

# **Stantonbury Neighbourhood Plan**

## **2018-2031**

**Basic Conditions Statement**  
**October 2018**

**Intentionally blank**

## 1.0 Basic Conditions Statement – Introduction

- 1.1 This statement has been prepared by Stantonbury Parish Council to accompany the submission of the Stantonbury Neighbourhood Plan to Milton Keynes Council.
- 1.2 It contains four sections. These cover the Basic Conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004.

These Basic Conditions are:

1. *Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).*
  2. *The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.*
  3. *The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
  4. *The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.*
- 1.3 How the Stantonbury Neighbourhood Plan satisfies each of these Basic Conditions is set out in a separate section of this report. In addition, the first section clarifies how the Neighbourhood Plan satisfies the legislative requirements for how a neighbourhood plan should be prepared.

## **2.0 Legislative Requirements**

- 2.1 It is confirmed that the Stantonbury Neighbourhood Plan is being submitted by Stantonbury Parish Council, the Parish Council for the designated Plan Area. This Neighbourhood Plan Area was formally approved in accordance with the application submitted by Stantonbury Parish Council 14<sup>th</sup> April 2016. The Parish is a qualifying body under the Planning and Compulsory Purchase Act (2004) as amended by the Localism Act S38A (2).
- 2.2 The submitted Stantonbury Neighbourhood Plan is a neighbourhood plan as defined by the Localism Act. It sets out policies in relation to the development and use of land in the whole of the area specified in the plan.
- 2.3 The Stantonbury Neighbourhood Plan is to have effect from May 2019 until 31<sup>st</sup> March 2031, in line with the proposed end date of Plan:MK.
- 2.4 It does not contain any policies relating to excluded development, including county matters, such as mineral and waste development, and national infrastructure projects or any other development set out in Section 61K of the Town and Country Planning Act 1990.

### 3.0 Basic Condition 1

**Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).**

3.1 The following table sets out each of the policies of the Stantonbury Neighbourhood Plan and highlights the elements of national policy as expressed in the National Planning Policy Framework (NPPF) to which each policy has regard. The table demonstrates that the Stantonbury Neighbourhood Plan has had clear regard to the main elements of national policy.

**Table 1: Policies and their relationship with national policies and guidance**

Policy number	Title	NPPF reference	Overview
SNP1	Open Space & Leisure	61, 74	As is set out later in this statement, the policy builds on the existing Local Plan which identifies and protects open space across Milton Keynes. Limited small scale areas of amenity open space have been identified in the plan where they add to the quality and/or aesthetic value of the green space network, in accordance with paragraph 61 of the NPPF. These areas also have been identified as being important to reinforce the connection between places and the green environment, which is in accordance with paragraph 61 of the NPPF.
SNP2	Local Green Space Designations	61, 74, 77	As is set out later in this statement, the policy builds on the existing Local Plan which identifies and protects open space across Milton Keynes. Limited small scale areas of amenity open space have been identified in the plan where they add to the quality and/or aesthetic value of the green space network, in accordance with paragraph 61 of the NPPF. These areas also have been identified as being important to reinforce the connection between places and the green environment, which is in accordance with paragraph 61 of the NPPF.
SNP3	Parking Enhancements	30, 47	The policy does not introduce new parking standards for the area, as is envisaged by paragraph 47 of the NPPF. The policy relates more closely to design

			requirements and improvements to the functionality and safety of the area. The design aspects are in accordance with paragraph 61 of the NPPF which seeks to enhance the connection between people and places. The policy seeks to address points of local congestion, in accordance with paragraph 30 of the NPPF, helping to reduce harmful emissions, in addition to enhancing safety.
SNP4	Design Principles	59,60,64	The policy sets out high level design principles which any new development will need to adhere to. These requirements are not overly prescriptive in accordance with paragraph 59 Of the NPPF. They seek to reinforce points of local distinctiveness in line with paragraph 60 of the NPPF. Further, the second part of the policy, which sets out that <i>'any new development which does not address key design principles will not be supported'</i> is worded in line with paragraph 64 of the NPPF which sets out that development of poor design which does not take opportunities to improve local character should be refused.
SNP5	Housing Infill	47, 48, 59	The plan takes a positive approach to shaping residential development on windfall sites across the Plan area. It provides a guide to the principles any development will need to address, which are not overly prescriptive, as required by paragraph 59 of the NPPF.
SNP6	Houses in multiple occupation	50, 58	The policy recognises that HIMOs are an increasingly important part of the housing mix across Milton Keynes, which the Plan needs to recognise. The Plan provides some basic criteria which need to be followed to ensure future HIMO development does not detract from the attractiveness of the area through poor design and that developments are of high quality in line with paragraph 58 of the NPPF.
SNP7	Grid Road Corridors	30, 33, 58	The policy seeks to maintain one of the defining characteristics of Milton Keynes by ensuring any highway extension

			through the reserves in The Plan accord with the long held principles of Milton Keynes. This is in line with paragraph 58 of the NPPF. The policy also seeks to encourage safe and sustainable movement within the plan area, in line with paragraphs 30 and 33 of the NPPF.
SNP8	Key Links	30, 35,75	The policy seeks to ensure that walking and cycling are viable transport solutions within the plan area highlighting gaps in local foot/cycle path provision. This is in accordance with paragraphs 30, 35 and 75 of the NPPF.
SNP9	Infrastructure Delivery	156, 157	The policy seeks to plan positively for the delivery of strategic infrastructure priorities in the Plan area, in accordance with paragraphs 156 and 157 of the NPPF.
SNP10	Mathiesen Road	47, 59,	These policies relate to the delivery of land for housing development, helping to meet the needs of the wider area. These policies provide high level design guidance in line with paragraph 59 of the NPPF, providing guidance on key aspects of design without being overly prescriptive.  As these sites cover large parts of the Plan area, the policies cover the delivery of key facilities in locations where they are most needed, including local shops, in line with paragraph 70 of the NPPF. they also pick up issues such as key links to encourage sustainable movement, also supported by the NPPF.
SNP11	Wylie/Harrowden	60,	
SNP12	Stanton School	61, 70	
SNP13	Bradville Sports & Heritage Area	17, 70	The policy is in accordance with paragraph 70 of the NPPF which seeks to plan positively for the provision of new community facilities, including sports venues. The policy seeks to improve the usability of the existing playing field by enhancing local facilities. This will help reduce the multiple benefits that can be recognised from the space which is one of the Core principles set out in the NPPF (paragraph 17).
SNP14	North Bradville Regeneration	47, 59, 60, 61, 70	This policy relates to the delivery of land for housing development, helping to meet the needs of the wider area. This policy

