

Supporting evidence for Policy HLL10 Important Views

July 2022



Introduction

Ten important views were originally identified in the Environment and Design report and an eleventh was added to the Pre-Submission Plan. The Statutory Regulation 14 response from Milton Keynes Council requested more evidence to support the views identified. This document seeks to provide that supplementary evidence by adding further details of the views as well as some necessary amendments to the original list.

The Neighbourhood Plan contains the following policy and associated text.

POLICY HLL10: IMPORTANT VIEWS

A. The Neighbourhood Plan identifies Important Views, as shown on the Policies Maps.

B. Development proposals which would have a significant adverse impact on an Important View will not be supported.

5.46 The policy, and the Policies Map, identifies a series of views from public vantage points around the parish that are considered in the Environment and Design Report as especially important in defining the relationship between the settlements and its rural hinterland (see Table A below). The policy does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design. In each case, only the minimum area of land necessary to define the view has been identified.

Policy HLL10 and the associated list of important views were largely based on a 'walkabout' appraisal of the Parish neighbourhoods conducted by members of the Environment and Design (E&D) Task Group in May 2019. This was part of the essential 'character assessment' of the three main settlement areas of the Parish. Full details of this character assessment are shown in the E&D report included with the NP evidence base (see E&D report Annex 2 and 2A). This supporting

evidence draws on the E&D Task Group report, notes by the E&D team taken during their walkabout of the Parish, and Milton Keynes Council's Landscape Character Assessment (2016)¹.

This document consists of a list of the eleven important views, copies of the policies maps showing the view locations and directions, identification of key characteristics of the landscapes, and longer descriptions of the views with selected photographs.

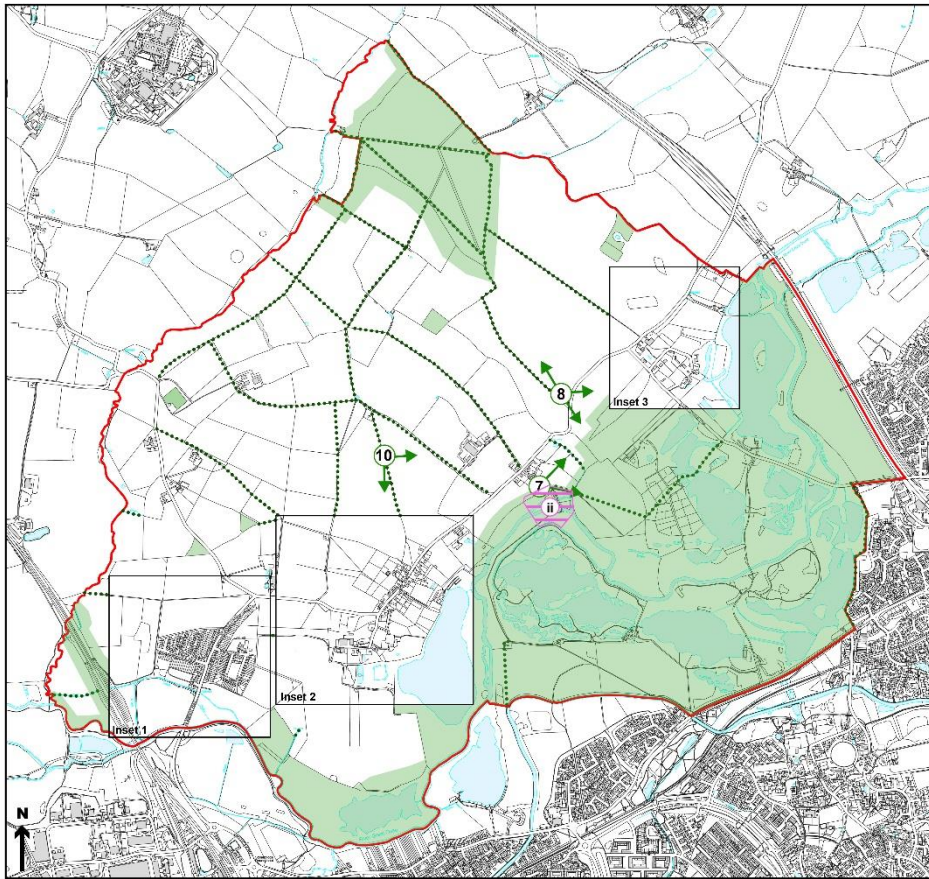
Important views

The location and direction of the eleven views are listed in the table below and shown on the policies maps (numbered green circles with green arrows). It is worth noting that, given the rural nature of the area, there are many other attractive views across the parish characterised by open landscapes undisturbed by development. The eleven identified important views have been selected because they are closest to the existing settlements and all are accessible from public rights of way.

