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From:

Date:

Planning objection - Application no 16/02106/out (Proposed development of up to 150 dwellings on land adjacent to Castlethorpe Road, Hanslope)

Dear Sir,

I would like to object to the proposed planning application to build up to 150 homes in the agricultural field behind Western Drive, Hanslope/adjacent to Castlethorpe Road, Hanslope.

Character of the village and local amenity

The National Planning Policy Framework states that in rural areas planners should take account of the character of different areas, recognising the intrinsic beauty of the countryside. This location offers outstanding views across the Tove valley that can only be seen from the footpath bordering Castlethorpe Road; building any houses here would block this view from the general public. There is also the view back from the field, in question, to the historic heart of Hanslope, the Church of St James the Great, an iconic landmark, a great piece of heritage.

The proposed site is a local amenity crossed by many regularly used public footpaths. Walking around a housing estate will not provide the same level of healthy, peaceful calm and tranquillity as a walk across the field. The applicant's illustrative layout shows an area of grassland included in the scheme, but this is extremely small compared to the size of the amenity that would be lost.

The applicant claims that the proposed development is outside the current settlement boundary, so it therefore directly contravenes the policy in the current Hanslope Parish Plan, created by the village, for the village: Policy – There should be no housing development outside the village boundary. In the absence of any Neighbourhood Development Plan, the policies in the Hanslope Parish Plan must surely be upheld. The plan clearly states; 'For the avoidance of doubt, the intention is that the number of houses in the village should not increase beyond the present village or by building on agricultural land that is currently within the village or between the various parts of the village'. The action written into the Hanslope Parish Plan was that the Parish Council, Milton Keynes Council and our MP should reject any future proposed developments which contradict the policies laid out in the plan.

Infrastructure

The infrastructure in and around Hanslope is already heavily overworked. For example, the sewage treatment system to which the proposed estate would connect: the sewage pump regularly gets blocked causing sewage to overflow. The utilities which service Hanslope are badly in need of being upgraded. Most recently a number of mains electricity cables in Western Drive, needed to be replaced having been found to have degraded due to age. The village has only just been upgraded to fibre broadband, but this is only available to residents close to the exchange.

Security

The proposed access road and turning circle behind Western Drive will leave the backs of all of the adjacent properties exposed meaning that these properties are at risk from vandalism and other crimes. At the moment the village regularly suffers from acts of petty vandalism in and around the recreation

ground. The new areas of public land and school land proposed by the developer are more potential sites attractive to those intent on anti-social behaviour.

Land availability and use

There is an existing decision in place, in the latest (current) Hanslope Parish Plan: it states “Policy: **There should be no housing development on agricultural land**”. By allowing the applicant’s proposal to even be assessed for outline planning permission shows a complete disregard of Hanslope residents’ views – those residents are the ones who have been looking after and protecting the village from being spoiled by over-development for many years. To grant the applicant’s proposal would show that Milton Keynes Council views the profit of the few far higher than a countryside amenity enjoyed by many. The land is used for growing food crops and has been kept in good agricultural condition –the applicant should be requested to obtain a current Agricultural Land Classification in support of his planning application.

Disturbance, Noise and pollution nuisance

Any development will, by its very nature, cause noise and disturbance to those living nearby. A development of the size and scale proposed by the applicant will be a serious creator of noise, dust and general disturbance: it will ruin the tranquillity of the village that most residents cherish. The size of the proposed development also means that the nuisance, the hundreds, possibly thousands of lorry movements will persist for several months, potentially several years.

Highways and Travel

Travelling to and from the village has always been a challenge due to the narrow roads, on-street parking, infrequent public transport and large numbers of vehicles using the roads. The highways have not seen any investment for a considerable number of years. The applicant’s Transport Assessment Document states: “3.31 The estimated cycle time to Milton Keynes is approximately 40 minutes *with the majority of route on traffic free paths*. This is a *desirable and safe commute* for future residents of the development. “

That is simply not the case: the cycle route to Milton Keynes is anything but “traffic free” and is certainly anything but “safe”. Where are these “traffic free” paths? As stated in the Hanslope Parish Plan, Sustrans, the charity behind the national cycle network, said that “it was not the intention that a National Cycle route should pass along a road with almost 1000 vehicles an hour passing over it during any part of the day”.

The traffic data provided by the applicant uses a ‘peak’ of: “08:00 to 09:00 and 17:00 to 18:00”. By providing data that only starts at 08.00 the applicant is actually ‘avoiding’ the real morning peak travel time of 07.00 to 08.00. According to the Parish Plan of 2009, there were over 1100 vehicles recorded passing through the village in the 1.5 peak hour monitoring session: that is a huge number of vehicles for a village the size of Hanslope. As residents we know from experience that this situation has worsened and with this additional proposed development will be even worse still.

For all of these above reasons I would like to register my opposition to this planned development.

Yours,

Signature.....

Name (printed)