



RAVENSTONE PARISH COUNCIL



# Ravenstone Neighbourhood Plan

2018 to 2031

Draft for Consultation, April 2018





RAVENSTONE PARISH COUNCIL



# Contents

1.	Introduction	3
2.	Plan Making Process	7
3.	Vision	19
4.	Objectives and Policies	20
5.	Countryside and Environment	21
6.	Character and Design	25
7.	Flood Risk	29
8.	Highways and Transport	31
9.	Community	34
10.	Housing	36
11.	Business and Employment	46

## Annex

Annex A: Glossary

Annex B: Listed Buildings

Annex C: Proposals Maps



RAVENSTONE PARISH COUNCIL



# Foreword

Ravenstone has been loved and cherished by its inhabitants for countless generations deriving its distinctive character from the rural setting and historic roots. The protection of this character is paramount to ensure the village is passed on to successive generations in a recognisable form.

The Ravenstone Neighbourhood Plan has been developed to help deliver the local community's aspirations and needs for the period 2018 – 2031. The purpose of the Plan is to enable the people who best understand the special qualities of the Ravenstone Parish, its residents, to steer future development whilst identifying areas that should be protected and elements that should be improved. It is the latest in a long line of village plans dating back to the 1970s and carries forward the themes of those earlier documents, namely the protection of the unique character and historic setting of the village.

Neighbourhood planning was introduced through the Localism Act 2011 to ensure that local communities are involved in the planning decisions which affect them. The Ravenstone Neighbourhood Plan initiative was begun by my predecessor, Chair of the Parish Council, Richard Rook in April 2017. Richard worked enthusiastically and tirelessly to ensure the project was started successfully, before his sad death on 8<sup>th</sup> June 2017.

The Ravenstone Neighbourhood Plan will become part of the Development Plan for Milton Keynes (Plan:MK) and the policies contained within it will be used by Milton Keynes Council to determine planning applications within our parish.

The production of the Ravenstone Neighbourhood Plan has helped us to develop a shared vision for our village together with objectives and policies that will cover topics such as:

- Countryside and Environment
- Character and Design
- Flood Risk
- Highways and Transport
- Community Facilities
- Housing
- Business

The Neighbourhood Plan has been produced by a Steering Group consisting of members of the Parish Council and residents. The Steering Group has consulted individuals and local organisations as thoroughly as possible on a wide range of issues to ensure the community's views have truly been taken into account in the preparation of the Plan.

Ravenstone Parish Council would like to thank warmly the members of the Steering Group and pay tribute to their hard work and commitment since April 2017.

The Parish Council and the Steering Group feel that particular thanks should go to the chairman of the Steering Group, Robin Cooper. His willingness to take up the baton from Richard Rook enabled the Plan to move forward. He has been the organisational driving force behind its preparation and we are indebted to him for the incalculable amount of his personal time and diligence spent on delivering the finished article.

Stephen Bailey, Chair, Ravenstone Parish Council





RAVENSTONE PARISH COUNCIL



# 1. Introduction

## Historical Context

- 1.1 Ravenstone village is situated 4km west of Olney along the valley of a stream falling to the River Great Ouse, which is 2km to the south. The village is situated near to the county boundaries of Northamptonshire and Bedfordshire. Great Wood lies on the north-eastern boundary and the disused Midland railway line cuts across the north-eastern corner of the parish.
- 1.2 It is assumed that the name of the village derives from the Raven, image of the Danes. The village was first mentioned in English History in 898 AD when it came under Danish Law following the Treaty of Wedmore 879 AD, when Olney and villages north of the Ouse were separated from the area to the south, which was under the law of King Alfred.
- 1.3 Ravenstone appears in the Domesday Survey and there is reference to a mill and a Manor then "holden by Hugh of Walter Giffard". It was conveyed to Peter de Chaceport in the mid-13th century and the manor was conveyed to King Henry III with a request that a Priory might be founded. An Augustinian Priory was founded in 1254.
- 1.4 Following the dissolution of the Priory in 1525 the manor was granted to Cardinal Wolsey, thus "the better to enable him to endow his colleges then building in Ipswich and Oxford". After Wolsey's fall from grace it returned to the crown.
- 1.5 King Edward VI subsequently granted the manor, the site of the Priory, the Mill and other lands to Sir Francis Bryan. In time it passed to Sir Moyle Finch and remained with the Finch family into the 20th century. Lady Elizabeth Finch succeeded to the estate following her father's death in 1595.

- 1.6 Heneage Finch, (1621-1682) Lady Elizabeth's grandson, was the first earl of Nottingham and became Solicitor General and Baronet of Ravenstone in 1660. He was buried in Ravenstone.



Figure 1: Ravenstone historical context, Ordnance Survey map c1899

## Setting

- 1.7 The village nestles alongside a brook as it flows towards the Great Ouse. All three of the roads into the village drop down between hedges so that it rarely impinges in the horizon and gives an element of surprise on arrival.
- 1.8 The essential linear form of the village is made more interesting as the road almost doubles-back on itself as the road climbs through the village, providing interesting views over the rooftops of Common Street from Weston Road. The fact that there is relatively little through traffic using the village means that most vehicle movements in the village are associated with residential or commercial activities.

## Character

- 1.9 The village has a notably open character with modestly scaled cottages, intervening paddocks and gardens and the recreation area running alongside the brook.
- 1.10 Essentially the village buildings comprise farmhouses and farm buildings and cottages built for agricultural workers. The village hall was previously a school dating from the late 19th century. The village has retained the black and white painted timber signposts, one standing prominently on the grass triangle at the junction with Northend.

## Heritage assets

- 1.11 There are numerous Listed Buildings spread throughout the village, reflecting the historic nature of many buildings found within Ravenstone. A full list and details of these buildings can be found at Annex A.
- 1.12 North and west of Abbey House, is a Scheduled Ancient Monument, covering part of the site of the Priory. There are no remains of the building itself and only the moat and fishponds are evident. It was probably the site of the old manor house. There are no references to the actual manor house later than 1588.
- 1.13 The Parish Church of All Saints is the building of greatest architectural and historic interest. The original building probably dates from the 11th century. The following century the short south aisle was added and the tower about 1250. The Church was considerably restored and altered in 1670 and the Finch Chapel was built in 1675 as a mortuary chapel for the Finch family. The impressive monument of black and white marble in the chapel has a life-size effigy of Heneage Finch, Earl of Nottingham. A new stained-glass window was dedicated in 1965 depicting a series of buildings representing those of the village.
- 1.14 The red and black brick Almshouses were built by Sir Heneage Finch, originally six for men and six for women now combined into six cottages. The original inhabitants had to be single and members of the Church of England and received a small pension, firewood and a new cloak every Christmas. The village also has the Union Chapel, founded in 1790 and rebuilt in 1907.
- 1.15 A plan extract showing the distribution of listed buildings within the village can be seen overleaf.



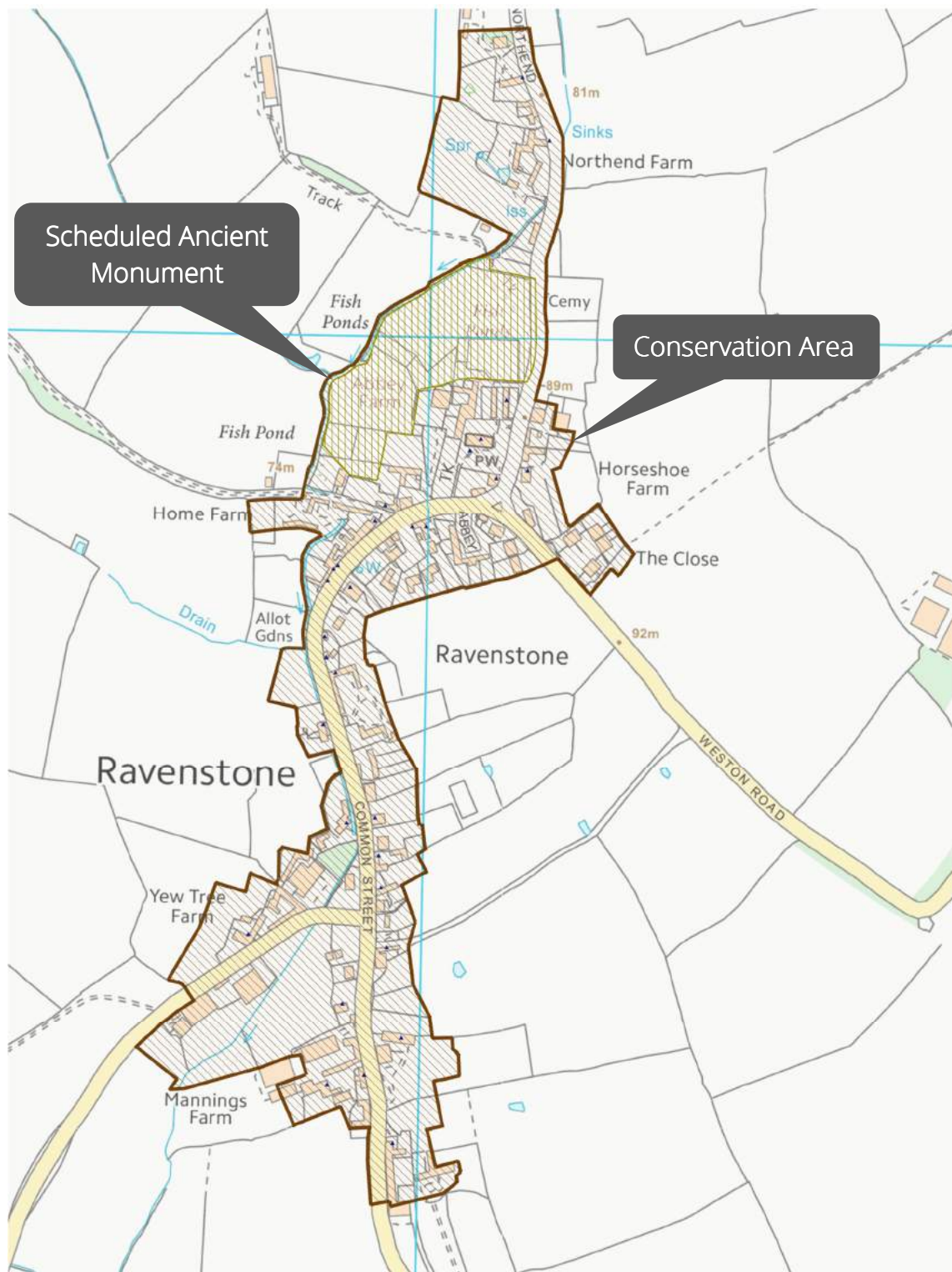


Figure 2: Ravenstone Heritage Assets

- 1.16 The Ravenstone Conservation Area was designated in September 1970 and covers a large part of the village, as shown by the brown outline on Figure 2 above, recognising that the character of the village should be protected.



## 2. Plan Making Process

- 2.1 Preparation of the Neighbourhood Plan commenced in May 2017 and has involved an extensive amount of consultation and engagement with the local community, land owners and interested parties.
- 2.2 A consultation statement has been prepared alongside the Neighbourhood Plan detailing each stage of consultation tabling responses received and the actions taken by the Neighbourhood Plan Steering Group (NPSG) to shape the next iteration of the Neighbourhood Plan.

