to promote or reinforce local distinctiveness	**Design Policy 1** All new development shall ensure the following criteria is considered: a) It integrates into surroundings in terms of scale, density and design including landscaping b) It is close to community facilities c) It has good accessibility to public transport d) It meets local housing needs reflected in local updated surveys by the Parish Council or Milton Keynes Council e) It respects the character of the area f) It reflects the topography of the site and protects open spaces and habitats g) It is designed to encourage low vehicle speeds h) Parking is sufficient and is well integrated i) It maximises connectivity to the Redway network or other footpath connections j) Public and private spaces are defined k) Adequate provision has been made for external storage including recycling facilities

• create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion	l) The design, including landscaping reduces the fear of crime (secure by design) m) It ensures appropriate accessibility to all sectors of the community including the elderly and disabled (including consideration of developing to 'Life Time Home Standards) n) It achieves high standards of sustainable and low carbon design proportionate to the scale of the development including electric car charging points/mobility scooter charging points, bicycle racks, renewable energy and infrastructure to support superfast broadband connection.
Promote healthy communities (paras 69-78). Policies should: • aim to achieve places which promote opportunities for meetings between community members • through mixed-use development, strong neighbourhood centres and active street frontages, which bring together those who work, live and play in the vicinity • create safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas • plan positively for the provision and use of shared space, community facilities and other local services • guard against the unnecessary loss of valued facilities and services, • particularly where this would reduce the community's ability to meet its day to-day needs • protect existing open space, unless replaced by equivalent or better	**Community Policy 1** The planned route of the Milton Keynes and Bedford waterway canal will be protected from any longterm development which might inhibit or prevent the implementation of the proposed new canal link Development proposals involving the loss of existing sport, formal or informal recreation facility, will not be supported unless it can be demonstrated that there is no longer a genuine need for such facilities or that alternative facilities are provided which are accessible to the local community and are equivalent to or better than the existing facilities Proposals for leisure-related development, including leisure related accommodation and associated facilities on Newlands and Willen lakes would be supported providing the following criteria is met: a) That any proposal does not have an adverse effect on the amenities of surrounding residential properties and Willen Hospice particularly as a result from noise or as a result of external lighting b) That there is adequate parking, vehicular access and transport links including cycling facilities

provision protect and enhance
public rights or way and access; and enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them.

c) There is no adverse effect of the landscape character or appearance of the area
d) Achieve a high standard of sustainable and low carbon design and,
e) That any proposal does not have either a direct or indirect adverse impact upon areas of local biodiversity importance and that sufficient mitigation or compensation measures are provided

Community Policy 2
New developments including small local retail facilities, public houses and local services such as health and community facilities that result in the loss of existing facilities will be refused unless it has been demonstrated that:

a) The service or facility is no longer needed, or
b) It can be demonstrated that the use is no longer viable and that the premises have been actively marketed for at least 6 months for the existing use, or
c) Where the proposal is for the relocation of the existing use that will continue to serve the local community and that new facility will be of equal or better standard and is provided before or at the same time that the current premises are vacated

Community Policy 3
New developments including small local retail facilities and local services such as health and community facilities will be supported providing that they:

a) Ensure that the scale and design is complementary to surrounding properties
b) Protect residential amenity
c) Are well served by local transport and pedestrian links
d) Have adequate and accessible car parking facilities
e) Do not adversely impact on highway safety

	f) Have adequate service and waste storage facilities which do not detract from the street scene
	g) Do not impede the movement of vehicles or pedestrians, and
	h) Do not provide an overconcentration of the use in the area which adversely affects the character or the retail viability or vitality of the area
	Community Policy 4 Opportunities shall be taken to provide a new Parish Office.
	Community Policy 5 Existing churches, religious buildings and community facilities shall be protected and retained unless it has been clearly demonstrated that there is no longer a genuine need for such facilities.
	Community Policy 6 The Parish Council will continue to improve the play facilities under its management and encourage Milton Keynes Council to improve the play facilities under their control. The Parish Council is committed to ensuring the provision of sufficient play areas throughout the Parish.
	Community Policy 7 Fishermead sports ground will be improved with the development of associated community facilities including changing rooms.
	Community Policy 8 The Parish Council will undertake a programme of 'safer spaces' across the Parish, in consultation with local people, which will include clean-up and repair of broken infrastructure, e.g. landscaping, parking areas, lighting, and improved CCTV coverage of public places. Priorities within this programme will include the 'Redway' network and footpaths.
Meet the challenge of climate change, flooding and coastal change (paras 93-108).	None of the sites are within designated flood risk areas. **Design Policy 1**