<i>View</i>	<i>Location and direction</i>	<i>see policies map</i>	<i>Grid ref (SP)</i>
1	From footpath 43 in the field behind the old school looking south, west and north-east	Inset 2	828429
2	From footpath 43 in the field west of the kissing gate and stream looking south to south-west	Inset 2	824428
3	From footpath 39 looking east to south-east	Inset 2	826431
4	From field at end of Brookfield Road looking south to south-west	Inset 1	816427
5	From footpath 40, north of View 4, on the corner of four fields, 360° view	Inset 1	817430
6	From southern end of Wolverton Road looking north	Inset 1	819425
7	From southern end of Mill Road looking north-east to south-east	Main	838436
8	From the road towards Little Linford, near the end of footpath 16, looking south to east and north-west	Main	838441
9	From the north end of Little Linford Lane looking north to north-west	Inset 3	842444
10	From footpath 31 looking south to east	Main	829437
11	From St Leonard's Church, Little Linford looking south to east	Inset 3	846442

¹ [Milton Keynes Landscape Character Assessment | Milton Keynes Council \(milton-keynes.gov.uk\)](https://www.milton-keynes.gov.uk)

Main policies map

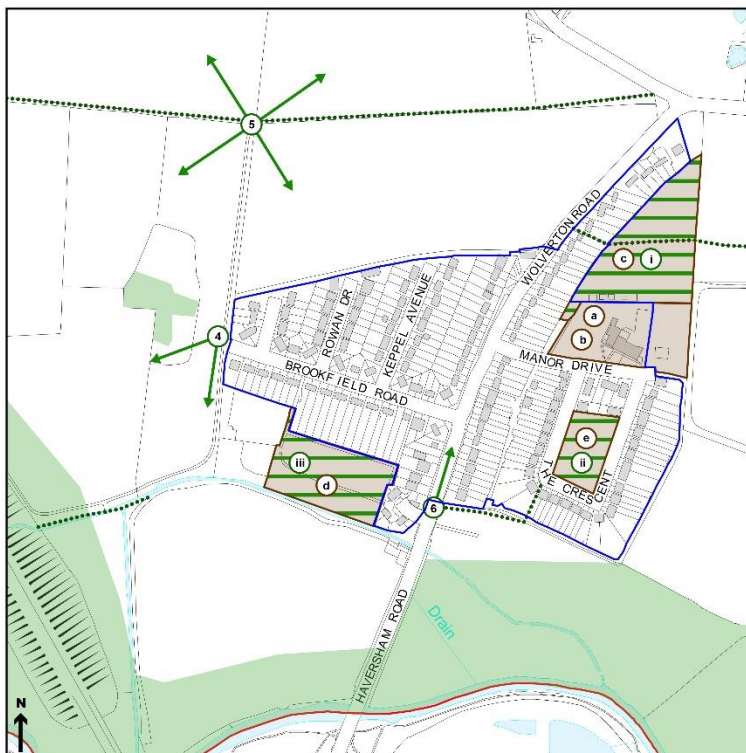


Haversham-cum-Little Linford Neighbourhood Plan Policies Map July 2022

- 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
 - ↗ HLL10 - Important views