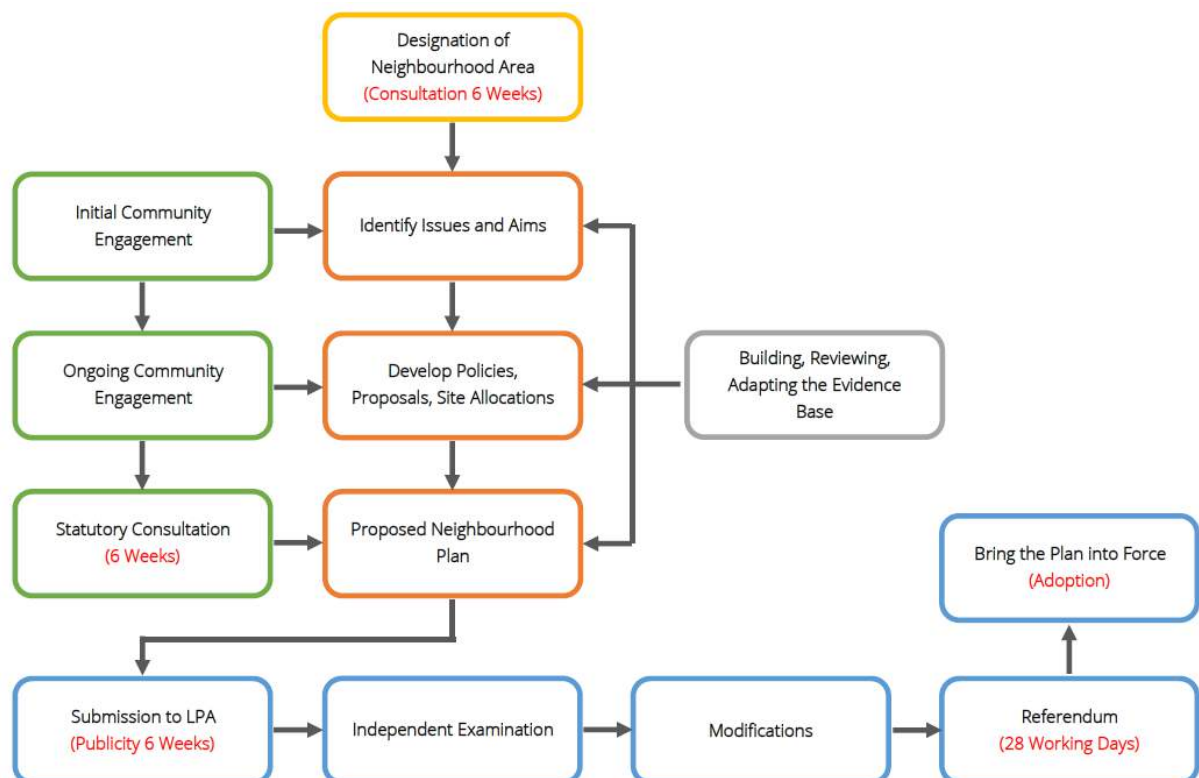


Figure 3: The Neighbourhood Plan Process

## Purpose of the Neighbourhood Plan

- 2.3 In April 2012, the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a neighbourhood plan.
- 2.4 The Neighbourhood Plan will shape the future growth of the village setting out design criteria for new development, necessary to protect the distinctive character of Ravenstone. It will also protect important spaces from development and will ensure that the necessary infrastructure can be delivered to support the future needs of the village.

## Basic Requirements of the Neighbourhood Plan

- 2.5 Whilst there is considerable scope for the local community to decide the content of the Neighbourhood Plan and the policies therein, the plan must meet basic conditions.
- 2.6 The Basic Requirements include:
- Have appropriate regard to national planning policy.
  - Promote the principles of sustainable development.
  - Be in general conformity with the Development Plan policies for the local area.
  - Be compatible with EU obligations, for example environmental and human rights legislation.

## The Submitting Body and the Designated Area

- 2.7 This Neighbourhood Plan is submitted by Ravenstone Parish Council, which is a qualifying body as defined by the Localism Act 2011.
- 2.8 In accordance with Part 2 of the Regulations, Ravenstone Parish Council applied to Milton Keynes Council to designate the parish as a neighbourhood area for the purposes of producing the Neighbourhood Plan. This application was approved on the 12<sup>th</sup> October 2017.

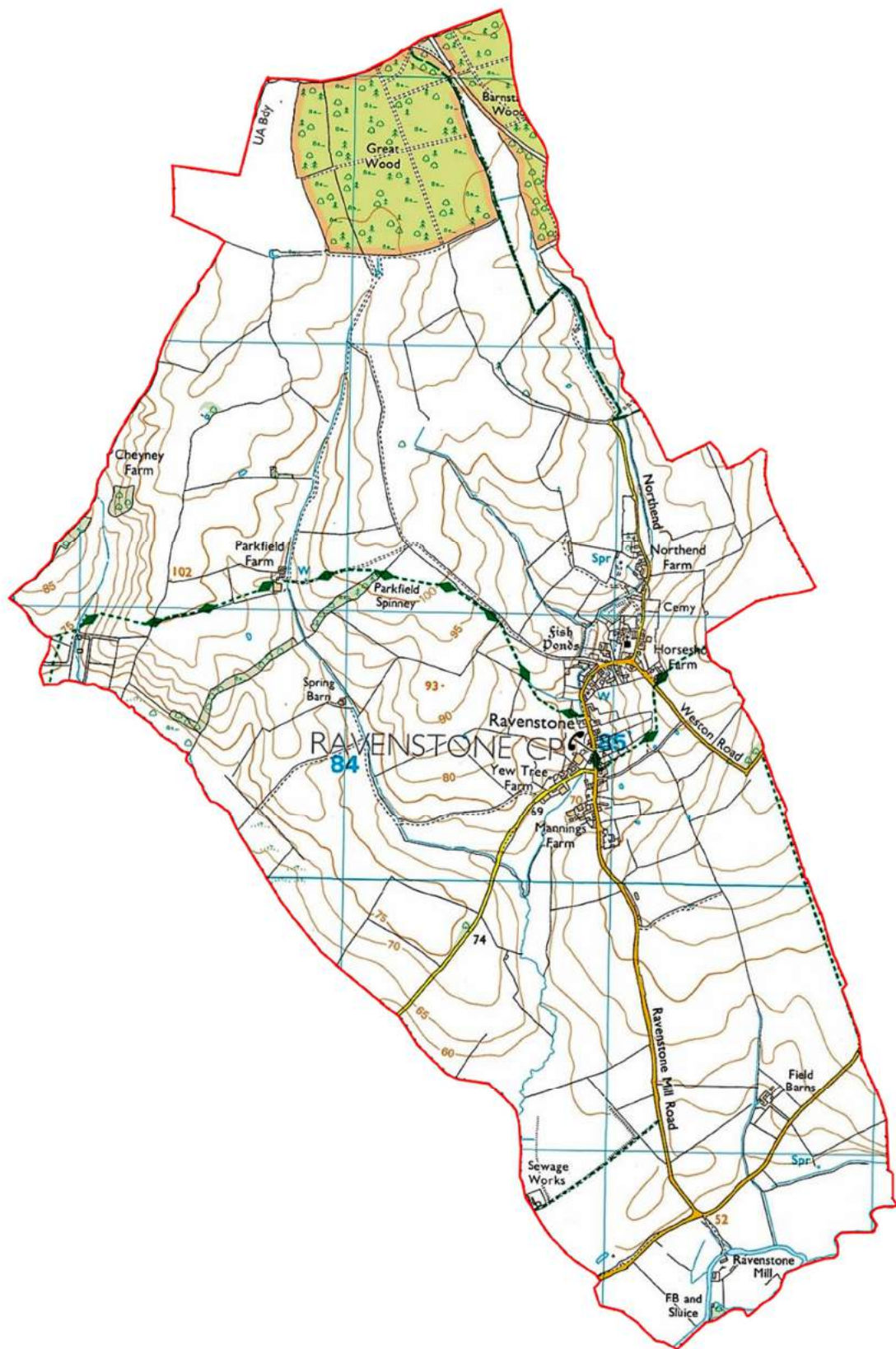


Figure 4: The designated Ravenstone Neighbourhood Plan Area

- 2.9 The Neighbourhood Plan covers the whole of the parish of Ravenstone, as defined by Figure 4 above.



## Planning Policy Context

- 2.10 The National Planning Policy Framework (NPPF) was published in 2012. The Neighbourhood Plan must demonstrate that it is consistent with the approach suggested by the NPPF. Paragraphs 183 to 185 concern neighbourhood plan production and highlight the benefits that neighbourhood plans offer to local people to ensure that they get the right type and amount of development for their community. A neighbourhood plan should reflect the strategic policies in the local plan and should plan positively to support them.
- 2.11 Once a neighbourhood plan has shown that it generally conforms with the Local Plan's strategic policies and is brought into force, its policies take priority over non-strategic policies in the local plan where they are in conflict.
- 2.12 The Milton Keynes Development Plan currently comprises the Core Strategy adopted in 2013 and the saved policies of the Milton Keynes Local Plan, 2005. The strategic policies that are relevant to Ravenstone are the Core Strategy policies CS1 'Development Strategy' and CS9 'Strategy for the Rural Area'.
- 2.13 Core Strategy Policy CS1 seeks to focus housing growth within Milton Keynes City and the key settlements of Newport Pagnell, Olney and Woburn Sands. Ravenstone is designated as one of the smaller villages, where no housing allocations have been made.
- 2.14 Policy CS9 then continues to say that appropriate infill development and conversions will be allowed in villages with development boundaries. An update of these boundaries will take place through the site allocations plan and the emerging Plan:MK. Encouragement is given in the policy to new development that provides rural employment, farm diversification and the reuse of rural buildings.

## Summary of the Parish survey results

- 2.15 Copies of the survey questionnaire were distributed to every household within the Parish in early August 2017 and completed versions were collected after 4 weeks. It was requested that it be completed by every adult of eligible voting age. Younger members of household were encouraged to offer views as well through their parents or guardians , to capture as broad a profile as possible.



2.16 A total of 202 questionnaires were distributed and 170 completed copies were received, a response rate of 84%. The results of the questionnaire reflect the views of an overwhelming majority of the Parish and have been used to inform the direction of the Neighbourhood Plan.



Figure 5: The Neighbourhood Plan Questionnaire

Demographics

2.17 In terms of the demographics, Q1.1 asked respondents to indicate which age group they belonged to. It is evident that 48% of respondents are over 60 years old. Nearly 60% have lived in the Parish for more than 16 years, indicating a generally stable population who intend to stay in the village.

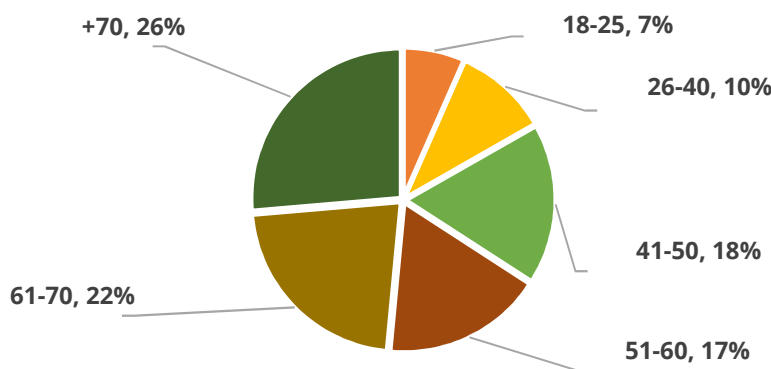


Figure 6: Age Profile (Q1.1)

2.18 In relation to employment status, Q1.7 asked if respondents were employed, not working or retired. It was interesting to see the number of people who work within Ravenstone (31%), suggesting that there is a solid base of home workers within the community.

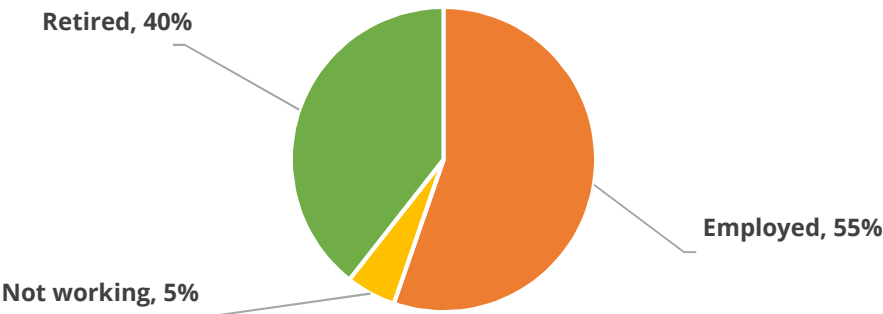


Figure 7: Employment Status (Q1.7)

Environment

2.19 Regarding the environment, Q2.1 asked if it was important that the rural character of Ravenstone is protected. There was overwhelming support for the protection of the rural character of the village (99%). On a related point, Q2.3 confirmed that areas of greenfield / agricultural land outside the settlement boundary should be protected from development (89%).

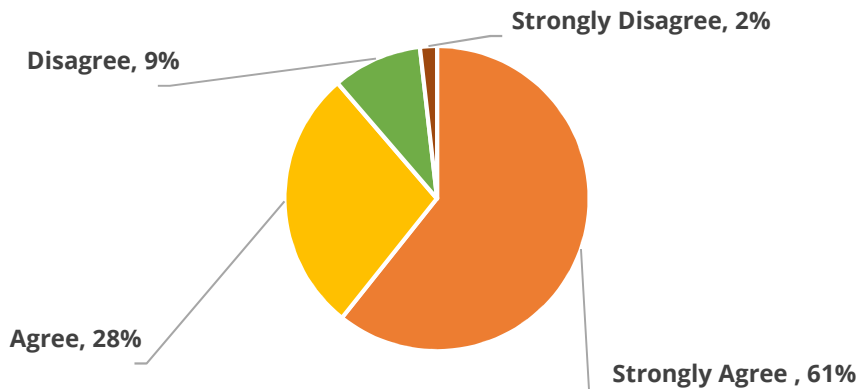


Figure 8: Attitude towards the Protection of Greenfield Land from Development (Q2.3)

2.20 This, alongside the comments individuals have made, highlights that the character and setting of the village is something that residents feel is very important to them. It has been mentioned several times that the special character of the village attracted the respondents to live in Ravenstone and this should be cherished and protected.

2.21 Based on these responses, there is clearly a lack of support for any medium or large scale greenfield development. Any development that is suggested would need to be very carefully located and considered.

