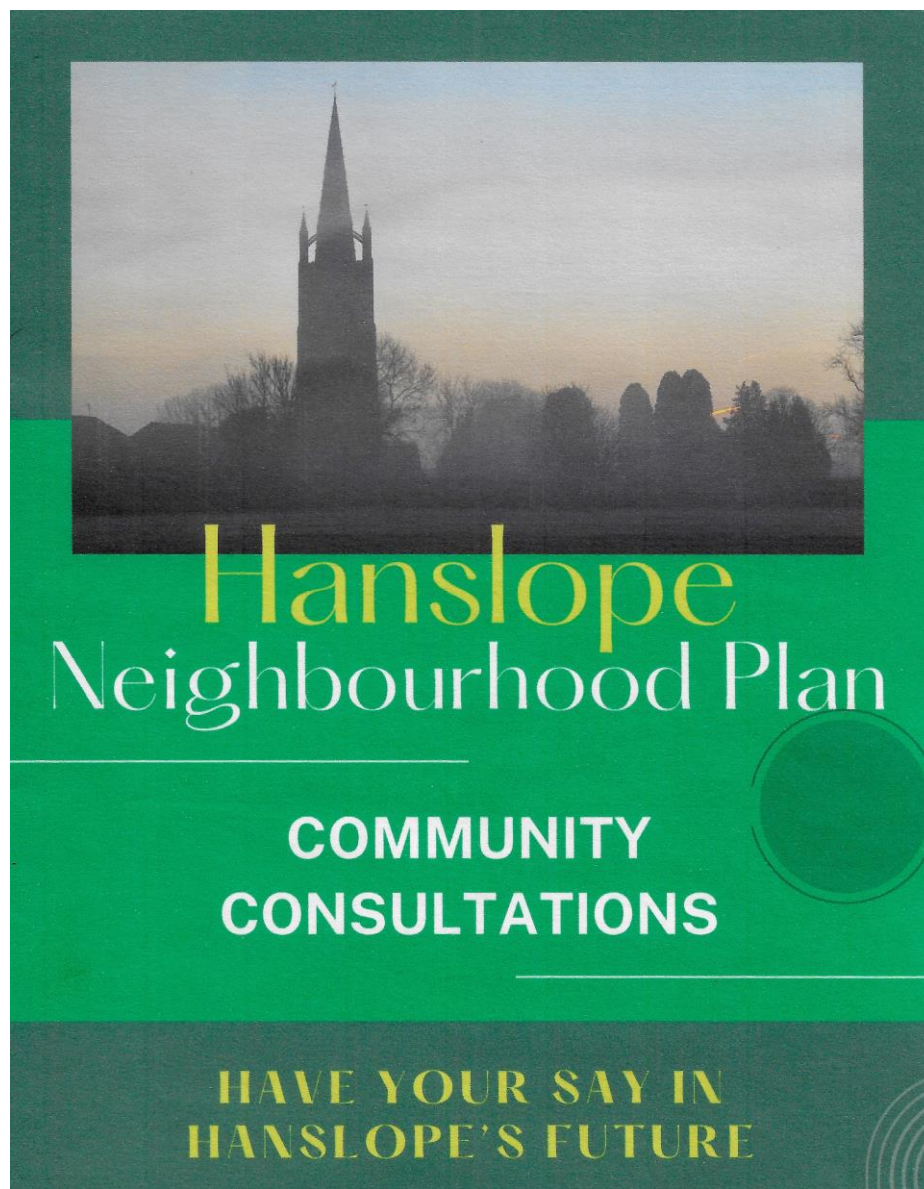


Hanslope Parish Neighbourhood Plan 2016 – 2031 Review



Consultation Statement

Produced by Hanslope Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended)

August 2024

1. Introduction

Following the decision of the Parish Council in 2022 to review the made Neighbourhood Plan a steering committee of volunteers from the Parish Council and residents met to discuss the best ways to consult with the residents to find out their opinions on the existing made plan and suggest/comment on modifications. The Parish Council is keen to make sure the plan is relevant and up-to-date and reflects residents' views, planning policies and the needs of the parish.

This consultation statement:

- Contains details of persons and bodies who were consulted about the modified neighbourhood plan
- Explains how they were consulted
- Summarises the main issues and concerns raised by the persons consulted and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed modified neighbourhood plan.

The Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other bodies and stakeholders in reviewing the made Hanslope Parish Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made as a result of the consultations.

2. Summary of Community Engagement

The objective was to engage with the widest possible cross section of the community within the parish of Hanslope, including all age groups and the commercial sector. This was to get the broadest possible engagement and response.

To provide a clear and direct contact the NP has its own dedicated section of the parish website publishing the Steering Group (SG) meeting notes and general information. The Parish Clerk provides the contact point through the PC email address and has close liaison with the SG team managing the project. Email: parishclerk@hanslopeparishcouncil.gov.uk

