

Haversham cum Little Linford Neighbourhood Plan

Strategic Environmental Assessment (SEA) Scoping Report

February 2022

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1. Introduction

- 1.1 Haversham cum Little Linford Parish lies just to the north of Milton Keynes. The parish covers approximately 1100 hectares of predominantly agricultural land. Within this area there are three small settlements and a few scattered dwellings, with about 300 houses in total and a population of less than 1000. To the south is the River Ouse and several lakes.
- 1.2 Haversham Neighbourhood Area was designated on 8th February 2017 and covers the whole of the parish as shown in Figure 1.
- 1.3 The Strategic Environmental Assessment (SEA) Directive (2001/42/EC) and the Regulations require an assessment of the likely significant effects of the implementation of a plan. The aim is to provide a high level of protection for the environment and to integrate environmental considerations into the preparation of plans.
- 1.4 A screening report has been produced for the Haversham cum Little Linford Neighbourhood Plan which concluded that the proposals within the draft plan had the potential to have significant environmental effects and therefore a SEA was required. It would be through careful site selection, avoidance of impacts and mitigation that the likely significant effects of the plan would be avoided or minimised. The SEA process will help to minimise the likely significant effects of the plan.
- 1.5 The proposal in the draft plan, which led to the requirement for an SEA, concerns the allocation of a site for housing. It is considered that a SEA is merited due to the plan's potential for likely significant environmental effects for sites with potential for remains of archaeological interest.
- 1.6 The SEA should only focus on what is needed to assess the likely significant effects of the neighbourhood plan. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan.
- 1.7 The SEA process includes a scoping stage which involves a review of the context within which the Neighbourhood Plan sits and an assessment of the baseline information on the Neighbourhood Area with a view to identifying the environmental issues. This information is then used to assess the proposals within the Neighbourhood Plan, in order to minimise the likely significant effects that may arise as a result of its implementation.