			<p>provides high level design guidance in line with paragraph 59 of the NPPF, providing guidance on key aspects of design without being overly prescriptive.</p> <p>It also picks up issues such as key links to encourage sustainable movement, also supported by the NPPF.</p>
SNP15	North Loughton Valley Park	70, 114	<p>This policy seeks to support the delivery of appropriate community facilities in the location where they are most suitable. It seeks to support the delivery of a facility the community wish to see in an area of need as well as taking a positive, strategic approach to the provision of leisure facilities and enhancing the role of green infrastructure in the area in line with paragraphs 70 and 114 of the NPPF.</p>
SNP16	Community Hubs	69, 70	<p>This policy seeks to maintain and enhance the role of the three main community hubs in the Plan area.</p> <p>They contain the main day to day services, including shops and healthcare and are protected in line with paragraphs 69 and 70 of the NPPF which seek to maintain strong neighbourhood centres and seek plans to address positively the need for community facilities in an integrated manner. The policy is also in accordance with paragraph 38 of the NPPF which seeks to develop mixed communities.</p>
SNP17	Stantonbury Campus	47, 59, 60, 61, 70	<p>This policy relates to the delivery of land for housing development, helping to meet the needs of the wider area. This policy provides high level design guidance in line with paragraph 59 of the NPPF, providing guidance on key aspects of design without being overly prescriptive.</p> <p>This policy also seeks to deliver appropriate community facilities in the location where they are most suitable. It seeks to deliver a facility which the community wish to see in an area of need as well as taking a positive, strategic approach to the delivery of social, recreational and leisure facilities in line with paragraph 70 of the NPPF.</p>

			It also picks up issues such as key links to encourage sustainable movement, also supported by the NPPF.
SNP18	Rowle Close Garages	47, 59, 60,	This policy relates to the delivery of land for housing development, helping to meet the needs of the wider area. This policy provides high level design guidance in line with paragraph 59 of the NPPF, providing guidance on key aspects of design without being overly prescriptive.
SNP19	Stantonbury Shops	69, 70	This policy seeks to maintain and enhance the role of the three main community hubs in the Plan area. They contain the main day to day services, including shops and healthcare and are protected in line with paragraphs 69 and 70 of the NPPF which seek to maintain strong neighbourhood centres and seek plans to address positively the need for community facilities in an integrated manner. The policy is also in accordance with paragraph 38 of the NPPF which seeks to develop mixed communities.
SNP20	Linford Wood Employment Land	18, 22	The policy seeks to contribute towards building a strong, competitive economy through planning positively for the location, promotion and expansion of the technology industry, in line with paragraphs 18-22 of the NPPF.

#### 4.0 Basic Conditions 2

##### **The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development**

4.1 Paragraph 7 of the NPPF sets out that there are three dimensions to sustainable Development; economic, social and environmental. It defines these as follows:

**An economic role** - contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.

**A social role** - supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing.

**An environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, limit waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.

- 4.2 The following table sets out how each of the policies of the Neighbourhood Plan contributes to the achievement of sustainable development as defined by the NPPF.
- 4.3 It sets out whether the individual policies have a positive (+), neutral (0) or negative (-) impact on the achievement of each dimension of sustainability. It then goes on to justify this conclusion and set out any mitigation included in the policy where it has the potential to lead to a negative impact.

Policy number	Title	Social	Economic	Environmental	Commentary and mitigation measures
SNP1	Open Space & Leisure	+	+	+	<p>Socially, the policy seeks to maintain the level and quality of open space across the Plan area, providing continued opportunity for residents and visitors to access recreation opportunities.</p> <p>Economically, the policy allows for the delivery of new infrastructure which would enhance the use and functionality of the open spaces. This may bring new jobs and investment to the area.</p> <p>Environmentally, the policy seeks to avoid the loss of open green spaces, clearly protecting the identified areas from any non-essential development.</p>
SNP2	Local Green Space Designations	+	+	+	<p>Socially, the policy seeks to maintain the level and quality of open space across the Plan area, providing continued opportunity for residents and visitors to access recreation opportunities.</p>

					<p>Economically, the policy allows for the delivery of new infrastructure which would enhance the use and functionality of the open spaces. This may bring new jobs and investment to the area.</p> <p>Environmentally, the policy seeks to avoid the loss of open green spaces, clearly protecting the identified areas from any non-essential development.</p>
SNP3	Parking Enhancements	+	+	-	<p>The policy will ensure new parking is provided in areas where it is most needed to alleviate existing pinch points. This will help improve community safety as well as improving accessibility to local facilities.</p> <p>Economically, the policy facilitates the provision of much needed infrastructure to support growth in the Plan area. Environmentally, the proposals for new parking would potentially lead to the loss of small areas of greenspace. This is mitigated through the requirement to consider opportunities for combined use of spaces, to recognize the need for greenspaces to be developed and to consider appropriate surface treatments and design which could limit environmental impact.</p>
SNP4	Design Principles	+	0	+	<p>The policy will help to create a high quality environment for new and existing residents in the Plan area.</p> <p>Environmentally, the policy encourages new landscaping as part of the key design characteristics, seeking to avoid bland, 'hard' landscapes which can appear in new estates. The policy also seeks to ensure the existing built environment in the Plan area is respected, which is important to local residents.</p>
SNP5	Housing Infill	+	+	+	<p>The policy seeks to encourage small scale housing infill on suitable sites across the Plan area, helping to meet ongoing need. Further, it seeks to deliver a high quality local environment for residents to enjoy,,</p>