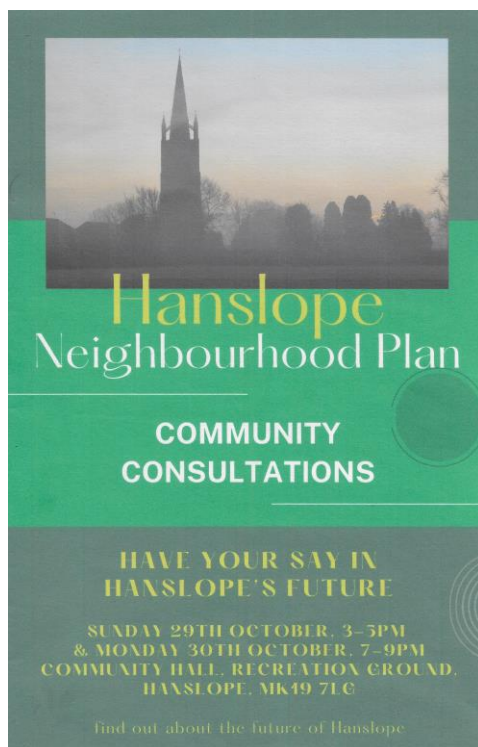
Initial community engagement began in late 2022 with an online village survey, widely advertised on social media, the parish magazine (Hanslope Clarion) and on the Parish notice board next to the shops. 247 responses were recorded, questions included:

- How long the respondent had lived in the village (over 51% more than 10 years);

- Where they lived prior to moving to Hanslope: (58% within 10 miles or from Milton Keynes);
- The main reason for moving: (47% for a more rural lifestyle);
- Use of village facilities: the recreation ground, the village shops and the village hall had frequent use but that there were a significant number of responders who never use any facilities;
- Should more houses be built in the parish: (88% said no but this response is not surprising as over 400 new houses, an increase of 40%, had been built between 2018 and 2024);
- Whether the growth of the village has had any impact on you and/or your family: (53% negative, 18% positive and 9% none);
- Whether the growth of the village had an impact on their experience of the healthcare facilities: (13% no impact 65% had problems accessing healthcare);
- The impact, if any, on you/your household of traffic levels in the village: (4% no impact, 8% traffic seems about the same, 71% traffic has increased. 84% felt there were more road closures and diversions with 7% disagreeing);
- Thinking forward to the next 15 years, 2037, what does the village need? The overwhelming response was for more sports facilities (49%) and more health facilities (48%).

To see the full survey results go to Appendix 1

Another round of community consultations took place in October 2023 starting with a leaflet delivered to every household in the parish outlining how every resident could have a say in what was included in the Neighbourhood Plan.



The leaflet outlined

- What's a neighbourhood plan?
- Does it really work?
- What's happening now?
- Have your say now!
- Can I get involved?
- What else can I do?
- Attend the next Parish Council Meeting
- How to reach us:
 - Phone
 - Email
 - Parish website
 - Postal address

To see the full leaflet go to Appendix 2

Two open, public meetings were held on Sunday 29 October 3-5pm and Monday 30 October 7-9pm at the Community Hall on the recreation ground. On show were displays of proposed modifications to existing policies on key views (Policy HAN4), incorporating new Public Open Green Spaces on the new housing developments (Policy HAN8) and introducing a new policy HAN10 to protect the open green space between Hanslope village and the Long Street settlement. Members of the Steering Group were on hand to answer questions, clarify the proposals, describe the work done to date and invite comments online or on paper.

Appendix 3 shows the comments received and the SG's initial responses.

3. Pre-submission consultation

Pre-submission consultation was undertaken for six weeks between 11 June and 23 July 2024.

Statutory consultees were sent copies of the revised neighbourhood plan in June 2024 and asked for their comments, they were:

Homes England
 Natural England
 Environment Agency
 Historic England
 Network Rail
 Highways England
 Telecomms Operators
 Health – MK Clinical Commissioning Group
 Electricity and Gas companies
 Water and Sewerage – Anglian Water
 Canal and River Trust
 Bedford Group of Drainage Boards
 Voluntary Bodies:

Community Action
Equality Council
Councils of Faith
MK Chamber of Commerce
Milton Keynes Centre for Integrated Living

Seven replies were received:

- Historic England, National Grid, National Highways, Canals & Rivers Trust made no comments.
- Milton Keynes City Council made some corrections to the text and these have been included;
- Anglian Water commented on Policy HAN8 Local Green Spaces as they have assets forming part of their water and water recycling network located with the vicinity of the designated areas but noted that the policy and supporting text provides scope for them to undertake operational development as operational works are permitted to be undertaken to ensure the network is maintained, therefore no changes need to be made.
- Environment Agency comments identified important environmental constraints that affect this Neighbourhood Plan Area and provided advice that identified opportunities to strengthen the plan and enhance the scope of environmental objectives. The comments on water quality notes that the Plan area boundary includes the Hanslope Water Recycling Centre, which is currently operating close to or exceeding its permitted capacity. The Agency does not have any significant concerns providing the Plan does not allocate sites for growth development across the Plan period. The NP does not currently allocate new sites for development but the Agency recommends the plan includes a policy that captures the important emerging issue of water resources in the event of any infill development coming forward during the plan period, not yet allocated, however the new MK City Plan 2050 policy CEA5 §8.2 Water Efficiency covers this issue and the NP does not need to duplicate the policy. Appendix 4 shows their full response.

The revised NP was published on the Parish Council website on 11 June 2024 and comments were invited by email or letter to the clerk by 23 July 2024 allowing six weeks for responses.