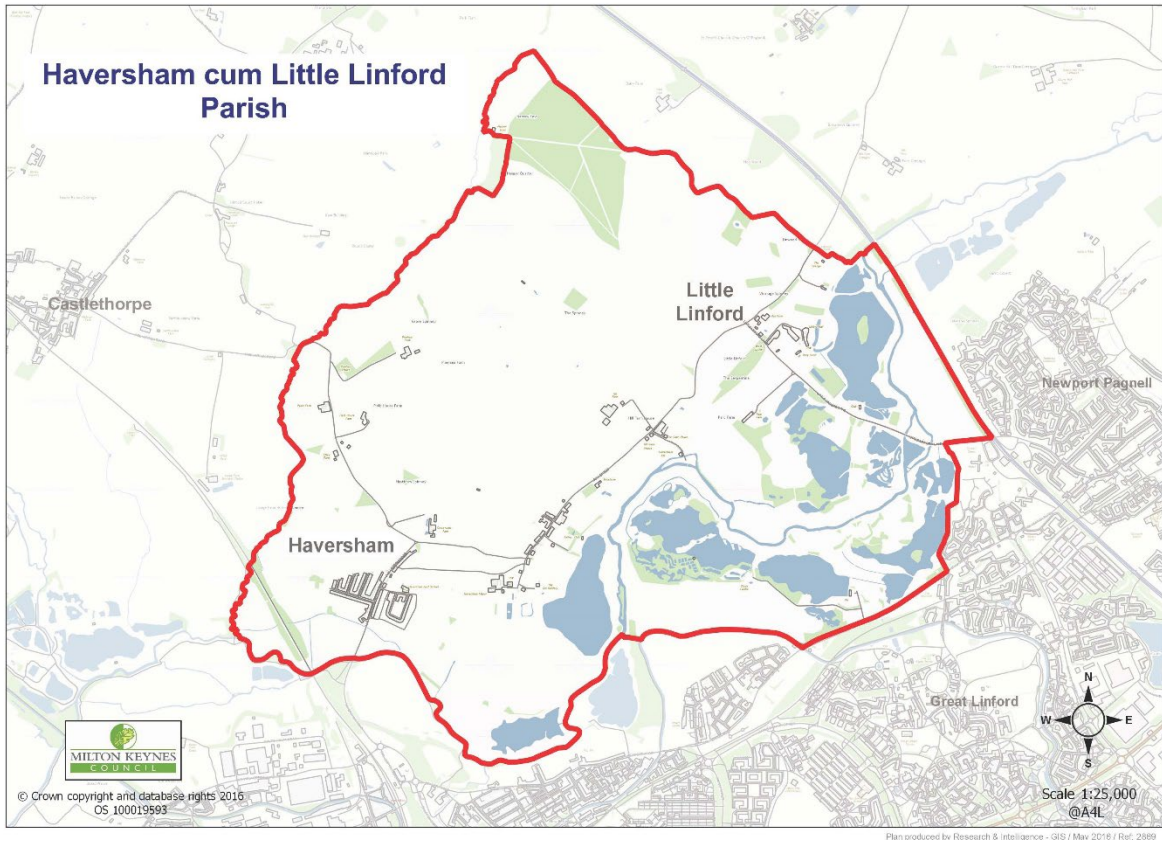


Figure 1: Neighbourhood Plan Area

2. Context

The National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) was revised in July 2021 and sets out the Government’s policy in relation to planning. It therefore constitutes part of the framework within which neighbourhood plans need to operate.
- 2.2 The NPPF establishes the presumption in favour of sustainable development which sets out that development should be approved if it is in accordance with the development plan. In cases where the development plan is absent, silent or policies are out of date, permission should also be granted unless the impacts would outweigh the benefits or the NPPF indicates that permission should be refused.
- 2.3 In relation to the historic environment, the NPPF highlights the need for heritage assets and their settings to be conserved and, where appropriate, enhanced. Significant adverse impacts on heritage assets should be avoided and unavoidable adverse impacts should be mitigated. This approach applies to designated and non-designated heritage assets and seeks to conserve them in a manner appropriate to their significance.

The Planning Practice Guidance

- 2.4 The Planning Practice Guidance (PPG) provides advice on the neighbourhood planning system introduced by the Localism Act including key stages and decisions (e.g. deciding neighbourhood areas, the legal tests for neighbourhood plans, and the process of independent examination and referendum).
- 2.5 The PPG also provides guidance on Strategic Environmental Assessments, generally and specifically in relation to the preparation of neighbourhood plans.

The Neighbourhood Planning (General) (Amendment) Regulations 2015

- 2.6 In early 2015 the Government announced its intention to amend the Neighbourhood Planning (General) Regulations 2012. Regulation 2(4) adds to the list of documents that a qualifying body must submit to a local planning authority with a proposal for a neighbourhood plan. The additional document which must be submitted is either an environmental report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, or a statement of reasons why an environmental assessment is not required.

Plan:MK

- 2.7 Plan:MK was formally adopted in March 2019. Plan:MK provides the statutory land use planning framework for Milton Keynes. Policy HE1 (Heritage and Development) provides the local planning policy framework for the assessment of development proposals affecting heritage assets. It is a strategic policy to be considered when preparing neighbourhood plans.

Haversham cum Little Linford Neighbourhood Plan

- 2.8 The Pre-submission draft Neighbourhood Plan includes the following objectives:
- To provide affordable homes for local people, particularly for those looking to downsize and young people wanting to stay in the parish.
 - To encourage measures that will make the parish's roads safer for all users.
 - To ensure that important green spaces are protected from development.
 - To ensure all new development respects the rural character of the area in which it takes place in terms of design, layout, materials and the surrounding landscape
 - To maintain and improve biodiversity, connectivity and the quality of the natural environment.
- 2.9 The draft Neighbourhood Plan (policy HLL2) allocates a site for up to 16 homes. The site was chosen for allocation following consideration of a number of potential housing sites (Appendix A).

3. Baseline

- 3.1 Analysis of the baseline information enables the current and future situation in the Neighbourhood Area to be evaluated. It also enables existing problems and issues to be identified so proposals within the Neighbourhood Plan can be designed to help tackle the issues.

Heritage

- 3.2 There are 12 listed buildings and 1 scheduled monument. Descriptions and the location of these designated heritage assets is included at Appendix B. There is no conservation area designation within the parish.
- 3.3 Milton Keynes Council has identified Archaeological Notification sites where there is potential archaeological interest. Appendix C shows the extent of Archaeological Notification sites within the parish.
- 3.4 There are many buildings and associated locations in the Parish which are not listed or otherwise formally protected but are also considered of historic importance by the community. These non-designated heritage assets have been identified in line with Policy HE1 of Plan:MK and are listed below:

1. Land and buildings in the area surrounding Haversham Church, Haversham Manor, Old Rectory, Moat, Fishponds and Dovecote, together with land extending northwards from the church to, and beyond the old school. To cover both sides of the road down the hill to Old Haversham (southern end). The site includes two old barns between footpath 43 and the church.
2. The Greyhound Public House and the interconnected 'Old Forge' building, including the old horse chestnut tree in front of The Greyhound.
3. Land surrounding the site of the former old mill at Haversham, including the mill race, wharf and mill house.
4. Land of archaeological value surrounding the ruins of St Peter's Church in Stanton Low, including site of old manor house and gardens and the former settlement of Stanton Low.
5. Land of archaeological value surrounding Hill Farm.
6. Land surrounding St Leonard's Church in Little Linford.