Policies should:	All new development shall ensure the following criteria is considered:
• plan for new development in locations and ways which reduce greenhouse emissions actively support energy efficiency improvements to existing buildings • when setting any local requirement for a building's sustainability, do so in away consistent with the Government's zero carbon buildings policy and adopt nationally described standards, and plan for new development in locations which avoid increased vulnerability to impacts arising from climate change, including directing development away from areas of flood risk.	a) It integrates into surroundings in terms of scale, density and design including landscaping b) It is close to community facilities c) It has good accessibility to public transport d) It meets local housing needs reflected in local updated surveys by the Parish Council or Milton Keynes Council e) It respects the character of the area f) It reflects the topography of the site and protects open spaces and habitats g) It is designed to encourage low vehicle speeds h) Parking is sufficient and is well integrated i) It maximises connectivity to the Redway network or other footpath connections j) Public and private spaces are defined k) Adequate provision has been made for external storage including recycling facilities l) The design, including landscaping reduces the fear of crime (secure by design) m) It ensures appropriate accessibility to all sectors of the community including the elderly and disabled (including consideration of developing to 'Life Time Home Standards) n) It achieves high standards of sustainable and low carbon design proportionate to the scale of the development including electric car charging points/mobility scooter charging points, bicycle racks, renewable energy and infrastructure to support superfast broadband connection. **Housing Policy 5** All new housing developments are required to be subject to viability assessments and should h) Maximise fuel efficiency including the use of renewable energy………….

Conserve and enhance the natural environment (paras 109-125). Policies should: • protect and enhance valued landscapes, geological conservation interest and soils • minimise impacts on biodiversity and geodiversity and provide net gains in biodiversity where possible • avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development • encourage good design to limit the impact of light pollution from artificial light on local amenity.	**Environment Policy 1** New development which will result in the potential loss of green/open spaces will not be supported unless: a) It can be demonstrated that the proposal does not result in any harm to the character of the area, or that the continual maintenance is unduly onerous or impractical, or b) The community would gain equivalent or enhanced benefit from the proposed development such as the provision of suitable replacement green spaces, <u>and</u> c) It can be demonstrated that there will be significant social, economic or environmental benefits from the development for the local community **Environment Policy 2** New developments which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not be permitted unless the benefits of the new development has been demonstrated and clearly outweigh the dis-benefits. **Environment Policy 3** New developments shall include the protection and retention of important trees and hedgerows and also provide for suitable additional planting and protect local amenity where appropriate to and to protect or enhance biodiversity.

	Environment Policy 4 A review of landscaped areas across the Parish will be carried out plus a review of potential Tree Preservation Orders to assess levels of quality and contribution and where improved maintenance is required. **Environment Policy 5** The Parish Council will proactively look at development proposals on the boundaries of the Parish and respond to the local planning authority to ensure that the developments do not compromise the amenities of local residents, including parking and that the developments do not have a detrimental effect on services and facilities within the Parish. **Environment Policy 6** Any proposal for mobile takeaway facilities will be scrutinised by the Parish Council and will generally be resisted where they affect residential amenity, are close to schools or impede parking or road safety.
Conserve and enhance the historic environment (paras 126 – 141). Policies should take into account: • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation • the wider social, cultural, economic and environmental benefits that • conservation of the historic environment • the desirability of new development making a positive contribution to local character and distinctiveness, and opportunities to draw on the contribution made by the historical environment to the character of a place	**Heritage Policy 1** New developments must demonstrate that the proposal has paid due regard to the need to conserve and enhance their setting and any special architectural, archaeological or other historic features. **Heritage Policy 2** Campbell Park Parish Council will encourage Milton Keynes Council to designate Woolstone as a conservation area and to review the extent of Willen conservation area. **Heritage Policy 3** Campbell Park Parish Council will encourage and support Milton Keynes Council to review the list of heritage assets including modern architecture across the Parish to identify properties and features suitable for inclusion in a local list for national protection.