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Inset 1

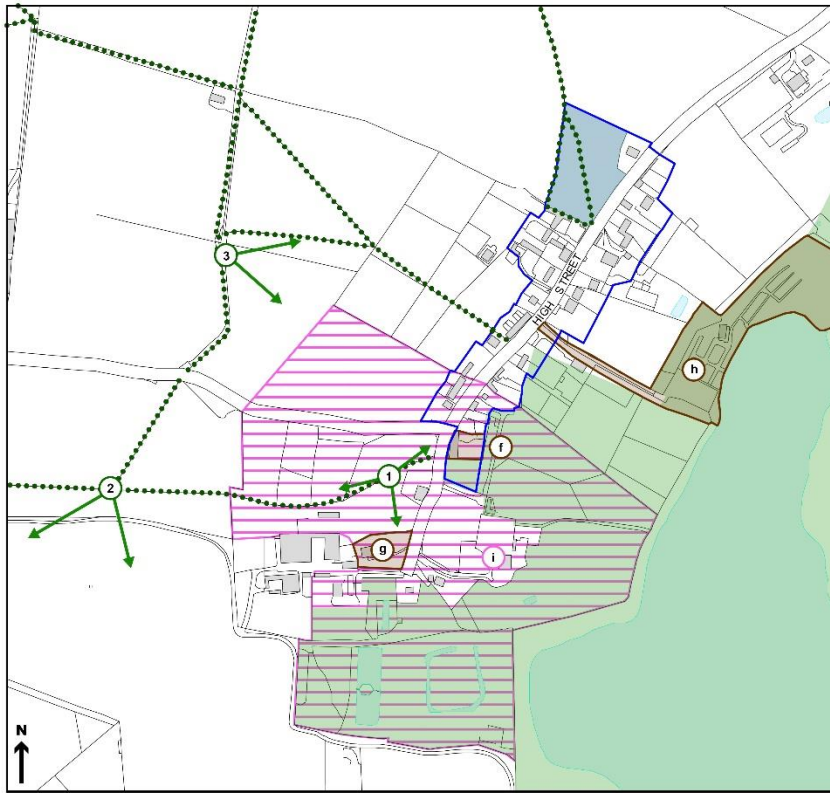


Haversham-cum-Little Linford Neighbourhood Plan Policies Map Inset 1 New Haversham July 2022

- Key**
- Parish Boundary
 - HLL1 - Settlement Boundary
 - HLL6 - Local Green Space
i. The Recreation Ground
ii. The Green within the Crescent
iii. The Allotments off Brookfield Road
 - HLL7 - Existing footpaths and bridleways
 - HLL8 - Existing green and blue infrastructure network
 - HLL9 - Green and blue infrastructure network - footpaths
 - ↗ HLL10 - Important views
 - HLL11 - Community Facility
a. Haversham Village School
b. Haversham Social and Community Centre
c. The Recreation Ground
d. Allotments
e. The Crescent Green

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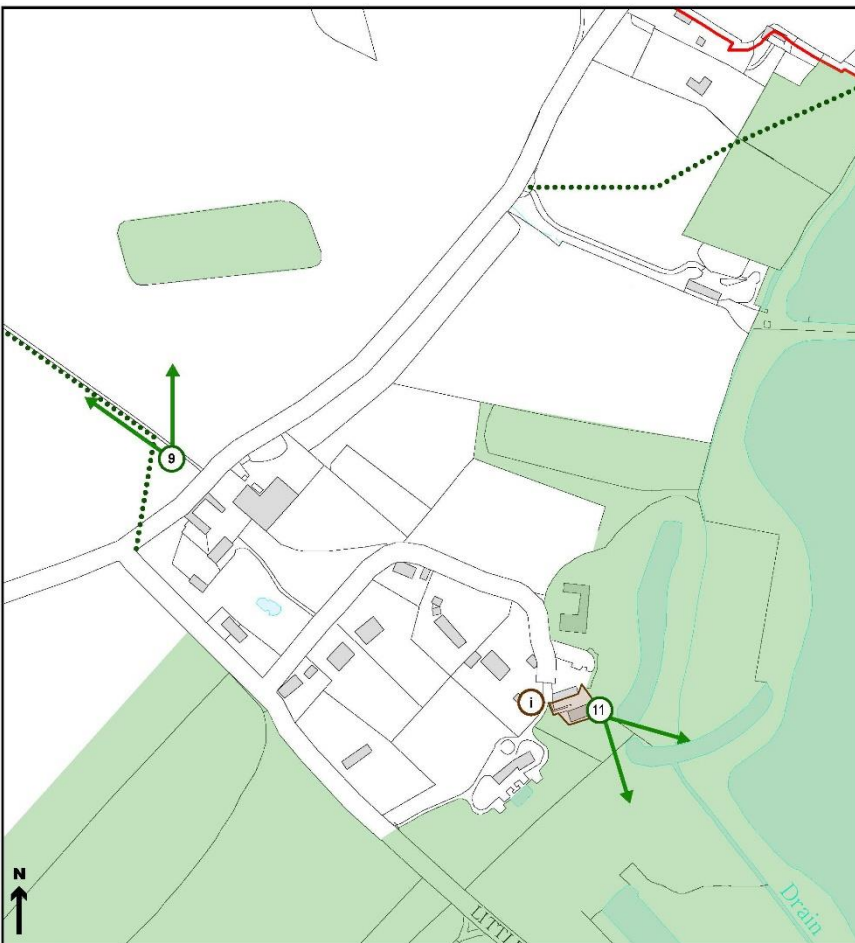
Inset 2