*Flooding*

2.22 In relation to flooding, Q3.1 asked if the risk of flooding in the village is a major concern.

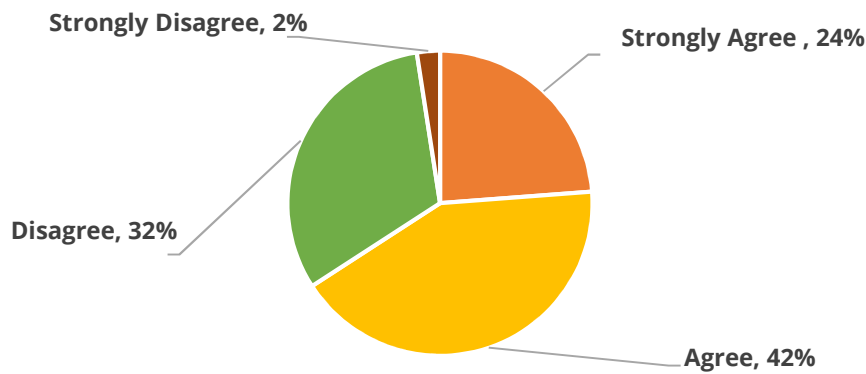


Figure 9: Attitude towards flooding being a major concern in the village (Q3.1)

2.23 66% of respondents agreed or strongly agreed that surface water flooding was a major concern and there was strong support for funding future maintenance and regular cleaning of the drainage system (92%), as asked by question Q3.3.

*Transport*

2.24 In the transport section, Q4.4 asked if hard kerbs should be avoided throughout the village, with 76% of respondents agreeing.

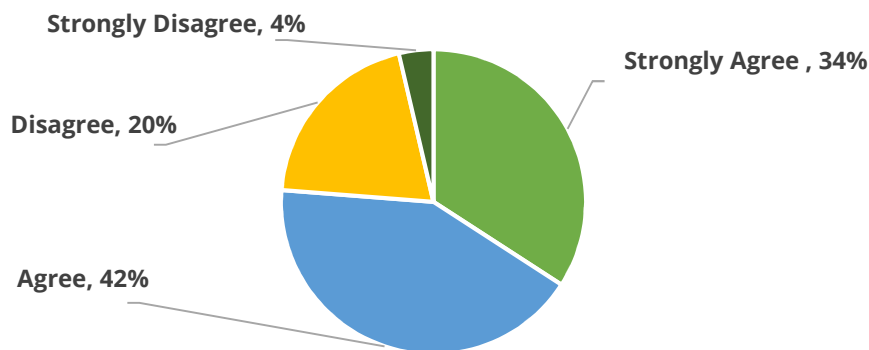
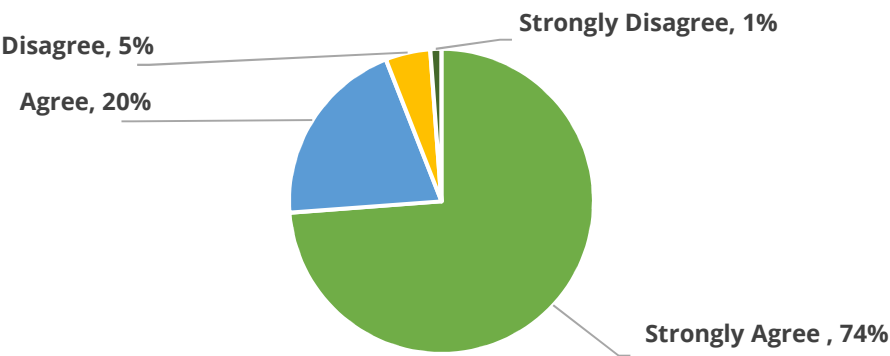


Figure 10: Attitude to hard kerb edgings being avoided throughout the village (Q4.4)

- 2.25 There was a close split on whether parking should be improved within the village, but a strong feeling that the grass verges should be protected (96%), highlighting the view that the verges are an integral part of the rural character of Ravenstone. Traffic calming measures were not supported, and 71% of respondents were against the introduction of parking bays.
- 2.26 Essentially, the views expressed seek to maintain the current situation and not ‘urbanise’ the village character. Speeding vehicles in the village was a concern raised several times within the additional comments.

*Housing*

- 2.27 Turning to consider the housing section responses, it was noted in response to question Q5.1 that the distinctive character of Ravenstone should be protected (97%). Any development that does take place should be in keeping with the appropriate appearance of the village Q5.3, (94% in favour).



*Figure 11: Attitudes towards development being in keeping with the village (Q5.3)*

- 2.28 When asked whether respondents would like to see more housing development in the village, 40% expressed their support for this whilst 60% voted against (Q5.4). This lower percentage of support contrasts with later questions, such as Q5.16, where 83% of a similar number of respondents supported 1 or more new houses.
- 2.29 Affordability of housing in the village was not considered to be an issue by the majority of respondents (59%). A similar percentage of respondents felt that there was no need for more family housing, starter homes and elderly housing. This reflects the population profile and relatively stable ownership of property in the village, where residents are comfortable living where they are and do not feel a need to change.

2.30 There was a clear message given against greenfield development (71%), and equally strong support towards the use of brownfield sites or previously developed land (77%), and infill development (66%).

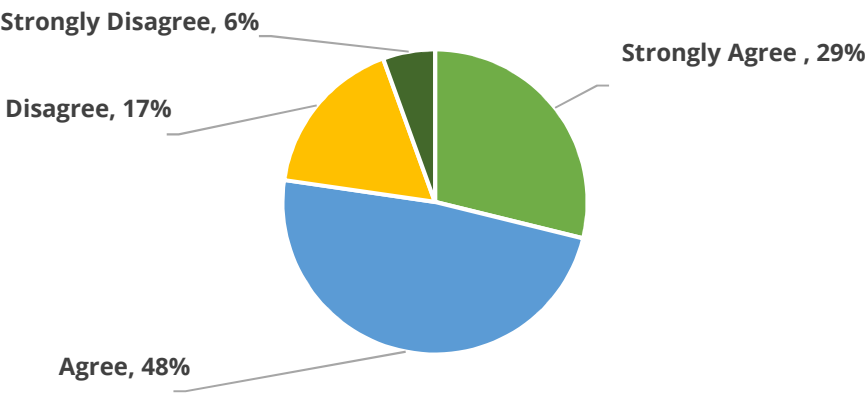


Figure 12: All future development should only be allowed on previously developed land? (Q5.12)

2.31 There was a small majority in favour of amending the settlement boundary, but only to include existing development that currently sits outside of the envelope. Discussions with MKC are ongoing regarding this as part of the general review of settlement boundaries within the emerging local plan.

2.32 In terms of the number of new houses, the majority of respondents (83%) supported the provision of one or more new houses. To comply with this majority view, the Neighbourhood Plan proposes to make provision for new housing in the village. It is evident that 1 to 5 houses would not meet the majority of respondent’s views with just 33%, although it is recognised that this is the most significant share. Adding the next category, proposing 5 to 10 houses would achieve a majority of 53% of respondents. This is the figure taken forward in the Neighbourhood Plan.

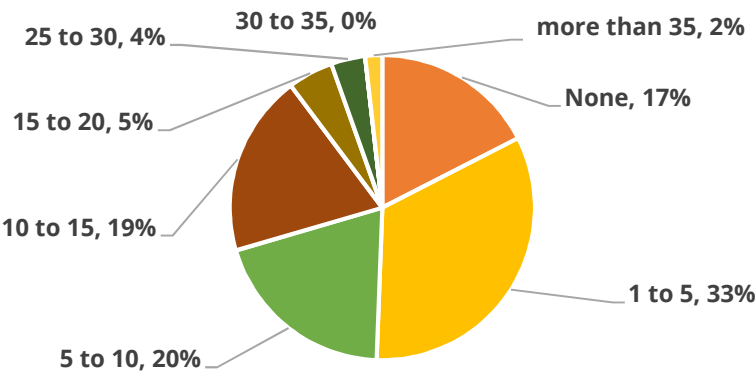


Figure 13: How many new houses would you like to see in the village in the next 15 years? (Q5.16)



- 2.33 More respondents supported 10 to 15 houses (19%) than those supporting none (17%). Only 5% supported 15 to 20 units, 4% supported 25 to 30 units, 0% supported 30 to 35 units and just 2% of respondents supported housing numbers greater than 35 units.
- 2.34 This is a clear indication that if the village is to accommodate additional development, given that individual windfall infill houses alone will not meet the desired number of new houses, then a small-scale scheme within the settlement or on previously developed land could be supported. A larger greenfield development is unlikely to be welcomed by residents and if promoted by the plan would be unlikely to supported at the referendum.
- 2.35 It is also noted that the social aspects of new housing, providing low cost homes, starter homes and homes for the elderly were not supported by the majority.

*Business*

- 2.36 The business section of the questionnaire highlights the support for the agriculture and the rural nature of the village. Encouragement should be offered for existing businesses to grow (74%), but 68% were against allocating land for new business development within the village.

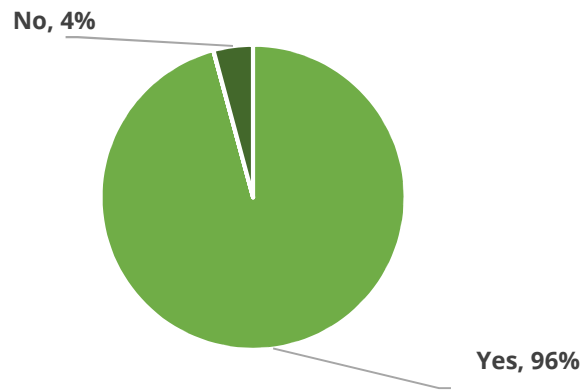


Figure 14: Should agriculture continue to influence the character of Ravenstone? (Q6.1)

*Community*

- 2.37 The community section highlighted the support for social events in the village and greater use of the village hall, but also concluded that there was not majority support for a village shop or a pub in the village. Residents recall that the village shop and pub closed through lack of support and would view an attempt to re-establish such facilities as suffering the same fate.

- 2.38 There was support for high speed broadband to homes within the village (97%), an indication of the importance placed on internet access for both home life and work.

### *Summary*

- 2.39 Overall, it is evident that the residents felt very strongly that the rural nature and distinctive character of Ravenstone should be protected. There was very little support for greenfield development, but more support for limited infilling within the defined settlement boundary or on previously developed land. Most respondents felt that a limited number of houses should be provided, but they did not support the focus on any specific groups.

## Implications for the Neighbourhood Plan

- 2.40 It was evident from the results of the Parish Survey that the village should consider a limited allocation of new housing development to cater for the future growth of the community.
- 2.41 The Parish Council therefore supports the view that the Neighbourhood Plan should allocate a small site within the village. This would meet the requirements of the Neighbourhood Plan process and the future requirements of Plan:MK. When coupled with the potential for additional controlled windfall infill housing, it is considered that this is a robust approach and there would be no further requirement in the short to medium term to allocate any other additional housing sites.
- 2.42 Looking to the future, work has advanced on Plan:MK. This will replace both the Core Strategy and the saved policies of the local plan and take the plan period forward to 2031. The Neighbourhood Plan and site allocations will be reviewed to ensure conformity with Plan:MK at the appropriate time.

## Plan Period, Monitoring and Review

- 2.43 The Ravenstone Neighbourhood Plan will form part of the Milton Keynes Development Plan documents and will run concurrently with the Milton Keynes Core Strategy until 2031.
- 2.44 The Ravenstone Neighbourhood Plan is a response to the needs and aspirations of the local community as understood today. It is recognised that current issues and challenges are likely to change over the plan period and a review of the plan to accommodate new priorities may be necessary.

2.45 Ravenstone Parish Council, as the qualifying neighbourhood plan authority, will be responsible for maintaining and periodically reviewing the plan. This will ensure that it remains relevant and conforms with other Milton Keynes Development Plan documents and national planning policy.



RAVENSTONE PARISH COUNCIL



## 3. Vision

### Challenges for Ravenstone

3.1 The Neighbourhood Plan seeks to address, as far as possible, the challenges that face the community of Ravenstone. In summary, these currently include:

- The need for greater levels of sustainability in a location largely dependent upon the use of private cars.
- Protecting the green spaces surrounding Ravenstone and improving access to the countryside.
- Meeting the needs of an ageing population.
- Ensuring Ravenstone will continue to hold appeal to future generations.
- Integrating new development into the established community.
- Protecting and enhancing the character of the village.

### Vision

3.2 To inform and shape our aims and policies, the Neighbourhood Plan Steering Group adopted the following vision...

To maintain and where possible enhance the rural character and special identity of Ravenstone, whilst allowing the village to evolve to meet the community's needs, now and in the future.



