

HAVERSHAM-CUM-LITTLE LINFORD PARISH NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

September 2022



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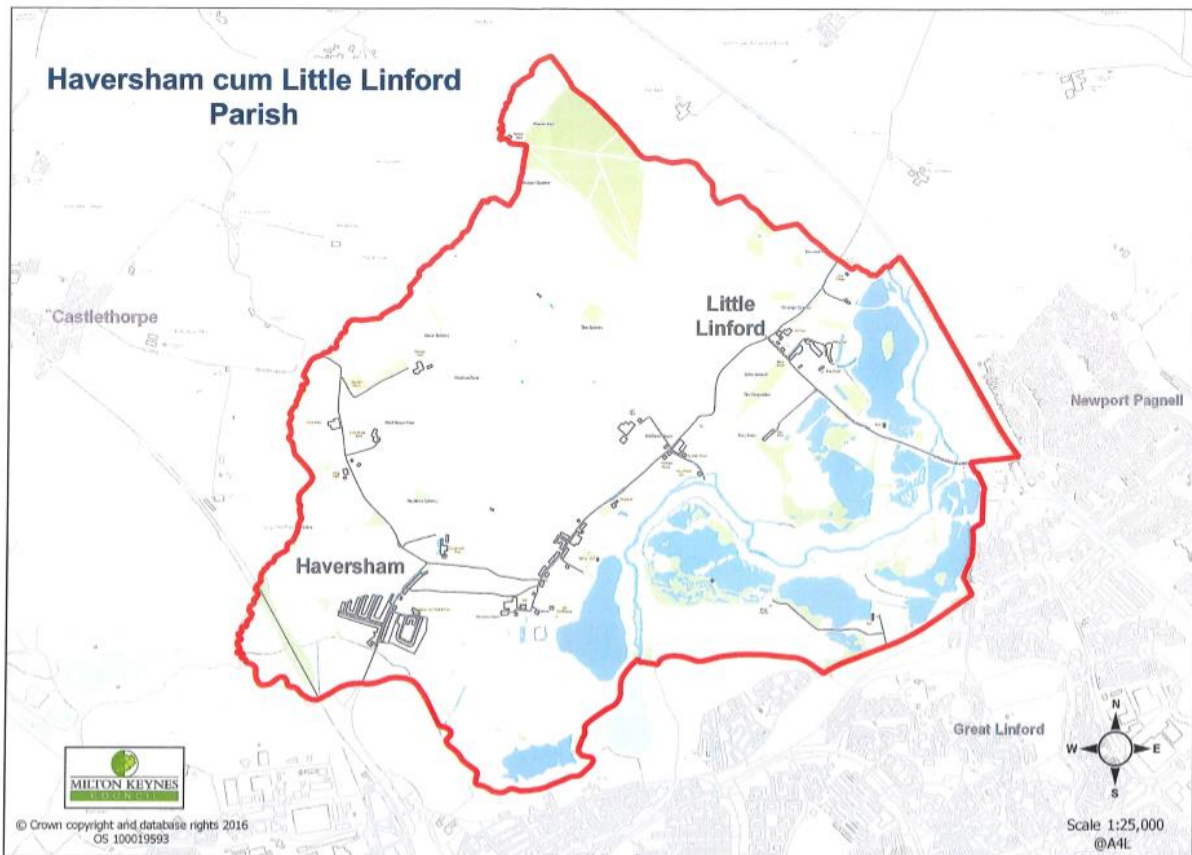
1. Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Haversham-cum-Little Linford Parish Neighbourhood Plan 2019 - 2031. The legal basis of this statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood Plan.

2. Neighbourhood Plan Area Designation

Haversham-cum-Little Linford Parish Council ('the Parish Council') has prepared a Neighbourhood Plan ('HcLL NP') for the area designated by the local planning authority (see Plan A below).



Plan A – Haversham-cum-Little Linford designated boundary.

3. The Consultation Process

TIMELINE OF EVENTS

The timeline of events below demonstrates the evolution of the Haversham-cum-Little Linford Neighbourhood Plan (NP) and the various consultation exercises undertaken during its development.

Ongoing communications and feedback has taken place throughout the development of the Neighbourhood Plan and despite the unwelcome challenges created by the Covid pandemic. The main methods of communication were:

- Public Meetings, both face to face and online as Covid risks dictated
- Information printed in the Haversham-cum-Little Linford (HcLL) Parish News Magazine, which is produced six times per year and distributed to each dwelling in the Parish.
- Regular updates have been published on the Parish Council website www.havershamtlinford.org/parish-council/neighbourhood-planning, which also includes a Frequently Asked Questions section.
- Parish Council meetings, which are open to the public, received and noted updates from its Neighbourhood Plan Steering Group throughout the process.

The Steering Group has also engaged with Milton Keynes Council (MKC) to seek advice and guidance through correspondence and face to face meetings.

2017

January 2017: The Parish Council applied to MKC, in accordance with the Neighbourhood Planning (General) Regulations 2012, to designate a Haversham-cum-Little Linford Neighbourhood Plan Area.

In accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012, as amended by Regulation 2 of the Neighbourhood Planning (General) (Amendment) Regulations 2015, MKC consulted residents and other interested stakeholders on this application. The Consultation ran for a 4 week period from 9 January to 6 February 2017.

Following a Neighbourhood Planning Officer decision on 8 February 2017, the area put forward by Haversham-cum-Little Linford Parish Council in their Neighbourhood Plan Area Application was approved as a Neighbourhood Plan Area.

Haversham-cum-Little Linford Parish Council engaged experienced neighbourhood planning consultants oneill homer to provide professional advice and support them in the preparation of the HcLL Neighbourhood Plan.

2018

Public Meeting

March 2018: A well-attended public meeting was held in the Haversham Sports and Social Centre on the evening of 14 March 2018 meeting as a first step in community awareness and information gathering for the neighbourhood planning process. Consultant Neil Homer and members of the Parish Council provided an outline of the process to those attending the meeting and the concerns raised by those attending were discussed.

Questionnaire 1 (June 2018)

June 2018: The Neighbourhood Plan Steering Group conducted a detailed paper-based survey of the residents in Haversham-cum-Little Linford Parish. The survey took the form of a questionnaire which was designed to find out what is important to the community in order to guide the Parish Council in the production of the Neighbourhood Plan.

334 households received two copies of the questionnaire and all residents aged 16 and over were invited to participate. The total number of questionnaires returned and analysed was 375. (Only one of these was downloaded from the website, the rest were returns of pre-printed copies.)

As close as it is possible to estimate, 257 households responded, with a rounded average of 1.5 questionnaires returned from each dwelling. This gives an estimated response rate of 77%. Responses were analysed and results published in August 2018 on the Parish Council website. The following documents related to this community questionnaire, are available to download from www.havershamtlinford.org/parish-council/neighbourhood-planning

- Report Questionnaire (June 2018)
- Appendix A Summary of Quantitative Responses
- Appendix B Individual Comments to Qualitative Questions
- Appendix C Neighbourhood Plan Community Questionnaire Document

With regard to the priorities indicated by the responses, the consultation established the community's order of priorities as follows:

1. Managing Traffic
2. Protecting Sensitive Landscapes
3. Avoiding Harm to Biodiversity
4. Protecting Agriculture
5. Protecting Characteristics of Current Settlement
6. Preserving Heritage
7. Preserving or Enhancing Community Facilities

2019

A visioning workshop was held on 23 January 2019 with consultants from oneill homer.

February 2019: Parishioners were invited to join the parish councillors working on the HcLL through an appeal in the Parish Magazine. Four Task Groups were set up, each with responsibility for gathering information in a particular area of community interest.