- 3.5 The Draft Neighbourhood Plan (policy HLL6) proposes two Local Areas of Special Character, based on these non-designated heritage assets (see Appendix D).

4. Issues and Objectives

- 4.1 The key issues arising out of the analysis of baseline data above, and the review of relevant plans, have been used to identify objectives against which options for the Neighbourhood Plan and site allocations within it can be tested.
- 4.2 The objective against which options for site allocations should be tested is:
To assess the potential to harm a heritage asset or its setting.

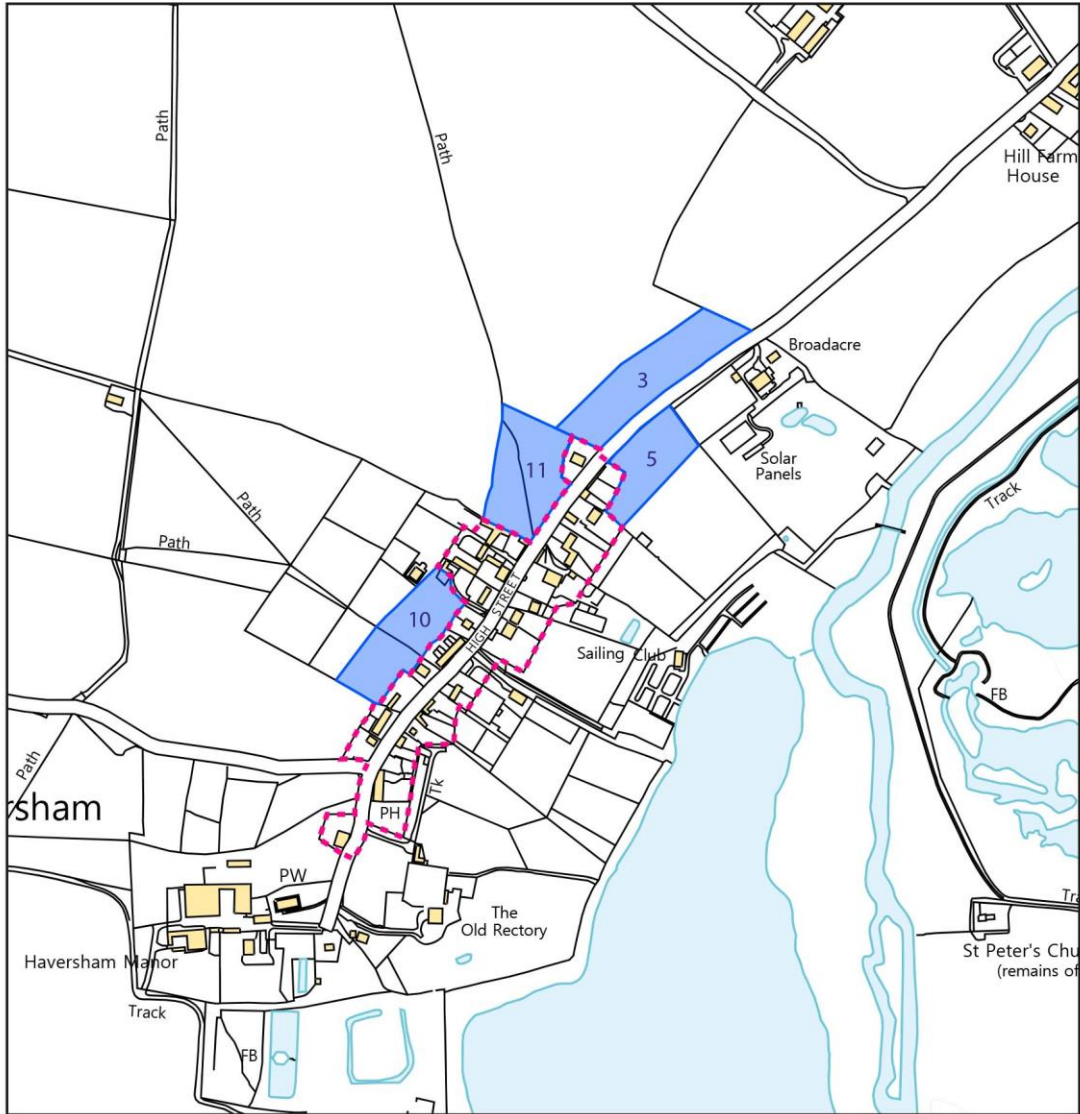
5. Assessment Approach

- 5.1 The objective referred to in paragraph 4.2 above will be used to assess the likely significant effects of the Neighbourhood Plan, including the site options for the proposed housing allocation. The assessment should demonstrate a clear understanding of the potential effects of the plan and reasonable alternatives and include consideration of the effects of allocation as a preferred option and any required mitigation within the plan.
- 5.2 The assessment of the likely significant effects of the proposed draft policies and policy intents will be considered. Any alterations required as a result of this assessment will be included in the production of the Regulation 16 submission draft Neighbourhood Plan.