## 4. Objectives and Policies

### Background

- 4.1 The neighbourhood plan, if confirmed through referendum will become part of the development plan documents used by Milton Keynes to determine planning applications. It will also assist the Parish Council to comment on proposals within the village and reflect the wishes of the local community.
- 4.2 Planning law requires that applications for planning permission must be made in accordance with the development plan unless material considerations indicate otherwise. This Neighbourhood Plan is an opportunity for the community to have a clear say and influence over the future of the village.
- 4.3 The policies in our Neighbourhood Plan have been drafted in a manner that makes them easy to read and understand, avoid duplication with policies contained in the Milton Keynes Local Plan and emerging Plan:MK, reflect the vision and objectives and meet local needs and aspirations.
- 4.4 Overall, the policies in the Neighbourhood Plan should be positive, clear, relevant and capable of delivery. When drafting these policies, the Neighbourhood Plan Steering Group has reflected upon these requirements to ensure that the Plan will accord with the requirements of national planning policy and other policies in the development plan.
- 4.5 Set out below are the policies of the Neighbourhood Plan, which are supported by designations on the Proposals Map. The Proposals Map can be found at Annex C.





RAVENSTONE PARISH COUNCIL



## 5. Countryside and Environment

### Context and justification

- 5.1 Ravenstone is set within an attractive rural landscape. This setting is as important to the character of the village and conservation area as the buildings within the village itself.
- 5.2 The fields surrounding the village tend to be smaller and used for livestock grazing, separated by rich and diverse hedgerows. Further from the village, the fields are more extensive and are predominately arable crops.

### Objectives

- To protect the views of the countryside surrounding the village, which are an integral part of the character of Ravenstone and the Conservation Area.
- To promote access to the countryside for recreation and enjoyment where possible.
- To recognise that agriculture is a vital part of Ravenstone Parish's past, present and future.
- To seek opportunities to enhance the quality of the environment within the Parish, including biodiversity and wildlife networks.
- To ensure any development proposals do not adversely impact natural features.
- To support appropriately located sustainable development and renewable energy technology, which does not harm the character or appearance of the village.



Figure 15: Important views and the Conservation Area

- 5.3 The setting of Ravenstone within the rural landscape is an intrinsic part of the character of the village, that contributes to the attractive appearance of the Conservation Area. Whilst the built form of the village is relatively linear and predominately follows Common Street and North End, the countryside borders these roads in several places, allowing views across the fields and adding greatly to the rural character and sense of space.

- 5.4 The protection of these important gaps is an important aspiration of the Neighbourhood Plan, to ensure that this defining character of the village is preserved for future generations.

**POLICY CE1: COUNTRYSIDE**

The countryside within Ravenstone Parish will be protected from sporadic or isolated development that would create new buildings and structures, other than those permissible under permitted development rights and required for the essential needs of agriculture and forestry.

Other new development will be supported only where it can be demonstrated that there are exceptional reasons in accordance with the NPPF.

The views of the countryside from within the village as defined on the proposals map will be protected from development in any case, as they make a positive and important contribution to the setting and character of the village and Conservation Area.

- 5.5 Encouraging access to the countryside is important on a number of different levels. From increasing public engagement with the environment around them, promoting interest in wildlife and supporting sport and recreation. These are all beneficial to health and well-being. Improving connections between Ravenstone and surrounding towns and villages to aid non-car modes of transport, such as cycling and walking, will also help achieve sustainable travel choices.

**POLICY CE2: ACCESS TO THE COUNTRYSIDE**

Proposals to improve public access to the countryside will be encouraged and supported, including the opening of new footpaths, bridleways and cycling routes to improve connections between Ravenstone and the surrounding villages.

- 5.6 It is recognised that without the support of local landowners in the Parish, there is a limited amount that the Neighbourhood Plan can achieve itself, but where opportunities do exist to improve access to the countryside they will be supported, subject to compliance with other policies in the Neighbourhood Plan.
- 5.7 Increasing the biodiversity of the Parish, attracting wildlife, insects and a wider range of plant life and habitats, will not only meet sustainability objectives, it will also enhance the environment around us and ensure that existing wildlife can thrive in our Parish.

### POLICY CE3: ENVIRONMENT AND BIODIVERSITY

Surrounded by active farmland and open countryside, Ravenstone is ideally situated to attract wildlife to the area. Environmental enhancement proposals within the village and surrounding parish will be supported, where they would create new areas of woodland, hedgerows, ponds and other habitats.

The Parish Council will investigate opportunities to:

- Plant additional trees within the village.
- Establish a wildflower meadow and species enhanced grass verges.

New development proposals should demonstrate how the scheme would enhance the biodiversity of the site and provide features to attract wildlife.

Development proposals should seek to enhance biodiversity wherever possible.

Where development is likely to have a direct or indirect adverse impact on local biodiversity, this will only be supported where it can be demonstrated that there are no alternatives with less harmful impacts, or that appropriate mitigation measures can be provided to achieve a net enhancement to the site's biodiversity.

- 5.8 Encouragement will be given for the management of field margins and hedgerows in a less intensive manner. Within the village a study will be undertaken by Ravenstone Parish Council to identify areas where additional tree planting, wildflower verges or green space margins could assist to deliver biodiversity improvements.



*Figure 16: Farmland with diverse field edges*





RAVENSTONE PARISH COUNCIL



## 6. Character and Design

### Context and justification

- 6.1 Ravenstone has a very special character, with numerous buildings designated as heritage assets and an attractive view along Common Street that has changed little in centuries.



*Figure 17: View along Common Street circa 1907*

- 6.2 The Neighbourhood Plan allows the community to have a say in future development proposals and ensure that they respect the character and appearance of the village, the Conservation Area and any listed buildings.
- 6.3 Previous village plans have identified several key views, stone walls, trees and important buildings that all contribute to the character and heritage of Ravenstone. This Neighbourhood Plan maintains that tradition, ensuring the village evolves in a managed way for the benefit of future generations.



## Objectives

- To maintain and enhance the distinctive character of the village, ensuring that changes are carefully considered to be harmonious with existing buildings and development.
- To ensure that new buildings and extensions are designed to a high-quality standard and use materials that enhance the surroundings.
- To ensure that new development protects important views, buildings and character elements that the community cherish.

### POLCY CD1: RAVENSTONE CHARACTER

When considering new development, proposals should demonstrate how they respect and enhance the character of the village, the Conservation Area and heritage assets.

This will include consideration of the following:

- The setting of any nearby listed buildings and their curtilages.
- Whether a proposal would harm or obscure important views along Common Street and views into and out of the village towards identified green countryside views.
- Site specific design issues, including demonstration that proposals would make a positive contribution to the street scene, would be sympathetic to the character of neighbouring properties and would incorporate high-quality materials.

Development proposals that would harm the character and setting of the village will be strongly resisted.

- 6.4 This policy will be implemented through consultation with Milton Keynes Council during the planning application process. Early discussion and communication with the Parish Council when formulating proposals will assist developers to obtain feedback on their proposals.

#### POLICY CD2: HERITAGE ASSETS

Proposals affecting listed buildings, the Conservation Area and their settings must conserve and, wherever possible, seek to enhance their significance, quality and character.

New development proposals should seek to avoid any adverse impacts on the landmark views and buildings identified on the Proposals Map, whether by nature of their height, scale, position, or by poor design.

- 6.5 The National Planning Policy Framework emphasises the weight that should be afforded to the protection of heritage assets. Proposals will be required to consider the significance of nearby heritage assets; the level of detail should be proportionate to the importance of the assets.

#### POLICY CD3: HIGH QUALITY DESIGN

All new development should demonstrate high quality design and respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted. A central part of achieving high design is responding to and integrating with local surroundings and landscape context as well as the built environment through:

- Using high quality materials that complement the existing palette of materials used within the area.
- Using stone walling and / or green hedging as appropriate for highway boundaries wherever possible, in keeping with the existing streetscape.
- Ensuring safe access for pedestrians, cyclists and road users.
- Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact.
- Innovative design that is sustainable in its design, construction and operation.
- Promoting high quality interior spaces and the use of natural light and solar gain.
- Adopting the principles of sustainable urban drainage, where appropriate.

Continued overleaf...

POLICY CD3: HIGH QUALITY DESIGN CONTINUED...

All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.

Parking should be designed so that it fits in with the character of the proposed development. Considerations should include:

- Garages designed to reflect the architectural style of the house they serve.
- Garages set back from the street frontage
- Parking located in between houses (rather than in front) so that it does not dominate the street scene.

6.6 Good design should contribute towards making places better for people, providing buildings that are fit for purpose, adaptable and sustainable. The delivery of good design is key to the planning system and a requirement of the National Planning Policy Framework.

6.7 This policy will be delivered by careful consideration of proposals through the development management process.



Figure 18: Stone walls and character abound around the village



## 7. Flood Risk

### Context and justification

- 7.1 Ravenstone is located in a valley, nestled within rolling countryside. A stream runs alongside Common Street from north to south, before turning to the south west and crossing under Stoke Goldington Road.
- 7.2 The Environment Agency Flood Map for Planning identifies much of the village being at risk from surface water (Pluvial) flooding, primarily from surface water running off the surrounding fields when the ground is saturated or during storm events.

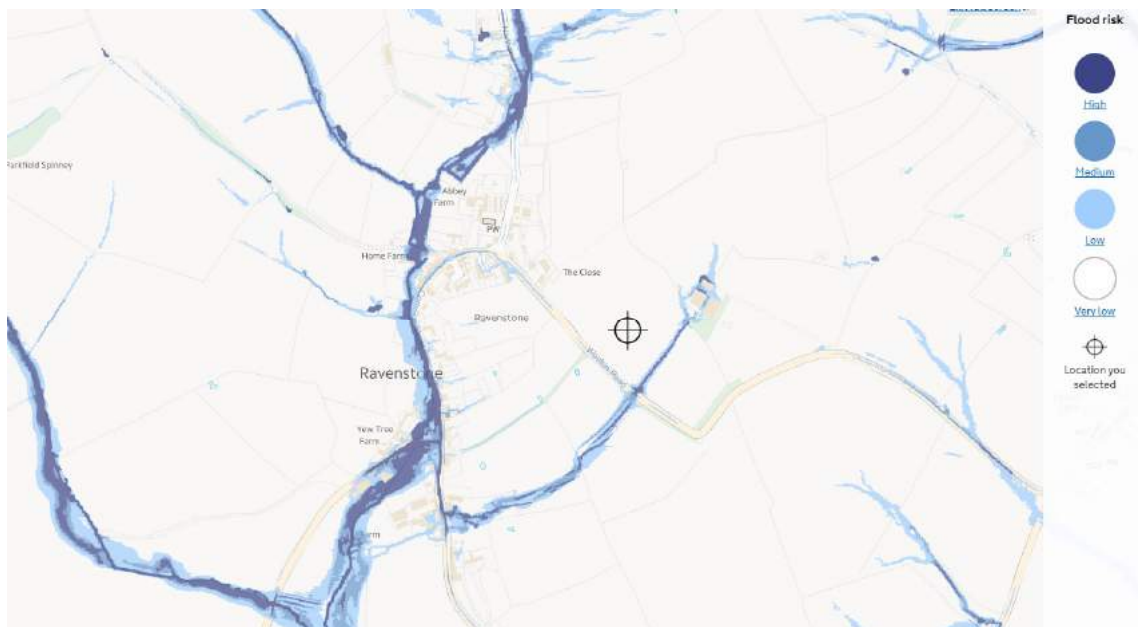


Figure 19: Environment Agency surface water flood risk map

- 7.3 The Neighbourhood Plan cannot make changes directly to the drainage system around the village, but it can require development proposals to ensure that surface water is managed effectively within the site and risk of flooding elsewhere is not exacerbated.

## Objectives

- To respond to climate change and encourage sustainable development.
- To require development to be safe from flooding and not exacerbate the risk of flooding elsewhere.
- To encourage the improvements in drainage systems to capture surface water run-off before it reaches the village where possible.

### POLICY FR1: FLOOD RISK

To promote sustainable development and combat climate change, all new housing within the Parish will be expected to adopt sustainable drainage schemes.

Surface water run off should be attenuated on site whenever possible, and if achievable, should be combined with semi-natural balancing ponds to provide enhanced biodiversity and habitat.

Encouragement will be given to enhancement of up-catchment flood storage, to hold surface water run off away from the village.

- 7.4 The Neighbourhood Plan will deliver this policy through the planning application process when considering development proposals. Other improvement works to the drainage system surrounding the village will be delivered through discussion with landowners surrounding the village to investigate ways of holding surface water in the higher catchment area to reduce the risk of storm water flooding in the centre of the village.
- 7.5 A programme of maintenance for the drainage systems within and around the village will also be investigated by the Parish Council, including establishing riparian ownership, to improve ditch capacity by regular clearance and maintenance. Opportunities to improve storm water flow and remove restrictions should also be sought and supported.





RAVENSTONE PARISH COUNCIL



## 8. Highways and Transport

### Context and justification

- 8.1 Ravenstone is located somewhat unusually on a loop road off Weston Road. A further road runs from the village to Stoke Goldington, but this is a less direct route between Olney and Stoke Goldington compared to staying on Weston Road and is not often used.