2. General conformity with the Local Development Plan

2.1 The Neighbourhood Development Plan has to be in in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

2.2 Campbell Park Parish Council has considered that the relevant Development Plan policies are the Milton Keynes Core Strategy (2013) and the Milton Keynes Local Plan 2005 (saved policies), as well as other Neighbourhood Development Plans recently adopted by MK Council.

2.3 The Core Strategy for Milton Keynes was adopted in July 2013, against a backdrop of a Local Plan adopted in 2005 and the saved policies (as set out in Appendix B of the Core Strategy). The Core Strategy contains a range of general policies relating to transport, housing, economy, heritage and open space, applicable to future changes in the Parish and should be read in conjunction with the Milton Keynes Local Development Plan 2005 (saved policies).

2.4 Within the broad framework of the MKC Core Strategy, the Parish is not listed in the Core Strategy Settlement Hierarchy for main areas for development.

2.5 The Neighbourhood Development Plan policies are written to guide specific developments in a locality, but not to replace those of strategic importance in shaping Milton Keynes, and the delivery of over-arching targets.

2.6 The Neighbourhood Development Plan will cover a period up to 2026 to coincide with the terminal date of the Milton Keynes Council Core Strategy.

2.7 In addition, other policies in the Neighbourhood Development Plan conforms to the Milton Keynes Council's adopted approaches on transport, play, conservation and public realm.
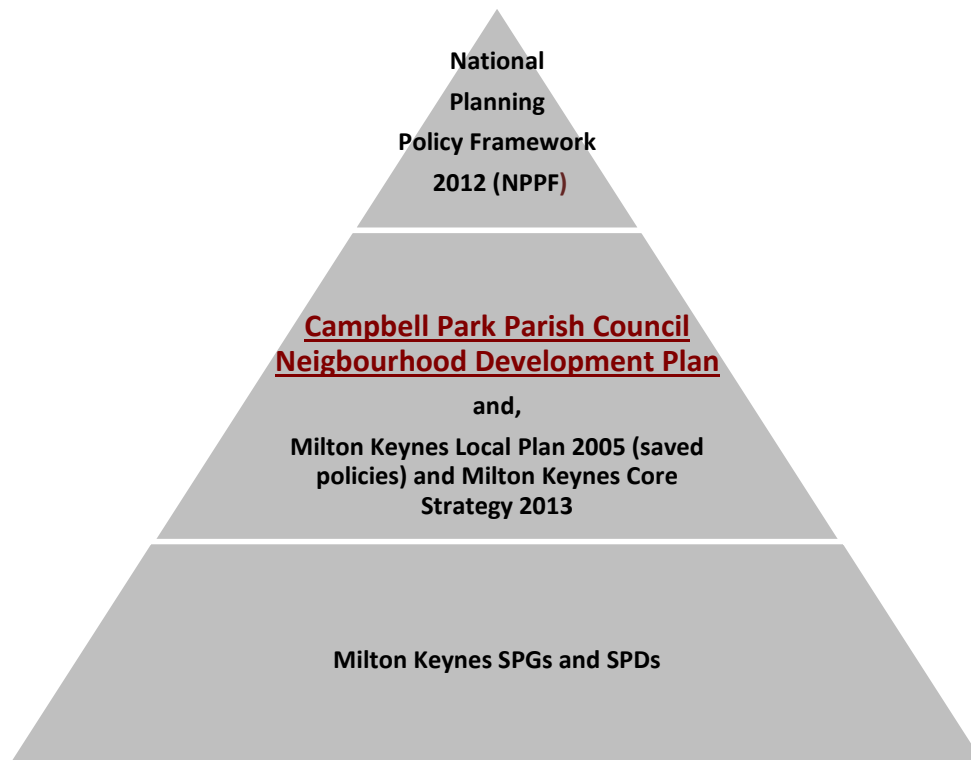
Figure 1. Planning policy hierarchy in relation to the Campbell Parish Council Neighbourhood Development Plan

