

HAVERSHAM-CUM-LITTLE LINFORD
NEIGHBOURHOOD PLAN
2016 - 2031

JULY 2022

BASIC CONDITIONS STATEMENT

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under the Neighbourhood Planning (General) Regulations 2012 (as amended)

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1.INTRODUCTION

1.1 This statement has been prepared by Haversham-cum-Little Linford Parish Council ("the Parish Council") to accompany its submission of the Haversham-cum-Little Linford Neighbourhood Plan ("the Neighbourhood Plan") to the local planning authority, Milton Keynes Borough Council ("Borough Council"), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ("the Regulations").

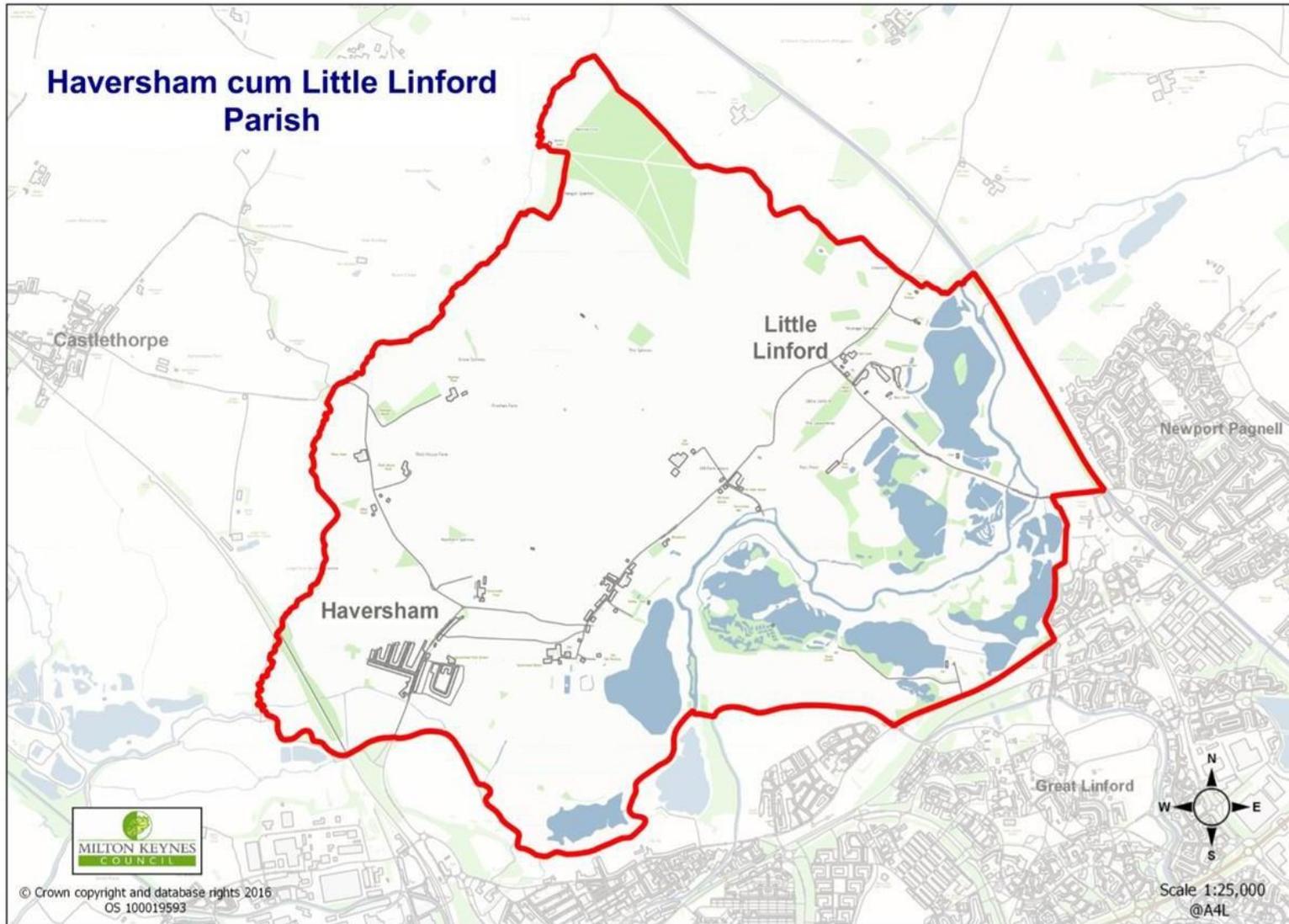
1.2 The Neighbourhood Plan has been prepared by the Parish Council, the 'Qualifying Body', for the Neighbourhood Area ("the Area"), which coincides with the boundary of the Parish of Haversham-cum-Little Linford shown on Plan A below. The Borough Council designated the Area in February 2017.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is from 2016 to 2031, which corresponds with the adopted Plan:MK. This will enable the two plans to neatly operate alongside each other and to be monitored and reviewed on a similar timeframe.