6. Next Steps




- 6.1 This Scoping Report will be sent to the three statutory bodies for their comments as regards its suitability to set the context for undertaking the Strategic Environmental Assessment of the Neighbourhood Plan.
- 6.2 This report and comments received on it will then inform the production of the Environmental Report which will assess proposed allocations alongside reasonable alternatives for housing development in the context of the aims and objectives of the plan.
- 6.3 The Environmental Report will be available for comment with the draft neighbourhood development plan during the Regulation 14 consultation.

Appendix A

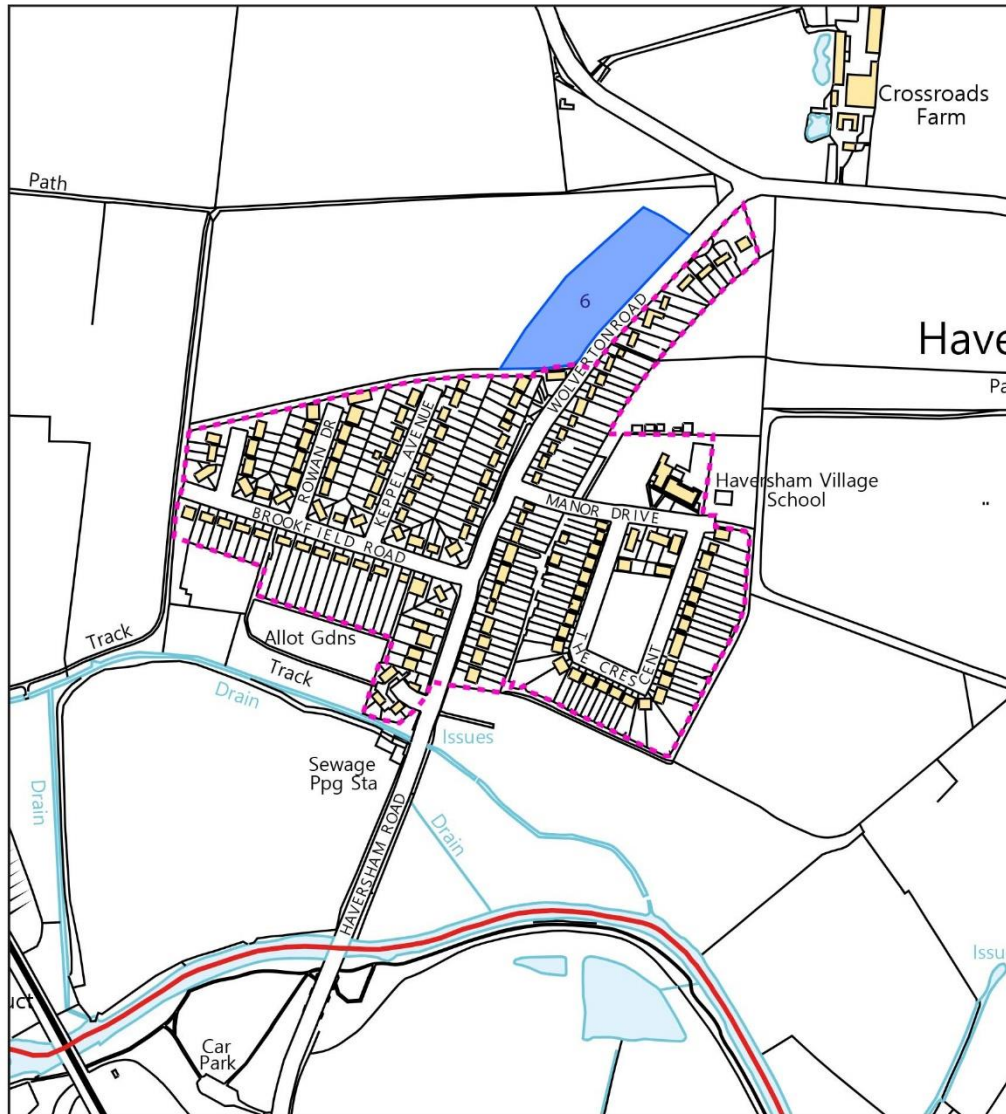


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Haversham Neighbourhood Plan Site Assessment Plan 1: June 2020

- | | |
|--|---|
|  Parish Boundary |  Site Boundary |
|  Observed Settlement Boundary:
Old Haversham | <p>3. Land north of 27 High Street, Old Haversham - 1.0ha</p> <p>5. Land east of High Street, Old Haversham - 0.9ha</p> <p>10. Land west of High Street (nearest paddock), Old Haversham - 0.8ha</p> <p>11. Land south of 27 High Street, Old Haversham - 1.0ha</p> |