- Housing & Transport Task Group

- Environment & Design Task Group
- Community & Facilities Task Group
- Community Engagement & Communication

Each task group comprised a mix of parish councillors and parishioners who lived in different parts of the parish. At their first meetings, each group clarified their role and tasks.

May 2019: Each task group continued their research and work to formulate recommendations for inclusion in the HcLL NP.

The Environment and Design group undertook character appraisals of four distinct areas within the parish; Old Haversham; New Haversham; Little Linford and Mill Road.

The Housing and Transport Task Group recommended that a Housing Needs Survey should be undertaken in order to determine housing need and aspirations within the parish.

Housing Needs Survey

July 2019: A paper-based Housing Needs Survey (HNS) was undertaken across the parish. The survey was designed by researching questionnaires for similar parishes and with reference to consultant oneill homer. The purpose of the HNS was to collect parishioners' comments and identify potential need for future housing within the Parish.

211 responses were received and the outcome helped inform the Steering Group in their deliberations with regard to evaluating the selection of a housing development site. The resulting report and analysis, titled **Final Housing Needs Survey Report**, can be found on the Parish Council website www.havershamltlinford.org/parish-council/neighbourhood-planning

The Steering Group continued to meet, identify evidence gaps and prepare policies for the HcLL NP throughout the year.

November 2019: A 'Call for Sites' letter was sent to all landowners adjoining the existing settlement areas of New Haversham and Old Haversham. 28 such sites were initially identified.

The landowners were asked if they had any interest in putting land forward as a possible site for development in the HcLL NP.

Criteria for acceptable sites based on the resident consultations were prepared by the Steering Group with support from consultant oneill homer. These were included in the 'Call for Sites' letter. The criteria for the type of land required were:

- Small in size
- Would include predominantly affordable housing.
- Will preserve the character of the village.
- Will preserve local biodiversity.
- Will not significantly worsen the existing traffic congestion.
- Will deliver low energy, low water use, low carbon footprint.

The Call for Sites Letter can be found on the Parish Council website www.havershamltlinford.org/parish-council/neighbourhood-planning

2020

January - March 2020: The Steering Group considered responses received from the Call for Sites.

11 sites were put forward by landowners. Two sites were deemed illegible as they failed to meet the requirement for a small sized site. With further details and clarification from landowners where needed, the remaining nine sites were scrutinised further and assessed against the criteria.

The Steering Group continue to meet (virtually, due to the pandemic) to further develop policy ideas to be included in the next Consultation and, if accepted, the draft Neighbourhood Plan.

During the summer of 2020 photographs were chosen and maps were selected from Task Group reports and refined for inclusion in the Consultation document to show:-

- Viewpoint locations
- Green & Blue infrastructure networks
- Minerals plan designated areas
- Flood risk zones
- Public footpaths, bridleways & cycleways
- Green areas including ancient woodland / TPO's
- Lakes
- Wildlife corridors & all areas of environmental designation.

December 2020: Due to the Covid pandemic the Parish Council was unable to hold the planned public consultation exercise on the draft Neighbourhood Plan. Instead we issued a Consultation document and questionnaire to every household in the Parish. Two questionnaires printed on yellow paper were inserted with every copy of the document to allow each adult to respond by the end of December 2020.

The Questionnaire was designed to gather and evaluate residents' responses to the short list of five potential small-scale sites for housing development in the Parish. It also sought views on a range of policy options which were being considered for inclusion in the Neighbourhood Plan. The consultation documents and the Analysis and Summary Report are available to download from the Parish Council website

www.havershamtlinford.org/parish-council/neighbourhood-planning

The results of the 2020 Questionnaire were extremely helpful in informing the Steering Group of the range of views within the community as they continued to evaluate potential development sites and other policies for inclusion in the Neighbourhood Plan.

2021

A Draft Pre-Submission Plan was produced with help and advice from consultants oneill homer, copy of which was sent to Milton Keynes Council for feedback in August 2021.

Feedback was received from MKC and carefully considered by the Steering Group and their consultants oneill homer, resulting in some amendments to the Draft Pre-Submission Plan.

December 2021: MKC advised that following consultation with Heritage England they now required a Strategic Environmental Assessment to be undertaken.

2022

March – April 2022: A Regulation 14 Consultation was undertaken as detailed in the following pages.

4. Regulation 14 Consultation Process

March 2022: In line with the Neighbourhood Planning (General) Regulations 2012, the Pre-Submission Plan was published on the Haversham-cum-Little Linford Parish Council website as part of a six week public consultation, which closed on 22 April 2022.

The statutory bodies listed below were informed about the Regulation 14 Consultation by way of email details supplied by MKC.

- Milton Keynes Council
- Homes England
- Natural England
- Environment Agency
- Historic England
- Network Rail
- Highways England
- Telecom operators – CTIL, Three, MBNL, EE
- Health – MK and Northants Clinical Commissioning Groups
- Electricity and Gas Companies – National Grid, Western Power, SGN, Cadent Gas
- Water and Sewerage – Anglian Water, Canal and Rivers Trust, Bedford Group of Drainage Boards
- MK Community Foundation
- Equality Council UK
- Council of Faiths
- MK Chamber of Commerce
- Milton Keynes Centre for Integrated Living
- Other interested parties – SSA Planning

All landowners (or their representatives) who had responded to the original “Call for Sites” to put land forward were also contacted directly.

With regard to community consultation, every dwelling in the Parish received notice of the Regulation 14 Consultation by means of a house to house leaflet campaign. The parish magazine, website and social media were also used to alert as many people and organisations in the parish as possible about the consultation process. Known businesses and organisations within the parish were contacted, including The Greyhound Public House, The Sailing Club and representatives of Aspley Group (Pineham Farm Business Units).

In addition, the Parish Council’s Annual Parish Public Meeting was held on 20 April 2022 as was well attended in comparison to previous years. Information boards taken from key sections of the Pre-Submission Plan were displayed and copies of the Pre-Submission Plan were made available. There was a section within the meeting where an update on the Neighbourhood Plan process was given followed by a question and answer session.

5. Regulation 14 Consultation Responses

Analysis of the feedback received as a result of the Regulation 14 consultation on HcLL's Pre-Submission document and resulting changes were undertaken as follows:

A summary of the representations made by the statutory bodies was prepared for the Steering Group by consultants oneill homer. The changes recommended as a result of the consultation responses received were accepted by the Steering Group and have been incorporated into the final Submission Document or Evidence Base as appropriate.

The details of the changes made, and the comments which prompted the changes, are included in the oneill homer report titled: **HcLL Reg 14 summary report May 2022** which is available on the Parish Council website www.havershamtlinford.org/parish-council/neighbourhood-planning

Paragraph 4.1 of the report recommends that comments were sought from MKC and the land promoter for site 11 (land to the south of 27 High Street). The resulting comments received have been considered and acted upon as appropriate.

Community comments were shared with and discussed by the Steering Group and the limited changes to the Submission Plan which the Steering Group felt were necessary to clarify the process to some respondents have been completed.

All community comments received are included in the document titled **Report on Community Responses to Reg 14**, which is also available from the Parish Council website www.havershamtlinford.org/parish-council/neighbourhood-planning. As the comments were made by individual members of the public they have been anonymised as far as possible.

6. Consultation Statement - Supplementary Documents

The following documents form part of the Neighbourhood Plan Evidence Base and are available to view or download from

www.havershamtlinford.org/parish-council/neighbourhood-planning

- Report Questionnaire June 2018
- Appendix A Summary of Quantitative Responses
- Appendix B Individual Comments to Qualitative Questions
- Appendix C Neighbourhood Plan Community Questionnaire Document
- Final Housing Needs Survey Report
- Call for Sites Letter
- Consultation 2020 Final2
- NP Consultation Results December 2020
- HcLL Reg 14 summary report May 2022
- Report on Community Responses to Reg 14

HAVERSHAM-CUM-LITTLE LINFORD NEIGHBOURHOOD PLAN REGULATION 14 ANALYSIS: STATUTORY BODIES

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Haversham-cum-Little Linford Neighbourhood Plan (HcLLNP) during its recent 'Regulation 14' consultation period. It concludes by recommending main modifications to the HcLLNP so that it may be submitted to the local planning authority, Milton Keynes Council (MKC), to arrange for its examination and referendum. This remains subject to the same analysis being undertaken for representations made by the local community.