1.4 The statement addresses each of the four 'Basic Conditions', which are relevant to this plan, required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the Conditions if:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- b) (Not relevant for this Neighbourhood Plan),
- c) (Not relevant for this Neighbourhood Plan),
- d) The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- e) The making of the Neighbourhood Development 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),
- f) The making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations.



Plan A: The Designated Neighbourhood Area

1.6 The responsibility for determining if a Neighbourhood Plan has had regard to national policy and is in general conformity with strategic policy rests with a combination of the qualifying body, the local planning authority and the independent examiner (Planning Practice Guidance §41-070 and §410-074). Case law, established in the Tattenhall Neighbourhood Plan in 2014 (see §82 of EWHC 1470) but endorsed by the Courts on a number of occasions since, makes clear that:

“... the only statutory requirement imposed by Condition (e) is that the Neighbourhood Plan as a whole should be in general conformity with the adopted Development Plan as a whole ... any tension between one policy in the Neighbourhood Plan and one element of the ... Local Plan (is) not a matter for the Examiner to determine.” (our emphasis)

1.7 The case acknowledged that there will often be tensions between different strategic policies when considered against the non-strategic policies of a specific local area covered by a Neighbourhood Plan. It sensibly concluded that such tensions can only be resolved by the qualifying body using its planning judgement to strike an appropriate balance across the plan as a whole. The examination tests the extent to which the qualifying body as exercised its judgement in a reasonable way. The fact that the local planning authority, in its representations on the plan, indicates that it would strike the balance differently, does not disable the qualifying body from doing so.

1.8 It is noted that the case law has not yet explicitly established the same principle for Condition (a) in respect of the regard to national policy, but it seems reasonable to expect the Courts would reach the same conclusion, given there will also be a range national policies influencing plan making, and that some of those policies may also be in tension. It is therefore expected that the examination of this Condition will take the same approach as Condition (e).

1.9 For these reasons, sections 3 and 5 of this Basic Conditions Statement highlight how policies of the Neighbourhood Plan are considered to meet Conditions (a) and/or (e), explaining how the qualifying body has exercised its judgement in those cases “where different parts of national policy need to be balanced” (§070) and how it has taken into account the criteria of §074 on general conformity. Finally, it explains how the Neighbourhood Plan as a whole meets Conditions (a) and (e).

1.10 The Parish Council is also mindful of the Levelling Up and Regeneration Bill placed before Parliament in May 2022. The Bill proposes to make changes to both the development plan and management system. It indicates that there is a future for neighbourhood planning in that system. Once the Bill has received Royal Assent and the associated regulations and changes to national policy are in place, necessary amendments to the proposed policy provisions will be considered in a first review of the made Neighbourhood Plan.

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in 2017. With the encouragement of the Borough Council to local communities across the borough to prepare Neighbourhood Plans, the key driver of this decision was a sense of wanting to plan positively for the future of the Parish.

2.2 A steering group was formed comprising residents and Parish Council representatives. The group has been delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre-Submission plan in March 2022 and the Submission Plan now.

2.3 The Parish Council has consulted local communities extensively over the duration of the project. It has also sought to work closely with officers of the Borough Council to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the Local Plan. The nature and outcome of these various publicity and consultation exercises are set out in the separate Consultation Statement.

2.4 A schedule of the policies showing the position of the District Council in respect of whether or not in its planning judgement each policy meets the basic conditions is included in Section 5 below as an equivalent to a 'statement of common ground' for the benefit of the examiner. In this respect, the Parish Council acknowledges that the Planning Practice Guidance (§41-053) states that "it is only after the independent examination has taken place and after the examiner's report has been received that the local planning authority comes to its formal view on whether the draft neighbourhood plan meets the basic conditions."