					<p>ensuring homes are built to a high standard.</p> <p>In economic terms, the policy seeks to ensure the delivery of supporting infrastructure to sit alongside new residential development by requiring contributions from any larger projects.</p> <p>Environmentally, the policy links to the protection of the most important open spaces in the Plan area. It also seeks to create an attractive environment which maintains the existing character of the Plan area.</p>
SNP6	Houses in multiple occupation	+	0	+	<p>The policy recognizes that HIMO development is likely to continue to be required to meet ongoing housing need. It seeks to ensure that when HIMOS are developed in Stantonbury they are built to a decent standard for their future occupiers and to protect the amenity of existing residents.</p> <p>Environmentally, the criteria of the policy seek to mitigate any impact new HIMOs may have on local environs, through setting minimum standards for issues such as bin storage and parking.</p>
SNP7	Grid Road Corridors	+	0	+	<p>In social terms, the policy seeks to ensure a safe, high quality environment is created, which facilitates continued sustainable movement patterns in the Plan area. Further, it will ensure that the style of grid road which residents can relate to across Milton Keynes continues to be delivered as the city grows.</p> <p>Environmentally, the policy seeks to protect the historic built environment of Milton Keynes by extending the established grid road system which is synonymous with the city. It protects against this character being lost to inappropriate development passing through the Plan area.</p>

SNP8	Key Links	+	0	+	<p>The policy seeks to deliver new footpath and redway links along key desire lines within the Plan area. Socially, this will help to link services residents use on a daily basis.</p> <p>Environmentally, it will encourage journeys on foot and cycles helping to cut carbon emissions.</p>
SNP9	Infrastructure Delivery	+	+	+	<p>The policy summarises a number of the key pieces of infrastructure that other policies in the plan seek to deliver and encourage. These include projects that will bring social benefits, through the provision of new, well located facilities, economic benefits through encouraging investment and environmental benefits through easing congestion and encouraging walking and cycling.</p>
SNP10	Mathiesen Road	+	0	0	<p>The policy will help deliver much needed new homes to meet ongoing need. Further the policy seeks to deliver a high quality development and services to meet community needs. The economic impact is neutral with the site not leading to any positive or negative impacts on economic factors.</p> <p>Environmentally it could be considered that the policy has a negative impact given the allocation leads to the loss of land allocated to recreation. The site, however, no longer has any recreational value.</p>
SNP11	Wylie/Harrowden	0	+	0	<p>Part of the site is an allocated housing site in the MKC Local Plan. Socially, therefore, the policy does not add any significant social benefit.</p> <p>The policy will help deliver much needed new homes to meet ongoing need. Further the policy seeks to deliver a high quality development and services to meet community needs. The economic impact is neutral with the site not leading to any positive or negative impacts on economic factors.</p>

					Environmentally, the site will see the loss of green fields but some of these are already allocated for development in the MKC Local Plan. The policy includes wording to ensure that the key green features of the site are maintained, including a range of mature trees.
SNP12	Stanton School	+	0	0	<p>The policy will help deliver much needed new homes to meet ongoing need. Further the policy seeks to deliver a high quality development and services to meet community needs. The economic impact is neutral with the site not leading to any positive or negative impacts on economic factors.</p> <p>Environmentally it could be considered that the policy has a negative impact given the allocation leads to the loss of land allocated to recreation. The site, however, no longer has any recreational value.</p>
SNP13	Bradville Sports & Heritage Area	+	+	+	<p>The policy seeks to enhance existing facilities and recreation areas for the benefit of local residents, bringing social benefits.</p> <p>Economically, the policy will allow some investment in new infrastructure which could bring jobs to the area as well as providing financial contributions which would be used to further enhance sports provision.</p> <p>In environmental terms, the policy sets out clear parameters that will need to be adhered to if there is any new leisure development proposed within sports grounds. These parameters include seeking a net gain in biodiversity, which will have environmental benefits.</p>
SNP14	North Bradville Regeneration	+	0	+	The policy will help deliver much needed homes to meet on going need. The decision on whether the area will be re-developed or refurbished is yet to be taken, however regardless of this the policy seeks to deliver a high quality

					<p>development and services to meet community needs.</p> <p>The economic impact is neutral. The site is currently residential housing of mixed tenure, however within the area some properties are in a state of disrepair.</p> <p>In environmental terms, the policy sets out clear parameters that will need to be adhered to if there is any redevelopment of the site. These parameters include seeking a net gain in biodiversity, which will have environmental benefits.</p>
SNP15	North Loughton Valley Park	+	+	+	<p>Socially, the policy seeks to provide new facilities for residents of Stantonbury and the wider Milton Keynes.</p> <p>Economically, these facilities have the potential to bring new investment and spend to the local economy.</p> <p>Environmentally, the policy provides protection for the role of this site as one of the most important green spaces in the Plan area. The inclusion of small development areas directs development to particular areas, which mitigates against the potential for ad hoc development proposals being prepared which could adversely affect the areas concerned.</p>
SNP16	Community Hubs	+	+	+	<p>Socially, the policy seeks to ensure that the main local centres in the Plan area maintain their role for the local community, providing good quality, accessible services which are capable of expansion to meet future need.</p> <p>In economic terms, the policy recognizes that retail and non-community uses could be suitable within the hubs, supplementing their main role as centres of community.</p> <p>Environmentally, the policy seeks to ensure services remain focused in the</p>