Plan B1: Stage 2 Sites



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Haversham Neighbourhood Plan
Site Assessment Plan 2: June 2020

- Parish Boundary
- Site Boundary
- Settlement Boundary:
New Haversham
- 6. Land West of Wolverton Road, New Haversham - 1.0ha

Plan B2: Stage 2 Sites

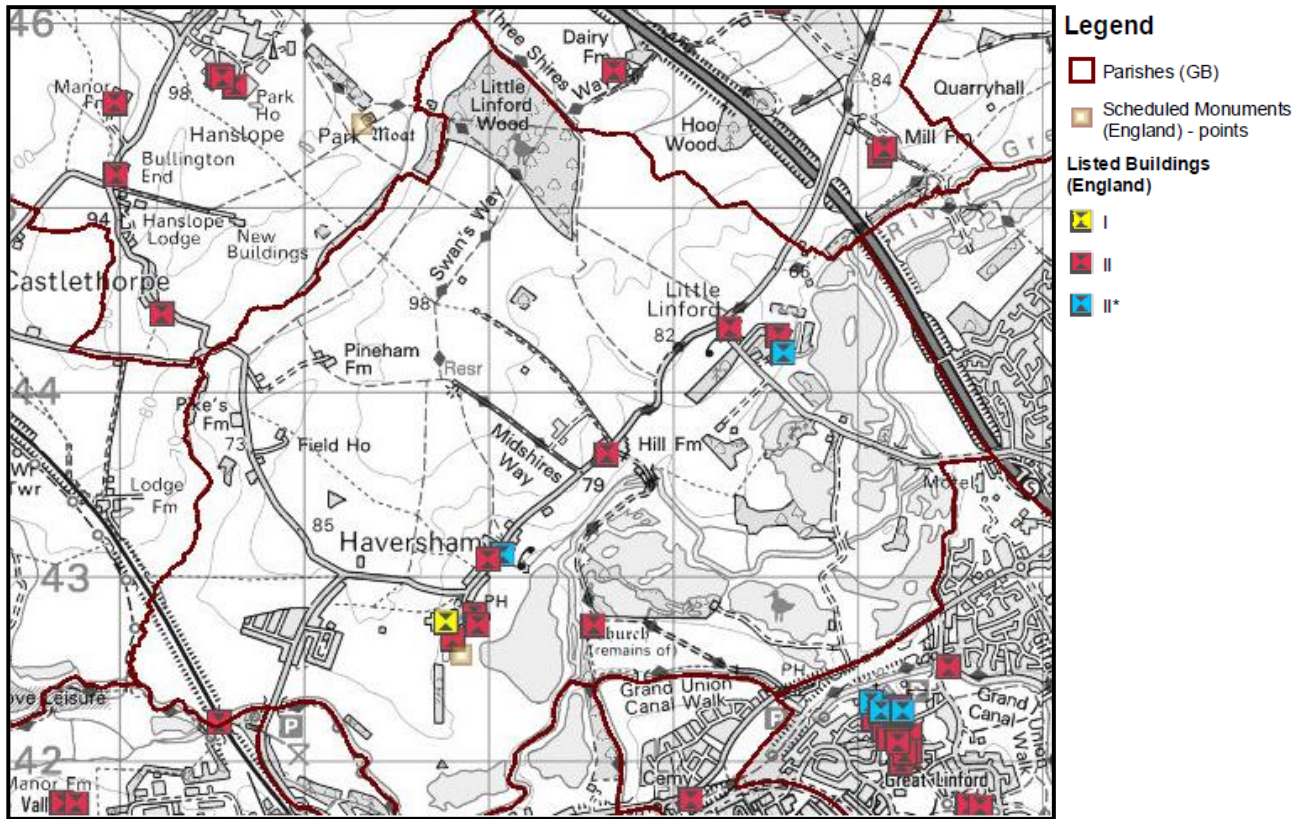
Appendix B Historic heritage

The table below contains a summary of all listed buildings and historic monuments within the Parish. It is taken from the website of Historic England (www.historicengland.org.uk), which includes more detailed schedules on the history and building materials of each listed building or historic monument. The locations of each of these sites are shown in Map A1.