2.5 However, the Parish Council is also mindful that, once submitted for examination, it has no further opportunity to modify the Neighbourhood Plan, other than through its withdrawal and resubmission. Further, S12(4) of Schedule 4B of the Town & Country Planning Act 1990 defines the local planning authority as the decision maker in respect of determining if the basic conditions have been met in order to make a neighbourhood plan, with modifications to the submitted plan as necessary. But the Planning Practice Guidance regards the task of arriving at a planning judgement to be shared by the local planning authority, the qualifying body and examiner during the examination, in collectively considering if the basic conditions have been met (§41-070 and §41-074).

2.6 In which case, it is vital that both the qualifying body and the examiner are left in no doubt of the position of the local planning authority at the examination stage. But it is also important that the examiner's position is also properly understood, most especially if the examiner intends to come to a different planning judgement to that of the local planning authority and the qualifying body. In this regard, the Parish Council notes the advice to the examiner in §2.9.6 of the NPIERS 'Guidance to service users and examiners'

(2018) in respect of the standard of proof that the examiner must apply in reaching a planning judgement and in its §2.14.1 in respect of the requirement for accuracy, clarity and simplicity.

2.7 The Neighbourhood Plan contains 12 land use policies (HLL11 – HLL12), which are defined on the Policies Map where they apply to a specific part of the Area. The Plan has deliberately avoided containing policies that duplicate adopted development plan policies or national policies that are already used to determine planning applications in the Area. The policies are therefore a combination of site-specific allocations or other proposals and of development management matters that seek to refine and/or update existing policies to secure their specific application to this Parish.

3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The NPPF was first published in 2012 and subsequently revised during the project in February 2019, and again in 2021. It is this latter version that has guided the preparation of the Neighbourhood Plan and this Statement includes references to that latest version in this section. In overall terms, there are five NPPF paragraphs (§13, §18, §28, §29, §31) that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

3.2 The Parish Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in local plans ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13). It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§28). In this regard, the NPPF provisions of meeting local housing needs as per §66 and §67 is therefore relevant to this Neighbourhood Plan and the Borough Council has confirmed that the “indicative housing requirement figure” for the Parish is 1. The Neighbourhood Plan does “not promote less development than set out in the strategic policies for the area or undermine those policies” (§29). And finally, The Plan is “underpinned by relevant and up-to-date evidence” (§31). This is considered to be “adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take(s) into account relevant market signals” (§31).

Specific Paragraphs

3.3 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	NPPF Ref.	Commentary
HLL1	Settlement Boundaries	16, 78, 79	<p>The convention of settlement boundaries is provided for in strategic policy (Policy DS2) of the development plan. The policy defines a new settlement boundary at Old Haversham, following the conventions set out in the most recent Borough Settlement Boundary Study in 2017, and accommodates the proposed allocation of Policy HLL2. It makes no changes to the settlement boundary of New Haversham but includes it for completeness. This brings clarity and removes ambiguity, so it is evident how a decision maker should react to development proposals, as per §16.</p> <p>The settlement boundaries, and proposed allocation, allow for a scale of development and infilling that is consistent with the status of the Parish in the hierarchy, as set out in the development plan, and provides opportunity for the villages to grow and thrive that is considered will help to enhance and maintain their vitality. As a rural area, the policy is responsive to local circumstances and supports a new housing development and infill in Old Haversham, and infill development in New Haversham, that reflects local needs. It is therefore consistent with the aims of §78 and §79 in these respects.</p>
HLL2	Housing Development	16, 31, 56-58, 62, 67, 69-70, 78, 100, 105-106, 114, 126 - 127, 152, 179, 185, and 194	<p>The Borough Council's approach to new development in villages and other rural settlements places an emphasis on neighbourhood plans. To that end it has confirmed that the 'indicative housing figure' for the designated neighbourhood area is 1 (§67).</p> <p>The policy allocates 1 Ha of land for a modest residential scheme to deliver approximately 16 new homes, meeting and exceeding the 'indicative housing figure' in order to engage the provisions of §14b in situations where the presumption applies. To respond to the location of the settlements in a rural area, particular consideration was given to small and medium-sized sites suitable for housing in the area in accordance with §69a, §70, and §78 on small and medium-sized sites and responding to local circumstances. It is recognised that the opportunities to maximise sustainable transport solutions is limited in this rural location and proposals for significant development have therefore been avoided (§105). The Parish Council continues to support the Borough Council in rural sustainable transport initiatives, such as MK Connect, a Demand Responsive Transport service operating in the area from April 2021 (106b).</p>