2. Representations

2.1 Representations have been received from:

- a. MKC
- b. Historic England
- c. Natural England
- d. Canal & River Trust
- e. National Grid
- f. Oneill Homer on behalf of landowners for land south of 27 High Street, Old Haversham
- g. Bidwells on behalf of the Vistry Group who control land to the west of Wolverton Road, New Haversham
- h. WebbPaton on behalf of TM Paton and Sons for Hill Farm
- i. Barton Willmore now Stantec on behalf of L&Q Estates who have land interests within the Parish
- j. Smith Jenkins Ltd on behalf of landowners for land east of the High Street, Old Haversham
- k. Aitchison Raffety on behalf of landowners for Haversham Manor

2.2 Other statutory bodies were consulted but none have made representations. The representations from Historic England, Natural England and the National Grid raised no specific issues on the HcLLNP and directed the Parish Council to its standard advice for neighbourhood plans and/or development.

3. Analysis

3.1 The representations, notably those of MKC and the Canal & River Trust, include suggested minor modifications to the text of the document, as well as those of more consequence. This note focuses only on those of greater substance as all those of minor consequence can be addressed in finalising the document.

Policy HLL2: Housing Development

3.2 MKC draws attention to its First Homes Policy Position Statement (FHPPS) in relation to the requirement of Policy HLL2 and how criterion B. ii. will be applied in

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light of the publication of the FHPPS and how this new requirement interacts with the evidence in the HcLL Community Housing Needs Survey (HNS). It also draws attention to the illustrative masterplan and whether it has demonstrated regard to the group Tree Preservation Order (TPO) for 6 Elm Trees. The Public Rights of Way Team has welcomed the provisions of criterion B. vii. In relation to public rights of way through and along the edge of the site. The Highways Team confirms the requirements of Policy HLL2 in relation access to the site is appropriate and highlights the conflict of Policy HLL2 with Plan:MK's Policy CT2 Movement and Access. MKC's Flood and Water Management Team also confirm the foul water strategy and sustainable drainage strategy requirements in Policy HLL2 are necessary.

3.3 Bidwells on behalf of the Vistry Group who control land to the west of Wolverton Road, New Haversham challenges the 1 Ha limit used in the assessment of sites when considering the evidence of need in the HNS; the outcome of the community survey; and the location of the site in relation to community facilities and services in meeting the basic conditions of having full regard to national planning policy and guidance and contributing to the achievement of sustainable development. WebbPaton on behalf of TM Paton and Sons for Hill Farm and Smith Jenkins Ltd on behalf of landowners for land east of the High Street, Old Haversham also objects to the process adopted for site selection and queries the quantum of development included in the HcLLNP.

3.4 Using the provisions of the FHPPS, the allocation for up to 16 new homes will result in a required tenure mix as follows:

Requirement	Result
31% affordable housing requirement in accordance with Plan MK policy HN2	4.96 5 affordable homes
Tenure mix <ul style="list-style-type: none"> • 1.24 first homes (7.75% first homes, 25% of affordable housing requirement) • 2.248 affordable rent homes (14.05% affordable rent, 45.32% of affordable housing requirement) • 0.8 social rented home (5% social rent, 16.13% of affordable housing requirement) • 0.672 shared ownership (4.2% shared ownership, 13.55% of affordable housing requirement) 	1 first home 2 affordable rent homes 1 social rented home 1 shared ownership

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NPPF requirement for 10% of homes to be for affordable home ownership (10% of 16 new homes)

(1.6) 2 new homes
The 1 x first home and 1 shared ownership home would meet the requirement for 10% of homes to be for affordable home ownership.

3.5 The HNS identified a need for affordable and open market housing for younger people as starter homes, older parishioners to downsize and a 'middle market' to allow parishioners and their families movement from smaller or larger homes. The HNS also notes that it is considered that downsizing would release smaller properties into the local market for the 'middle market'. Nearly two thirds of households wanting to move preferred to buy on the open market or build their own home. The single biggest reason for wanting to move was for wanting to live independently, followed closely by those looking to downsize and those whose properties were currently too small. In terms of household makeup, the largest groups expected to need/want new homes were single adults, adult couples and families. Given the emerging households many were looking for 2 and 3 bed properties and the majority wanted to buy on the open market, expecting to purchase homes below and above £250,000. It is therefore considered that the new requirements set out in the FHPPS continues to provide a sensible starting point for the proposed mix of affordable products. It is also noted that the new local plan will consider the need for increasing the minimum discount and setting local standards/criteria in relation to First Homes. **It is however recommended that, in the interest of clarity, this matter is clarified in the supporting text of the policy and criterion B. ii. of Policy HLL2 is modified as follows:**

ii. The housing scheme shall comprise a tenure mix of 31% affordable housing and 69% open market housing in accordance with Local Plan policies, **including the First Homes Policy Position Statement of March 2022 or any subsequent updates**, with an emphasis on smaller open market and affordable homes suitable for downsizers;

3.6 MKC has specifically queried the consideration of the designated Areas of Attractive Landscape in criterion B. iii. of Policy HLL2 as it considers that this designation has been superseded by Plan:MK's Policy NE5 (Conserving and Enhancing Landscape Character). This matter has also been raised by Bidwells on behalf of the Vistry Group who control land to the west of Wolverton Road, New Haversham and WebbPaton on behalf of TM Paton and Sons for Hill Farm. Plan:MK's Policy HN12 (Travelling Showpeople) requires new sites to be located in areas outside of Areas of Attractive Landscape. **This matter therefore remains unclear, and it is recommended this is clarified with MKC.**

3.7 The supporting text and policy requirements of Policy HLL2 clearly indicates that the site continues to be subject to specific site surveys which may have an impact on the indicative layout provided to date. Oneill Homer on behalf of landowners for land south of 27 High Street, Old Haversham has also confirmed that the land subject to allocation at Policy HLL2 remains in single ownership and is available for development in accordance with the criteria set out in the policy. **It is therefore**

recommended that the Parish Council highlights MKC's comments to Oneill Homer on behalf of landowners for land south of 27 High Street, Old Haversham and seeks their response on this specific matter.

3.8 The draft Site Assessment Report seeks to demonstrate the “*proportionate, robust evidence that has been used to support the choices made and the approach taken*” (as per §072 Ref ID: 41-072-20190509). It details that the provisions of the NPPF, strategic policy provisions, particularly those set out in Policy DS2 Housing Strategy, informal assessment against sustainable development objectives, a formal SEA focussed on heritage matters, and early community engagement exercises informed the priority policy objectives and the site selection process, including the particular consideration for smaller sites and the quantum of housing. The provision to give particular consideration to smaller sites is also set out in §70 of the NPPF.

