

## Hanslope Parish Council

The Pavilion, Hanslope Recreation Ground, Castlethorpe Road, Hanslope, MK19 7LG

To: Andrew Matheson MRTPI  
Re: Hanslope Parish Neighbourhood Plan Review  
Initial queries and comments

Response from Hanslope Parish Council

### Policy HAN1

We accept Milton Keynes City Council's advice on the amendments to the Development Boundary, to exclude the land to the rear of the properties along Newport Road, for the reasons given by them in their comments on the plan's submission version.

### Policy HAN6

Following several planning applications for expansion of the site at Cuckoo Hill Farm and a subsequent appeal (ref: PLN/2024/2063, APP/Y0435/W/3325545 etc.), we looked to clarify policy HAN6 as we could not support any expansion into open countryside there, even if it was *'immediately next to'* an existing site, so we proposed removing *'immediately'* from the policy and say *'new build development adjoining existing buildings.'*

### Policy HAN8

Local Green Spaces Report - LGS (H) is owned by Milton Keynes City Council and recently, several suggestions have been made by them for play equipment on the space and these have been rejected by the local residents and so remains a green space which would benefit from LGS designation. MKCC have raised no objections. LGS (I), the community orchard land, is now in the ownership of the Parish Council and we are happy to have the LGS designation.

### Policy HAN10

We have received only one objection to this policy and we note that there is only one objection to the policy from the same landowner, in the Regulation 16 responses; he is only one of four landowners in this area to object and we would respectfully point out that all the land in the gap is outside the settlements' development boundaries (see HAN1) and designated open countryside, therefore any development here is against MKCC's own Development Plan. The Steering Group have considered his objection with several discussions, notes from these published on the Parish Council website and he is always able, as are all parish residents, to attend Parish Council meetings to put his point of view but he has not yet done so. We noted also responses from members of the public at the open meetings regarding this policy (see the Consultation Statement). We also know from his own representations at the appeal hearing for the development of 141 dwellings off Long Street Road (APP/Y0435/W/17/3177851) next to his

property, that he regarded the gap and *“the farmhouse’s extended setting which conveys its separation and isolation from the village and the relationship the asset holds with the surrounding landscape”* (Bidwells Heritage Statement for the appeal), as important but that now the Wheatfields development has been completed he feels the gap is no longer important to the setting of his Grade II listed farmhouse. This is why we were keen to emphasise we still think the setting of the listed building is a significant consideration.

We thought we should define the boundary of the gap to try and give clarity for landowners, developers and residents. It is a wide area but the topography of the area leads to wide views both from the roads and the PRoWs that we think should be protected. We chose to add this area to the Local Gap, as we considered that if development came forward there it could directly lead to the physical or visual coalescence of Hanslope and Long Street. However we are happy to consider how the Inspector thinks we could define it.

We hope this clarifies our thinking and answers your queries but if you require any other information, please do not hesitate to contact us.