			<p>The precise housing mix and tenure is left to Borough Council policies; however the policy encourages a starting point for the mix and tenure of new homes for smaller homes suitable for downsizers to start to meet local need for different groups in the community, in line with §62 and §78.</p> <p>The policy also identifies key (but not all) development and design principles that are required to be addressed in subsequent planning applications if those proposals are to secure the benefit of being in conformity with the development plan. They may form planning conditions and obligations and the landowner has agreed that such principles are necessary, relevant and reasonable, as per §56 - §58. In doing so, the landowner has confirmed that the allocation policy is considered viable and so no separate viability assessment has been necessary.</p> <p>The site assessment process (set out in detail in the separate Site Assessment Report) has gathered and analysed relevant, up-to-date and proportionate evidence from the land interests and other sources (§31). It focussed on essential evidence, which included an informal environmental assessment and a Strategic Environmental Assessment focussing on heritage that has been synchronised with the site assessment process, as per the Regulations, Planning Practice Guidance and §32.</p> <p>Although many of the policy provisions repeat those of national and strategic policy, such as on digital infrastructure (§114), low carbon futures and surface water flood risk (§152) ground conditions and pollution (§185), ecological networks (§179), archaeological interest (§194), it is intended to draw attention to specific matters and is not therefore an unnecessary duplication (§16).</p> <p>In respect of contributing to and enhancing the natural and local environment, the mitigation strategy includes having regard to the wider landscape character in the layout and heights of buildings, retaining existing landscape features as well as new planting, and delivering a measurable 'net gain' in general biodiversity value on the site (§179).</p> <p>The policy also makes provision for new green infrastructure, in particular protecting public rights of way, to continue to provide a connection to the countryside, and the neighbouring settlement of New Haversham, as part of the mitigation strategy (§100).</p> <p>The policy also acknowledges that good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable</p>
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			<p>to communities. Being clear about design exceptions, and how these will be tested, is essential for achieving this (§126). The policy therefore includes clear design expectations and the local community have been engaged in the process of finalising it (§127).</p> <p>In summary, the policy seeks to balance the objective of maximising sustainable transport solutions with that of supporting housing developments that reflect local needs. The NPPF recognises that such opportunities will vary between urban and rural areas, and this has been taken into account here. The Parish Council has attributed very substantial positive weight to delivering new open market and affordable homes that will go some way in addressing local need. They attribute moderate positive weight to the delivery of biodiversity net gain, and green infrastructure including sustainable drainage systems.</p> <p>In terms of adverse effects, the majority of the effects of the development have been satisfactorily mitigated through policy provisions which will be assessed in detail at the planning application stage. For the remaining residual effects, Parish Council attributes moderate adverse weight to the net additional traffic effects of development in this rural area and minor adverse weight to the residual effects of development on the wider landscape character.</p> <p>As a result, the Parish Council consider the positive provisions of this policy outweighs its harm.</p>
HLL3	First Homes Exception Sites	72	<p>Planning Practice Guidance allows for First Homes Exception Sites to come forward on unallocated land outside of a development plan. Planning Practice Guidance also makes provisions for neighbourhood plans to define the meaning and application of 'proportionate in size' which the policy does, and the supporting text of the policy details the approach taken. In essence the policy reflects the spirit and intention of §72 on entry-level exception sites which the First Homes exception sites product will effectively replace.</p>
HLL4	Zero Carbon Buildings	56, 152, 154, 157	<p>This policy is a local response to a global challenge, the local community being convinced by the international evidence that ensuring zero carbon building performance through the PassivHaus standard is the most simple and cost-effective approach to take. In doing so, it is consistent with the aims and provisions of §152, §154 and §157. It is inspired by innovative development plan making work in other parts of the country that has demonstrated this type of provision is necessary and possible in managing development proposals until national policy provisions are implemented. Its provision for post-occupancy evaluation of</p>