Only one written response was received from a parish resident and this came from the landowner of Hales Folly Farm who objected to the new policy HAN10 The Gap clearly defining Long Street as a separate settlement. He objected because he does not wish to see any policy restrictions on his property and asked that his land be removed from the proposed policy. The SG had several discussions over the importance of 'The Gap' and the setting of the Grade 2 listed farmhouse and felt its position in open farmland was important not only to the house itself but also to the separation of the settlements referred to in comments in a Planning Inspector's report at the end of a planning appeal

(APP/Y0435/W/21/3282446). Several comments from other residents at the open meeting supported 'The Gap' therefore it was felt the policy HAN10 should remain as it is and any future planning decisions made by the Local Planning Authority may take the policy into account.

4. Conclusion

The Neighbourhood Plan Review steering group is grateful for all the help and support it has been given by residents, organisations and consultants. Their local knowledge, professional expertise, skill, local interest and commitment to preserving and improving the Parish have helped us greatly in completing this review.

Attached:

Appendix 1 Village Survey - Your Village – Your Voice November 2022

Appendix 2 Community Consultations Leaflet

Appendix 3 Consultation Events comments and feedback

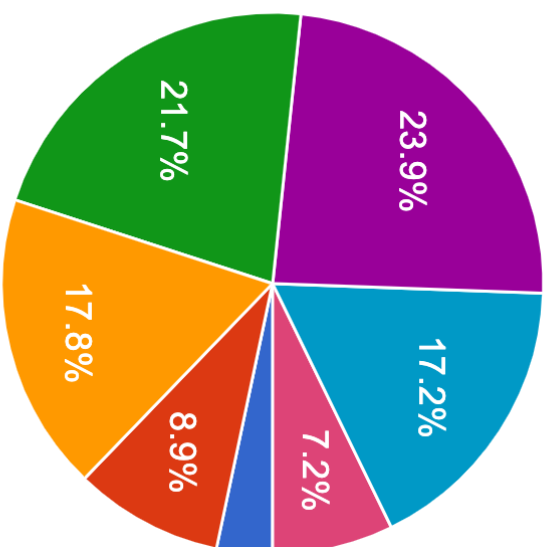
Appendix 4 Environment Agency consultation response

Hanslope Survey

247 Responses - November 2022

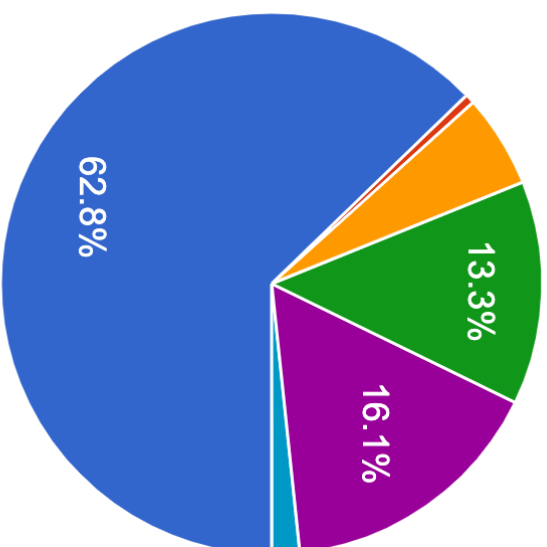
1. Your Age (you must be 18+ to take part)

180 responses



2. Do you live/work in the village? Select One answer

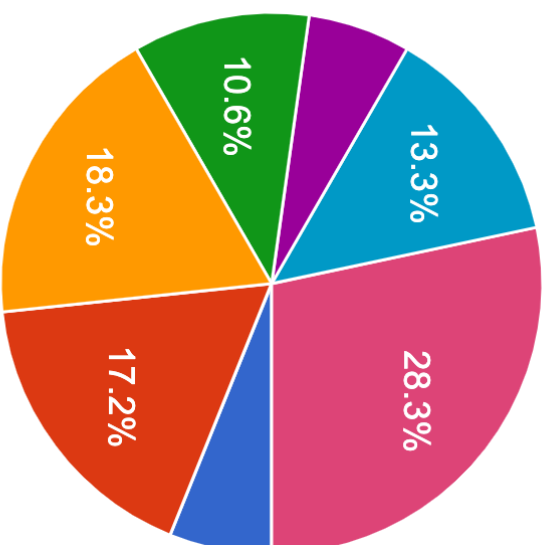
180 responses



- I live in the village
- I work in the village
- I live and work in the village
- I live in the village and work elsewhere
- I live in the village and work elsewhere
- I have other links to the village

3. How long have you lived in the village?

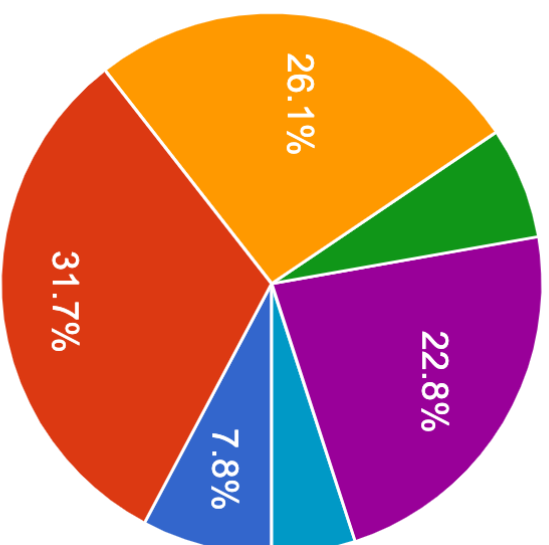
180 responses



- Less than 1 year
- 1 - 4 years
- 5 - 10 years
- 11 - 16 years
- 17 - 21 years
- 22 - 30 years
- 31 years +