*Figure 20: View of Common Street*

- 8.2 Nevertheless, private cars dominate for journeys out of the village as to be expected for a rural area. The village has a limited bus service, which provides a vital lifeline for those residents who do not use a car and need to access services in the surrounding towns.



## Objectives

- To investigate ways to emphasise the entrances to the Ravenstone village, signifying the change from rural roads to speed restricted areas.
- Maintaining the character of the road through the village, being a loop and not leading to another major settlement.
- To support the provision of replacement village entrance signs showing the Finch family coat of arms (subject to permission being obtained from the appropriate authority), strengthening the identity of Ravenstone.
- To encourage improved access to the countryside and the maintenance of footpaths, bridleways and cycling routes throughout the Parish.
- To investigate the potential for changing to a 20mph speed limit within the village.
- To consider ways to improve off-road car parking for existing properties, where this can be achieved without adverse impacts on the character of the village streets.
- To require all new development to meet or exceed Milton Keynes Parking Standards.

### POLICY HT: HIGHWAYS AND VILLAGE GATEWAYS

The rural character of the village will be protected by careful consideration of the highway access points where new development is proposed. Hard kerb edging not in keeping with the rest of the village should be avoided.

Preference will be given to less intrusive rural style of highway treatment, including the choice of surface materials and minimal white lining.

Support will be given to the creation of new village entrances to better define the transition from rural roads to the speed limited and to help reduce vehicle speeds.

- 8.3 At the present time, the speed limit changes from the national speed to the 30 mph zone within the village before the Ravenstone entrance signs. The entrance signs themselves are in relatively poor condition and would benefit from replacement. The aim would be to unify the location of entrance signs into the village with the speed limit change and establish a clearer feature or signage that signals to drivers they have entered a settlement.

- 8.4 This policy will be delivered through the development management process and by seeking contributions towards the village entrance improvements from development proposals.

**POLICY HT2: PARKING**

All new development proposals will be expected to provide sufficient on-site car parking to meet the requirements of the Milton Keynes Design Standards as a minimum level.

Parking spaces should be located in a manner that ensures that parked cars do not dominate the street scene and do not form clusters of frontage car parking.

- 8.5 This policy will be delivered in conjunction with the requirements of the Milton Keynes Residential Development Design Guide and will be applied through the consideration of planning applications.



*Figure 21: Rural style signage within the village adds character*



RAVENSTONE PARISH COUNCIL



## 9. Community

### Context and justification

- 9.1 Ravenstone has a strong sense of community centred around All Saints Church and the Village Hall. The village also has a recreation ground with children's playground and sports facilities, which is very popular with the younger members of the Parish. Close by are the refurbished allotments, which have proved popular with those wishing to grow their own fruit and vegetables.



*Figure 22: Ravenstone Jubilee Celebrations*

- 9.2 Ravenstone has a bus service, which provides a vital lifeline for those residents who do not drive, connecting the village to Newport Pagnell, Olney, Milton Keynes and Northampton. As with all rural bus routes, there is pressure to reduce services in response to funding restrictions and this is a matter of great concern to those who rely upon this service.

- 9.3 Sadly, the village shop and pub closed several years ago, although there is a wide range of shops in nearby Olney.

## Objectives

- To support community facilities including the Church and the Village Hall.
- To ensure that the policies in the Neighbourhood Plan are inclusive and meet the needs of the young, the elderly and those in between.
- To support the continued use of the bus service in the village and respond to any proposed changes to the service.

### POLICY CF1: COMMUNITY FACILITIES

There will be a presumption in favour of the protection of existing community facilities for current and future generations. Proposals that would involve the loss of a community facility, or its change of use to a non-community beneficial use, will not be supported without evidence to justify the loss and suitable alternative provision first being secured.

For the avoidance of doubt, community facilities within the village are defined as:

- All Saints Church
- The Village Hall
- The recreation area
- The allotments

Proposals for improvements to existing community facilities, or additional services and facilities within the village, will be supported subject to consideration of the potential for noise, disturbance, fumes or smell, traffic generation and car parking.

- 9.4 This policy will be implemented through the development management process through the consideration of planning applications.
- 9.5 It is recognised that the Neighbourhood Plan cannot control the provision of bus services in Ravenstone. Nevertheless, it is important to recognise the role that bus services play to our community, meeting the needs of those who do not drive or have access to a car. The objective to support the bus services and respond to any proposed changes is one that the Parish Council will embody and take forward when representing the interests of the village.





RAVENSTONE PARISH COUNCIL



## 10. Housing

### Context and justification

- 10.1 The National Planning Policy Framework holds at its heart the presumption in favour of sustainable development, which is described as a golden thread that runs throughout the planning system, both when plan-making and decision-taking (NPPF, Para 14).
- 10.2 All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (NPPF, Para. 15).
- 10.3 In relation to neighbourhood plans, they are required to plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan (NPPF, Para. 16).



*Figure 23: Recently completed new housing within the village*

- 10.4 Detailed consultation has taken place with the community prior to the preparation of the Neighbourhood Plan, to identify views on the type of housing needed in the village and the overall amount over the plan period. The survey results have been carefully considered, particularly the question concerning the number of houses that respondents wished to see in the village.
- 10.5 It was evident that an overwhelming majority of respondents supported the modest provision of new housing and from combined answers supported up to 10 houses over the plan period.
- 10.6 Having considered the number of houses, it was apparent that windfall infill within the existing settlement boundary would not provide sufficient housing. The survey results then confirmed the support for housing to be located on previously developed land, protecting greenfield sites from development. It was also clear that housing proposals should be provided in small scale groups or limited infill plots, that respect the character and appearance of the village.
- 10.7 The site selection methodology used to consider alternative sites has been derived on this basis.

## Site selection methodology

- 10.8 When considering locations for new development, an assessment of potential options around the village has been undertaken. The sites were assessed on a comparative basis against a range of criteria that included:
- Applying a clear preference in accordance with the National Planning Policy Framework (NPPF) and the wishes of the community, for new housing to be located on previously developed land (brownfield sites), over and above greenfield development;
  - Potential sites should be within the existing settlement boundary, or closely related to it. Locations that extend the settlement boundary into the countryside and which would adversely impact upon the rural setting of the village should be avoided.
  - Potential sites should not have significant adverse impacts upon the historic setting of the village or heritage assets;
  - Potential sites should avoid locations that are at risk of flooding if lower risk opportunities are suitable, in accordance with the NPPF and applying the sequential test and exceptions test;



- Other factors such as access, utilities, feasibility, land availability, and whether housing could be realistically delivered within the timeframe of the Neighbourhood Plan.

## Consideration of potential housing sites

- 10.9 During the initial consultation process, local landowners surrounding the village were contacted to invite them to put forward sites for consideration as part of this Neighbourhood Plan. Three sites were suggested for consideration, which between them could deliver more housing than the 10 houses supported by a majority within the resident's questionnaire results.

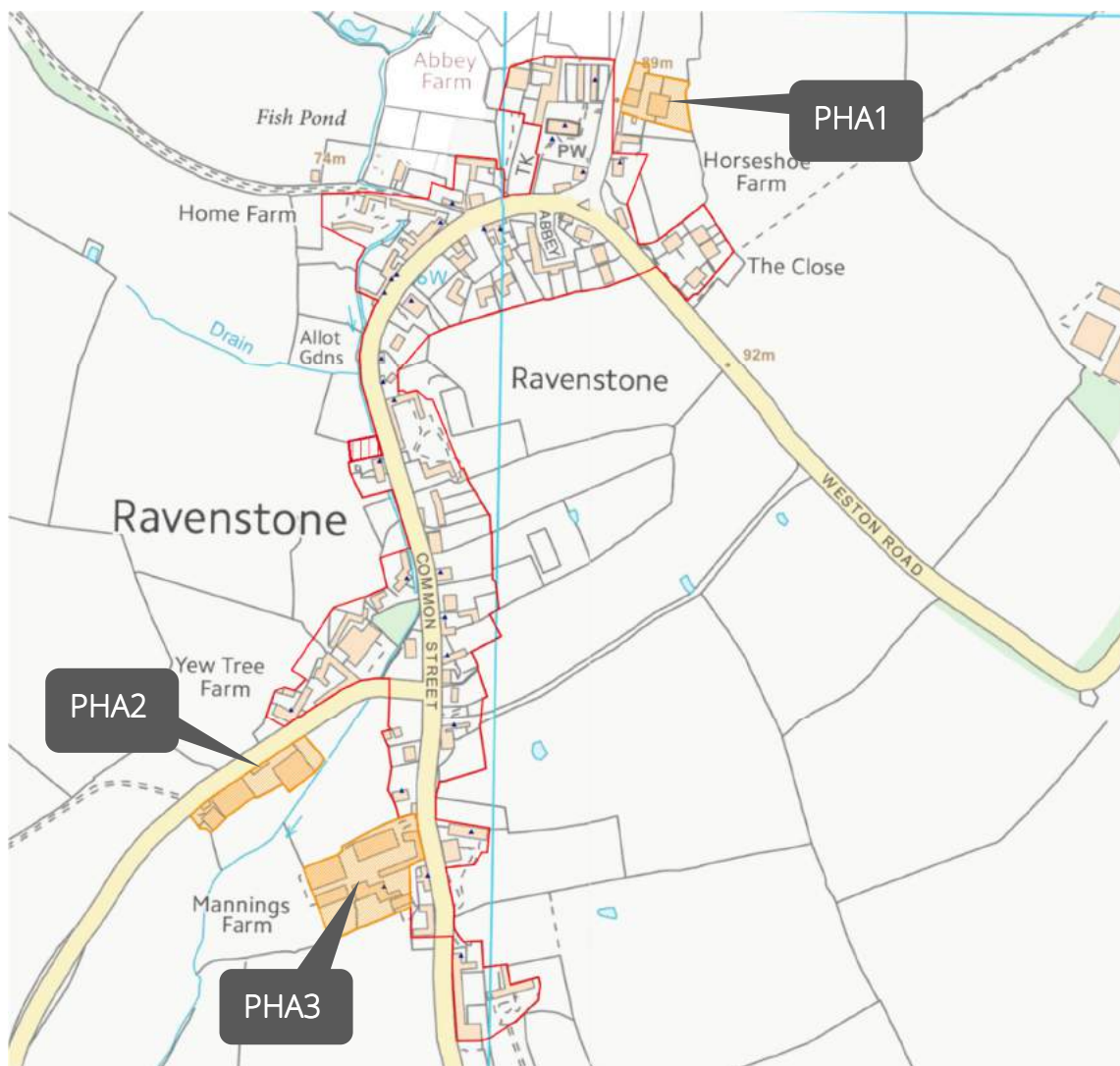


Figure 18: Potential Housing Allocations put forward for consideration

- 10.10 On that basis it has been necessary to compare the suggested sites against the site selection methodology to assess their suitability for inclusion within the Neighbourhood Plan. The suggested sites are indicated on the map at Figure 18 and have been assessed using a standard methodology.