			buildings constructed outside of the standard is consistent with PINS model conditions of this type and is therefore considered in line with the use of planning conditions, as per §56.
HLL5	High Quality Design	127- 129	'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development' (§127). The policy seeks to bring 'clarity about design expectations' within the main settlements (§128). The specific matters included in the policy 'provide a local framework for creating beautiful and distinctive places' to deliver a 'consistent and high quality standard of design' (§128). More generally, the policy approach follows that of the National Design Guide and National Model Design Code in identifying those key attributes in the built-up areas that contribute to defining the essential character of each (§129).
HLL6	Non-Designated Heritage Assets	203	This policy identifies a number of local heritage assets to engage the provisions of §203. They have been derived from the Character Assessment which describe the value of each asset carried out as part of the preparation of the neighbourhood plan.
HLL7	Local Green Spaces	101	This policy designates Local Green Spaces having taken into the criteria in §102. It is consistent with planning for sustainable development and of enduring beyond the plan period as Policies HLL1 and 2 makes provision for development of a scale that is in line with strategic policy. The owners of the land proposed for designation have been notified of this intention and given the opportunity to make representations in line with the advice set out in the Planning Practice Guidance.
HLL8	Walking, Cycling and Equestrian Routes	100, 104	The policy requires that transport issues are considered from the earliest stages of development proposals so that opportunities to promote walking, cycling and public transport use are identified and pursued. The policy is therefore consistent with §104 in this respect. It also seeks to improve the use of public rights of way to encourage walking cycling and horse-riding in the Parish, as per §100.
HLL9	Green and Blue Infrastructure	174, 179	The policy contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures through identifying, mapping and safeguarding these components. It is therefore consistent with the aims of §174 and §179 in these respects.
HLL10	Important Views	174	The Parish does not lie within a designated landscape, but, as shown in the evidence base of the Plan, there are some demonstrable physical attributes within the surrounding

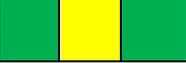
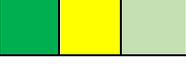
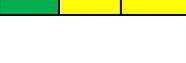
			landscape that are special in framing views between, from and to the settlements that are above the norm in defining its rural character. In recognising the local status of the policy, it does not seek to prevent any development as a matter of principle, but rather requires development proposals to avoid unnecessary harm by way of their height, massing or obstructive location.
HLL11	Local Community Uses and Public Houses	93	This policy seeks to protect popular and cherished social, recreational and cultural facilities across the Parish whilst supporting those facilities to develop and modernise providing it does not result in the unnecessary loss of valued facilities in line with §93.
HLL12	Managing Road Safety	104	Walking, cycling and riding are very popular in the Parish, but its lanes are increasingly busy with through traffic, which also creates safety concerns. Although only small infill (or a rural exception site or first home exception site) schemes will be appropriate in the Parish, there may still be opportunities for those proposals to contribute to the goal of managing traffic speeds in the settlements, depending on their location, as per §104.

3.5 It is considered that all the policies have had full regard to national policy. One policy – HLL2 – engages two national policies that are in tension (rural housing growth versus maximising sustainable transport solutions) requiring the Parish Council to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (a).

4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 As a Strategic Environmental Assessment Report of the Neighbourhood Plan has only been required in relation to heritage, the Statement sets out in Table B below how each of the policies contribute to the achievements of sustainable development. It does so by identifying the potential of each policy to lead to significantly positive (dark green), moderate positive (light green), neutral (yellow), moderate adverse (light red) or significant (dark red) adverse effects, taking into account the proposed mitigation measures.

Table B: Neighbourhood Plan & Sustainable Development					
Policy		Social	Economic	Environmental	Commentary
HLL1	Settlement Boundaries	Light Green	Yellow	Yellow	The policies will have positive social effect by containing and managing the sustainable infill growth of the Parish settlements. The containment of the villages will ensure that their historic rural character, and the surrounding landscape, will be protected to avoid causing a negative environmental effect. Its economic effect is neutral.
HLL2	Housing Development	Light Green	Yellow	Yellow	
HLL3	First Homes Exception Sites	Light Green	Yellow	Yellow	
HLL4	Zero Carbon Buildings	Light Green	Dark Green	Dark Green	The policy will have a significant positive environmental effect in maximising the zero-carbon performance of all new buildings. It will have moderate social and economic effects in the ongoing financial savings to the building (residential and commercial) occupiers in energy costs.
HLL5	High Quality Design	Light Green	Yellow	Dark Green	

