

# **HANSLOPE NEIGHBOURHOOD PLAN**

## Draft Modification Proposal Statement

Prepared in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the Hanslope Neighbourhood Plan.

**JUNE 2024**

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## 1. Introduction

1.1 As a 'Qualifying Body', Hanslope Parish Council ("the Parish Council") proposes to modify the made Hanslope Neighbourhood Plan ("the Made Plan") of October 2019. This Statement is published as part of the 'Pre-Submission' consultation on the proposed Neighbourhood Plan Review ("the Modified Plan"). In due course, the Modified Plan and this statement will be finalised and submitted for examination alongside a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2 The Parish Council consider that the proposals do not represent material and significant modifications to the Made Plan, and therefore do not change the nature of the Made Plan. The Local Planning Authority, Milton Keynes City Council ("the City Council") has informally agreed with this position which will be formally clarified following the Regulation 14 consultation. Regulation 14v of the amended 2012 Regulations requires:

*"in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".*

1.3 This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

1.4 In accordance with the requirements of the PPG as stated above, this document is therefore setting out the background reason to this modification, sets out what the modification is and will set out the reasons as to why the Councils believe that this modification of the plan is not significant and substantial and therefore does not change the nature of the plan.

## **2. Background**

2.1 On 23 October 2019 the City Council resolved to 'make the neighbourhood plan'. The Made Plan has a plan period to 2031 and covers the administrative area for the Parish Council.

2.2 In 2022, the Parish Council decided to undertake a more brief review of the Made Plan for the primary purpose of updating the application of §14 of the NPPF. The intention is to follow this up with a more thorough review once further details of the City Council's emerging New City Plan have been released.

2.3 The Parish Council has continued to be active in monitoring the implementation of the policies by the City Council in its determinations of planning applications. For the most part it considers that the policies have been correctly and successfully applied in approving and refusing applications that confirm or conflict with the policies respectively. However, it considers that some policies warrant modification to aid their more effective implementation and there are some additional policies that it wishes to include.

## **3. The Proposed Modifications**

3.1 The purpose of the Statement is to explain the reasons why the Parish Council considers the proposed modifications to the Made Plan do not 'change the nature' of the Plan. It should be read alongside the separate Modified Plan document.

3.2 The following table provides a summary of the modifications - comprising the modified and new policies but not those that remain unaltered in any material way - and explains why the Parish Council considers they do not change the nature of the plan.

<b>Policy No.</b>	<b>Policy Title</b>	<b>Summary of Modifications</b>	<b>The Change of Nature of the Plan Test</b>	<b>Y/N</b>
HAN1	Hanslope and Long Street Development Boundaries	The Hanslope Settlement Boundary shown on the policies map has been updated to incorporate the Hayfields development to the south of the parish which has been built-out since the Made Plan. The policy wording and supporting text remains the same, other than in acknowledging the update.	The change in the way the settlement boundary has been drawn on the policies map is simply to reflect recent development that has taken place in the parish. It is not attempting to change the policy intent by being more or less permissive of infilling, etc.	N
HAN2	Housing Development Sites	The Made Plan allocated three sites for residential development as part of this policy, of which one has since been developed. The Modified Plan responds to this by removing 'Site C - Land to the west of Long Street Road adjacent to Folly Farm' from the policy wording. The remaining two sites have been reviewed and it is considered that they could still be developed within the plan period of the Modified Plan, hence they are retained in the policy.	As the modifications simply consist of removing one of the previous allocations which has been delivered, it is considered that the changes do not change the nature of the plan.	N
HAN4	Design and Development Principles in the Parish	A review of all existing designated key views was conducted, the findings of which have been compiled in Appendix 3 'Key Views Report'. In conducting this review, some of the locations of the existing key views have been adjusted in response to new developments in the parish. This has been reflected on the new policies map. One additional key view (Key View G) was identified and has been added to the policies map and Key Views Report. The policy wording remains the same whilst the supporting text has been updated to explain the review process.	The review of the existing views and addition of Key View G does not alter the principles of the policy or the Made Plan. The newly identified Key View G is in a different location but similar direction to that of Key View H, which was already identified in the Made Plan.	N

HAN5	Commercial, Business and Services Uses	The policy wording and supporting text has been modified in response to the latest iteration of the Use Classes Order which was published in September 2020 (after the Made Plan).	The minor changes to the policy wording and supporting text are for the purpose of reflecting legislative changes, rather than to alter the intention of the policy.	N
HAN7	Community Facilities	Two additions to the policy wording have been added which support improvements to the Doctors' Surgery and facilities for young people.	The additional wording is not directly seeking to deliver improvements to the Doctors' Surgery or facilities to young. It is simply demonstrating that the Modified Plan would be supportive of such proposals, were they to come forward. Therefore, it is considered that these additions do not change the nature of the plan.	N
HAN8	Local Green Spaces	The Steering Group have conducted a review of the existing Local Green Space designations and also considered where there are opportunities to designate further candidates, where appropriate. The Steering Group adopted a methodical approach, firmly basing their assessment around the criteria laid out in §106 of the NPPF and publishing the results in Appendix 4 'Local Green Spaces Report'. For the four existing designation and the five new candidates, the Steering Group have explained how each one meets the three criteria set out in the NPPF. Further detail is explored in relation to the 'local significance' which must be demonstrated to achieve a Local Green Space designation.	The greater detail provided by the Local Green Spaces Report strengthens the policy, whilst the opportunity has been taken to put forward Local Green Spaces candidates that have arisen in light of new developments, but also those which were not identified within the parish as part of the Made Plan. The new Local Green Space candidates are not considered so significant to change the nature of the plan.	N
HAN10	Local Gap	This new policy seeks to protect the essential countryside character of the area between	The principle of the Local Gap was established by appeal decision (APP/Y0435/W/21/3282446)	N

		<p>Hanslope and Long Street, in order to prevent visual coalescence between these separate settlements and to protect their distinctive individual character and setting. The exact boundary of the Local Gap designation was identified by the Steering Group and based on field boundaries and Public Rights of Way.</p>	<p>which stated “the settlements of Long Street and Hanslope are distinctly separate settlements and should be treated as such” and also supported by appeal decision (APP/Y0435/W/17/3177851). The purpose of the policy is simply to add clarity by defining this Local Gap on the policies map for any future applications that come forward. Importantly, it is not setting any new policy principles which have not already been applied in previous planning determinations.</p>	
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*Table A: Summary of the 'Change of Nature of the Plan' Test*

3.3 The analysis set out in Table A indicates that none of modified policies or new policy have the potential to change the nature of the Made Plan in terms of key spatial or design principles. The modifications are in conformity with the spirit and stated intentions of the original principles of the plan and overall the modifications are not considered to change the nature of the plan.

3.4 As a result, the Parish Council consider that the modifications are not material or significant, and therefore do not change the nature of the plan.

#### **4. Strategic Environmental Assessment**

4.1 The City Council considered that, in relation to the modifications, a Strategic Environmental Assessment (SEA) will not be required under the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The SEA Screening Statement therefore accompanies the Modified Plan and this statement.

#### **5. Conclusion**

5.1 In summary the Modified Plan proposes the modification of several policies in the Made Plan and the addition of one new policy. The plan period continues to run to 2031. The proposed modifications will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making in the neighbourhood area. The Parish Council considers the modifications are not material and do not change the nature of the Made Plan.