					most accessible parts of the Plan area, helping to encourage shared trips and journeys by sustainable modes of transport including by foot, cycle and bus.
SNP17	Stantonbury Campus	+	+	+	<p>Socially, the policy seeks to ensure that the main local centres in the Plan area maintain their role for the local community, providing good quality, accessible services which are capable of expansion to meet future need. In addition, the policy seeks to provide new facilities for residents of Stantonbury and the wider Milton Keynes.</p> <p>Economically, these facilities have the potential to bring new investment and spend to the local economy.</p> <p>The policy will help deliver much needed new homes to meet ongoing need. Further the policy seeks to deliver a high quality development and services to meet community needs.</p> <p>Environmentally, the policy seeks to ensure services remain focused in the most accessible parts of the Plan area, helping to encourage shared trips and journeys by sustainable modes of transport including by foot, cycle and bus.</p>
SNP18	Rowle Close Garages	+	0	0	<p>The policy will help deliver much needed homes to meet on going need. Further the policy seeks to deliver a high quality development and services to meet community needs.</p> <p>The economic impact is neutral. The site is allocated for residential parking in the form of garage courts. The site is, however, in a state of considerable disrepair.</p>
SNP19	Stantonbury Shops	+	+	+	<p>Socially, the policy seeks to ensure that the main local centres in the Plan area maintain their role for the local community, providing good quality, accessible services which are capable of expansion to meet future need.</p>

					<p>In economic terms, the policy recognises that retail and non-community uses could be suitable within the hubs, supplementing their main roles as centres of the community.</p> <p>Environmentally, the policy seeks to ensure services remain focused in the most accessible parts of the Plan area, helping to encourage shared trips and journeys by sustainable modes of transport including by foot, cycle and bus.</p>
SNP20	Linford Wood Employment Land	0	+	0	<p>The site is an allocated employment site in the MKC Local Plan. Socially, therefore, the policy does not add any significant social benefit.</p> <p>As the site is allocated for employment use, if it were to come forward for residential development this would lead to a loss of allocated employment land.</p> <p>Environmentally, this site is an allocated development site. Therefore, the plan does not technically lead to the loss of a greenfield site. The policy contains criteria to ensure any future scheme maintains the key green features of the site.</p>

4.4 The table demonstrates that the policies of the Neighbourhood Plan contribute to the achievement of sustainability. In particular, the policies will deliver significant social and environmental benefits, which responds to the factors which the local community expressed as being important to them through the various stages of consultation.

## 5.0 Basic Condition 3

**The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).**

- 5.1 The table below lists the strategic policies of the Milton Keynes Development Plan, which incorporates the Local Plan (2005) and the Core Strategy (2013). It sets out how the policies of the Neighbourhood Plan are in general conformity with these policies.

Milton Keynes Development Plan Strategic Policies	How does the SNP conform
<b>Core Strategy</b>	
CS1 – MK Development Strategy	<p>The plan supports the delivery of new housing and employment in line with the development strategy for Milton Keynes. This includes encouraging suitable infill development and shaping development on emerging allocations in the Site Allocations Plan DPD, referred to in policy CS1.</p> <p>The Development Strategy is set out visually on the Local Plan Proposals Map. This identifies sites for housing and employment, amongst other uses.</p>
CS2 – Housing Supply	The Neighbourhood Plan encourages the delivery of new homes to meet ongoing need across Milton Keynes. It has been prepared positively to recognise opportunities for housing delivery.
CS3 – Employment Land	The Neighbourhood Plan encourages the delivery of small-scale employment growth.
CS8 – Other areas of change	Policy CS8 sets out that Neighbourhood Plans will identify the specific changes required in their area. The Neighbourhood Plan clearly sets out the scale and scope of change expected in the Plan area in accordance with this policy.
CS10 - Housing	Policy CS10 sets out a number of strategic criteria that housing in Milton Keynes should adhere to. These criteria, including the style and density of housing, and encouraging non-car travel are picked up in various policies throughout the plan.
CS11 – A well connected MK	This policy seeks to encourage the use of sustainable modes of transport including walking and cycling. Improving accessibility to facilities and improving linkages across the Plan area are key themes throughout the Neighbourhood Plan. This includes policies which seek to

	deliver new redways between key destinations and which locate facilities in accessible areas.
CS12 – Developing successful neighbourhoods	Similar to policy CS11, policy CS12 seeks to encourage well designed neighbourhoods where walking and cycling are prevalent, open spaces are protected and facilities are accessible. The Neighbourhood Plan seeks to ensure the area functions well by improving opportunities to walk between destinations, maintaining and increasing the focus on community hubs and maintaining/improving the role of key open spaces across the Plan area.
CS13 – Ensuring high quality, well designed place	Policy CS13 sets out the strategic approach to ensuring good design across Milton Keynes. The Neighbourhood Plan picks up this requirement by setting out the key design characteristics in the Plan area and seeking to build on these. This includes ensuring buildings are constructed of sympathetic materials and ensuring that the green character of Milton Keynes is built into new developments.
CS15 – Delivering Economic Prosperity	CS15 seeks to support economic growth and prosperity of Milton Keynes by, amongst other things, supporting the training and development of residents, the development of inward investment opportunities and opportunities for leisure developments. The Neighbourhood Plan is in conformity with this policy as it takes a positive approach to development and investment. In particular it has recognised and supports the delivery of new facilities to enhance the role of North Loughton Valley Park as a visitor destination for leisure pursuits which is in accordance with the Core Strategy policy objective of developing sites for sporting, tourist and cultural events.
CS17 – Improving access to local services and facilities	Policy CS17 seeks to increase access to local services and facilities such as public open space, local centres and recreational facilities. It seeks the co-location of facilities, the maintenance of facilities for community use and improving access for disadvantaged groups. Improving access and the retention/enhancements of facilities are key themes running through the plan. The site-based policies include requirements for new facilities where provision is shown to be poor and policies SNP16 and SNP17 seek to maintain the role of local centres as well as improving access to local services and facilities ensuring that community facilities are located in accessible locations.
CS18 – Healthier and Safer communities	Policy CS18 includes a range of measures to improve the safety of the built environment and facilitate opportunities for living healthy lifestyles. Measures included in the Plan to meet these requirements include ensuring crime is 'designed out' of new development and ensuring that new routes are planned for redways to enable walking and