- Haversham-cum-Little Linford Neighbourhood Plan Policies Map Inset 2 Old Haversham July 2022**
- 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
 - HLL10 - Important views
 - HLL11 - Community Facility
f. The Greyhound Pub
g. St Mary's Church
h. Sailing Club

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Inset 3



- Haversham-cum-Little Linford Neighbourhood Plan Policies Map Inset 3 July 2022**
- Key**
- Parish Boundary
 - HLL8 - Existing footpaths and bridleways (also part of HLL9)
 - HLL9 - Existing green and blue infrastructure network
 - HLL10 - Important views
 - HLL11 - Community Facility
i. St Leonard's Church

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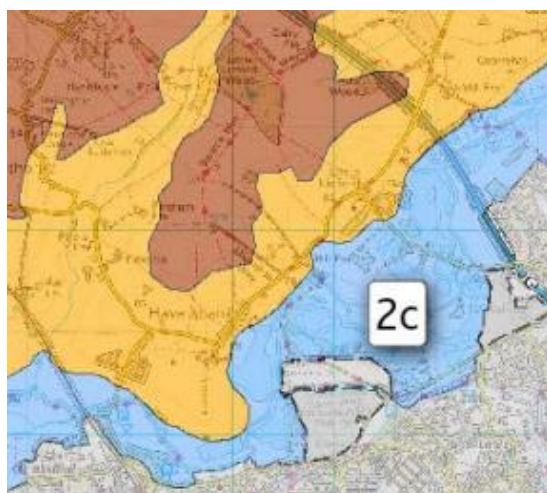
Landscape character

In Milton Keynes Council's Landscape Character Assessment (2016), the Parish of Haversham-cum-Little Linford falls within three Local Character Areas (LCAs). These are:

LCA 1b: Hanslope Clay Plateau Farmland (shown in brown on the small sketch map below) – northern part of the parish

LCA 2c: Ouse Urban River Valley (shown in blue) - the southern part of the parish along the river

LCA 5a: Ouse North Undulating Clay Farmland (shown in orange) – most of the central part of the parish.



The parish settlements and the identified important views are located in LCA 5a. This is part of Landscape Character Type 5 which is described in MKC's assessment as 'generally a quiet and picturesque rural landscape'. It goes on to say 'this extensive largely open arable landscape is punctuated with traditional limestone villages and has fine panoramic views' (MKC Landscape Character Assessment, p.46).

Each of the Landscape Character Types has a set of 'key characteristics' that describe the significant components of each landscape area. In the table below, these key characteristics are selectively cross referenced for each view. These are the characteristics that are particularly relevant although, in practice, this list could be extended because it is the general quiet rural landscape with limited impact from urban development that is the dominant characteristic of the whole parish, and is greatly valued by residents. The complete list of key characteristics of all three of the LCAs included within the parish can be found in the Annex to this document.

Two of the identified views (4 and 6) have special characteristics that are unique to this parish and are explained in the *Description and photographs* section.

View	Location and direction	LCA	Key characteristics
1	From footpath 43 in the field behind the old school looking south, west and north-east	5a	<ul style="list-style-type: none"> • Limited impact from built urban development • Landmark church towers/spires • Historic limestone villages • Paddocks in association with village margins
2	From footpath 43 in the field west of the kissing gate and stream looking south to south-west	5a, looking over 2c	<ul style="list-style-type: none"> • Large scale arable fields with unclipped hedges • Low proportion of woodland and hedgerow trees