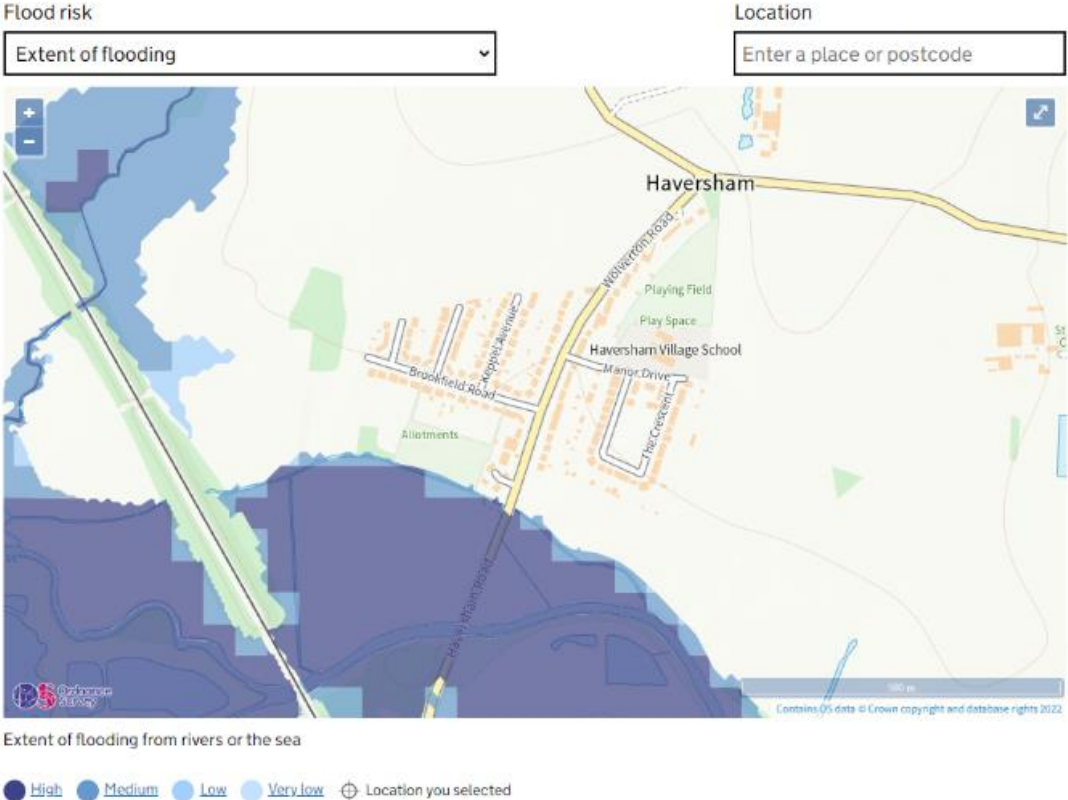
Policy HLL3: First Homes Exception Sites

3.9 MKC queries the approach taken at Policy HLL3 in relation to development avoiding areas at risk of flooding and how this operates with the NPPF's sequential approach/vulnerability of housing. NPPF §161 a) requires all plans to apply a sequential test and then, if necessary, an exception test. The aim of the sequential test is to steer development to areas with the lowest risk of flooding from any source. Land to the south of New Haversham, adjoining its settlement boundary, falls within a flood risk area for reservoirs, rivers, and surface water. Other parts of New Haversham are also subject to flood risk from surface water. MKC's Flood and Water Management Team welcomes the criterion and recommends the inclusion of mapping demonstrating these risks and confirms that Haversham is identified as a Critical Drainage Catchment and therefore subject to the provisions of Plan:MK Policy FR1. The policy therefore alerts applications to this vulnerability in parts of New Haversham for the application of the sequential/exception approach set out in the NPPF and Plan:MK Policy FR1. **It is therefore recommended that, in the interest of clarity, this matter is clarified in the supporting text of the policy and criterion A. v. a. of Policy HLL3 is modified as follows:**

- v. It can be demonstrated that the scheme will:
 - a. ~~Avoid areas at risk of flooding~~ **be located and designed to take account of all sources of flood risk in accordance with national and Local Plan policies paying particular attention to flood risk impacts in New Haversham, as shown on Plans F – H below, and its location within a Critical Drainage Catchment area;**

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Plan F: Extent of flood risk from rivers or the sea in New Haversham Source: [GOV.UK](https://www.gov.uk)



Plan G: Extent of flood risk from surface water in New Haversham Source: [GOV.UK](https://www.gov.uk)

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Plan H: Extent of flood risk from reservoirs in New Haversham Source: [GOV.UK](https://www.gov.uk)

3.10 Smith Jenkins Ltd on behalf of landowners for land east of the High Street, Old Haversham objects to the HcLLNP defining what 'proportionate in size' means in its Policy HLL3, further recommending that the definition for entry-level housing should be adopted. The HcLLNP has taken the opportunity to use the provisions of §026 Ref ID: 70-026-20210524 in Planning Practice Guidance which states that "For plan making, local authorities and neighbourhood planning qualifying bodies are encouraged to set policies which specify their approach to determining the proportionality of First Homes exception site proposals, and the sorts of evidence that they might need in order to properly assess this."

Policy HLL4: Zero Carbon Buildings

3.11 MKC incorrectly identifies that a neighbourhood plan policy cannot set requirements, such as the requirement of planning conditions to be imposed or specific assessments to be submitted, for development coming forward in the designated neighbourhood area that the Local Planning Authority should apply. MKC correctly identifies that overall, the acceptability of Policy HLL4 relies on its ability to meet the basic conditions and sets out one reason why it considers that Policy HLL4 does not meet one of the basic conditions: the policy relies on viability evidence that is not based on Milton Keynes land values and development costs. Smith Jenkins Ltd on behalf of landowners for land east of the High Street, Old Haversham and Bidwells on behalf of the Vistry Group who control land to the west

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of Wolverton Road, New Haversham also challenges the viable implementation of the policy with the latter also querying its compatibility with Policy SC1 of Plan:MK.

3.12 The policy uses the evidence produced by Cornwall Council and compares it with the earlier evidence which indicated that costs associated with building to Passivhaus levels are already less than 5% and will fall to zero well within the period of this Neighbourhood Plan, as per both the Government's and CCC's impact assessments and research by the Passivhaus Trust. The Parish Council also considers that the evidence drawn upon is '*proportionate, robust evidence*' required of neighbourhood plans to support their policy choices (Paragraph 040 Reference ID: 41-040-20160211).

3.13 In assessing the planning policy space on this matter, the Parish Council established that:

- Policy SC1 of Plan:MK was developed prior to Government committing the UK in law to 'net zero' by 2050 as per the Climate Change Act 2008 (as amended) and was therefore prepared under an outdated legal framework;
- Policy SC1 of Plan:MK will require homes to be retrofitted to a later date, while in the shorter term increasing the risk of fuel poverty;
- The Tyndall Centre for Climate Research Carbon Budget Tool confirms that for MKC to make its fair contribution to delivering the Paris Agreement's commitment, an immediate and rapid programme of decarbonisation is needed. At 2017 CO2 emission levels in the borough of MKC will exceed the recommended carbon budget available until 2050 in 7 years from 2020 (by 2027);
- If the borough is to achieve the 2050 carbon target and its own commitment to be carbon neutral by 2030 and carbon negative by 2050, new homes built now need to be zero carbon ready.

3.14 It was therefore clear that the HcLLNP needed to act to fill the policy space if it was to demonstrate that its policies contributed to the achievement of sustainable development, particularly ensuring that any new homes built now meet the needs of present and future generations, had full regard to the NPPF, and expressed the community's wishes within the confines of planning policy. It is of course accepted that a borough-wide approach is urgently required in relation to this matter and the Parish Council hopes that MKC will take the opportunity offered through the review of Plan:MK to pursue radical measures for the borough as proposed by Policy HLL4.