			The policy will have a significant positive environmental effect and a moderate social effect in conserving the essential character of the village, and some of its history (especially that of its Listed Buildings), which local people care about. Its economic effect is neutral.
HLL6	Non-designated Heritage Assets		The policy will have a significant positive environmental effect and a moderate social effect in ensuring that features of local historic and/or architectural value are understood and kept as far as possible in new development proposals as part of retaining the character of the Parish, for the enjoyment of the local community. Its economic effect is neutral.
HLL7	Local Green Spaces		The policy will have a significant positive social effect in protecting a range of publicly accessible open spaces within the villages from inappropriate development. The policy will have a moderate environmental effect in as some but not all the spaces have some environmental (e.g. biodiversity, heritage) value. Its economic effect is neutral.
HLL8	Walking, Cycling and Equestrian Routes		The policy will have significant positive social effects in encouraging healthier lifestyles by walking and cycling and to a lesser extent reducing traffic to improve air quality. Its economic effect is neutral.
HLL9	Green and Blue Infrastructure		The policy will have a significant positive environmental effect in ensuring that development proposals contribute to the multi-functional roles of green and blue infrastructure assets including their recreational, ecological and climate change roles. It will have moderate social effect as the network comprises a range of publicly accessible spaces that will benefit from the policy provisions. Its economic effect is neutral.
HLL10	Important Views		The identified views play a part in defining the character of the Parish for the enjoyment of the local community. There are no adverse social or economic effects as the policy does not prevent development but seeks to ensure its design does not harm the character of a view.
HLL11	Local Community Uses and Public Houses		The policy will have a significant positive social effect in protecting the range of community facilities that are well used and cherished by the village communities. Its economic and environmental effects are neutral although retaining facilities will avoid having to travel elsewhere.
HLL12	Managing Road Safety		The policy will have significant positive environmental and social effects in improving the walking, cycling and recreation environment by seeking to secure safe and pleasant surroundings free from speeding traffic. Its economic effect is neutral.

4.2 The cumulative effect of the policies will be to make very significant positive differences to the quality of the local environment, with the benefits they will deliver for people living in the Parish. The economic effects are mostly considered to be neutral and national and strategic policy provisions will continue to apply in this respect. There are many, much larger and far better-connected neighbourhoods in this area that are more sustainable locations for future significant housing and economic growth schemes (and where there will be many more opportunities to reuse brownfield land for these purposes).

5. CONDITION (E): GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of the development plan for Milton Keynes Borough, that is the adopted Local Plan ('Plan:MK'), the Site Allocations Plan (although none of its policies are applicable to the parish), the Minerals Local Plan adopted in 2017 and the Waste Local Plan adopted in 2008, taken as a whole. However, the Parish Council has been very mindful that there is a need for an immediate review of Plan:MK which is currently in its very early stages. The adopted MK Futures 2050 Strategy is a non-statutory framework for the longer-term spatial development of Milton Keynes which will inform the Plan:MK Review.

5.2 In accordance with Planning Practice Guidance (§ 41-009), this Statement does not seek to demonstrate general conformity with the policies of the emerging Local Plan, which in any event is too early in its preparation to be of any help. However, it is noted that the proposals and evidence base for the adopted MK Futures 2050 Strategy may be used to inform the Neighbourhood Plan. This is especially important as the Parish Council seeks to fill the vacuum of meaningful, up-to-date planning policy and to re-assert the value of the plan-led system for as long as it takes the Borough Council to undertake its review of Plan:MK.