			<ul style="list-style-type: none"> • Panoramic views over meandering valley floor • Limited impact from built urban development • Tranquil and remote
3	From footpath 39 looking east to south-east	5a, looking over 2c	<ul style="list-style-type: none"> • Sparsely settled rural landscape crossed by minor roads • Pasture on lower slopes and near settlements • Historic limestone villages • Paddocks in association with village margins • Panoramic views over meandering valley floor • Valley floor widens with extensive areas of open water due to mineral extraction
4	From field at end of Brookfield Road looking south to south-west	5a, looking over 2c	<ul style="list-style-type: none"> • Panoramic views over meandering valley floor • Large scale arable fields with unclipped hedges • Landmark railway viaduct (see <i>Description and photographs</i>)
5	From footpath 40, north of View 4, on the corner of four fields, 360° view	5a	<ul style="list-style-type: none"> • Large scale arable fields with unclipped hedges • Undulating lowland landscape with slopes down towards the river valley floor • General absence of visual detractors
6	From southern end of Wolverton Road looking north	5a	<ul style="list-style-type: none"> • Iconic avenue of silver birch trees (see <i>Description and photographs</i>)
7	From southern end of Mill Road looking north-east to south-east	5a, looking over 2c	<ul style="list-style-type: none"> • Undulating lowland landscape with slopes down towards the river valley floor • Low proportion of woodland and hedgerow trees • Limited impact from built urban development • Tranquil and remote
8	From the road towards Little Linford, near the end of footpath 16, looking south to east and north-west	5a, looking over 2c	<ul style="list-style-type: none"> • Undulating lowland landscape with slopes down towards the river valley floor • Large scale arable fields with unclipped hedges • Large to medium scale mixed woodlands • Limited impact from built urban development
9	From the north end of Little Linford Lane looking north to north-west	5a	<ul style="list-style-type: none"> • Large scale arable fields with unclipped hedges • Large to medium scale mixed woodlands • General absence of visual detractors
10	From footpath 31 looking south to east	5a, looking over 2c	<ul style="list-style-type: none"> • Undulating lowland landscape with slopes down towards the river valley floor • Landmark church towers/spires • Paddocks in association with village margins
11	From St Leonard's Church, Little Linford looking south to east	5a	<ul style="list-style-type: none"> • Historic parkland • General absence of visual detractors

Descriptions and photographs

View 1

Location and direction: From footpath 43 in the field behind the old school looking south, west and north-east. This footpath is an important link between New and Old Haversham and runs from the Recreation Ground down a hill to St Mary's Church and The Greyhound pub.

Description: An attractive view south and south-west across pastureland to St Mary's church and the old barns of Haversham Manor with both historic and aesthetic appeal. The church is a Grade I listed building dating from the 12th century and lies at the centre of an area with several historic buildings that has been included in the Neighbourhood Plan as an area of special character.

Looking north-east provides an excellent view of the historic row of stone-built houses including the former smithy and The Greyhound public house. The view also encompasses the horse paddocks in association with the margins of the historic Haversham High Street.



View 2

Location and direction: From footpath 43 in the field west of the kissing gate and stream looking south to south-west. This viewpoint is on the same footpath as View 1 but further west nearer New Haversham and the Recreation Ground.

Description: Extensive view across the Great Ouse valley with the old water tower in the foreground. This is an expansive long-distance view giving a sense of wide-open space that is quiet and undisturbed.

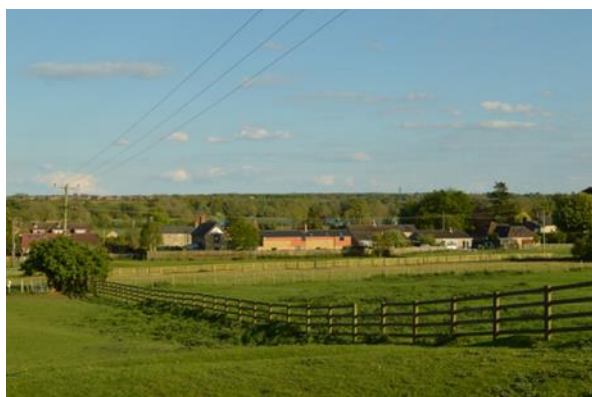


View 3

Location and direction: From footpath 39 looking east to south-east. This well-used footpath and bridleway runs from Haversham to the nature reserve of Little Linford Wood along a natural ridgeway, overlooking Old Haversham and the Ouse Valley.

Description: Extensive panoramic views east and south-east from the ridgeway that looks over the old village to the sailing club lake and the ruins of St Peters church (Grade II listed). Diverse and attractive scene of the mixed character of buildings in the village with parkland beyond, yachts frequently seen on the lake and the ruin of St Peters Church visible through the trees.

The lakes along the Ouse Valley were formed from old gravel pits and are a very distinctive feature of many of the views from this ridgeway and from the road between Old Haversham and Little Linford.



View 4

Location and direction: From the field at end of Brookfield Road looking south to south-west. This view is on an unofficial path from Brookfield Road north to footpath 40 that is well used by local dog walkers and others.

Description: This view looks across the river valley towards the arches of the 19th century railway viaduct over the River Great Ouse with agricultural fields in the foreground, again combining historic and aesthetic value. The viaduct, built in 1837-8, is a Grade II listed structure. It was one of the principal architectural features of the first trunk railway (London and Birmingham) and one of the

earliest on this scale. The railway viaduct is a very distinctive landmark that enhances the view from this and several other locations in the parish.