4. Where did you live prior to Hanslope?

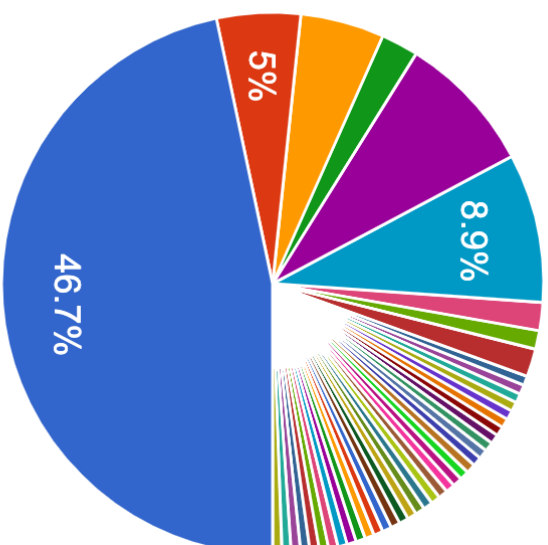
180 responses



- Always lived in the village or town within 1 mile of Hanslope
- Village or town within 1 mile of Hanslope
- Other Milton Keynes area
- Greater London
- Rest of the UK
- Outside the UK

5. What was the MAIN reason for moving to Hanslope (choose one)

180 responses

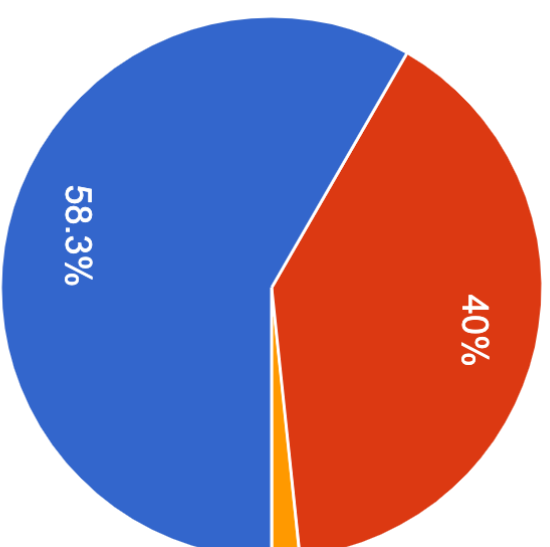


- For a more rural lifestyle
- To participate in a rural
- An attractive deal from
- Quality of local school
- To be close to family/fri
- To be close to work
- Born here
- I was born here

▲ 1/6 ▼

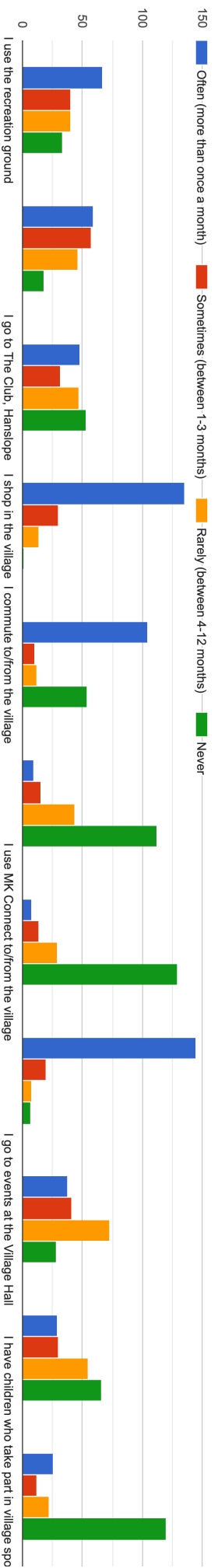
6. About you

180 responses



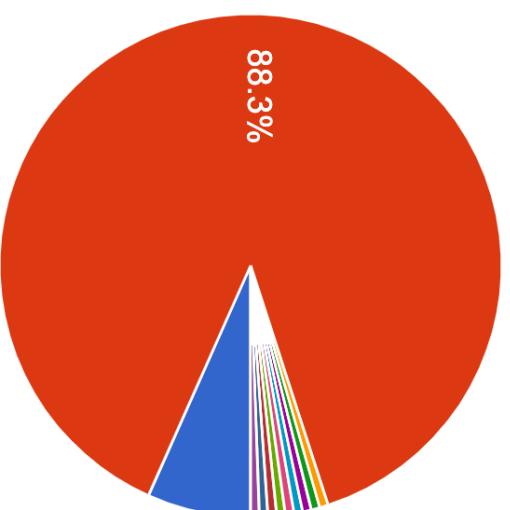
- I am female
- I am male
- Other/prefer not to say

7. Please tick all that apply to you/your household. (*if completing on a mobile phone turn lengthways to see all answers).