Name/ Location	Category	UID	Description (Edited version of formal listing)
<u>Haversham</u>			
Wolverton Viaduct	Grade II	1389687	<p>Railway viaduct. Built 1837-8 for the London and Birmingham Railway, engineer Robert Stephenson, widened on the east side 1878-82 by the London and North Western Railway to accommodate two additional lines. Built in red brick in English bond, repaired in blue engineering bricks with red sandstone dressings. Blue engineering brick used throughout in the widened part.</p> <p>It is the most impressive of the several viaducts on the line, being taller, more elaborately treated and with wider arches. It was one of the principal landmarks of the first trunk railway and one of the earliest viaducts on this scale.</p>
Parish Church of St Mary	Grade I	1212152	<p>Parish Church. C12 nave, late C12 tower. C13 chancel rebuilt, south aisle C14, but enlarged circa 1340. North aisle of C13 enlarged c1360. C14 south porch. Nave clerestory C15. Coursed rubblestone with limestone dressings lead roofs except to south porch which has old tile roof. South east chapel has C17 straight mullion square head east window. Norman west window with chevron outer order on columns with volute capitals. Tower has 2- light openings within round arch, battlemented parapet. South porch has small east trefoiled window.</p> <p><u>Interior:</u> Chancel arch of chamfered orders, c1325. South nave arcade of 2 chamfered orders, octagonal piers and moulded capitals. East respond has knot corbel. North nave arcade c1360 as south but with moulded label and head stops. In south chapel, piscina with trefoiled ogee heads. C14. 2 niches in nave east wall. North aisle benches, C16 with cut poppy heads to bench ends.</p> <p><u>Stained glass.</u> South aisle, west end window and chancel north side, west window 1496, figures including St. John Baptist. In south chapel east window fragments of figures and cross, C15. East window by J.T. Micklethwaite circa 1890.</p>
Dovecote at Haversham Manor and To South of St Marys Church	Grade II	1115928	<p>Dovecote. Dated 1665. Coursed rubblestone, old tile roof. Square on plan with pyramid roof surmounted by cupola and wrought iron weather vane Doorway in west wall, 3-light oak framed window on south wall, high up. Date stone on north wall, inscribed 'M.T. 1665'. (Maurice Thompson purchased the manor in 1664). Walls lined with stone nest-boxes.</p>
Moated site, fishponds and associated earthworks 150m south-east of Haversham Manor	Schedule	1011300	<p>Despite having suffered some disturbance in the past, the site survives largely intact and is a good example of its class. The central platform contains archaeological evidence relating to the occupation of the island, including the survival of buried structural foundations relating to the buildings that originally stood upon it. Environmental evidence relating to the landscape in which the monument was constructed will survive in the deeper ditch deposits and in the fishponds.</p> <p>The moated enclosure is rectangular in shape. The central platform of the moat is raised slightly above the surrounding land surface. The interior</p>

			<p>surface of the platform is disturbed and uneven particularly in the northern half indicating the survival of sub-surface building remains.</p> <p>In the south-western corner of the platform, separated from the edge of the moat by a narrow bank, is a rectangular hollow. Its close proximity to the edge of the moat suggests that it is likely to be the remains of a small fishpond.</p> <p>To the east of the moated enclosure a recently constructed lake approaches to within 50m of the moat edge; in the area between are the truncated remains of fragmentary banks and hollows which are thought to represent the remains of village cross or garden plots.</p> <p>A roughly rectangular hollow which lies adjacent to the north-eastern corner of the moat may represent the remains of a second early fishpond. To the east of the moat some 60m upslope is a large fishpond which appears later in date. A second smaller pond of similar age lies to the north.</p>
The Old Rectory	Grade II	1320193	<p>Former Rectory, now house. Early C18 with 1861-1862 north range. C18 elevations red brick with flared headers. Victorian range red and orange brick. Old tile roofs. 5 bays, 2 storeys plus dormers, Victorian range across north and projecting to west to form letter L-plan, 2 storeys plus attic. C18 part has central door and mid C19 Doric porch, 2 sashes to left, bay window to right. 5 sashes to 1st floor with early C18 thick glazing bars. 3 hipped dormers with 2-light casements, flanking stacks of old thin bricks. South front of 2 builds, 2 left bays early C18 with thick upper floor glazing bars to sashes. Interior has mid C19 fireplaces and metal rosettes to cornice friezes in downstairs rooms.</p>
Summerhouse and Walled Garden to North of the Old Rectory	Grade II	1115929	<p>Walls C18 or early C19, summerhouse 1861 to 1862. Walls outer skin coursed limestone inner skin brick. Tiled copings. Summerhouse brick and slated roof. Walls round three sides of square to north of Old Rectory with summerhouse in centre of north wall. Gabled front with arched centre door flanked by windows to form Palladian front coggled eaves to open pediment.</p>
Pike's Farm	Grade II	1320194	<p>C18, altered. Coursed rubblestone, slate roofs. 5 bays, 2 storey plus dormers, with 2 rear wings at right angles, both of two storeys and late C18 or early C19. South east front has central entry with 6 panel door, rectangular fanlight and panelled reveals. To south west gable of main block is french door with margin panes. Britannia fire insurance plaque on right hand gable.</p>
Haversham Grange	Grade II*	1212158	<p>House, in C14 grange to Lavendon Abbey. C14 with crossing rebuilt 1628, C16, C19 alterations. Coursed rubblestone with dressing. Old tile roofs. 2 bay medieval hall house with raised cruck, cross passage and rebuilt cross wing. 2 storeys plus attics. C16 chimney stack inserted backing onto cross passage and floor inserted in open hall. C19 service building and south lateral stack in chequered brick.</p> <p>West elevation has deeply moulded C14 doorway with hood mould on carved heads, diamond window over. 1st floor has to left bay of hall range, gabled window with coped gable on kneelers and small gable window above. North gable coped on kneelers and carved finial, also datestone 'TTE 1628'. South stack stepped and panelled. Traces of hall window to left of C14 doorway. Hall window complete to rear: North east range. C18 with outside steps to hayloft, south east wing C19 slate roofed.</p> <p><u>Interior:</u> An important example of C14 domestic architecture. Screen passage beyond C14 door has 2 arched openings, one half-blocked, mouldings similar to outer door, then to left timber doorway arch, probably also contemporary. C16 inserted stack backs onto cross passage. Hall truss has raised crucks with arch braced Collar and kingpost. Crucks have wide yoke. Long curved purlin braces.</p>