Site Ref	PHA1	
Site Address	Industrial Land off North End	
Greenfield or Previously Developed?	Greenfield	
	Previously Developed	✓
Within Settlement Boundary?	Within	
	Without	✓
Relationship to Settlement Boundary?	Contiguous / Rounding	✓
	Extending	
	Remote	
Flood risk designation? (tick all that apply)	Zone 1 (Low Risk)	✓
	Zone 2 (Medium Risk)	
	Zone 3 (High Risk)	
Site in active use?	Yes	✓
	No	
	Specify Use	Industrial and storage
Important views from the Village?	Yes	
	No	✓
	Specify where?	
Heritage constraints nearby?	Yes	✓
	No	
	Specify where?	Almshouses Grade II Ravenstone Priory Scheduled Ancient Monument All Saints Church
Accessibility constraints?	Yes	
	No	✓
Utilities constraints? (Specify type)	Yes	
	No	
	Unknown	✓
Other Constraints	Existing uses on the site provide some employment.	
Assessment	<p>The site is well related to the existing settlement boundary, which extends level with the site on the western side.</p> <p>The settlement boundary is being reviewed to the south of the site to bring existing housing contiguous with the existing settlement boundary into the defined boundary.</p> <p>The existing buildings on the site are relatively low quality and do not make a positive contribution to the setting of the Almshouses or the SAM.</p> <p>Whilst the site is in employment use, this is low intensity and a large part of the site is used for storage, so employment density is low.</p> <p>There is an opportunity to allocate the site for housing, deliver new housing for the village in a controlled manner, whilst also improving the setting of the Listed Buildings through good design and using high quality materials in keeping with the character of the area.</p>	
Allocate site	Yes	✓
	No	

Site Ref	PHA2	
Site Address	The Grain Barns, Stoke Road	
Greenfield or Previously Developed?	Greenfield	
	Previously Developed	✓
Within Settlement Boundary?	Within	
	Without	✓
Relationship to Settlement Boundary?	Contiguous / Rounding	
	Extending	✓
	Remote	
Flood risk designation? (tick all that apply)	Zone 1 (Low Risk)	✓ (In Part)
	Zone 2 (Medium Risk)	
	Zone 3 (High Risk)	✓ (In Part)
Site in active use?	Yes	✓
	No	
	Specify Use	Agricultural working farm buildings
Important views from the Village?	Yes	✓
	No	
	Specify where?	View looking south west opposite Yew Tree Farm.
Heritage constraints nearby?	Yes	✓
	No	
	Specify where?	20 Common Street Grade II Yew Tree Farmhouse Grade II
Accessibility constraints?	Yes	
	No	✓
Utilities constraints? (Specify type)	Yes	
	No	
	Unknown	✓
Other Constraints	Part of a working farm and in active use.	
Assessment	<p>The site is not as well related to the existing settlement boundary as site RS1. The boundary would have to extend out into the countryside significantly beyond the existing boundary.</p> <p>Yew Tree Farm has been included within the revised settlement boundary, only after it was developed.</p> <p>The Grain Barns have not been developed and were excluded from the original settlement boundary.</p> <p>Including this site would extend the settlement boundary well beyond the existing limits including the Yew Tree Farm extension, deeper into the countryside.</p> <p>The existing buildings on the site consist of two modern barns and an older stone and brick barn, (not listed).</p> <p>They reflect the agricultural setting of the village and frame the view from the village out into the attractive countryside.</p> <p>The buildings are part of an active farm and alternate provision would have to be made elsewhere if these buildings were to be redeveloped or converted.</p> <p>Whilst the site is previously developed land, the extension of the settlement boundary to such a degree into the countryside weighs heavily against this site being supported.</p>	
Allocate site	Yes	
	No	✓

Site Ref	PHA3	
Site Address	Mannings Farm Yard, Common Street	
Greenfield or Previously Developed?	Greenfield	
	Previously Developed	✓
Within Settlement Boundary?	Within	
	Without	✓
Relationship to Settlement Boundary?	Contiguous / Rounding	
	Extending	✓
	Remote	
Flood risk designation? (tick all that apply)	Zone 1 (Low Risk)	✓
	Zone 2 (Medium Risk)	
	Zone 3 (High Risk)	
Site in active use?	Yes	✓
	No	
	Specify Use	Agricultural working farm buildings
Important views from the Village?	Yes	
	No	✓
	Specify where?	
Heritage constraints nearby?	Yes	✓
	No	
	Specify where?	Mannings Farmhouse Grade II and Barn to West of Mannings Farmhouse Grade II
Accessibility constraints?	Yes	
	No	✓
Utilities constraints? (Specify type)	Yes	
	No	
	Unknown	✓
Other Constraints	The barns form a working farmyard and are in active use.	
Assessment	<p>Only the farmhouse is included within the settlement boundary, all other associated barns and hardstanding areas were excluded. Including the site within the settlement boundary would extend it significantly closer to Stoke Goldington Road.</p> <p>The existing buildings are a mixture of old stone barns and modern larger barns.</p> <p>One of the barns and the farmhouse are listed, placing limitations on the type of development that could be achieved within this setting. The buildings and farmyard are the main working area for an operational farm. Alternative provision would need to be provided to allow the farm business to continue.</p> <p>Farm businesses within the village are important to the rural character of the village, and their loss would not be supported without a detailed justification of why the business is no longer viable.</p> <p>Whilst the site is previously developed land, the extension of the settlement boundary to such a degree into the countryside weighs heavily against this site being supported.</p>	
Allocate site	Yes	
	No	✓

- 10.11 The results of this exercise led to the allocation of one site in the Neighbourhood Plan for a limited number of new houses. This would be combined with a windfall development policy to meet small scale infill and individual dwelling needs.

## Objectives

- To ensure that new housing proposals within the Parish show general accord with the wishes and needs of the community in relation to scale, location and mix of dwellings.
- To require new housing to be carefully integrated into the built form of the village and not cause harm to existing important views or heritage assets.
- To secure commitment that any new housing will be highly sustainable, both in construction and operation to reduce the building's carbon footprint.
- New housing should use high quality materials and include measures to enhance the biodiversity of its setting.

### POLICY H1: SETTLEMENT BOUNDARY

The Neighbourhood Plan defines the Ravenstone village development boundary, as shown on the Proposals Map, to shape the physical growth of the village over the plan period.

There is a presumption in favour of sustainable development within the settlement boundary, provided that development complies with the provisions of the Ravenstone Neighbourhood Plan and the Milton Keynes Development Plan.

Development proposals, including windfall infill development, should fulfil the aims and objectives of the Neighbourhood Plan by:

- Preserving and enhancing the character and appearance of the conservation area and the setting of listed buildings and other heritage assets;
- Ensuring the rural character of the village is maintained and its important green spaces are not eroded;
- Protecting the important views within the village of the surrounding countryside and ensuring the wider landscape setting of Ravenstone is preserved.

- 10.12 The Neighbourhood Plan has been positively prepared to respond to the issues and comments raised by residents within the consultation questionnaire and ensure that the need to deliver housing growth can be met.

- 10.13 To control the location of housing and prevent sporadic housing development in the countryside, the existing settlement as included within the Milton Keynes Local Plan has been carefully reviewed.

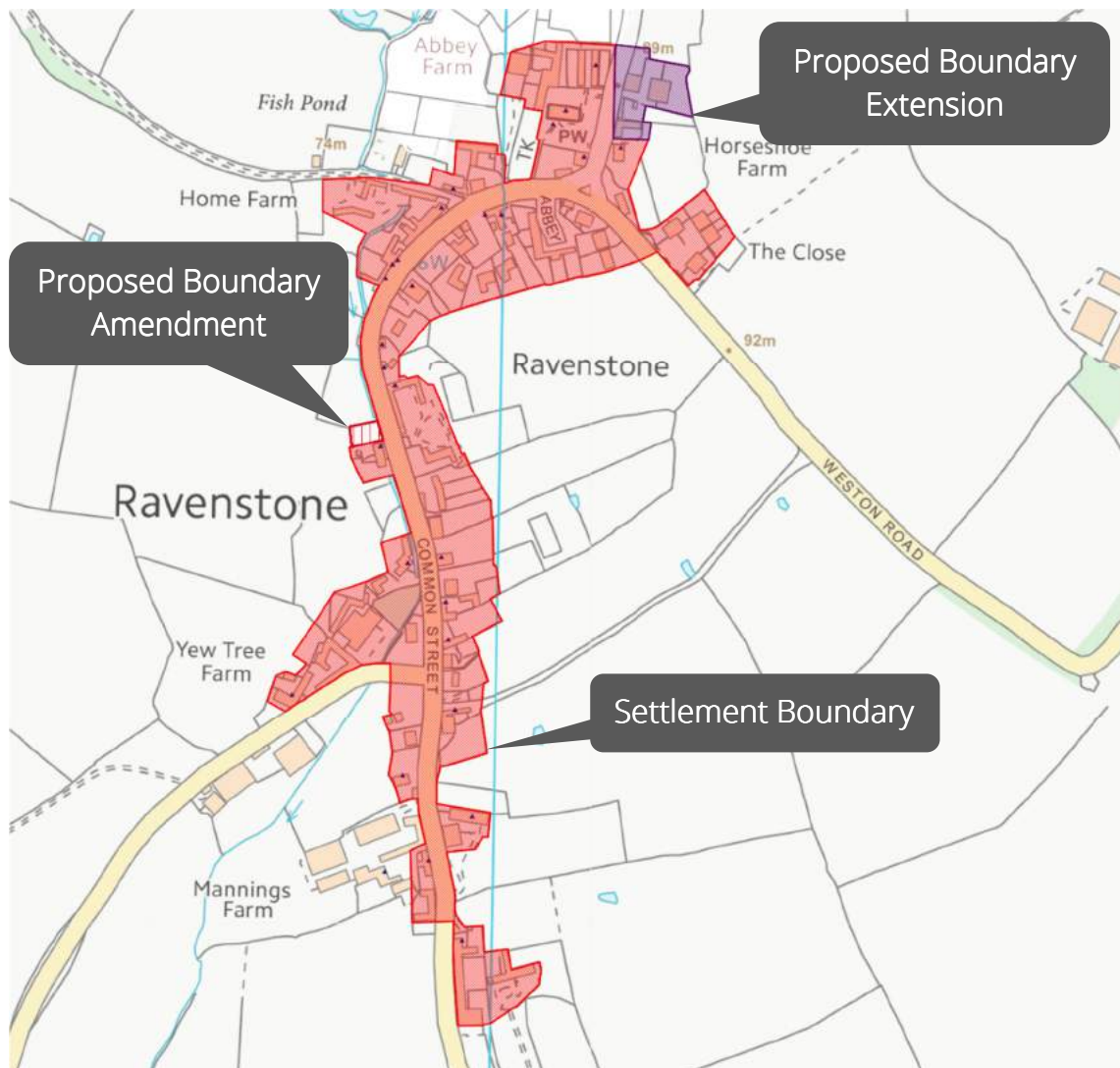


Figure 19: The Defined Settlement Boundary (with Proposed Extension)

- 10.14 In a limited number of locations, the settlement boundary has been revised to include existing development, such as the new houses at Yew Tree Farm off Stoke Goldington Road and the houses on the north side of the existing settlement boundary at North End.
- 10.15 Consideration has been given to extending the boundary further to include the existing properties within North End and to the south of the existing village. It was decided that this this would deviate the settlement boundary too far from the original prepared by Milton Keynes Council, resulting in either separate areas being defined or an excessively elongated settlement boundary that included areas with no continuous built form.



## POLICY H2: NEW HOUSING ALLOCATION (PHA1)

A new housing allocation is proposed for the redevelopment of the industrial site at North End for up to 8 houses.

Development proposals for new dwellings will be expected to contribute to the aim of ensuring a balanced mix of housing in the Neighbourhood Plan area and incorporate a range of house types, sizes and tenures.

A development solely consisting of large house types (4 to 5-bedroom plus) will not be supported.

The proposal should fulfil the following design brief:

- Be very sensitive to the site surroundings and nearby heritage assets and demonstrate that the scheme will make a positive contribution to the character and appearance of the area.
- Incorporate good design, high quality materials and local vernacular design details.
- Ensure that the proposed houses are highly sustainable, including energy efficiency measures and meet lifetime homes standards.
- A single point of access should be taken from North End.
- Parking spaces and turning areas should be provided to fully meet the needs of each house and should include visitor spaces and turning for refuse and delivery vehicles.
- Provide future residents with landscaped shared spaces and private amenity gardens.
- Include stone walls to the boundaries of the site where appropriate, to reflect those found elsewhere in the village.
- Ensure that the relationship of the new dwellings to neighbouring properties is carefully considered to avoid creating significant adverse impacts in terms of amenity, light, privacy and noise.
- Provide on-site attenuation for drainage and prevent surface water run off causing a greater level of flood risk elsewhere.

The developer(s) will also be expected to provide funding for improvements to the village as part of any financial contributions agreed with Milton Keynes Council.

10.16 The redevelopment of the brownfield land at North End presents an opportunity to positively meet the future housing needs of the village over the plan period in a comprehensive and well-planned manner.

- 10.17 It is notable that Ravenstone has grown by 12 net additional dwellings in approximately 10 years, through infilling and small-scale development. There are few infilling opportunities left in the village which would not have significant adverse effects on either the character of the village, the setting of a listed building, or an important gap view. As such, an extension of the settlement boundary to include a brownfield site at North End meets our future housing needs, whilst also preserving the core character of the village and the rural setting that residents revere.
- 10.18 This policy will be implemented through the management of planning applications in conjunction with Milton Keynes Council. Other proposals for limited infill development will be considered against the requirements of Policy H3.

#### POLICY H3: WINDFALL INFILL DEVELOPMENT

Small scale infill residential proposals for one or two dwellings will be supported where such proposals are located within the defined settlement boundary and where the following criteria can be met:

- The proposal would be an infill plot appropriately located between existing buildings.
- It would not adversely impact on the character of the area, important views, the Conservation Area or cause harm to the setting of a Listed Building.
- The proposal could be situated without harming the amenities and privacy of existing neighbours.
- The proposal includes good design, high quality materials and respects local vernacular.
- On-site parking can be provided.
- The scheme would not increase the risk of flooding elsewhere.

- 10.19 It is possible that, over the Plan period, other sites within the village will come forward for redevelopment. In each case, such schemes should fulfil the requirements of the policies within this plan, particularly those relating to the character and design.