2.8 The follow table show how the Neighbourhood Development Plan generally complies with these policies.

Neighbourhood Plan Policy	MK Local Plan 2005 Saved 'strategic' policies	MK Core Strategy 2013
Housing Policy 1 HMOs	General Principles Policy S1 Subdivision Of Dwellings And Houses In Multiple Occupation (HMOs) Policy H10	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS18 Healthier and Safer Communities
Housing Policy 2 New housing opportunities	General Principles Policy S1 S1 Policy S1	Policy CSA National Planning

	Affordable Housing: Definition Policy H3	Policy Framework - Presumption in favour of sustainable development
	Affordable Housing: Target And Site Thresholds Policy H4	Policy CS1 Milton Keynes Development Strategy
	Affordable Housing: Site And Market Conditions Policy H5	Policy CS2 Housing land supply
	Housing On Unidentified Sites Policy H7	Policy CS8 Other areas of change
	Housing Density Policy H8	Policy CS10 Housing
	Housing Mix Policy H9	Policy CS11 A Well Connected Milton Keynes
		Policy CS12 Developing Successful Neighbourhoods
		Policy CS13 Ensuring High Quality, Well Designed Places
		Policy CS18 Healthier and Safer Communities
		Policy CS19 The Historic and Natural Environment
		Policy CS21 Delivering Infrastructure
Housing Policy 3 Development of previously developed land	General Principles Policy S1 S1 Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development
	Affordable Housing: Definition Policy H3	Policy CS1 Milton Keynes Development Strategy
	Affordable Housing: Target And Site Thresholds Policy H4	Policy CS2 Housing land supply
	Affordable Housing: Site And Market Conditions Policy H5	Policy CS8 Other areas of change

	Housing On Unidentified Sites Policy H7 Housing Density Policy H8 Housing Mix Policy H9	Policy CS10 Housing Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS18 Healthier and Safer Communities Policy CS19 The Historic and Natural Environment Policy CS21 Delivering Infrastructure
Housing Policy 4 Further housing opportunities	General Principles Policy S1 S1 Policy S1 Affordable Housing: Definition Policy H3 Affordable Housing: Target And Site Thresholds Policy H4 Affordable Housing: Site And Market Conditions Policy H5 Housing On Unidentified Sites Policy H7 Housing Density Policy H8 Housing Mix Policy H9	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS1 Milton Keynes Development Strategy Policy CS2 Housing land supply Policy CS8 Other areas of change Policy CS10 Housing Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS18 Healthier and

		Safer Communities
		Policy CS19 The Historic and Natural Environment
		Policy CS21 Delivering Infrastructure
Housing Policy 5 Facilities to be provided	General Principles Policy S1 S1 Policy S1 Affordable Housing: Definition Policy H3 Affordable Housing: Target And Site Thresholds Policy H4	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS1 Milton Keynes Development Strategy Policy CS2 Housing land supply Policy CS8 Other areas of change Policy CS10 Housing Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS18 Healthier and Safer Communities Policy CS19 The Historic and Natural Environment Policy CS21 Delivering Infrastructure
Employment Policy 1 Non-food retail	General Principles Policy S1 S1 Policy S1 Protection Of Existing	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development

	Employment Land Policy E1 Employment Development In The Town, District, And Local Centres Policy E4 Retailing On Employment Land Policy E7	Policy CS3 Employment Land Supply CS4 Retail and Leisure Development Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS15 Delivering Economic Prosperity Policy CS16 Supporting Small Businesses Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS19 The Historic and Natural Environment Policy CS21 Delivering Infrastructure
Employment Policy 2 Leisure-related employment	General Principles Policy S1 S1 Policy S1 Protection Of Existing Employment Land Policy E1 Retailing On Employment Land Policy E7	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS3 Employment Land Supply Policy CS4 Hierarchy Policy CS8 Other areas of change Policy CS11 A Well