8. National Government policy has deemed there is a need for more housing in England. A local views have limited impact on these decisions...more houses built within the Parish of Haslemere

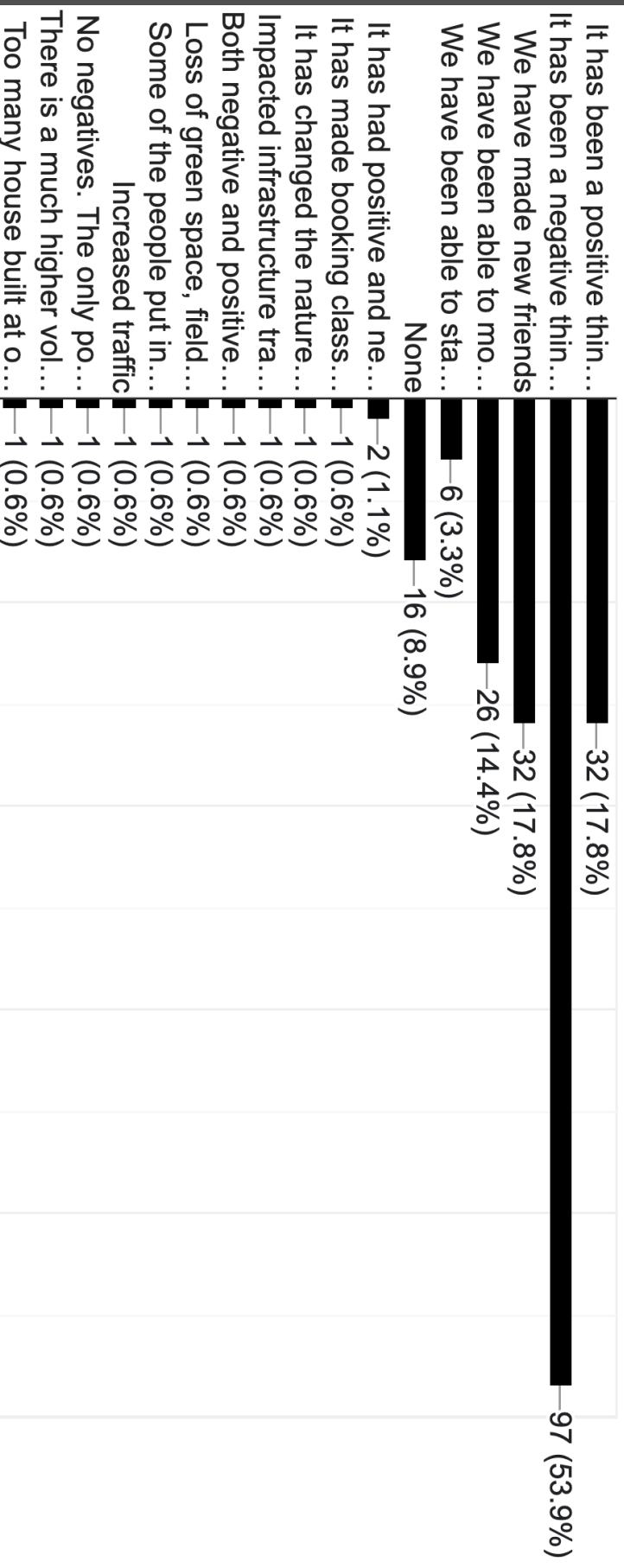
180 responses



- Yes
- No
- Depends on number, where and how
- Limited to the current infrastructure
- Only if the roads are improved.
- No preference either way, although I think the new estates have now
- While I am not opposed to new housing
- I think the new estates have now

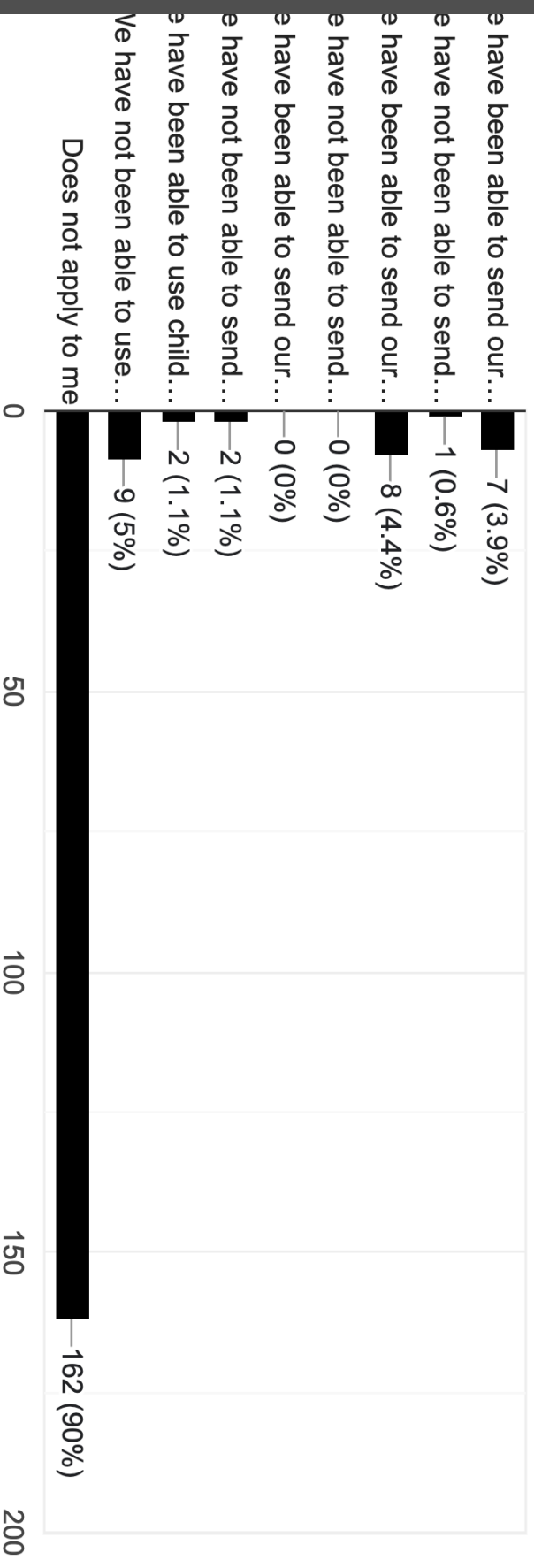
9. What impact has the growth of the village had on you and/or your family (tick all that apply)