Policy HLL6: Non-Designated Heritage Assets

3.15 Aitchison Raffety on behalf of landowners for Haversham Manor objects to the inclusion of Land at Old Haversham as a non-designated heritage asset, in particular the buildings surrounding the church relating to the farm complex. **It is recommended that the evidence base is updated to respond to the concerns raised specifically and any necessary changes identified is incorporated in the final version of the HcLLNP.**

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Other Policies and Matters raised

3.16 MKC (including the Flood and Water Management Team in relation to Policy HLL9; and the Highways Team in relation to Policy HLL12) has also supported the approach of Policies HLL5; HLL7; HLL9; HLL10 and HLL12 but has suggested the policies are either more consistently worded or that the evidence base is bolstered. Bidwells on behalf of the Vistry Group who control land to the west of Wolverton Road, New Haversham, WebbPaton on behalf of TM Paton and Sons for Hill Farm and Barton Willmore now Stantec on behalf of L&Q Estates who have land interests within the Parish also challenges the evidence to support Policy HLL10. The suggested amendments do not change the policies intent and the recommendations on bolstering the evidence base is agreed is necessary. **It is recommended that MKC's suggested amendments to Policies HLL5; HLL7; HLL9; HLL10 and HLL12, and the evidence base where applicable, are made.**

3.17 WebbPaton on behalf of TM Paton and Sons for Hill Farm highlights concerns that the provisions of the HcLLNP will hamper the ability of landowners to pursue opportunities to diversify out of agriculture. It also objects, as landowner, to some of the opportunities identified for improvements to rights of ways and wildlife connections.

3.18 The HcLLNP makes no additional provisions in relation to the development and/or conversion of agricultural buildings for First Homes, farm workers dwellings, diversification out of agriculture, tourism and leisure activities and national and strategic planning policy provisions, including permitted development provisions, will continue to apply in these respects. It is recognised that landowner permission will still be required to deliver any improvements in public rights of ways and in the improvements of wildlife connections. The policies seek to highlight the opportunities available so that those opportunities are not lost unnecessarily. **It is however recommended that the supporting text of Policies HLL8 and HLL9 recognises that the Parish Council will seek to work with landowners to realise such opportunities where possible.**

3.19 Barton Willmore now Stantec on behalf of L&Q Estates who have land interests within the Parish objects to the descriptive nature of the provisions of Policy HLL5 on design principles. The NPPF contains a heightened emphasis on design standards in new developments. §126 states: "*The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve*". §127 confirms that "*Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics*". Policy HLL5 is therefore considered to establish the importance of high-quality design and the need for new development to reflect the special qualities and local distinctiveness of the Parish. However, MKC also queried the effectiveness of criterion B. viii. **It is therefore recommended that criterion B. viii. Of Policy HLL5 is amended as follows:**

viii. Proposals **should include the use of a variety of architectural styles and traditional building materials.** ~~that will result in one building material or style dominating the area will not be supported.~~

4. Conclusions & Recommendations

4.1 The representations are generally supportive of the HcLLNP. Once comments have been sought from MKC and the land promoter for Land south of 27 High Street, and proposed modifications from this report are made, **it is recommended that the HcLLNP can proceed to the Regulation 15 submission stage without further consultations.**

HAVERSHAM-CUM-LITTLE LINFORD PARISH COUNCIL

Neighbourhood Plan Community Responses to Regulation 14 Consultation, April 2022

INTRODUCTION

A Regulation 14 Consultation on the Pre-Submission document of the Haversham-cum-Little Linford Neighbourhood Plan took place during March and April 2022.

In addition to responses from statutory bodies, which have been summarised by consultants oneill homer in the document titled *HcLL Reg 14 summary report May 2022*, 16 comments were received from members of the public. This document details the comments received, which have been anonymized as far as possible to protect identities in this public document.

The comments were all considered by the Neighbourhood Plan Steering Group and the following changes have been made as a result.

1. It was noted from some of the comments that the Pre-Submission Document was not sufficiently clear about why Site 6 was not being put forward for development. As a result para 4.12 has been amended to clarify that the landowner of site 6 was no longer willing to put forward a site of 1 hectare or less.
2. The inclusion of the Site 11 Illustrative Site Plan within the Pre-Submission document was felt to be inappropriate, and could potentially be confused with a formal planning application, a comment also made by Milton Keynes Council. The Illustrative Site Plan has therefore been removed from the Submission Document.

COMMUNITY RESPONSES (presented in no particular order):

Respondent 1:

Firstly congratulations to the Team who put The Plan together with the enormous amount of data which has been gathered and presented in such a clear and concise way.

Why a Neighbourhood Plan? This has been answered in the documentation presented for consideration, but in addition from my perspective there was a degree of urgency almost panic to get The Plan published as soon as possible because of the difficulties Milton Keynes Council faced through its failure satisfy the Housing Land Supply as required under the National Planning Policy Framework, this was particularly relevant to Haversham because of the disproportionate number of Planning Applications made and a significant number being successful in the neighbouring Village of Hanslope.

However from my perspective although absolutely essential the level of urgency to complete The Plan has lessened giving time to reflect and make evidence based decisions.

I follow the explanations as to why the initial number of 11 Sites put forward by Land Owners was initially reduced to 7, and then to 5, and although there is a list and discussion in the Site Assessment Report dated February 2022 (The Report) there do not seem to be Plans of all 11 Sites listed in Table A to allow consideration and comparison although there are Plans of the final 5 Sites shown in Table C.

Of the 5 favoured Sites 4 are in Old Haversham and 1 only in New Haversham (Site 6). From reading The Report "Site 11 Land to the North of 27 High Street Old Haversham" is clearly the preferred option because of the prominent treatment it is given including a Site Layout Plan, this surely puts the other 4 Sites at a disadvantage when final consideration is to be made.

The reduction of the number of Sites from 11 to 5 worries me because the choice is being limited and the withdrawal of Sites 7&8 following a request by the Parish Council to reduce the areas makes it quite clear that the Landowners of these Sites contemplate much larger scale Applications at a future date and they may well argue that they were denied the right to be considered in the Neighbourhood Plan because of their Site size and the Neighbourhood Plan should be ignored so far as any Applications in respect of those Sites are concerned,

I am sure that many representations will be made from those far better than me to comment but from my perspective there needs to be a comparison between Sites 3, 6 and 11 which are all of the same size 1 Hectare.

Sites 3 and 11 both have the same disadvantages some being mentioned in The Report:

- They both front a busy narrow road on a steep incline, Site 3 at the top, and Site 11 at the bottom. Although there might be "good visibility" as stated in The Report, however in my opinion without major Road widening works and creation of a safe Footpath access to and egress from the two Site on to the road from possibly a maximum of 48 houses with 90+Vehicles? is going to be hazardous all road users.
- There is no Local Bus Service available the current Footpath only extends to Site 11.
- Services are Limited to Water and Electricity only. There is no mains drainage or a Gas supply the former being a major disadvantage with a requirement for the installation of Private Sewage Treatment Plants creating a potential Environmental issue.
- Because of the narrow road and being on an incline (Site 3 in particular) the Construction process will be difficult and more expensive than a level site with better and safer Road access.
- If the Neighbourhood Plan does include these two Sites as preferred options the Housing density should be considerably scaled down which will probably result in the loss of a Social Housing provision, and construction being economically unviable.

Site 6

- This has the advantage of having far better Road access
- The Site appears to be level and the Construction process more straightforward
- All main Services being available Water Gas Electricity Main Drainage Footpath and access to the local Bus Service

Respondent 2

I have just spent a good couple of hours reading the documentation. It is a well thought out pre-submission which includes good controls for implementation.

Ideally I wouldn't want any further development of Haversham but understand this isn't realistic. Therefore on balance I support the pre-submission plan.

Please pass on my thanks to all involved in pulling these papers together.

Respondent 3

Thank you for the chance to reflect on the pre-submission plan, a very comprehensive and informative document.

I agree with your outline in that

* site 11 seems to be most appropriate for housing.

* I've noted that the MK plan states that the village is not incumbent of increasing our housing quota.