Hill Farmhouse	Grade II	1289663	Early C19. Coursed rubblestone, slate roofs. 2 storeys, 4 bays, double pile house. North front cement rendered pilastered and corniced entrance in bay 2, panelled reveals, panelled door. Some windows have cement gauged flat arches with keystones. 3 first floor sashes to bays one to three. Stacks flank entry bay. South east or garden front has 2 bay windows, sashes above.
<u>Little Linford</u>			
Hall Farm	Grade II	1212150	Farmhouse. C17, C18 and C19. Coursed rubblestone, south elevation part brick. Plain roof tiles. 4 bay south front, left hand bay extending north to form letter-L plan. 2 storeys. South front. 3 left hand bays stone, right hand bay chequer brick. Bay window to outer bays, blocked door to second bay from left, tripartite sash to third. 1st floor sashes. North elevation with west wing roof extended eaves and modern dormer. Central door with stone arched and pedimented doorcase. Interior has features salvaged from Little Linford Hall including doorcases with lugged architrave surrounds and overdoors; friezes and cornices with wave mould and egg-and-dart friezes. Also chimney pieces. These are described in RCHM II. 179 MON. 2, Linford hall and dated to late C17.
Gate Piers and Gates to West of Linford Hall	Grade II	1115927	Gate piers. Mid C19, formerly to Linford Hall, now demolished. (The present house is a modern one). Cast iron piers and wrought iron gates. Short lengths of railing to each side of piers. Piers hollow square sections, chamfered sides with bases. Corniced caps with ogee saddleback tops. Scroll tops to gates.
Church of St Leonard and St Andrew	Grade II*	1212140	Parish church. Early C13. South aisle C14, rebuilt c18 or C19. Chancel and north aisle rebuilt C19. Rubblestone with limestone dressings. Old tile roof. 2 bay chancel with reused C13 lancet windows. Nave without clerestory. South aisle has C13 doorway, reset, with nail-head enrichment and C14 2 light tracered windows and one 3-light square headed C16 window. West window 3-light 4 centred head. North aisle has C14 2-light tracered windows. West gable has C13 gabled bellcote with 2 arched openings for bells, the jambs and central mullion having attached shafts. C19 north porch. <u>Interior:</u> north arcade C13, 2 bays with chamfered orders and moulded octagonal capital to cylindrical column. South Arcade of nave 3 bays also with octagonal moulded capitals and octagonal columns. Font of tub type on square chamfered base, C13. Plaster ceiling to nave with moulded wall plate and curved braces to wall posts. Cambered tiebeams. C15. Chancel arch reponds C13 arch C19. Wall tablets: In chancel 2 ovals with carved wreath surrounds to Sophia Knapp 1795, and Matthew Knapp, 1787. Other C18 and C19 tablets to Knapp family.
<u>Stanton Low</u>			
Ruins of Church of St Peter	Grade II	1125226	Ruins of former parish church. Norman and C15, restored early C20 but now a fragmentary ruin. Rubble limestone, walls only. The E. wall of the chancel almost complete, with the arch of a C14 window.