Images of the viaduct arches have been used many times in logos for local organisations, for example Haversham School (left) and the Haversham village sign on Wolverton Road (right).



View 5

Location and direction: From footpath 40, north of View 4, on the corner of four fields, 360° view.

Description: This point has uninterrupted views in all directions of agricultural fields edged by mature mixed hedges with trees (hawthorn, ash). Looking east and south-east the roofs of houses in New Haversham can be seen in the distance. To the west the main line railway can be seen; and to the south the arches of Haversham viaduct where the railway crosses over the Great Ouse.

The surrounding arable fields are an important feature of the rural situation of the Parish and are visible from many footpaths and bridleways.



View 6

Location and direction: From the southern end of Wolverton Road near the bus stop, looking north along the road.

This view does not match the standard key landscape characteristics as described in MKC's Landscape Character Assessment. However, this semi-urban view is highly valued by residents. It highlights the iconic avenue of mature silver birch trees and wide grass verges that give a unique character to New Haversham. Despite being on an increasingly busy road the prospect is one of a quiet urban boulevard in a rural landscape setting. It illustrates how the urban development of New Haversham in the 1930s was achieved with limited impact on the rural character of the wider locality.



View 7

Location and direction: From the southern end of Mill Road looking north-east to south-east.

Description: Wide panoramic views across undulating open farmland with many trees in the distance. Looking north-east, the hamlet of Little Linford can be seen in the distance. Looking south-east down the gated Mill Road, the cross-field footpath to the wooded area around Linford Lakes can be seen.



View 8

Location and direction: From the road towards Little Linford, near the end of footpath 16, looking south to east and north-west.

Description: Another broad and extensive view across the river valley and the lake in the distance with open fields and trees. This lake is one of several lakes in former gravel pits to the south and east of Haversham High Street up towards Little Linford.

Looking north up the bridleway to Little Linford Wood nature reserve also presents a very pleasing perspective of the highly valued rural prospect of the Parish more generally.



View 9

Location and direction: From the north end of Little Linford Lane looking north to north-west.

Description: This is an expansive view across rising land with open cultivated fields undisturbed by development and scattered with areas of woodland including Little Linford Wood in the distance.



View 10

Location and direction: From footpath 31 looking south to east. This footpath and bridleway is very popular with walkers and riders.

Description: Wide views from the ridgeway path looking down the hill over pastureland and fields to Old Haversham, St Mary's church and Haversham sailing lake; with the new city area of Milton Keynes in the far distance.



View 11

Location and direction: From St Leonard's Church, Little Linford looking south to east.

Description: Landscaped view over land sloping down to one of the many fishing lakes and the site of the old Little Linford manor house. In the summer the view is somewhat obscured by the many trees in the area. This area is part of the landscaped parkland area of the old manor house. The church itself is a Grade II* listed building and dates from the 13th century.



Annex

Key characteristics of relevant Landscape Character Types

LCT 5: Undulating Clay Farmland:

- Undulating lowland landscape with slopes down towards the river valley floor
- Secondary valleys provide local enclosure
- Large scale arable fields with unclipped hedges
- Pasture on lower slopes and near settlements
- Occasional stone walls to field boundaries and limestone in fields
- Paddocks in association with village margins
- Low proportion of woodland and hedgerow trees
- Limited impact from built urban development
- Historic Limestone villages
- Landmark church towers/spires
- Historic parkland
- Panoramic views over meandering valley floor
- Tranquil and remote
- General absence of visual detractors except for wind turbines and pylons to the east of and railway line to the west.

LCT 1 Clay Plateau Farmland:

- Gently undulating plateau landscape
- Large to medium scale mixed woodlands, linking with the extensive woods of Yardley Chase and Salcey Forest in Northamptonshire. More isolated woodlands within Hanslope.
- Medium to large arable fields with clipped hedges.
- Areas of pasture and smaller fields closer to the settlements.
- Sparsely settled rural landscape crossed by minor roads (with the exception of the M1).
- Extensive views over neighbouring valleys.

LCT 2: Urban River Valley:

- Slow flowing meandering river in sinuous valley floor
- Valley floor widens in urban areas with extensive areas of open water due to mineral extraction
- Wide accessibility due to large scale landscape restoration of mineral extraction sites and creation of linear parks

(From Milton Keynes Landscape Character Assessment, 2016)