* site 6 has been withdrawn from further consultation. If this had been due for further consideration the concern would be that a precedent would have been set for further developments on this site which would erode the essence of the village.

Respondent 4

I'd like to commend everyone's efforts and the hard work done over the last few years in preparing the neighbourhood plan.

I do not have any comments in particular regarding the proposed plan except that the "Triangle" appeared to be the logical place for a small development and it's somewhat reassuring that the process of choosing a site seems to confirm as such.

Thank you and good luck in the next steps of the process.

Respondent 5

I wanted to feed back that we have reviewed the latest neighbourhood proposal and are on board with the proposed changes. Whilst we do like the small size of the village, we accept there is a need for growth and appreciate the plan having minimal impact on the visual aspect of the village and not obstructing views of the fields behind the houses.

Respondent 6

We live at X High Street in Haversham. We moved in 4 years ago and we noticed the traffic has considerably increased; there is a lack of parking as some of our neighbours have to park on the street which makes traffic even worse.

Our concerns:

- Parking. Will the new homes have allocated parking spaces; if not- where are they going to park. The plan is for 16 homes- which will be roughly 32 cars?
- Most of us have issues with our septic tanks due to poor soakaways; as the homes will be based on a roughly inclined area? will their soakaways drain into ours as we are lower based therefore making it worse...
- Not enough paving for walking; unsuitable and unsafe for walking, especially children; cars going very fast despite 30miles warning speed sign
- Lack of facilities in the village: street lighting still not adequate; will there be new facilities introduced for families or elderly couples requiring support.
- Poor Design. We've had a look at the design of the proposed buildings and they don't seem in keeping with the rest of the village houses: either brick or stones; the proposed barns are covered in black cladding?

Respondent 7

Neighbourhood Plan success at meeting objectives:

Firstly I would like to thank all those people involved in the production of the NP this far for the time and effort that they have put in.

Objective 1. To provide homes for local people.....

I feel that the site (11) put forward fails to meet this objective. Those looking to downsize in the housing survey were predominantly elderly people who with advancing years have limited mobility and ultimately will have to give up driving. The notion of elderly people walking up the hill to catch a bus due to the fact that there is no public transport passing the proposed development is unrealistic. They will therefore become dependent on others and increasingly isolated.

Young people many of whom might be residents of the affordable home element of the development would use cars for most of their journeys from the site due to the lack of public transport links. Where these young people had young children who I hope might be attending Haversham Village school walking to school presents a number of issues. Firstly it is a considerable distance for a young child to walk. The footpath from the site to the school changes sides of the road at the Pub, meaning the High Street has to be crossed on a blind bend at a time of rush hour traffic. The footpath up the hill is narrow and unsuited to a parent pushing a buggy with another child in hand and we are already aware that the footpath is frequently poorly maintained by MKC. Not an enviable prospect for a young parent twice daily.

The inclusion of some recreational/play area within the indicative plan would be a welcome addition and support families with young children.

Objective 2. To encourage that will make....roads safer.....

Any development within the parish could help to do this through S106/CIF funding and the conditions within the proposal establish conditions that will be supportive. The lack of any public transport passed the site means that most journeys to and from the site by potential residents will have to be by car, I am not convinced that the proposed entry onto the High Street from the site, as shown in the indicative plan, is a safe one. I recognize this will be a matter for a planning application in future.

Objective 3. To ensure that important green spaces.....

The NP is to be commended for the proposals that relate to this objective

Objective 4. To ensure all new development respects the rural character.....in terms of design and layout.....

Site 11 could successfully meet respecting the linear character of Old Haversham however the indicative plan does not do this in terms of design and layout as it suggests development that is 3 dwellings deep from the High Street, a feature that is not found anywhere else in Old Haversham. Additionally it opens out the end of habitation on the NW side of the High Street which is currently terminated on both sides with a single depth of property.

The inclusion of Policy HLL5, Climate change mitigation, is fantastic to see and is a bold statement in how far it goes.

Objective 5. To maintain and improve biodiversity.....

The NP document goes a long way to meeting this objective, in particular through the Policy HLL9 green and blue infrastructure and wildlife corridors and is to be commended for this. The connectivity of residents is also well considered here with hopes to improve the footpath network and both extend and link up some of these.

However the development of the whole of site 11 would not only NOT maintain OR improve biodiversity it would destroy an important element of it that is highly valued by many Old Haversham residents.

Respondent 8

I have some comments to make on the Pre-submission Neighbourhood Plan as published by the Parish Council.

1. I was a member of the group that developed this plan over the past 4 years, working with Parish Council members and other volunteer parish residents, and so have a good idea of the amount of work time and commitment involved. This has been a monumental and complex task, especially considering that all members of this group are local volunteers. As a parishioner, I would like to thank all participants for their good work enthusiasm and commitment to see it through. It has been a tough task that is continuing.
2. Leading on from my comment above, I should like to say that this whole Neighbourhood Plan process is far too complex and formalised and should be simplified so that the ordinary local volunteers who do the work do not have to commit years of their lives to produce a document like this pre-submission plan, which few residents will have the time energy or ability to read and fully comprehend. Here I am saying that the fault is with the process and its output rather than with local volunteers or residents.
3. This pre-submission plan has a very large number of very worthwhile proposals for policies and actions derived from the surveys carried out asking for residents' opinions and ideas, and so it properly reflects the residents' aspirations for the medium-term future of Haversham, including the housing needs for low-cost starter homes, homes for singles, and homes for older residents who need to 'down-size'.

4. One important purpose of this process and this document is to provide some defence from the large-scale speculative housing development that we feel we are vulnerable to; as evidenced by Gallaher [or whatever they call themselves today] buying up or 'optioning' large tracts of farmland to the north-west of Haversham towards Hanslope, with aspirations for 10 or even 20 thousand houses being built. This is an entirely ridiculous and oversized potential housing development unsupported by any evidence of local need.
5. I feel that in our laudable efforts to encourage landowners to offer their land for the agreed small-scale housing development, we have arrived at an unsuitable site. Among its many faults; the site is not on a bus route, not walkable to a shop, and a long walk to the Village School and to the Social Centre up the hill on a narrow and badly kept footpath path on a road that often has fast-moving traffic very close to pedestrians' shoulders.
6. In my opinion, a better plan would be to further examine the Recreation Ground land behind Haversham School, to see if there is a way to use part of it for the required small housing development. This land is owned by The Parish Council and so would not have to be purchased, and has none of the faults listed in point 5 above. I feel that a northern section of this land, behind what were council houses, could be used leaving the majority of this land still in use by the community. There is already an access road to Wolverton Road in everyday use.
7. However, if the Neighbourhood Plan is finally presented with the site to the south of 27 High Street as the proposed small-scale housing development, I will vote for this plan:-
 - a. because the rest of the plan is admirable and reflects the wishes of the majority of parish residents.
 - b. to give the parish some protection from large-scale speculative housing development in the future.
8. Whether or not this Neighbourhood Plan is finally agreed in a vote by parishioners, I should like to see The Recreation Ground option for the agreed small-scale housing development re-visited and re-considered in detail. This may be done as part of the ongoing 2-year review process.

Respondent 9

Thank you for the opportunity to comment on the Pre-Submission Neighbourhood Plan.

We do appreciate that the task of compiling a Neighbourhood Plan is a particularly difficult and complex task for any Parish Council. We are aware that a number of Councillors and volunteers have had to spend a considerable amount of their time over a number of years working on the Plan. We would like to thank all involved for their efforts.

We will not repeat comments made in earlier consultations about what we consider to be flaws in the communication process. We do think that there are some good policies in the documentation prepared.

In terms of development we do not think the proposal to develop land to the south of 27 High Street meets the needs identified in the housing survey. The identified need is for small houses up to three bedrooms but the illustrative masterplan appears to include a significant number of larger properties.