		Connected Milton Keynes
		Policy CS12 Developing Successful Neighbourhoods
		Policy CS13 Ensuring High Quality, Well Designed Places
		Policy CS15 Delivering Economic Prosperity
		Policy CS16 Supporting Small Businesses
		Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS19 The Historic and Natural Environment
		Policy CS21 Delivering Infrastructure
Employment Policy 3 Start ups	General Principles Policy S1 S1 Policy S1 Employment Development In The Town, District, And Local Centres Policy E4 Working From Home Policy Protection Of Small Business Units Policy E11 Y E10	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS3 Employment Land Supply Policy CS4 Hierarchy Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed

		Places
		Policy CS15 Delivering Economic Prosperity
		Policy CS16 Supporting Small Businesses
		Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS19 The Historic and Natural Environment
		Policy CS21 Delivering Infrastructure
Employment Policy 4 Retention of existing employment sites	General Principles Policy S1 S1 Policy S1 Protection Of Existing Employment Land Policy E1 Employment Development In The Town, District, And Local Centres Policy E4 Protection Of Small Business Units Policy E11 Retailing On Employment Land Policy E7	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS3 Employment Land Supply Policy CS4 Hierarchy Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS15 Delivering Economic Prosperity Policy CS16 Supporting Small

		Businesses
		Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS19 The Historic and Natural Environment
		Policy CS21 Delivering Infrastructure
Employment Policy 5 Local centres	General Principles Policy S1 S1 Policy S1 Protection Of Existing Employment Land Policy E1 Employment Development In The Town, District, And Local Centres Policy E4 Retailing On Employment Land Policy E7	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS3 Employment Land Supply Policy CS4 Hierarchy Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS15 Delivering Economic Prosperity Policy CS16 Supporting Small Businesses Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and

		Safer Communities
		Policy CS19 The Historic and Natural Environment
		Policy CS21 Delivering Infrastructure
Employment Policy 6 Ground floor uses in local centres	General Principles Policy S1 S1 Policy S1 Protection Of Existing Employment Land Policy E1 Employment Development In The Town, District, And Local Centres Policy E4	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS3 Employment Land Supply Policy CS4 Hierarchy Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS15 Delivering Economic Prosperity Policy CS16 Supporting Small Businesses Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS19 The Historic and Natural Environment Policy CS21 Delivering Infrastructure

Employment Policy 7 New commercial development outside of the local centres	General Principles Policy S1 Protection Of Existing Employment Land Policy E1 Employment Development In The Town, District, And Local Centres Policy E4	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS3 Employment Land Supply Policy CS4 Hierarchy Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS15 Delivering Economic Prosperity Policy CS16 Supporting Small Businesses Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS19 The Historic and Natural Environment Policy CS21 Delivering Infrastructure
Connectivity Policy 1 New development requirements	General Principles Policy S1 S1 Policy S1 The Transport User	Policy CSA National Planning Policy Framework –

	Hierarchy Policy T1	Presumption in favour of sustainable development
	Access For Those With Impaired Mobility Policy T2	Policy CS4 Hierarchy
	Pedestrians And Cyclists Policy T3	Policy CS8 Other areas of change
	Pedestrians And Cyclists Policy T4	Policy CS11 A Well Connected Milton Keynes
	Public Transport Policy T5	Policy CS12 Developing Successful Neighbourhoods
	The Road Hierarchy Policy T9	Policy CS13 Ensuring High Quality, Well Designed Places
	Traffic Policy T10	
	Transport Assessments And Travel Plans Policy T11	Policy CS15 Delivering Economic Prosperity
	Parking Provision Policy T15	Policy CS16 Supporting Small Businesses
		Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS19 The Historic and Natural Environment
		Policy CS21 Delivering Infrastructure
Connectivity Policy 2 Improved facilities for bus users	General Principles Policy S1 S1 Policy S1 The Transport User Hierarchy Policy T1 Access For Those With Impaired Mobility Policy T2 Pedestrians And Cyclists Policy T3	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing

| | Pedestrians And Cyclists Policy T4

Public Transport Policy T5

The Road Hierarchy Policy T9

Transport Assessments And Travel Plans Policy T11 | Successful Neighbourhoods

Policy CS13 Ensuring High Quality, Well Designed Places

Policy CS17 Improving access to local services and facilities

Policy CS18 Healthier and Safer Communities

Policy CS21 Delivering Infrastructure |
|---|---|---|
| **Connectivity Policy 3**
Improvements to the Redway network | General Principles Policy S1