180 responses



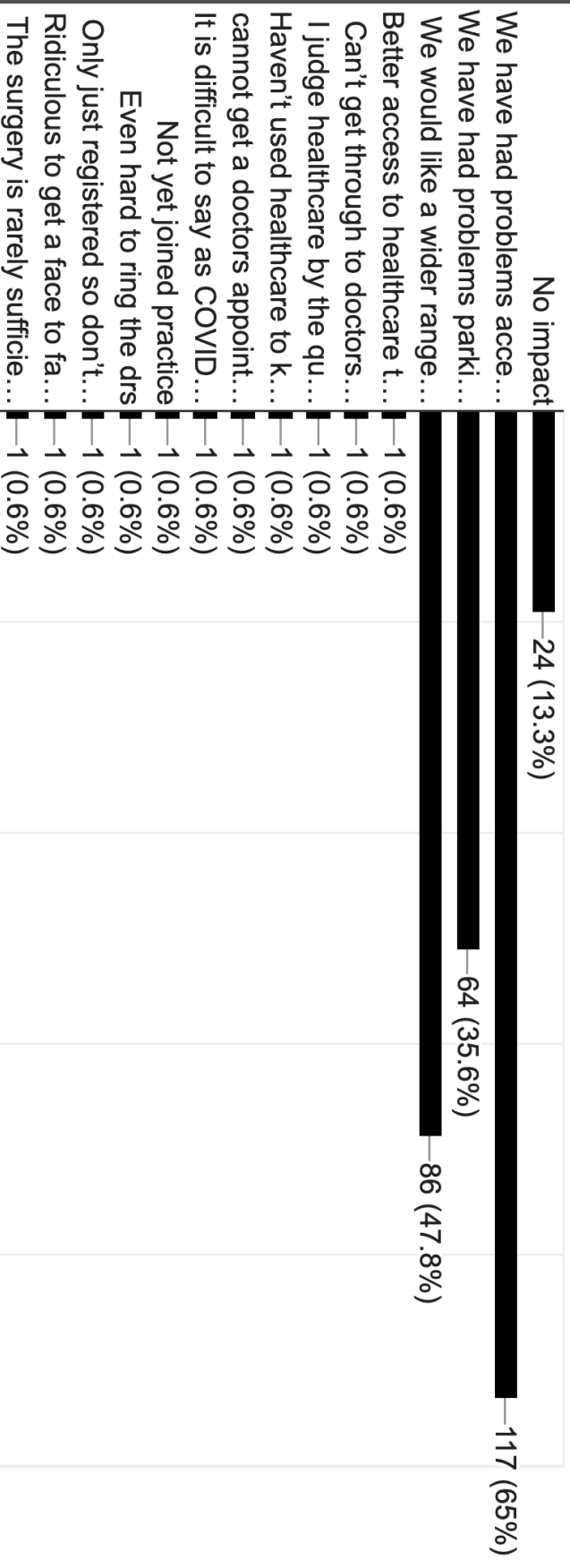
10. What impact has the growth of the village had on you your family (tick all that apply)

180 responses



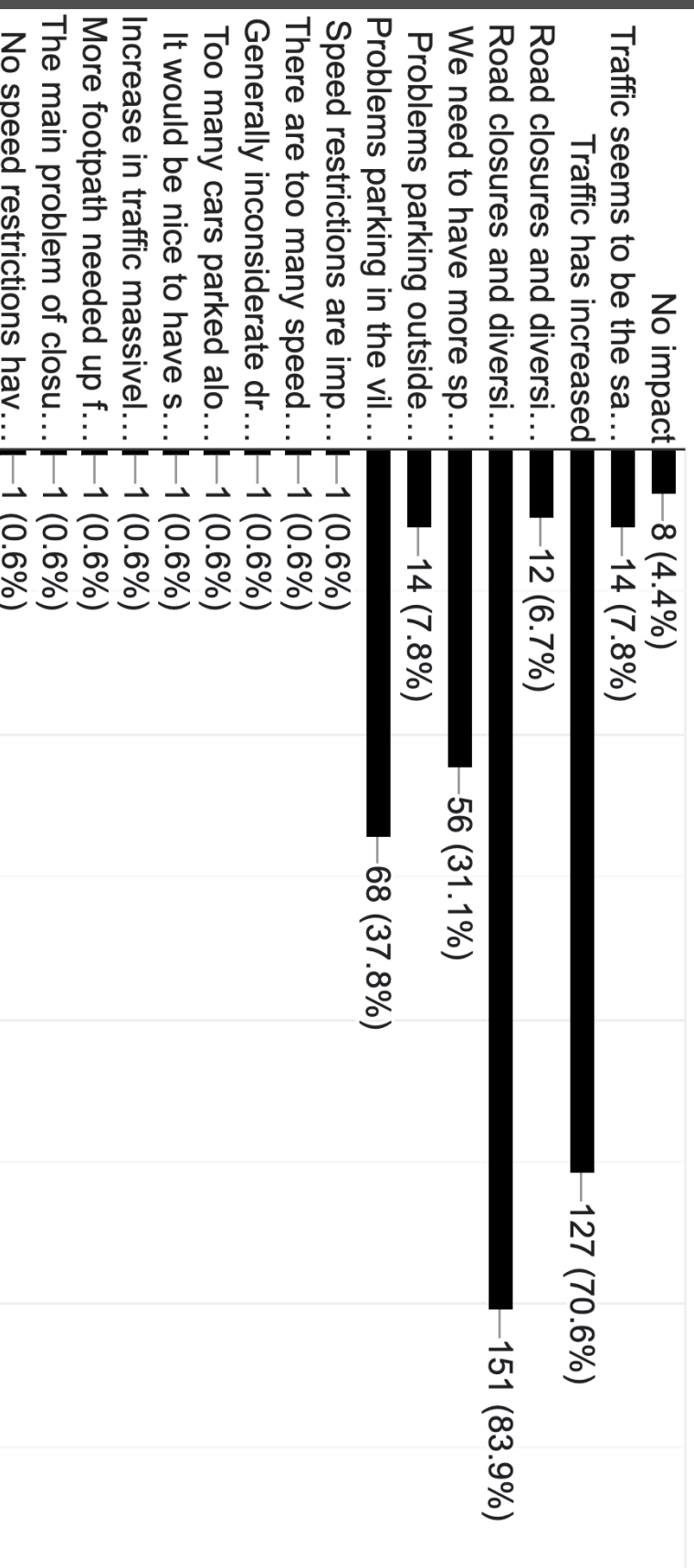
11. What impact has the growth of the village had on your experience of the healthcare facilities (tick all that apply)