	cycling within the plan area.
CS19 – The historic and natural environment	Policy CS19 sets out a range of criteria against which developments will be assessed to ensure they do not have a negative impact on the built or historic environment. Much of the plan area is modern and not of historic value, however there are pockets of historic interest across the plan area and this is acknowledged in the text. The Plan area is characterised by significant areas of good quality open space, and this is acknowledged in policies SNP1, SNP2 and SNP15. Further, where policies do support an element of development, such as SNP13 Bradville Sports & Heritage Area, the criteria of CS19 are considered with impacts on biodiversity in particular sought to be mitigated.
<b>Local Plan</b>	
S12 – Linear Parks	Policy S12 seeks to protect the main open spaces of Milton Keynes, called linear parks. The Neighbourhood Plan recognise that two of these areas cross the Plan area and maintain this protection. Policy SNP15 sets out the scope of any development allowed within the linear park at North Loughton Valley Park which seeks to enhance the leisure use of the area, in line with the policy exemptions of policy S12.
D1 – Impact of development proposals on locality	Policy D1 sets out the design requirements for new development in Milton Keynes, seeking to ensure development is appropriate for its setting. The policies of the Plan, particularly SNP4 build on this general design policy to set out the specific design features, which characterise the Plan area and which should be respected by future development.
H7 – Housing on unidentified sites	Policy H7 sets out criteria against which housing on windfall sites will be assessed. The Neighbourhood Plan recognises that windfall development may be proposed in the future and through policy SNP5 seeks to set locally set criteria where such housing infill development will be supported.
H8 – Housing density	Policy H8 sets general density requirements for different zones within the city. The design-based policies, as well as the site specific policies of the Plan recognise that Stantonbury lies in an area where the expected density is 35dph. This density is built into the relevant policies of the plan given it is reflective of the existing character of the area.
T1 – Transport user heirarchy	Policy T1 seeks to put sustainable modes of transport at the top of the transport user hierarchy. This is reflected in the Neighbourhood Plan through walking and cycling being supported not only in the wording of policies but through the choice of policies themselves, including SNP16 which

	seeks to ensure services are co-located, reducing the need to travel and maximising opportunities to access them by public transport.
E1 – Protection of employment land	Policy E1 seeks to protect allocated employment land and existing employment areas from development from other uses. There are three allocated employment sites in the Plan area at Linford Wood. The Plan supports these sites being developed solely for employment purposes.
L2-L3 – Local centres	Policies L2 and L3 seek to support the role of local centres in providing for the day to day needs of local residents. There are three local centres within the Plan area which the Plan seeks to protect from inappropriate development. The policies seek to reinforce the role of centres by ensuring alongside the retail role, they retain a strong community focus, helping to retain them as viable mixed centres.
L1- Facilities acceptable in the parks system	Policy L1 allows limited amount of leisure development within the parks system provided it is compatible with the open space and leisure function of the parks. The Plan reflects this policy by specifying leisure facilities which will be allowable in North Loughton Valley Park (policy SNP15). The policy contains criteria which ensure that any development occurs sensitively and maintains the character and functionality of the parks.
L2 – Protection of public open space and facilities	Related to policy L1 above, Policy L2 sets out that planning permission will be refused for proposals which involve the loss of areas identified as open space unless certain criteria are met. The Plan, in Figure 2, carries forward all of the open spaces identified on the Local Plan Proposals Map and Policy SNP1 reiterates this protection of open space. Further, areas of amenity open space, identified by the community, are formally allocated in the Plan as Designated Green Spaces (SNP2)
C1 – Location of community facilities	Policy C1 seeks to ensure that community facilities are well located in accessible locations. In the case of non-residential facilities, such as doctors' surgeries, the policy sets out that these are best located in town and local centres. The Plan reflects this aspiration by making provision for key community facilities to be located in 'community hubs' based around existing local centres. Further, the plan seeks to ensure that sites are retained in appropriate locations for the expansion of community facilities, avoiding their loss for inappropriate non-community uses.

## **6.0 Basic Condition 4**

**The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.**

- 6.1 In producing a Neighbourhood Plan it needs to be considered whether any relevant European Directives require further assessment work to be carried out to support the development of the Plan.
- 6.2 In particular, the Strategic Environmental Assessment Directive (2001/42/EC) and the Habitats Directive (92/43/EEC) are relevant to the development of a Neighbourhood Plan.
- 6.3 These directives require consideration to be given as to whether the Neighbourhood Plan is likely to give rise to significant environmental effects or is likely to impact on any areas of protected habitat.
- 6.4 The process requires the Neighbourhood Plan to be 'screened' to establish if either a SEA or an Appropriate Assessment (AA) (in relation to the Habitats Directive) needs to take place.
- 6.5 Screening of the Plan was undertaken by Milton Keynes Council. A screening report was prepared by MKC which (see Appendix 1), which establishes that neither a SEA or an AA are needed for the Neighbourhood Plan.
- 6.6 This process and the conclusion, which is supported by statutory consultees, satisfies the requirements of the European Directives.

## **Appendix 1: Strategic Environmental Assessment and Habitats Directive Screening Opinions prepared by Milton Keynes Council.**

# **Stantonbury Neighbourhood Plan**

## **Strategic Environmental Assessment Screening Statement**

### **Appropriate Assessment Screening**

#### **1. Introduction**

##### **1.1 What is the screening statement?**

1.2 This report has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.3 This document also addresses the need for Appropriate Assessment, in accordance with European Directive 92/43/EEC, commonly known as the Habitats Directive.

##### **1.4 What is the Neighbourhood Plan trying to achieve?**

1.5 The Neighbourhood Area covers the whole of the Stantonbury Parish Council Area (see Appendix 1), which consists of a primarily residential area within the existing urban area of Milton Keynes. As well as residential development, the parish includes other significant land uses including a school campus and local centre and the employment area of Linford Wood. The area of North Bradville is one of 7 regeneration areas under the Your:MK regeneration programme. The emerging aims of the Neighbourhood Plan are wide ranging and revolve around improving access and links to services and facilities; improving car parking and managing the development of a number of sites across the parish.

