

Ms Nicola Thompson
Senior Planning Officer
Development Management, Planning and Transport
Milton Keynes Council
Civic Offices, 1 Saxon Gate East
Central Milton Keynes MK9 3EJ

From: _____
Hanslope Resident (Delete as applicable)

Address: _____

_____ **Post Code:** _____

Date: _____

Planning objection to application no 17/00838/OUT

**Proposal: Outline planning application for the development of 200 dwellinghouses, with all matters reserved
At Land to the East of Eastfield Drive Hanslope**

Dear Ms Thompson,

I would like to object to the proposed outline planning application to build in excess of 200 homes in the agricultural fields to the east of Eastfield Drive Hanslope for the following reasons;

Planning Policy - Paragraph 14 of the National Planning Policy Framework states that there is "a presumption in favour of sustainable development". For plan making this means that the Local Plan should meet objectively assessed needs with sufficient flexibility to adapt to rapid change "unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this framework".

The proposed development is outside the settlement boundary so consequently directly contravenes the policy in the Hanslope Parish Plan (current documented Parish view on local Development and created by the village for the village). The policy states **There should be no housing development outside the village boundary**. The emerging result of the recent Neighbourhood Development Plan Survey perpetuates this opposition to large scale development outside the settlement boundary. The policies in the Hanslope Parish Plan must surely be upheld whilst the NDP is being finalised. The Parish 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 Parish Plan.

Traffic Generation, Pollution, Highway and Pedestrian Safety - The additional congestion created will be evident within the village and also at key junctions. The junctions of Long Street and Eastfield Drive, the junction of Gold Street and Castlethorpe Road, into and through Castlethorpe, into and through Haversham, across the Station Road causeway and the junction of Yardley Road and the A508 will become even more congested at peak times. There is already an uncontrolled increase in HGV traffic along the rural roads leading to and through Hanslope due to the proliferation of new farm based industrial units. The inclusion of the construction traffic over at least 2 if not 3 years will cause unacceptable congestion and damage to rural roads and infrastructure and unacceptable disturbance to residents in Hanslope and the communities leading to Hanslope.

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 significant investment for at least fifty years. The Village has for some time experienced unacceptable traffic jams during peak hours. This will only get worse with significant movement of vehicles from the proposed site straight onto Newport Road and to Eastfield Drive, a narrow estate road. According to the Parish Plan of 2009, there were over 1100 vehicles recorded passing Long Street Road into Gold Street in 90 minutes at peak time: 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 together with the new developments already agreed or currently under discussion, any additional proposed development will significantly increase both congestion and air pollution.

Infrastructure - The infrastructure in and around Hanslope is already heavily overworked. Mains water pressure regularly drops to below acceptable levels in the village, especially during peak usage hours. There are still power outages or drops in voltage to mains electricity supplies. There is doubt as to the size and suitability of the sewer system throughout the village and whether it could cope with the effluent from the additional housing. The impact of this proposed development cannot be considered in isolation. With the approved developments for 150 dwellings off Castlethorpe Road (16/02016/OUT) along with 12 dwellings on the opposite side of Long Street Road (16/02871/REM), this development of more than 200 additional houses would bring about an increase of over 30% on current dwellings in Hanslope. The increase in the population of the village will have a substantial impact upon the doctor's surgery and the village school, which is already full to capacity.

Character of the village and local amenity - The proposed siting of the development is particularly ill-considered; it is on a Greenfield site frequently used by many villagers for recreation, horse-riding and walking dogs. Building here would both diminish this amenity along with the expansive open views from the village across the fields to Salcey Forest

Land availability and use - There is an existing decision in place, in the 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 the views of Hanslope residents, who for many years have been the guardians of the Village and local community. 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 which also allows for natural water runoff - the applicant should be requested to obtain a current Agricultural Land Classification in support of his planning application.

Nature Conservation - The proposed development land is currently used for agriculture and therefore attracts wildlife which flourishes in this type of landscape. The fields also provide open land suitable to the local population of birds of prey and this will be lost; a housing estate will not provide the same environment and habitat. Previous applications (e.g. the wind turbine) have identified the presence of a number of bat species foraging and commuting within and adjacent to the proposed development site. All species of bat and their roost sites are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2012 (as amended). All bats are therefore European Protected species. Previous applications (e.g. the wind turbine) have identified the presence in the area of a number of bird species which are Red-listed Birds of Conservation Concern and Species of Principle Importance as identified through the NERC Act 2006. The removal of this habitat as part of the development will have a detrimental effect on protected species.

I recognise that the village of Hanslope has to accept sustainable development but I would argue that the benefits of such a large scale proposal are demonstrably outweighed by the adverse impact the proposal would have on the village and residents. Please register my opposition to this outline planning application and proposed development.

Yours sincerely,

Signature: _____ Name: (Printed) : _____