180 responses



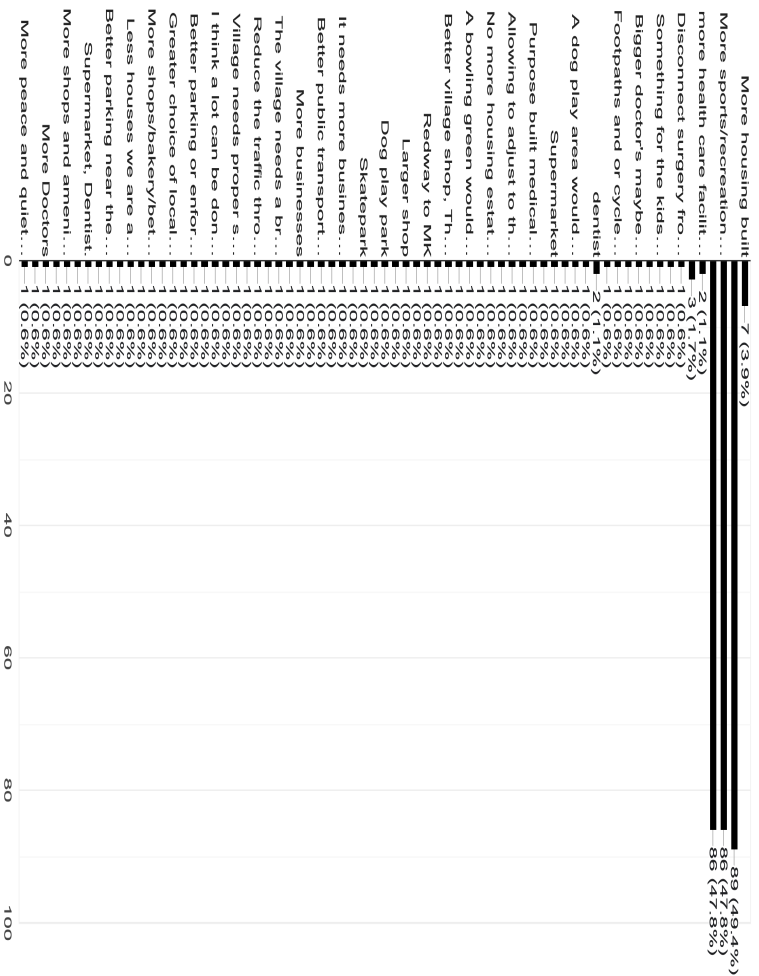
12. When you think about the traffic in the village (compared to before the pandemic) what has been the impact (if any) on you and/or your household?

180 responses

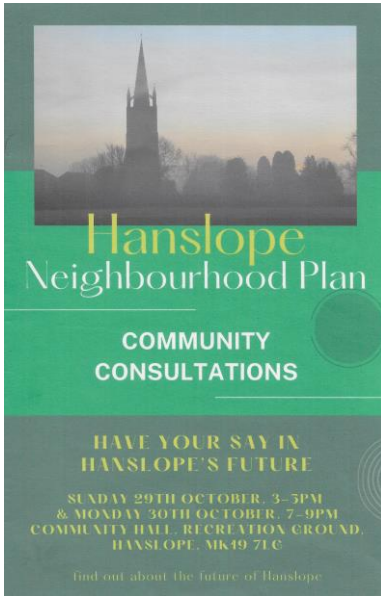


13: Thinking forward to the next 15 years (2037) what does the village need? Tick all that apply.