S1 Policy S1

The Transport User Hierarchy Policy T1

Pedestrians And Cyclists Policy T3

Pedestrians And Cyclists Policy T4

Public Transport Policy T5

The Road Hierarchy Policy T9

Traffic Policy T10

Transport Assessments And Travel Plans Policy T11 | Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development

Policy CS8 Other areas of change

Policy CS11 A Well Connected Milton Keynes

Policy CS12 Developing Successful Neighbourhoods

Policy CS13 Ensuring High Quality, Well Designed Places

Policy CS17 Improving access to local services and facilities

Policy CS18 Healthier and Safer Communities

Policy CS21 Delivering Infrastructure |
| **Connectivity Policy 4**
The management of traffic | General Principles Policy S1

S1 Policy S1

Pedestrians And Cyclists Policy T3 | Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development |

	The Transport User Hierarchy Policy T1	Policy CS8 Other areas of change
	Pedestrians And Cyclists Policy T4	Policy CS11 A Well Connected Milton Keynes
	Public Transport Policy T5	Policy CS12 Developing Successful Neighbourhoods
	The Road Hierarchy Policy T9	Policy CS13 Ensuring High Quality, Well Designed Places
	Traffic Policy T10	
	Transport Assessments And Travel Plans Policy T11	Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS21 Delivering Infrastructure
Connectivity Policy 5 Car parking provision	General Principles Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development
	S1 Policy S1	
	Access For Those With Impaired Mobility Policy T2	Policy CS8 Other areas of change
	Parking Provision Policy T15	Policy CS11 A Well Connected Milton Keynes
		Policy CS12 Developing Successful Neighbourhoods
		Policy CS13 Ensuring High Quality, Well Designed Places
		Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS21 Delivering Infrastructure

| Connectivity Policy 6
Resident parking | General Principles Policy S1

S1 Policy S1

Access For Those With Impaired Mobility Policy T2

Parking Provision Policy T15 | Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development

Policy CS11 A Well Connected Milton Keynes

Policy CS12 Developing Successful Neighbourhoods

Policy CS13 Ensuring High Quality, Well Designed Places

Policy CS17 Improving access to local services and facilities

Policy CS18 Healthier and Safer Communities

Policy CS21 Delivering Infrastructure |
| Connectivity Policy 7
Road safety | General Principles Policy S1

S1 Policy S1

The Transport User Hierarchy Policy T1

Access For Those With Impaired Mobility Policy T2

Pedestrians And Cyclists Policy T3

Pedestrians And Cyclists Policy T4

Public Transport Policy T5

The Road Hierarchy Policy T9

Traffic Policy T10

Transport Assessments And

Travel Plans Policy T11 | Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development

Policy CS8 Other areas of change

Policy CS11 A Well Connected Milton Keynes

Policy CS12 Developing Successful Neighbourhoods

Policy CS13 Ensuring High Quality, Well Designed Places

Policy CS17 Improving access to local services and facilities

Policy CS18 Healthier and Safer Communities |

		Policy CS21 Delivering Infrastructure
Connectivity Policy 8 Walking and cycling routes	General Principles Policy S1 S1 Policy S1 The Transport User Hierarchy Policy T1 Pedestrians And Cyclists Policy T3 Pedestrians And Cyclists Policy T4 Transport Assessments And Travel Plans Policy T11	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Design Policy 1 Criteria for new development	General Principles Policy S1 S1 Policy S1 The Transport User Hierarchy Policy T1 Access For Those With Impaired Mobility Policy T2 Pedestrians And Cyclists Policy T3 Traffic Policy T10 The Road Hierarchy Policy T9 Public Transport Policy T5	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS8 Other areas of change Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places