Map A1 Listed buildings and scheduled monuments

Appendix C









Extract of MKC Interactive mapping showing the extent of Archaeological Notification Sites in part of the parish

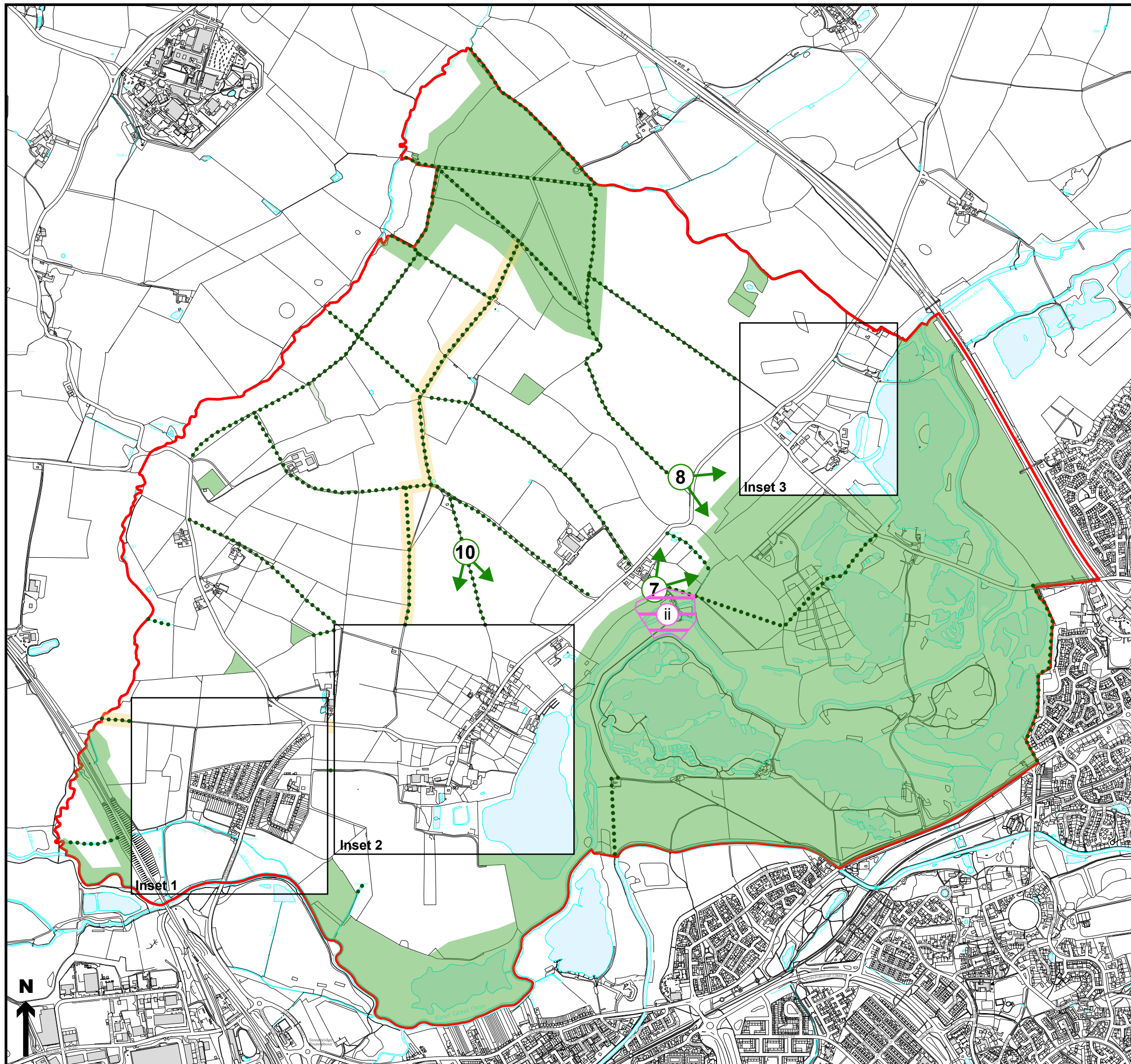
Appendix D

Local Areas of Special Character

**Haversham-cum-Little Linford
Neighbourhood Plan
Policies Map
December 2021**








Key

-  **Parish Boundary**
-  **HLL6 - Non-designated heritage assets
ii. Land at Haversham Mill**
-  **HLL8 - Existing footpaths
and bridleways (also part of HLL9)**
-  **HLL9 - Existing green and
blue infrastructure network**
-  **HLL9 - Opportunity wildlife
corridor**
-  **HLL10 - Important views**



**Haversham-cum-Little Linford
Neighbourhood Plan
Policies Map Inset 2 Old Haversham
December 2021**

Key

-  Parish Boundary
-  HLL1 - Settlement Boundary
-  HLL2 - Land south of 27 High Street
-  HLL6 - Non-designated heritage assets
i. Land at Old Haversham
-  HLL8 - Existing footpaths
and bridleways (also part of HLL9)
-  HLL9 - Existing green and
blue infrastructure network
-  HLL9 - Opportunity wildlife
corridor
-  HLL10 - Important views
-  HLL11 - Community Facility
f. The Greyhound Pub
g. St Mary's C of E Church
h. Sailing Club