Also a planning application to build houses on the Greyhound Car Park was not approved by MK Council in 2018. The developer appealed and the Planning Inspector in October 2018 noted following a site visit, "that there are very limited local services or facilities in the vicinity of the appeal site and that the village is located in open countryside. I also have very limited evidence from the appellant in relation to the proximity of local services and facilities and the means by which they can be accessed.

The revised Framework highlights that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. I have very limited information before me to demonstrate how such benefits would arise from the development. I therefore conclude that the site does not represent an appropriate location for housing having regard to access to local services and facilities and the development would not accord with the policies in the revised Framework taken as a whole."

The points noted in 2018 have not changed. The site proposed is further from local services and facilities and would result in an increase in houses in the lower village by approximately 30%.

It is unfortunate that a suitable site nearer to local services and facilities could not be found in the upper village. In the absence of such a site we believe that the Parish Council should give serious consideration to not proposing a site at all given the fact that it is not essential to do so.

Certainly if the Parish Council decide to submit the proposal as drafted we would ask that:

1. A commitment is given to seek a site nearer the upper village when any approved plan is reviewed after two years and
2. Fewer houses are permitted on the site so as not to have such an impact on the nature of the lower village.

Respondent 10

NP legislation is comparatively complex and technical, a great deal of work has gone into producing this Pre-Submission Neighbourhood Plan under exceptionally difficult circumstances. I am appreciative of the time and effort that has gone into this. The overriding comment regarding the necessity of having an NP is that it will 'protect' villages from uncontrolled, excessive development by rogue developers and will enable the village to have some say in how the village can be developed.

As a resident of Haversham I note below my comments regarding the Pre Submission Neighbourhood Plan for Haversham cum Little Linford.

1) Expert opinion and advice is essential as most residents are not experts. The village is lucky to have residents who have experience in development and planning. I was extremely disappointed that several offers of advice and help (at no cost) by a village resident who has many years of experience in both development and neighbourhood planning were just acknowledged without comment or

thanks. Had he been invited to assist or even invited to join the Steering Group his many years of experience in neighbourhood planning and development would have been invaluable and saved both time and costs.

In my opinion the professional planning advisors employed by the Parish Council, who, I understand, have advised on 170 projects and dealt with 51 planning authorities, so are experts, seemed to me be more reactive rather than proactive. For example when they initially ranked the various sites and their rankings were challenged they reversed their original ranking of the 2 lead sites..... but only after some fundamental points were made that they appeared not to have taken into account.

That is not 2) The draft “illustrative” Masterplan. (Policy HLL2 Page 21)

I have looked at over 20 other completed NPs ‘sketch layouts’ none of them have such detailed “illustrative” sketch layouts as Haversham. Looking at this sketch plan its design and level of detail could give the impression to a layperson that this site and plan had been agreed by the developer and planning authorities.

This was demonstrated when two long term residents said that they did not realise the site already had planning permission as the plan “looked detailed and official”

The plan should be a sketch plan in outline at this stage before planning application as in other NPs.

In my opinion such a detailed “illustrative” plan is wholly inappropriate at this early pre -submission stage.

3) An earlier planning application for 2 houses in the High Street was rejected as unsustainable. How can the NP suggest a site in the High Street with a lot more houses and even further away from Wolverton suddenly become sustainable?

4) The NP states “a modest, small scale housing scheme”. Hardly modest as the suggested number of houses is disproportionately high in the historically narrow High Street. 16 new houses is about a 35% increase on the number of houses in the High Streethardly modest and small scale in such a historic and ancient High Street.

Para 4.7 states in the NP

“.....in line with the feedback received from the community,we were interested in sites which:

- Are small in size
- Are predominately affordable housing
- Will preserve the character of the village in the surrounding landscape, e.g. where sites should maintain the linear nature of the High Street at Old Haversham
- Will preserve local biodiversity value that cannot be replaced
- Will not significantly worsen existing traffic congestion and/or safety issues
- Will deliver low energy use, low water use and zero carbon footprint housing

the planned Site 11 seems to fall short on all of these Community Feedback points.

Once again, for the avoidance of doubt I personally have never been of the opinion or stated that there should be no development in the High Street only that any development on the High Street or

anywhere in Haversham for the NP should be less than 12 houses, sustainable, maintain the historic character, green spaces and be in character with the surrounding houses (most of which are stone) including a listed property noted in the Domesday book.

7) Draft Site Assessment Report Site 11 Page 3....Relatively level?

Anybody who has walked the site may be surprised by the term “relatively level” which in this case is meaninglessrelative to what? The site has a significant slope from North to South, it runs from the lower part of a significant hill North of the site that is substantially higher than the top of the closest High Street buildings. The phrase “relatively level” is misleading but very, very relevant to future flood risk and drainage. I remind you that the High Street has no mains drainage.

8)The voting system in a village made up of 3 distinct residential parts where 1 part has over 2/3rds of the total residents’ voting must always be skewed. Unfortunately I am told there is nothing that can be done about it.

If this development goes ahead I believe historic Haversham High Street will eventually be lost forever in an excess of unsympathetic and unimaginative development which will conversely facilitate more of the same ubiquitous style of modern development.

Respondent 11

I have read the neighbourhood plan and support the proposals.

Respondent 12

Please pass our thanks to the Parish Council and teams who have spent hours producing a very well presented plan. The chosen site, albeit hard for those properties opposite or next to it, is a logical non agricultural infill site, with current look of neglect. It all looks very sympathetic to the village, maintaining the stone walls and creating green boundaries on the proposed site on the High Street.

Our only comments are:

- 1) are there slightly too many houses on the site to allow enough parking for each house and gardens? You want to avoid a lot of cars on the road
- 2) porous driveways might be beneficial to alleviate excess run off in extreme weather?
- 3) do the terraces facing the High Street need a little more space for front planting?

Respondent 13

I would like to express my support for the Neighbourhood plan as set-out in the pre-submission draft and make the following comments:

- I found the document clear and comprehensive. Whilst I know for many the primary aspect will be the potential sites for development, I also believe that the other policies proposed are critical and are very much aligned with the rural nature of our Parish and the desire to

maximise the value of the community assets (Pub, public rights of way, views etc.) which are a key part of what makes our Parish rural.

- I am supportive of suitable and appropriate small scale development in the Parish and believe that the design principles that are proposed are in keeping with maintaining the style and character of the existing dwellings in any future development.
- I believe that the proposed site (site 11) and the illustrative plan for development are suitable and placed in a part of the Old village of Haversham which is currently in a poor state and would benefit from the regeneration that will come with the site being developed. I am pleased that the existing rights of way are called out as something that must be maintained.
- It is disappointing to see that the most popular site in the New Village (site 6) was withdrawn from the process after a change of the offer by the landowner. However, I am totally supportive of its exclusion, as the larger proposal revealed by the developer after the questionnaire process would be of too large a scale for the Parish and contrary to the wishes expressed by residents and the overall intent as outlined in the draft Neighbourhood Plan.

I would also like to thank the efforts of the Parish Council and the Steering Group to develop this excellent plan and driving the process to date.

Respondent 14

This is an initial response to the NP proposal as requested on the orange flyer.

(I have sent 2 detailed responses and comments during the consultation stages, which it would seem, whilst being recorded, haven't been responded to in any meaningful way, as is evident from the current plan.) So I'll just respond generally for now, but also very sadly, as we feel we'll now have to follow neighbours and move away from a village we've enjoyed for nearly 20 years.

Comments.....