1.6 Early discussions on the content of the plan have indicated that the Parish Council will be looking to make some new land allocations across the area to deliver housing. The Core Strategy, which has already been subject to SEA directs the majority of new development to ad adjacent to the urban areas of Milton Keynes (Policy CS1), including through the infill, regeneration and redevelopment of existing areas. These allocations will help to deliver the Core Strategy development strategy. The proposed submission Plan:MK, which will replace the Core Strategy, is being publicised from 8<sup>th</sup> November to 20<sup>th</sup> December 2017, the plan includes Development Strategy Policy DS1, which follows the Core Strategy policy with regard to the infill, regeneration and redevelopment of the existing developed areas of the Milton Keynes urban area.

#### **2. Policy context**

2.1 The Milton Keynes Local Plan was formally adopted December 2005. Along with the Core Strategy (see below) the Local Plan provides the statutory land use planning framework for Milton Keynes.

2.2 The Council's Core Strategy was adopted in July 2013. The document contains the vision, objectives and strategic policies for the future of Milton Keynes to 2026, replacing the strategic elements of the Core Strategy.

2.3 Milton Keynes Council is currently preparing a new local plan for the whole borough, called Plan:MK, which, once adopted, will replace the current local plan and Core Strategy. Plan:MK is currently in its pre-submission publication period and could be submitted before the end of March 2018.

2.4 Although the Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and the Core Strategy, it can promote more development, but must not propose less. It will also provide a more local context to the non-strategic policies of the Local Plan.

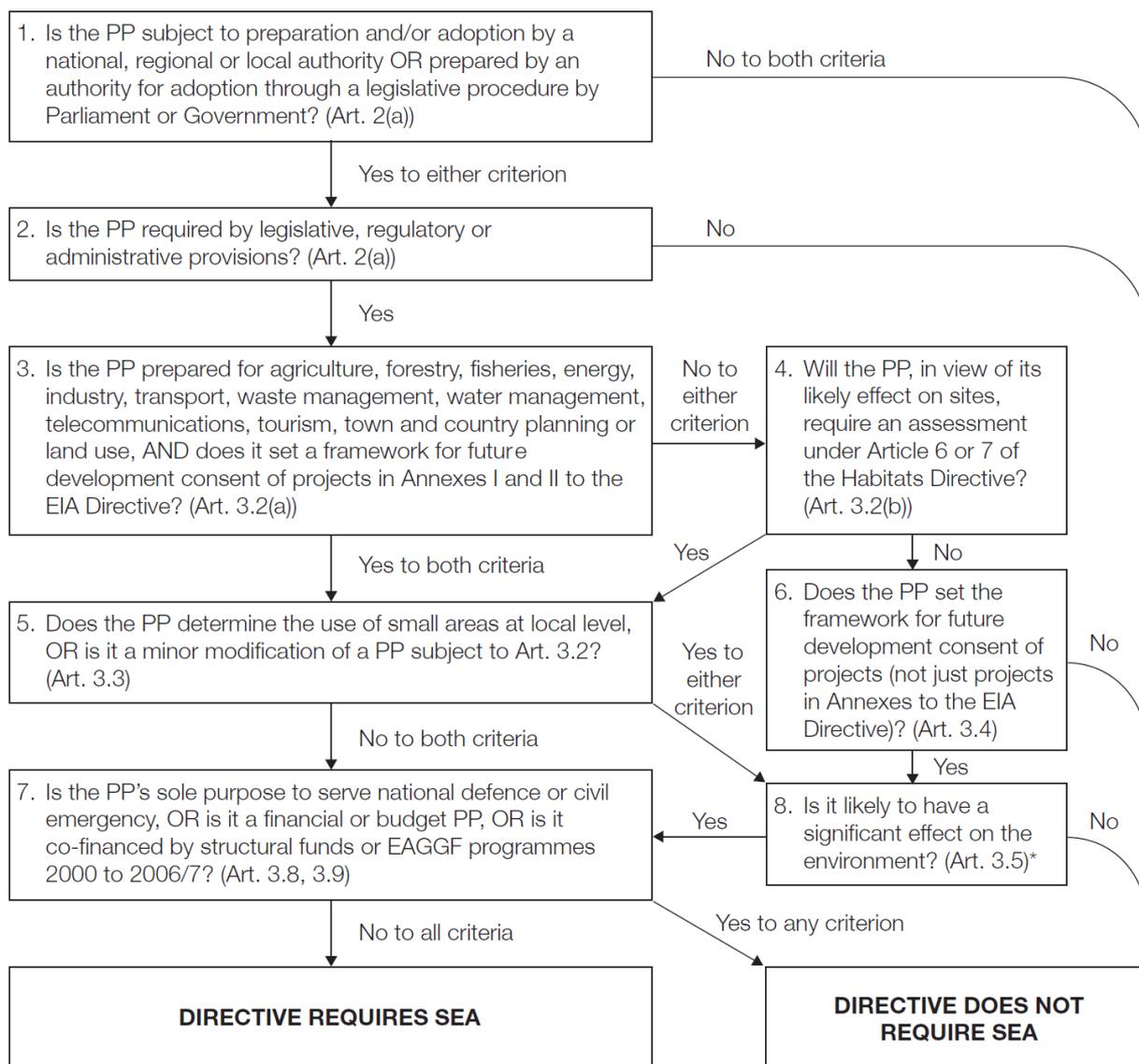
2.4 The Neighbourhood Plan will be subject to public consultation in accordance with the relevant regulations prior to its adoption.

### 3. SEA Screening

3.1 The requirement for a Strategic Environment Assessment (SEA) is set out in the “Environmental Assessment of Plans and Programmes Regulations 2004”. There is also practical guidance on applying European Directive 2001/42/EC produced by the ODPM (now DCLG)<sup>1</sup>. These documents have been used as the basis for this screening report.

