



**Hanslope Neighbourhood Plan Consultation; Submission of comments due by 5pm on
Friday 20th December 2024**

1. Introduction

Robert Webb Developments (RWD) is acting on behalf of Mr & Mrs Justin Hammond to provide comments on the emerging Hanslope Neighbourhood Plan for the period 2016-2031. In particular, Mr & Mrs Hammond strongly oppose the imposition of the proposed policy HAN10 – Local Gap on their property. For information a plan that shows the approximate area of land owned by Mr & Mrs Hammond at Hales Folly Farm is enclosed.

2. The Neighbourhood Plan Local Gap Policy HAN10

The policy states;

The Neighbourhood Plan defines a Local Gap – as highlighted in yellow on the enclosed Local Gap Policy. The policy is designed to prevent the visual coalescence of Hanslope and Long Street and to protect its setting. Development proposals that lie within the defined gap must be located and designed in such a way as to prevent the visual coalescence of settlements. The wording is subjective and the fact that the land is being proposed in this policy will limit what the landowners can do with their property.

Mr & Mrs Hammond were not consulted on this policy which in part is applied to land they own and they have previously raised concerns on this to the Hanslope Neighbourhood Plan Steering Group. Indeed, Mr & Mrs Hammond objected to the policy in July 2024. Hanslope Parish Neighbourhood Plan Review Steering Group dismissed their comments as noted on their minutes dated 18th September 2024 stating that Matthew Jennings considered that Justin Hammond had misinterpreted what the Neighbourhood Plan can do and noted that his land was already being offered for development under MK's Call For Sites (CFS) and so Milton Keynes City Council (MKCC) will make an assessment on the viability of the development.

Whilst it is true that Milton Keynes City Council will decide via a planning application whether land should be developed or not, if a Neighbourhood Plan is made then this policy forms part of Development Plans for the area. The Neighbourhood Plan if made will clearly limit development on Mr & Mrs Hammonds property. At present there is no such designation. As part of the planning application process, Milton Keynes City Council will consider the policies in a Neighbourhood Plan. Indeed, the Neighbourhood Plan will be considered a development plan and carry "significant weight on how planning applications are decided". This point is reinforced under paragraph 1.3 of the Emerging Neighbourhood Plan.

Mr & Mrs Hammond have put forward their land for potential development through the Milton Keynes City Councils Call for Sites process but this of course does not guarantee that it will come forward for a development. It is noted however that MKCC had deemed that the land would be suitable for development for around 50 dwellings, subject to being satisfied that there was no risk of potential surface water flood risk on a proportion of the site and that technically the site could be developed.

As part of the Call For Sites process, in October 2024, Mr & Mrs Hammond prepared an indicative master plan layout to show how the site could be developed for around 50 dwellings together with commissioning MEC Engineers to prepare a drainage strategy statement for the site. This strategy confirmed that this site could be brought forward with a suitable drainage strategy to ensure there are no risks to ground water flooding. For information, please find enclosed a copy of the master plan and the MEC drainage strategy. The site will drain in a similar way to the site developed by Davidsons Homes known as "The Wheatfields" immediately next door to the land at Hales Folly Farm.

3. Speed Limit Reduction Proposed on the Hartwell Road

I understand that Milton Keynes City Council is seeking to reduce the speed limit from Hanslope to the beginning of Hartwell Road in Long Street, Hanslope from 40 mph to 30 mph and we have enclosed a plan that shows the speed limit being reduced on the Hartwell Road. The reduction in speed on this road is supported by Mr & Mrs Hammond and this will improve the accessibility to their property.

4. Government Policy on House Building

The Government is seeking to build more houses in the UK with a target of 1.5 million homes over the parliament. The NPPF is being revised to bring back 5 year housing land supply targets and a new standard method of calculating housing need is being proposed that will increase the housing requirement in Milton Keynes City Council. Hanslope is a sustainable location i.e. it has facilities such as a school, shops, doctors' surgery and public transport links. The settlement is suitable and capable of accommodating some further housing growth.

The Neighbourhood Plan proposed only allocates the development of 16 houses until 2031. This is not a plan that is in keeping with the Government's Policy to deliver more housing.

This land is available for development, and I hope that the Planning Inspector reviewing the proposed Neighbourhood Plan will seek to modify the area that the proposed Local Gap being imposed upon Mr & Mrs Hammond's property to enable a well designed, sustainable housing scheme to come forward by a willing landowner to deliver much needed housing. If the Neighbourhood Plan is made in its current form, then its Policy will inevitably restrict development on the site as MKCC will have to take into account the policy alongside any planning application made as explained above.

I trust that the landowners' comments can be taken into account and can confirm there has been no misunderstanding on the emerging Local Gap Policy given the constraint it will inevitably impose in this situation on the landowner's property. A policy that the landowners strongly object to. I would welcome the opportunity to meet with the planning authority and the Hanslope Neighbourhood Plan Steering Group to discuss how this land could come forward for development.

Robert Webb MRICS FAAV



3 December 2024