1. We seem to have already sent a strong message to the development industry that as far as can be guaranteed, this site, 11, will receive planning permission for 16 houses. (We have already been approached by a local company wishing to get involved!)
2. There was no need to include any housing in the NP as none is required for the foreseeable future.
3. There is no need to include a master plan, which actually looks like a layout (see approach from Developers above)
4. The master plan attached, as page 21, seems not to take much account of issues raised elsewhere in the NP, eg policy HLL5, quality and HLL8 ref walking equestrian routes and cycling. It doesn't really suggest how the concerns raised in these policies will be dealt with.
5. Table D in the site appraisal section of the Site assessment Report raises concerns for potential 'negative affect on the wider landscape' and states that without mitigation there will be negative environmental effects. There's no mitigation or any meaningful planting shown on the master plan. (In fact without the key it's hard to read in any detail anyway.)
6. On top of that the master plan seems to ignore the plans shown elsewhere in the NP, indicating the importance of footpaths and horse trails around the parish as the existing bridleways are not even included on the master plan. (Clearly a lack of understanding of the impact of horses on pathways!)

7. Policy HLL4 explains the importance of respecting local assets, with specific mention of Haversham Grange, which overlooks the site with its traditional farm buildings and adjacent neighbouring barns which form such a beautiful complex typical of this end of the High Street. The proposed layout appears to take no inspiration from this historic complex, typical of the 'Village and rural settlement' (as para 5.4.5 of the strategic environmental assessment)

8. There is no helpful study of village character in design terms which would impact on the proposals in any meaningful way. But if there were, I'm sure it would not suggest a 'diagonal' hard surface, defined by suburban style semi d's and detached units, which terminate on a hard parking area on the Main Street, in full view of everyone. In any language this goes against standard planning preference to restrict the visual presence of the car on the street, but especially in the heart of the village next to the listed grade 2 farming complex going back hundreds of years! (Where the horses and walkers are meant to go, I'm not sure.)

9. Excluding all this work on site 11, there seems to be very little to inspire, or shape the future of our village. Most aims seem small scale and modestly worded. (Even the quoted number of affordable homes is significantly below the ratios I'm currently dealing with elsewhere. As I understand it this was meant to be a key aim of the NP process.)

10. I'm afraid this NP will not protect us from new developments. From my company's work alone I know of 2 other development opportunities being considered in the parish, both significantly in excess of the 'up to 16' quoted on site 11.

In conclusion I suggest that we reconsider the development of site 11, speak again to local landowners and let's see if we can come up with something that will inspire Haversham's development in the remaining plan period.

Now, in case we can't do that, I must go and arrange another valuation on our house and crack on with moving away from this impending disaster

Earlier comments from Respondent 14

Just some further brief comments on the draft NP, following initial comments already made. Those first comments were in response to an initial approach from a local development consultancy of some sort, where it seemed that out there in the wider world, site 11 providing 16 houses seemed relatively definite. Whether it is or not remains to be seen.

However, given where I live I'm sure any comments may be seen as a 'NIMBY' response and I wanted to assure you that it is not.

I deal in the development industry everyday and appreciate the issues. I can't speak for everyone around the site 11 area, but I think there is some acceptance that something will happen here eventually and in principle that's inevitable.

What's important is how this is controlled, and this is the aim of my comments below.

1. If it's felt there needs to be an indicative layout then please make sure it is consistent with other aspirations listed in the draft NP. In particular the response to being so close to the listed and very important Haversham Grange, as well as responding to policies relating to the impact on the landscape locally and the improvements needed in the biodiversity to compensate.

2. The way the proposed site 11 is suggested at the moment creates a false impression of what can be achieved. There appears to be no serious recognition of an on site sewage treatment plant for this type of development, the impact on overhead lines/services and the resultant impact on neighbours.

3. The council raised the question of wildlife and ecological impact of the sites asking for additional work to be done. I'm not sure the impact of this has been properly assessed as yet on site 11. I am not an expert on identifying wildlife on the site or in adjacent hedgerows, but those who are better qualified than I assure me that badgers as well as rabbits are well established broadly in the wider area. Whatever is on the site (and I cannot say what is there), has certainly developed quite significant earthworks over the last 6 months or so, and the building of animal homes may well impact on what homes can be built for humans!

4. You may feel that a design character assessment of Old Haversham to guide acceptable qualities is a little over the top with the resources available, but on a recent piece of work I came across a local NP which had a defined section on Design guidance which listed quite clear guidance in each of the development character areas suggested for development. In our case we only have one suggested character area, so there's really no excuse for not clearly defining what we see as appropriate in a much more definite and detailed way.

5. Specifically there's nowhere along the High Street that main habitable rooms and front doors face each other across the street, with only about 10m between them, as is proposed with the current proposal facing the old post office house!

6. One word of caution. It may be 12 or 14 locally, I'm not sure as it varies between local authorities, but there may be provision to build a small development of say 12 or 14 properties or less without any social/affordable housing at all. Hopefully you've covered that loop hole somehow to avoid a developer building a few houses and none being affordable/social housing. This was after all a key aim for the village residents.

7. There are more detailed comments listed in my first emailed response, but I'll not trawl through those again here.

I'm conscious that these comments may sound somewhat negative, but they are based on my experience over the last 45 years of residential design, so I'd like to try to get it right here at site 11, or anywhere else in the village come to that.

So, on a more positive note I would add that the landowner across whose field the next pathway to the south enters the village, adjacent to the stables, has recently planted new trees, and a double row of planting either side of the footpath as you enter the village, which in time will create a lovely green feature. What's more the fences are well kept and the Alpacas look great. It would be good if the process of finalising the NP could encourage similar initiatives, including site 11, but across the whole parish. I don't know what is proposed by the parish with reference to planting trees, but obviously it would be doubly good in the Queen's platinum jubilee year. Is anything meaningful going to be done as part of the NP?

In terms of developing the green qualities of the parish, and reducing the risks of walking and cycling on the High Street, it would be great if the parish council could look at potential links into the linear park system of the wider MK. It is shown in the NP documents, and is I think a council policy to extend the system, so although it may be technically difficult it would be good to at least have the conversation to make new links to the redway and parks trust system direct to the wider MK

Respondent 15

Firstly the neighbourhood plan has obviously required a huge amount of work from various parties and has been done to a really high standard so we would like to thank the team for that.

Broadly we agree with the proposal. It is a great shame that the land between the old and new village has been taken away as an option because I think that development there would make more sense and it seems that the village also share that view. However you have selected the next best option.

We absolutely agree that the development needs to be of a high quality with buildings built in the local vernacular. I was unable to find the pictures online but I saw them at the meeting. Some of the barn type buildings looked to have an unnaturally steep pitch to the roof and also very dark painted wood. To my mind a roof of the pitch of a local barn and using wood such as cedar or oak which can age naturally would be far more in keeping.

We are also delighted to see such focus on our natural environment and would really welcome a footpath to avoid the steep road out of the old village towards Little Linford. A circular footpath would be a great addition to the parish.

Respondent 16

I have studied the above document and would like to make a number of observations.

1) See Page 15. I understand that the original 28 potential development plots were reduced to 5. The document then deals with Policy HLL2 (the land south of 27 High Street).. What happened to the other 4 plots? What factors lead to their elimination?

2) See page 18. Policy HLL2 will comprise up to 16 homes. How is this compatible with the questionnaire responses which suggested that 76% of respondents wanted 2/3 bedroom houses whilst larger houses were only favoured by 50% of the respondents. Apart from the TERRACE homes all the other houses are either BARNS or on larger plots. This doesn't appear to meet the housing needs as expressed in the survey. Is the purpose of this Neighbourhood Plan to suit the developers or the actual expressed housing needs of the area?

3) See page 22. First homes exception sites. It does appear that whilst there are detailed plans for the development area in Old Haversham, there is no similar plan for New Haversham; so is one to assume that New Haversham will get the homes it is given and there will be no requirement to provide quality housing?