3.2 Neighbourhood Plans must be screened to establish whether or not they will require Strategic Environmental Assessment. The ODPM practical guidance provides a checklist approach based on the SEA regulations to help determine whether SEA is required. This guide has been used as the basis on which to assess the need for SEA as set out below.

Figure 1: Establishing the need for SEA



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

<sup>1</sup> A Practical Guide to the Strategic Environmental Assessment Directive (2005) (ODPM)

Figure 2: Establishing the need for SEA of the Neighbourhood Plan

Stage	Answer	Reason
<b>1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))</b>	Yes	It will be prepared by the Parish Council and adopted by Milton Keynes Council under the 2012 Neighbourhood Planning Regulations.
<b>2. Is the NP required by legislative, regulatory or administrative provisions? (Article 2(a))</b>	Yes	Although there is no requirement to produce Neighbourhood Plans, they are subject to formal procedures and regulations laid down by national government. In light the European Court of Justice ruling in the Case C-567/10 it is considered that this means the NP is 'required'.
<b>3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))</b>	No	The NP is prepared for town and country planning purposes but does not explicitly set a framework for future development consent of projects in Annexes I or II of the EIA Directive.
<b>4. Will the plan in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats directive?</b>	No	<p>The Core Strategy was screened and it was concluded that appropriate assessment was not required. The Neighbourhood Plan must be in general conformity with the Core Strategy and, although it can propose more development, it is unlikely to be significant enough to require assessment under the Habitats Directive.</p> <p>An Appropriate Assessment has been undertaken for the emerging Plan:MK and that has also concluded that the new emerging local plan will not require assessment under the Habitats Directive.</p> <p>The relatively small level of additional development likely to arise from the Neighbourhood Plan, and its containment within an existing built up area means that it is unlikely to require an assessment under Article 6 or 7 of the Habitats Directive.</p>

<b>6. Does the plan set the framework for future development consent of projects?</b>	Yes	The Neighbourhood Plan will provide a framework for future development consent of projects in the area.
<b>8. Is the NP likely to have a significant effect on the environment?</b>	See results of Figure 3: Determining the likely significance of effects	

Figure 3: Determining the likely significance of effects

<b>SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)</b>		
<b>Criteria</b>	<b>✓/x/ ?</b>	<b>MKC Comment</b>
<b><i>The characteristics of plans and programmes, having regard, in particular, to:</i></b>		
<b>1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</b>	✓	The NP will set a framework for future development projects, in terms of location, nature and scale/size. However, the plan will need to be in general conformity with higher level plans so the scope of the plan to fully influence projects and activities is somewhat limited.
<b>1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy</b>	✓	The NP will form part of the statutory development plan for MK with the same status in decision making as development plan documents.
<b>1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development</b>	✓	Sustainable development will be at the heart of NPs and policies could make a significant contribution to promoting sustainable development, particularly ensuring any greenfield allocations are planned in a sustainable way.
<b>1d) Environmental problems relevant to the plan or programme</b>	X	It is not considered that there are any particular environmental problems relevant to the plan.
<b>1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</b>	X	The NP is unlikely to be directly relevant in regard to this criterion.
<b><i>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</i></b>		
<b>2a) The probability, duration, frequency and reversibility of the effects</b>	X	In the case of new land allocations it is highly probable that policies will lead to development that will have an irreversible impact on the environment, albeit the majority of new land allocations will be on previously developed land. Aside from any new land allocations, any effects of the plan are likely to be reversible, as they will

		influence the general evolution of the townscape, which has been subject to ongoing change over 100s of years.
<b>2b) The cumulative nature of the effects</b>	X	The cumulative impacts of the effects of the plan on the environment are not expected to be any greater than the individual parts.
<b>2c) The trans-boundary nature of the effects</b>	X	Any impacts are only likely to be felt by the local area.
<b>2d) The risks to human health or the environment (e.g. due to accidents)</b>	X	It is unlikely that the nature of any development proposed would impact on human health. Any development is likely to be for housing and ancillary uses.
<b>2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</b>	X	The effects of the plan are unlikely to be felt in a spatial area wider than the plan area. The plan is also unlikely to affect any population outside the plan area.
<b>2f) The value and vulnerability of the area likely to be affected due to:</b> <b>I. special natural characteristics or cultural heritage,</b> <b>II. exceeded environmental quality standards or limit values</b> <b>III. intensive land-use</b>	✓/?	The NP covers an area within the existing built up area of Milton Keynes. It includes part of the North Loughton Valley Park and Linford Wood (which is an area of ancient woodland). Both areas are managed by the Parks Trust and are protected from development by policies in the local plan and Core Strategy. The Neighbourhood Plan seek to maintain and, where relevant enhance, the protection already in place for these areas. The value and vulnerability of the plan area is therefore unlikely to be affected by the Neighbourhood Plan policies.
<b>2g) The effects on areas or landscapes which have a recognised national, community or international protection status</b>	X	There are no areas or landscapes with these designations in Milton Keynes.

#### 4. SEA Conclusion

4.1 The Stantonbury Neighbourhood Plan will provide a planning policy framework to be used when considering planning applications in the Neighbourhood Area.

4.2 The Plan's effects are unlikely to have any significant impacts beyond the Neighbourhood Area and it is considered that overall the plan will not have significant effects on the environment. It is, therefore the opinion of Milton Keynes Council that the Stantonbury Neighbourhood Plan does not need to be subject to Strategic Environmental Assessment.

## 5. Consultation on SEA Screening Opinion

- 5.1 The three statutory bodies for the purposes of SEA Screening are English Heritage, the Environment Agency and Natural England. These bodies were consulted on the draft screening opinion on 20<sup>th</sup> February 2018. Only one response was received, from the Environment Agency which agreed with the Council's conclusions.