	Pedestrians And Cyclists Policy T4	Policy CS17 Improving access to local services and facilities
	Transport Assessments And Travel Plans Policy T11	Policy CS18 Healthier and Safer Communities
	Parking Provision Policy T15	Policy CS21 Delivering Infrastructure
	Traffic Calming Policy T17	
Community Policy 1 Safeguarding of Milton Keynes and Bedford waterway canal route and existing sport, formal or informal recreation facilities	General Principles Policy S1 S1 Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS5 Strategic Land Allocation Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Community Policy 2 Retention of local facilities	General Principles Policy S1 S1 Policy S1 Employment Development In The Town, District, And Local Centres Policy E4 Protection Of Community Facilities Policy C2	Policy CSA National Planning Policy Framework – Presumption in favour of sustainable development Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing

		Successful Neighbourhoods
		Policy CS13 Ensuring High Quality, Well Designed Places
		Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS21 Delivering Infrastructure
Community Policy 3 Requirements for New developments.	General Principles Policy S1 S1 Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS11 A Well Connected Milton Keynes Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Community Policy 4 New Parish Office.	General Principles Policy S1 S1 Policy S1 Location Of Community Facilities Policy C1	Policy CSA National Planning Policy Framework – Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed

		Places
		Policy CS17 Improving access to local services and facilities
		Policy CS18 Healthier and Safer Communities
		Policy CS21 Delivering Infrastructure
Community Policy 5 Retention of religious buildings and community facilities	General Principles Policy S1 S1 Policy S1 Protection Of Community Facilities Policy C2 Location of Community Facilities Policy C1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Community Policy 6 Play facilities	General Principles Policy S1 S1 Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and

		Safer Communities
		Policy CS21 Delivering Infrastructure
Community Policy 7 Improvements to Fishermead sports ground	General Principles Policy S1 S1 Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Community Policy 8 Safer spaces across the Parish	General Principles Policy S1 S1 Policy S1 Traffic Calming Policy T17	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure

Environment Policy 1 Safeguarding important New development green/open spaces	General Principles Policy S1 Biodiversity And Geological Enhancement Policy Ne3 Protection Of Public Open Space And Existing Facilities Policy L2	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure

Environment Policy 2 Safeguarding valuable ecological or landscape areas	General Principles Policy S1 Biodiversity And Geological Enhancement Policy Ne3 Protection Of Public Open Space And Existing Facilities Policy L2	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Environment Policy 3 Protection and retention of important trees and biodiversity	General Principles Policy S1 Biodiversity And Geological Enhancement Policy Ne3 Protection Of Public Open Space And Existing Facilities Policy L2	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure

Environment Policy 4 A review of landscaped areas across the Parish	General Principles Policy S1 Biodiversity And Geological Enhancement Policy Ne3	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Environment Policy 5 Impact of developments in Neighbouring Parishes	General Principles Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure

Environment Policy 6 Mobile takeaway facilities	General Principles Policy S1	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS18 Healthier and Safer Communities
Heritage Policy 1 Protection of heritage features	General Principles Policy S1 Protection Of Archaeological Sites Policy HE1 Buildings Of Special Architectural Or Historic Interest (Listed Buildings) Policy HE 2 Demolition Of A Listed Building Policy HE 3 Extension Or Alteration Of A Listed Building Policy HE 4 Development Affecting The Setting Of A Listed Building Policy HE 5 Conservation Areas Policy HE 6	Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods Policy CS13 Ensuring High Quality, Well Designed Places Policy CS17 Improving access to local services and facilities Policy CS18 Healthier and Safer Communities Policy CS21 Delivering Infrastructure
Heritage Policy 2 Proposed Woolstone conservation area	General Principles Policy S1 Conservation Areas Policy HE 6	Presumption in favour of sustainable development Policy CS12 Developing Successful Neighbourhoods

| | | Policy CS13 Ensuring High Quality, Well Designed Places

Policy CS17 Improving access to local services and facilities

Policy CS18 Healthier and Safer Communities

Policy CS21 Delivering Infrastructure |
|---|---|---|
| **Heritage Policy 3**
Review the list of heritage assets including modern architecture | General Principles Policy S1