5.3 Plan:MK defines Haversham as a 'Village and Rural Settlement' in the settlement hierarchy of the borough. The approach to new development places an emphasis on neighbourhood plans. It specifically encourages the preparation of neighbourhood plans at such villages where it is considered that new growth will be planned for through infill, conversions and small to medium scale development within rural settlement appropriate to size through allocations in neighbourhood plans. An assessment of the general conformity of each policy is contained in Table C below.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & Refs	Commentary
HLL1	Settlement Boundaries	<p>This policy reasserts the settlement boundary of Plan:MK at New Haversham and draws a new settlement boundary at Old Haversham which also makes provision for the Policy HLL2 housing development allocation, which is considered to be in accordance with Policies DS1 and DS2 of Plan:MK, which establishes the rural strategy for the district. Whilst Policy CT2 of Plan:MK requires proposals to minimise the need to travel, Policy DS1 identifies the village as a 'Village and Rural settlement' and where, as provided for by Policy DS2, small to medium-scale development through neighbourhood plan allocations and sensitive infill within defined settlement boundaries is appropriate.</p> <p>The settlement boundary has been drawn using the conventions set out in the Milton Keynes Settlement Boundary Study 2017 with the exception of using the 1995 settlement boundaries as a starting point as there is no pre-existing boundary in this location. The policy diverts to existing strategic policy provision on managing proposals in the open countryside, which specifically engages the provisions of Policy DS5 of Plan:MK amongst others.</p> <p>As a result, the Parish Council considers that the policy is in general conformity with the development plan, as a whole.</p>
HLL2	Housing Development	<p>This policy allocates land for approximately 16 new homes on land within the defined settlement boundaries of Policy HLL1. Whilst Policy CT2 of Plan:MK requires proposals to minimise the need to travel, the policy is in accordance with Policy DS2 of Plan:MK in terms of small to medium scale development consistent with the size of the village and its position in the settlement hierarchy established by Policy DS1 of Plan:MK. The majority of the key development principles defaults to the provisions of Plan:MK drawing attention to local evidence/ information.</p> <p>As a result, the Parish Council considers that the policy is in general conformity with the development plan, as a whole.</p>
HLL3	First Homes Exception Sites	<p>There are no strategic policies relating to defining what 'proportionate in size' means for First Homes Exception Sites, and the Borough Council's First Homes Policy Position Statement defaults to national planning practice guidance provision on this matter. However, the policy is considered to reflect the spirit and intention of Policy HN10 on Rural Exception Sites of Plan:MK.</p>

HLL4	Zero Carbon Buildings	This policy complements some, and replaces other, parts of Policy SC1 on Sustainable Construction of Plan:MK to bring this policy context up to date with contemporary thinking and national policy provisions for tackling climate change through the energy performance of new buildings. In those respects, SC1 is significantly out of date.
HLL5	High Quality Design	The policy refines Plan:MK Policies D1- D3, and D5 on achieving high quality design by identifying local context and specific design features of the settlements in the Parish.
HLL6	Non-Designated Heritage Assets	This policy aids the implementation of Plan:MK Policy HE1 on heritage, which seeks to protect, conserve and enhance heritage assets, including non-designated assets.
HLL7	Local Green Spaces	This policy complements Plan:MK Policy L2 in protecting open space, as that policy makes no reference to Local Green Spaces.
HLL8	Walking, Cycling and Equestrian Routes	The policy refines Plan:MK Policies CT2 and CT3 by providing a local element to its provisions.
HLL9	Green and Blue Infrastructure	This policy refines Local Plan Policies NE1 and NE3 – NE4 in relating its broad natural environment principles to this Parish.
HLL10	Important Views	This policy refines Plan:MK Policy NE5 in relating its broad landscape character principles to this Parish.
HLL11	Local Community Uses and Public Houses	This policy refines Plan:MK Policies CC3 and L2 in defining those facilities in the Parish to which those policies apply.
HLL12	Managing Road Safety	This policy refines Plan:MK Policy CT2 in providing a means by which traffic management effects and measures are tackled and invested in by development proposals in this Parish.

5.20 It is considered that all the policies are in general conformity with the strategic policies of the adopted development plan. Where two or more strategic policies are in tension, notably in respect of policies HLL1 and HLL2, the way in which the Parish Council has come its judgement on how to strike a balance between them is explained in full above. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).

6. CONDITION (F): COMPATABILITY WITH EU LEGISLATION

6.1 As noted in Section 4, the Borough Council provided a screening opinion that has determined that a Strategic Environmental Assessment (SEA) is required in respect of heritage matters, following consultation with statutory bodies, as per Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended). A draft SEA was published alongside the Pre-Submission Neighbourhood Plan in accordance with the Regulations following a scoping exercise as per the Regulations and a final version has been prepared to assess the provisions of Submission Neighbourhood Plan. The final SEA concludes that the Neighbourhood Plan does not lead to any significant negative effects. The Parish Council Forum has therefore met its obligations in relation to the EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan.

6.2 The Parish Council has also met its obligations in relation to the habitat provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended)). In this regard, the Parish Council provided the Borough Council with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required or to carry out the Appropriate Assessment if one was required. The Neighbourhood Area does not include, or is in close proximity to, any Nature 2000 sites and so the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

6.3 The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.