RAVENSTONE PARISH COUNCIL



# 11. Business and Employment

## Context and justification

- 11.1 Ravenstone is a rural settlement and is heavily influenced by the ever-changing nature of the surrounding fields and farming activity. There are farms located within the heart of the village, which were recognised by the residents' survey as being a very important part of the rural character of the village.
- 11.2 Two thirds of the respondents to the survey felt that there should not be any new small commercial development sites within the village, so this Neighbourhood Plan proposes no further allocations.
- 11.3 It was also significant to identify from the survey that nearly a third of respondents worked within the village, with an additional small proportion working within a three-mile radius. This suggests that home working, as well as agriculture, is an important part of residents' day to day life.
- 11.4 Whilst improvement has been made to the internet access speed within the village, the need to ensure online connectivity remains as fast as possible and stable remains. This is particularly important to support flexible home working and ensuring access to an increasingly digital world.

## Objectives

- To support local businesses to grow within the Parish and encourage employment opportunities such as home working.
- To secure faster and reliable broadband access to all those who need it within the village is a key objective, allowing Ravenstone to best meet future digital needs.

#### POLICY BE1: BUSINESS AND EMPLOYMENT

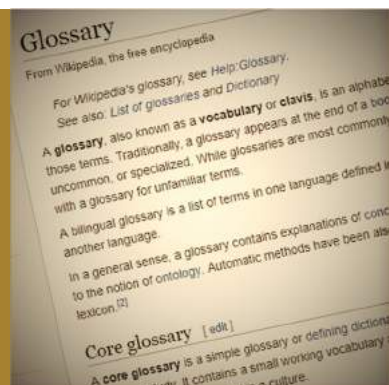
Applications for development that will create employment will be positively supported subject to meeting the following criteria:

- The site is located within the defined settlement boundary or is an existing building suitable for conversion. New buildings outside of the settlement boundary will be subject to the requirements of Policy CE1.
- The proposed development can be accommodated into its surroundings in terms of design, materials and is sympathetic to the character of the area.
- There would not be an adverse impact on the amenity of neighbouring properties and the character of the area by virtue of parking, lighting, noise, vibration and fumes.
- The development can be safely accessed by the expected volume and size of vehicles, including staff and deliveries and would not generate traffic to such an extent that would harm the rural character of the village.

11.5 This policy will be applied through the consideration of planning applications in conjunction with Milton Keynes Council.



RAVENSTONE PARISH COUNCIL



## Annex A: Glossary



**ADOPTION** – The final confirmation of a development plan by a local planning authority.

**APPEAL** – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

**BIODIVERSITY** – The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

**BROWNFIELD LAND** – Land that has been previously developed.

**CHANGE OF USE** – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

**CHARACTER APPRAISAL** – An appraisal, usually of the historic character of conservation areas or other historic areas, such as terraced housing.

**COMMUNITY** – A group of people that who hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

**COMMUNITY ENGAGEMENT AND INVOLVEMENT** – Involving the local community in the decisions that are made regarding their area.

**COMMUNITY PLAN** – A plan produced by a local authority-led partnership to improve the quality of life of people living and working in an area. Community plans take a wide view and cover social and economic issues which development plans, including neighbourhood plans, do not normally address.

**COMMUNITY RIGHT TO BUILD** – Allows local people to drive forward new developments in their area where the benefits (e.g. profits from letting homes) could stay within the community. These developments must meet minimum criteria and have local support demonstrated through a referendum.

**CONDITIONS** – Planning conditions are provisions attached to the granting of planning permission.

**CONFORMITY** – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

**CONSERVATION AREA** – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

**CONSERVATION AREA CONSENT** – Consent needed for the demolition of unlisted buildings in a conservation area.

**CONSULTATION** – A communication process with the local community that informs planning decision-making

CORE STRATEGY – A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

DEVELOPMENT – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

DEVELOPMENT MANAGEMENT (also known as Development Control) – The process of administering and making decisions on different kinds of planning applications.

DEVELOPMENT PLAN – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

DUTY TO CO-OPERATE – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

ENVIRONMENTAL IMPACT ASSESSMENT – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

EVIDENCE BASE – The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

FLOOD ZONE – A designation to categorise the risk of flooding. Flood Zone 1 Low Risk, Flood Zone 2 Medium Risk, Flood Zone 3a High Risk, Flood Zone 3b Functional Floodplain.

GENERAL (PERMITTED DEVELOPMENT) ORDER (GPDO) – The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission.

GREENFIELD SITE – Land where there has been no previous development.

GREEN INFRASTRUCTURE – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

GREEN SPACE – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

HIGHWAY AUTHORITY – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

INDEPENDENT EXAMINATION – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

LISTED BUILDINGS – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

LISTED BUILDING CONSENT – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

LOCALISM – Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.

LOCAL DEVELOPMENT FRAMEWORK (LDF) – see Local Plan.

LOCAL AUTHORITY – The administrative body that governs local services such as education, planning and social services.

LOCAL LIST – A list produced by a local authority to identify buildings and structures of special local interest which are not included in the statutory list of listed buildings.

LOCAL PLAN – The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

LOCAL PLANNING AUTHORITY – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

LOCAL REFERENDUM – A direct vote in which communities will be asked to either accept or reject a particular proposal.

MATERIAL CONSIDERATIONS – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

MIXED USE – The development of a single building or site with two or more complementary uses.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) – The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

NEIGHBOURHOOD AREA – The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced.

NEIGHBOURHOOD PLAN (NP) – A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

NEIGHBOURHOOD PLANNING – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

OPERATIONAL DEVELOPMENT – *“The carrying out of building, engineering, mining or other operations in, on over, or under land”*; part of the statutory definition of development (the other part being material changes of use of buildings or land).

PERMITTED DEVELOPMENT – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

POLICY – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

PARKING STANDARDS – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

PLAN-LED – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

PLANNING GAIN – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through Section 106 Planning Obligations or the setting of a Community Infrastructure Levy.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 – The primary piece of legislation covering listed buildings and conservation areas.

PLANNING OBLIGATION – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

PLANNING PERMISSION – Formal approval granted by a council allowing a proposed development to proceed.

**PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT** – The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The NPPF gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**QUALIFYING BODY** – Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

**REFERENDUM** – A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

**RIPARIAN RIGHTS** - Riparian rights include ownership of the land up to the centre of the watercourse unless it is known to be owned by someone else.

**SCHEDULED ANCIENT MONUMENT** – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

**SECTION 106** – see Planning Obligation.

**SEQUENTIAL TEST** – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites.

**SETTING** – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

**SIGNIFICANCE** – The qualities and characteristics which define the special interest of a historic building or area.

**SITE ALLOCATION PLAN** – A plan accompanying a planning policy document or statement which identifies sites within the plan area on which certain kinds of development are proposed, e.g. residential or retail development.

**SITE OF SPECIAL SCIENTIFIC INTEREST** – A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

**SPACE STANDARDS** – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.



STAKEHOLDERS – People who have an interest in an organisation or process including residents, business owners and government.

STATEMENT OF COMMUNITY INVOLVEMENT – A formal statement of the process of community consultation undertaken in the preparation of a statutory plan.

STATUTORY UNDERTAKER – An agency or company with legal rights to carry out certain developments and highway works. Such bodies include utility companies, telecom companies, and nationalised companies. Statutory undertakers are exempt from planning permission for many minor developments and highway works they carry out.

STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT – Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

SUSTAINABILITY APPRAISAL – An assessment of the environmental, social and economic impacts of a Local Plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

STATUTORY DEVELOPMENT PLAN – Focus on land use development set within the context of wider social, economic and environmental trends and considerations. Reflects national planning policies to make provisions for the long-term use of land and buildings.

SUSTAINABLE DEVELOPMENT – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

TOWN AND COUNTRY PLANNING ACT 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

TREE PRESERVATION ORDER – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

USE CLASS – The legally defined category into which the use of a building or land falls (see Use Classes Order).

USE CLASSES ORDER – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.



RAVENSTONE PARISH COUNCIL



## Annex B: Listed Buildings

## Listed buildings in Ravenstone Parish

Source: Historic England (March 2018)

No.	Address	List No.
1	Northend Cottage, Northend	1115904
2	Northend Farmhouse, Northend	1289553
3	Horseshoe Farmhouse Northend	1289554
4	The Old Vicarage Northend	1115902
5	Church of All Saints	1320219
6	Cross Shaft Base South of All Saints Church	1289589
7	1-6 Almshouses and attached walls and gate piers	1115903
8	Number 42 and Ivy Cottage	1212327
9	Rose Cottage	1320218
10	Sunnyside Cottage	1320212
11	Home Farmhouse	1115894
12	10 Common Street	1115895
13	11 Common Street	1115896
14	Keepers Cottage	1320213
15	The Schoolhouse and Attached Village Hall (former Schoolrooms)	1289584
16	Pear Tree Cottage	1115901
17	34 Common Street	1320217
18	Barn North of Chestnut Cottage	1212320
19	14,15 and 16 Common Street	1320214
20	Addersey Cottage	1115900
21	The Post Office and Ravenstone Forge	1115897
22	29 Common Street	1212295
23	26,27 and 28 Common Street	1115899
24	Yew Tree Farmhouse	1320220
25	Bridle Halt	1212286
26	20 Common Street	1212282
27	Ravenstone House	1320216
28	Mannings Farmhouse	1320215
29	Barn to West of Mannings Farmhouse	1289602
30	Lower Farmhouse	1115898

Note: Listed buildings are marked on the Conservation Area map with a blue triangle.


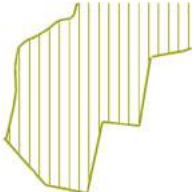
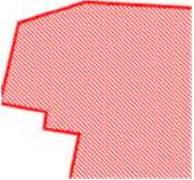
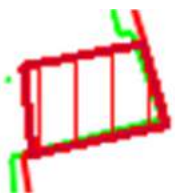





RAVENSTONE PARISH COUNCIL



## Annex C: Proposals Maps

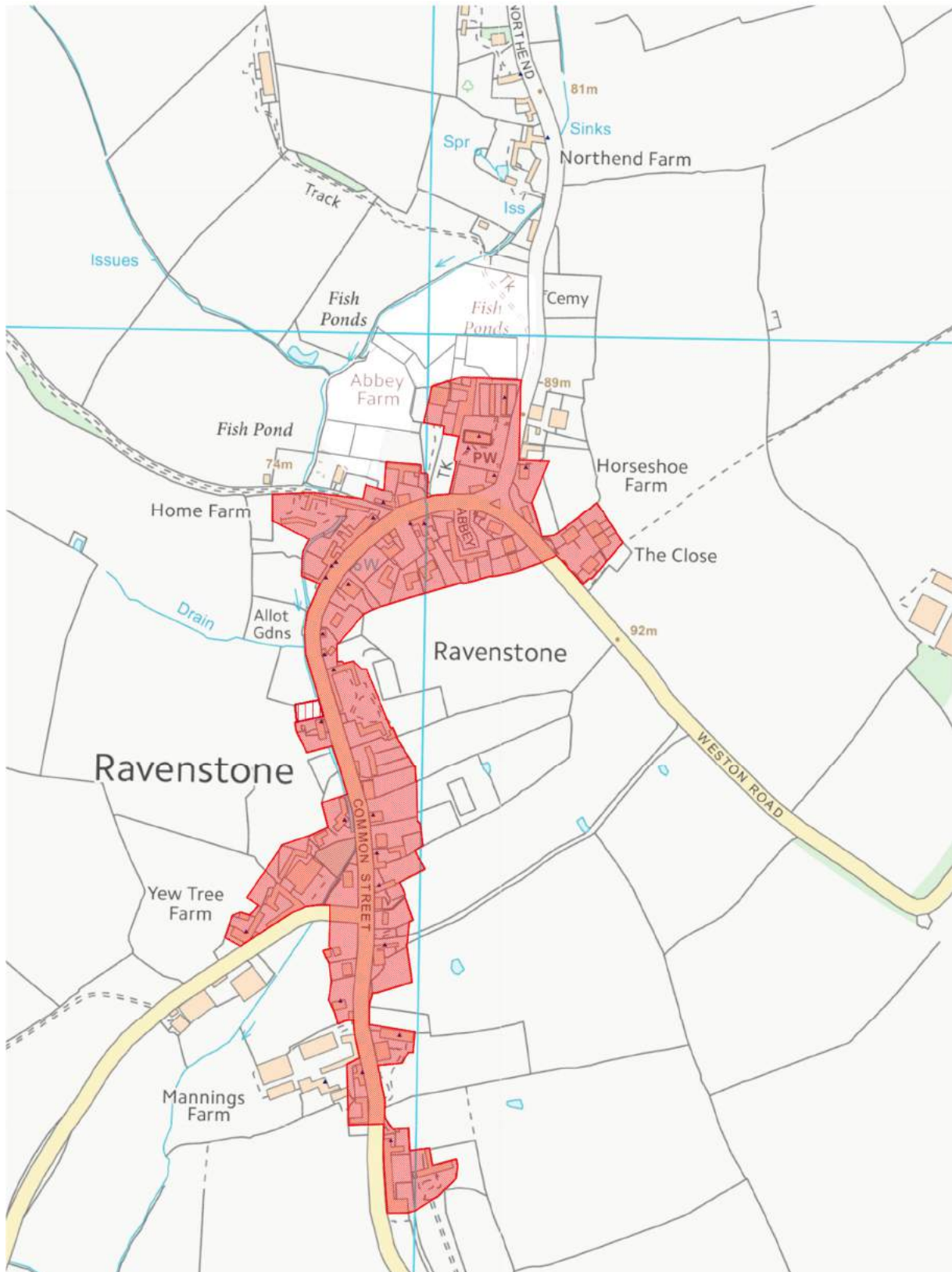
## Proposals Map Key

	Conservation Area
	Scheduled Ancient Monument
	Settlement Boundary
	Area Deleted from Settlement Boundary
	Extension to Settlement Boundary
	Important Views
	Potential Housing Allocation