150 responses



Appendix C2 Community Consultations Leaflet



Cover



Centre pages



Back page

Appendix C3

Hanslope Neighbourhood Revisions 2023-24 Public Consultation Events – October/November 2023

Comments and Feedback

20 comments received – 2 unusable as not relevant to neighbourhood plan: -

	Comment	SG response
1	Re: 'views' felt that references to and policies re. 'views' should acknowledge that views go in both directions.	<i>Agree</i>
2	Policy HAN 7 – Community Facilities: Re. Doctors surgery - could this section explain that this policy would “encourage and support” the improvements to the viability of a community facility. Whether or not the council has powers.	<i>SG discussed this and have reworded HAN7 §5.1 to reflect this</i>
3	Agrees with 1b 'Key Views'. Agrees with 2 – Hanslope 'Gap'. Agrees with 3a – existing open green spaces and feels this is important. Agrees with 3b – new green areas to be adopted. Agrees with 4 – applying existing policies to large developments.	
4	Fully supports the proposed amendments to the HNP.	
5	Supports the proposed amendments to the HNP.	
6	States that the owner of the farm between the Wheatfields Estate and Long Street (The 'Gap') is waiting for the right offer from developers and will then sell his farm for development. This would potentially lose 'The Gap'.	<i>See comment 12 response</i>
7	Offer to help on the steering committee.	<i>Thanks and SG will contact with details of next meeting</i>
8	Policy 1b update to include recommendation that the school playing fields are not in the NP settlement existing policy.	
9	Need to add 'new' houses and houses on Forest Road into the settlement of Long Street boundary.	<i>This is protected by the existing settlement boundary and would not be changed until full review of NP 2024-25.</i>
10	View from Castlethorpe Road through to the church.	<i>This is already on the plan</i>
11	Need to add 'views' into Long Street NP area.	<i>In the NP area but not in settlement</i>

12	Owner of land adjacent to 'The Gap': Objects to steering group imposing a planning policy on their land to preserve the gap between Long Street and Hanslope. Argues that there is now no important 'Gap' due to the building of the Wheatfields estate. Feels they are being told what they can and cannot do with their own land. Objects to the proposed policy as a landowner, as it constrains the use of their land.	<i>SG to respond stating that the Plan/SG has no power to 'impose' planning policy</i>
13	Feels we are well equipped as a village with good amenities including Village Hall, Community Hall, Recreation Ground, MUGA, keep fit equipment, and open spaces on new developments. Proactive churches and other groups arranging events. Further housing should be limited, as infrastructure cannot cope with major developments. Main concern is the Dr's Surgery.	<i>This comment will be noted whenever there are new planning applications/appeals</i>
14	A particular concern from the parish survey was that both excellent medical services provided through the existing medical practice should be maintained, as should the excellence of the village school.	<i>The NP will endeavor to support the maintenance and improvement of the medical and education services in the Parish</i>
15	Pleased to see open spaces on the Hanslope Fields estate are to be protected e.g. Oak tree and surrounding space. No mention however of green space to southwest of the school MUGA, running behind Hanslope Fields estate. This significant green area should be for all residents and should be included in the updated plan.	<i>The green space running behind the estate is already designated in the existing NP Policy HAN8 on p22 as "The proposed new managed 'wild area' at the bottom of the proposed Castlethorpe Road development bordering Green End Lane." and is detailed in §5.28.</i>
16	Fully agrees with the proposed amendments and in particular, the importance of retaining the separation between Hanslope and Long Street. SG thanked for their work.	
17	Why is the view looking towards Stocking Green from Newport Road, across the field adjacent to Hazel Row being included? This is a view relevant to many more people than some others.	<i>Following a Planning Inspector's report comment the SG thought this view should be included</i>
18	The extra 400 + houses have had a significant impact on the village and the council/plan should not support any more houses. The Community Orchard is brilliant. Asks for more trees to be	<i>The council setting up Tree Protection Orders could protect important trees. TPOs are not part of the NP.</i>

	planted around the village. Many on new estates and adjacent to the school have died. They were not properly looked-after. Can the Plan protect some of the mature trees around the village as these often seem to be felled?	

Appendix C4 Environment Agency consultation response

HANSLOPE NEIGHBOURHOOD PLAN

HANSLOPE, MILTON KEYNES

Our ref: Date:

AC/2024/132219/01-L01 23 July 2024

Thank you for consulting us on the Draft Neighbourhood Plan for Hanslope. We have had to prioritise our limited resources and must focus on influencing plans where the environmental risks and opportunities are highest. For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.

We note the Milton Keynes Local Plan was last reviewed and adopted in March 2019. We have also identified important environmental constraints, within our matrix for currently screening neighbourhood plans that affect this Neighbourhood Plan Area. We are, therefore, providing you with the following advice which identifies opportunities for you to strengthen the Plan and enhance the scope of environmental Objectives considered.

Water Quality

We have identified that the Plan area boundary includes the Hanslope Water Recycling Centre, which is currently operating close to or exceeding its permitted capacity. Providing the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WRC.

Water Resources

Although the Neighbourhood Plan does not currently allocate sites for development, we recommend the Plan includes a Policy that captures the important emerging issue of Water Resources in the event of any in-fill development coming forward during the plan period, not yet allocated. The following text should assist you.

Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the emerging 2024 Water Resources Management Plan which is due to be published in 2023. The Local Planning Authorities Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of

development to tie in with new alternative strategic supplies. New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption. Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licencing strategies (CAMS process) - GOV.UK (www.gov.uk).

Informative

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: [How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning](#)
We trust that this advice is useful.

Team e-mail: Planning.Eastanglia@Environment-agency.gov.uk