### SEA Screening Conclusion

**Having screened the Stantonbury Neighbourhood Plan and consulted with Historic England, Natural England and the Environment Agency, it is the view of Milton Keynes Council that the Plan's effects are unlikely to have any significant impacts beyond the Neighbourhood Area and it is considered that overall the Plan will not have significant effects on the environment. It is, therefore, concluded that the Stantonbury Neighbourhood Plan does not need to be subject to Strategic Environmental Assessment.**

## 6. Appropriate Assessment (AA) Screening

- 6.1 Legal protection is afforded to habitats and species of European importance through Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna - known as the 'Habitats Directive'. Articles 6(3) and 6(4) of the Habitats Directive require AA of plans to be undertaken. This involves assessing the contents of plans to ensure that their policies and proposals maintain the integrity of Natura 2000 sites. The assessment must determine whether the plan would adversely affect the nature conservation objectives of each site. Where negative effects can be identified, other options should be examined to avoid any potential damaging effects.
- 6.2 The application of the precautionary principle through the Habitats Directive means that plans can only be permitted once it is shown that there will be no adverse effect on the integrity of any Natura 2000 sites. In the rare case of there being no alternatives available or over-riding reasons of public interest why a plan needs to be implemented, plans that do have negative impacts may still be approved.

## 7. Screening for Appropriate Assessment

- 7.1 The first stage in carrying out an Appropriate Assessment for the Habitats Directive is screening, by determining whether the plan is likely to have any significant effect on a European site, either alone or in combination with other plans and projects.
- 7.2 The Neighbourhood Plan will be in general conformity with Core Strategy which itself was screened for Appropriate Assessment. The screening process for the Milton Keynes Core Strategy demonstrated that Milton Keynes lies in an area void of any Natura 2000 sites. The nearest European site is the Chiltern Beechwoods to the south of the Borough although it was determined that the site would not be affected by Milton Keynes planning policy due to the distance of the site from Milton Keynes and there being no obvious impact pathways.
- 7.3 However, it was determined that there were two sites which could potentially be affected by the Core Strategy, and other Local Development Documents, due to the pathway provided by the River Great Ouse (which feeds in to Natura 2000 sites). These sites were:
- **Ouse Washes SPA /SAC-** The SPA designation is due to the site's importance as an internationally important assemblage of birds. The presence of the spined loach (*Cobitis taenia*) – the clear water and abundant macrophytes, is particularly important in the Counter Drain, and a healthy population of spined loach is known to occur

- **Portholme SAC-** It is the largest surviving traditionally-managed meadow in the UK, with an area of 104 ha of alluvial flood meadow. Supports a small population of fritillary *Fritillaria meleagris*.

7.4 As a result of the screening process it was concluded that:

- The impact of the Core Strategy on water flow will not be significant primarily because Milton Keynes already has a comprehensive flood management system in place that has ensured the effective control of water flows, alongside the continued growth of the city. The Core Strategy will include a continuation of this approach which, informed by the emerging Water Cycle Strategy, will ensure continued effective management of the flow of water into the Great Ouse from Milton Keynes.
- The Growth Strategy developed for the city has used flood risk maps as a key constraint to directions for growth. As such, the broad locations for growth to be identified in the Core Strategy are away from flood risk areas, further reducing the potential of the plan to have a significant impact on water flow.
- In combination with other proposals in the wider Milton Keynes/South Midlands area, it is noted that the majority of proposals affect the River Nene Catchment area (in the case of Northampton) and ultimately the Thames for Aylesbury Vale.

7.5 Considering the above factors, it was concluded Appropriate Assessment for the Core Strategy was not required. The full screening report is available from:

<http://www.miltonkeynes.gov.uk/planning-policy>

7.6 Since the Appropriate Assessment was undertaken for the Core Strategy, the Upper Nene Valley Gravel Pits have been granted Special Protection Area status. As with the Ouse Washes SPA/SAC and the Portholme SAC, due to the connection with the River Ouse, development in Milton Keynes could have an impact on the SPA. However, for the same reasons as set out above in paragraph 7.4, it is assessed that any development in Milton Keynes would be unlikely to have a significant effect on the new SPA. Therefore, given that the scope of development in the Stantonbury Neighbourhood Plan is unlikely to extend beyond that of the Milton Keynes Core Strategy, it is concluded that the Nene Valley Gravel Pits SPA is also unlikely to be significantly affected by the Neighbourhood Plan.

7.7 An Appropriate Assessment has recently been published for the emerging Plan:MK ([http://miltonkeynes.objective.co.uk/portal/planmk/plan\\_mk\\_submission/planmk\\_sa\\_hra?pointId=1510067377589](http://miltonkeynes.objective.co.uk/portal/planmk/plan_mk_submission/planmk_sa_hra?pointId=1510067377589)) which covers the period to 2031. This considers the impact of the emerging Local Plan on the Upper Nene Valley Gravel Pits SPA and concludes that “development in the Milton Keynes Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in combination with other plans and projects. These conclusions are based on the findings of the AA screening which concludes that no Natura 2000 sites are located within the district and no impact pathways have been identified linking Natura 2000 sites outside of the district e.g. Upper Nene Valley Gravel Pits SPA/Ramsar to development within Milton Keynes Borough. Therefore an Appropriate Assessment is not required.”

## 8. Appropriate Assessment Conclusion

8.1 Given the role of Neighbourhood Plans and the scale of development likely to be proposed in the Stantonbury Neighbourhood Plan, it is considered that Appropriate Assessment of the plan is not required.

**9. Contact**

Further information can be obtained from:

Development Plans  
Planning and Transport  
Civic Offices  
1 Saxon Gate East  
Central Milton Keynes  
MK9 3EJ

W: [www.miltonkeynes.gov.uk/planning-policy](http://www.miltonkeynes.gov.uk/planning-policy)

T: 01908 252358

E: [neighbourhoodplanning@milton-keynes.gov.uk](mailto:neighbourhoodplanning@milton-keynes.gov.uk)

Appendix 1 – map of the Stantonbury Neighbourhood Plan designated area