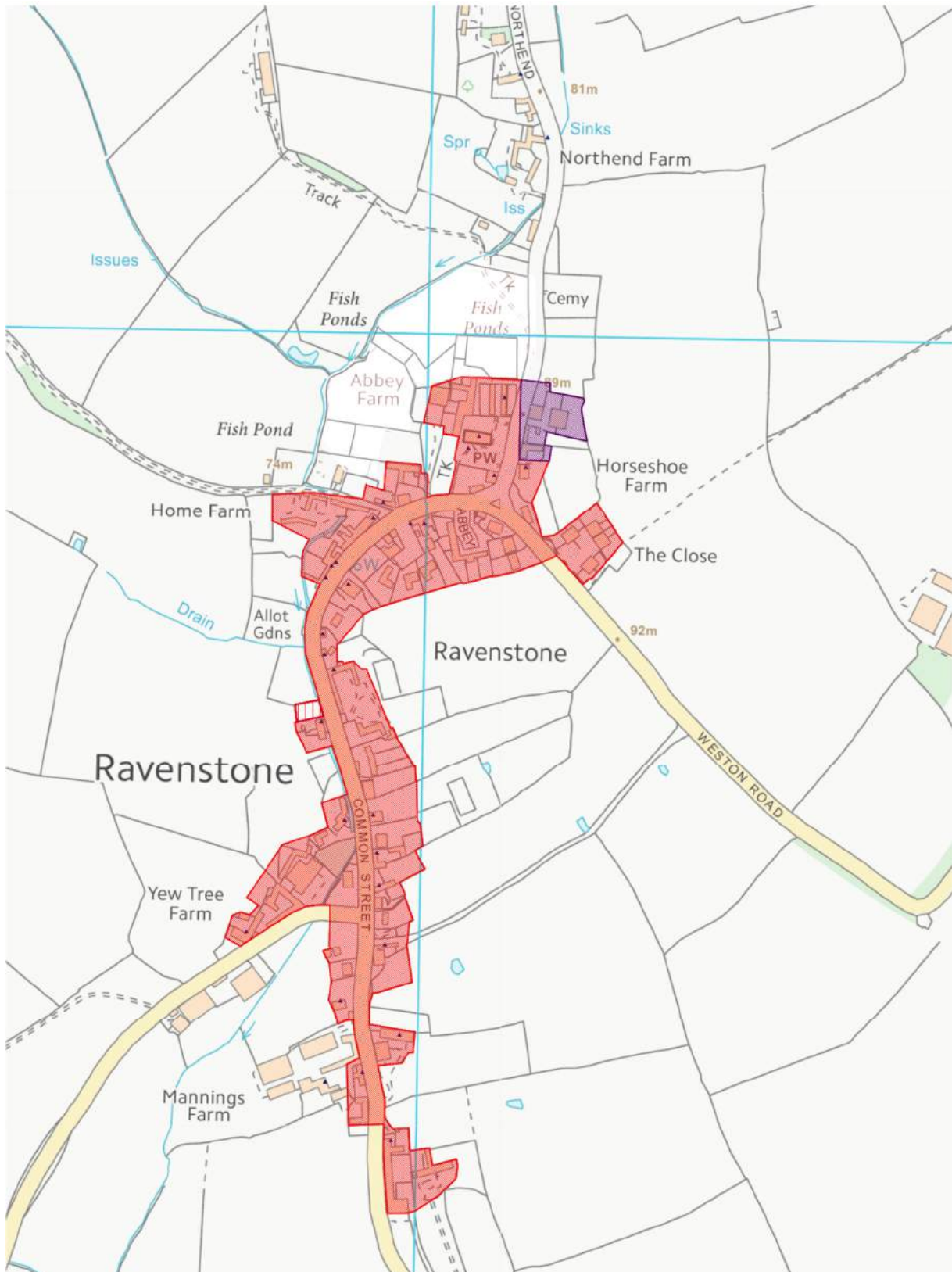




Map 1: Conservation Area and Scheduled Ancient Monument



Map 2: The existing Settlement Boundary



Map 3: Existing Settlement Boundary and the Proposed Extension



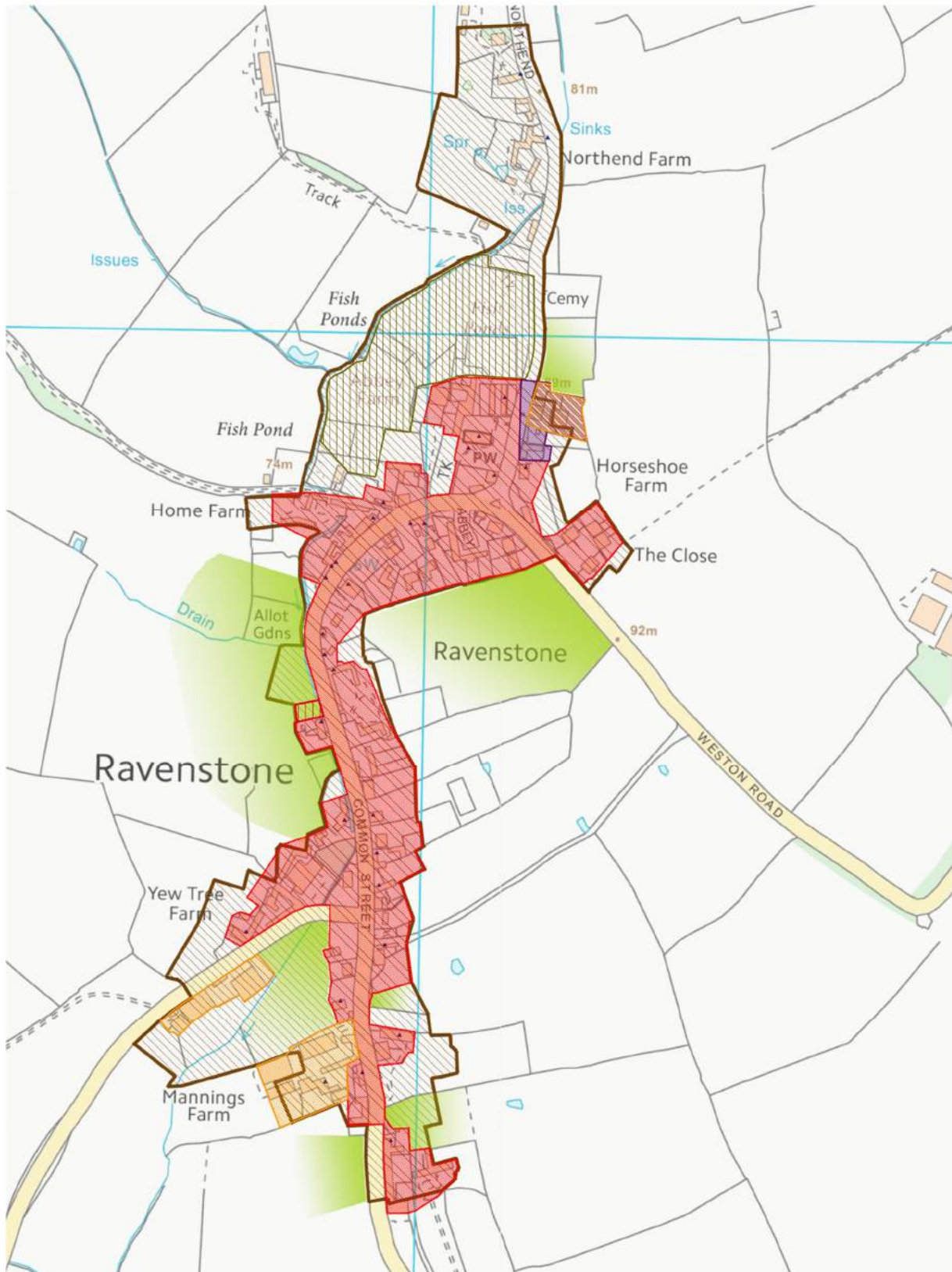


Map 4: The Potential Housing Allocations

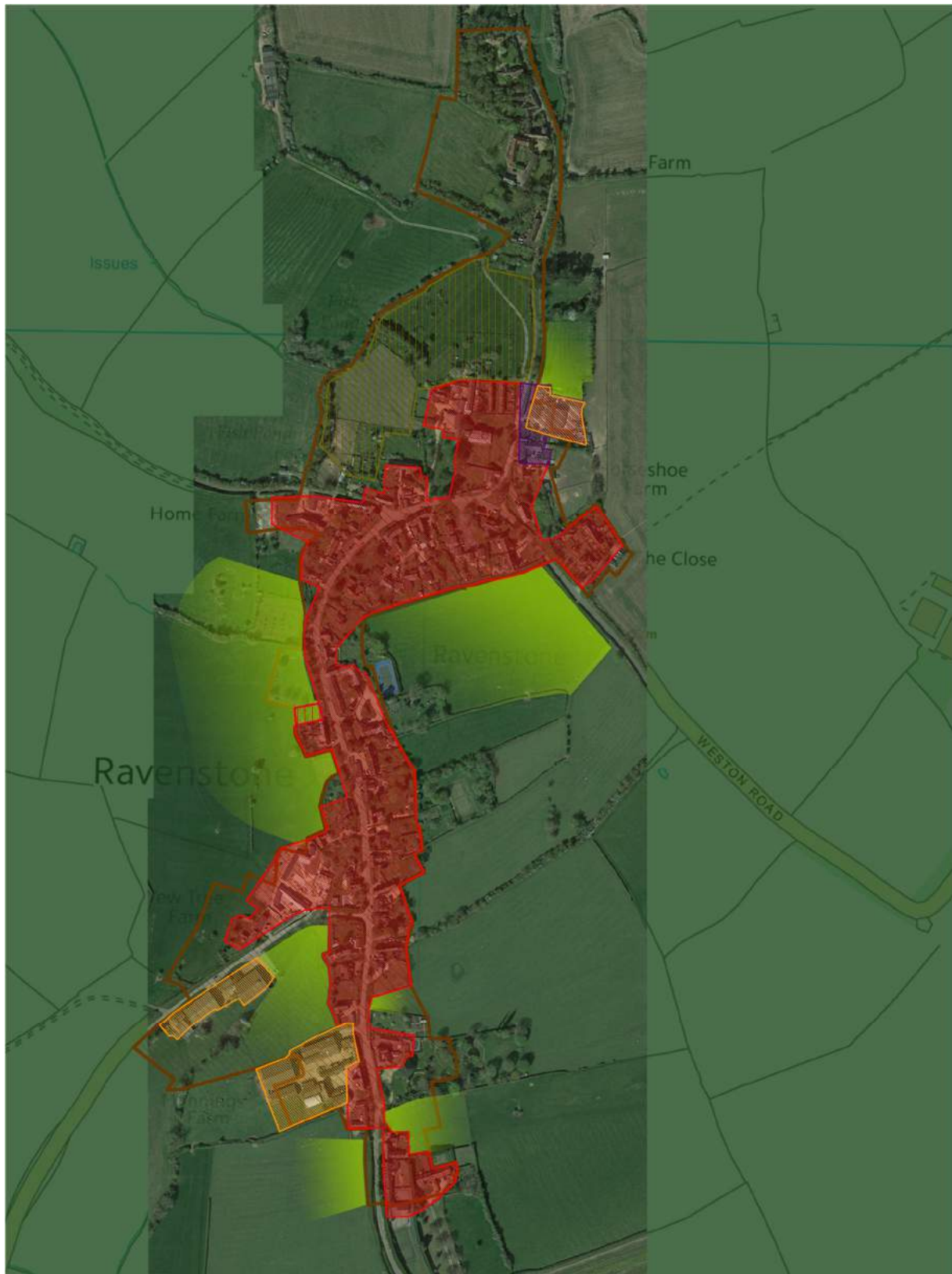


Map 5: The Conservation Area and Important Views





Map 6: The Ravenstone Proposals Map



Map 7: Aerial view overlay of the Ravenstone Proposals Map

Notes:

[illegible]





Prepared with the support of Town Planning Services

The Exchange, Colworth Park, Sharnbrook, Bedfordshire, MK44 1LZ

01234 924 920

[www.townplanning.services](http://www.townplanning.services)

17519-01 v4