Conservation Areas Policy He6protection Of Archaeological Sites Policy HE 1

Buildings Of Special Architectural Or Historic Interest (Listed Buildings) Policy HE 2

Conservation Areas Policy HE 6 | Presumption in favour of sustainable development

Policy CS12 Developing Successful Neighbourhoods

Policy CS13 Ensuring High Quality, Well Designed Places

Policy CS17 Improving access to local services and facilities

Policy CS18 Healthier and Safer Communities

Policy CS21 Delivering Infrastructure |

3. Contribution to Sustainable Development

3.1   At the heart of the NPPF is a presumption in favour of sustainable development, which is seen as a golden thread running through both plan-making and decision-taking.

3.2   To meet the basic conditions, a Neighbourhood Development Plan is required to contribute to the sustainable development as the purpose of the planning system is to contribute to the achievement of sustainable development.

3.3   The three dimensions to sustainable development i.e. Economic, Social and, Environmental considerations are embraced by the Neighbourhood Development Plan and can be summarised in the following way:

Economy

- Provision is made within the plan to support small and large business
- Existing business premises including retail should be retained unless it can be demonstrated that there is no longer a demand or are unviable which can be proven or are to be relocated
- Small business (SMEs) make a significant contribution to the economy (even in Milton Keynes) and should therefore be supported
- Essential infrastructure such as good access and connectivity is important to business ⬜ Mixed uses are promoted
- There are areas of constraint due to special features of characteristics such as heritage, which identify to potential investors that this is an area where development is unlikely to be supported
- The plan acknowledges the importance of providing for employment and not just housing

Social

- Homes in multiple occupation have an important part to play in meeting housing needs and is generally supported but within defined limits that would otherwise have a significant negative effect particularly in view of the location of the Parish in close proximity to the centre of Milton Keynes and the type of premises that is conducive to conversion to a HiMO
- Health, leisure, community and welfare facilities are important and are promoted
- Quality housing is promoted and recognises the different needs of the local community which may change over time
- Quality in design and a good local environment is important to wellbeing
- Good accessibility and mobility forms a fundamental requirement of all new development
- A safe and accessible environment is promoted

- New developments may complement the enjoyment of existing facilities
- A range of facilities is important to wellbeing, so promotes sport and recreational facilities

Environmental

- It identifies the importance of quality in design and a good local environment
- Maintaining and enhancing good transport, pedestrian and cycling links
- Promoting low carbon developments and energy efficiency
- Heritage assets are important and should protected where it is appropriate to do so but not necessarily by constraining development
- Sustainable drainage and biodiversity is an important issue to consider in new developments
- Green and open spaces as well as trees are valuable and should be protected where possible
- Climate change needs to be addressed in all new development
- Compensating for environmental loses where development may in all respects be acceptable

4. Compatibility with EU Legislation

4.1   A separate screening report was carried out to determine whether a Strategic Environment Assessment would be required in support of the plan. This is subject to statutory bodies being consulted.

4.2   The Campbell Parish Council Parish Neighbourhood Development Plan will provide a planning policy framework to be used when considering planning applications in the Neighbourhood Development Plan Area.

4.3   The Plan is unlikely to have any significant impact beyond the Neighbourhood Development Plan Area boundary and it is considered that overall the plan will not have significant effects on the environment. Therefore, it is concluded that the Neighbourhood Development Plan for the Campbell Park Parish does not need to be subject to Strategic Environmental Assessment. This outcome demonstrates that the making of the Plan does not breach, and is otherwise compatible with, EU obligations with regard to the SEA.

4.4   The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the 'European Convention on Human Rights' and complies with the Human Rights Act 1998.

5. Conclusion

5.1   The Neighbourhood Development Plan:
- Has regard to the National Planning Policy Framework

- Is in general conformity to the MKC Core Strategy (2013) and the Strategic
- Policies of the MKC Local Plan (2005)
- The Plan contributes to the achievement of
- Sustainable development and,
- The Plan is compatible with, EU obligations

5.2   The Neighbourhood Development Plan therefore fulfils Section 15(1) paragraph (d) of the Neighbourhood Planning Regulations 2012.