



RAVENSTONE PARISH COUNCIL



Ravenstone Neighbourhood Plan Consultation Statement

Regulation 15 Submission Version, July 2018



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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Ravenstone Neighbourhood Plan. As required by Part 5 of the Regulations, Section 15(2) a consultant statement should contain the following:
 - Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
 - Explain how they were consulted;
 - Summarises the main issues and concerns raised by the persons consulted;
 - Describe how these issues and concerns have been considered, and where relevant, addressed in the proposed Neighbourhood Plan.
- 1.2 Ravenstone Parish Council (RPC) decided to produce a Neighbourhood Plan at its regular monthly meeting on the 9th March 2017 following a presentation from Milton Keynes Council.
- 1.3 At the start of the process, Ravenstone Parish Council identified the importance of consultation to inform the policies and proposals of the Ravenstone Neighbourhood Plan. A Neighbourhood Plan Steering Group (NPSG) was formed, consisting of Parish Councillors and residents who volunteered their time to take the lead on organising consultation events and producing the Neighbourhood Plan.
- 1.4 The NPSG and the Parish Council have worked with Milton Keynes Council throughout this Neighbourhood Plan preparation process. There has been regular contact with the Senior Planning Officer to discuss aspects of the Plan and comments sought on the draft version before proceeding with its launch.
- 1.5 The Parish Council would like to acknowledge the efforts that have been made by the Steering Group in delivering a Neighbourhood Plan that embraces the views expressed by the residents of Ravenstone and sets out a vision for the Village over the next 13 years.



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2. Stakeholder and Statutory Consultation

- 2.1 From the outset of this process in March 2017 the intention to produce a Neighbourhood Plan has been made known to the residents of the Ravenstone parish.
- 2.2 Extensive consultation has been undertaken prior to producing the Neighbourhood Plan to gather ideas and identify key issues that were important to the local community. The consultation was open to the following:
- Residents of Ravenstone and the parish;
 - Local landowners who had an interest in the parish;
 - Ward councillors;
 - Milton Keynes Council;
 - Any other persons or representatives who had an interest in the Parish.
- 2.3 An application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area was made by Ravenstone Parish Council (RPC) on the 9th May 2017. RPC is the relevant body for the purposes of Section 61G of the Town and Country Planning Act 1990 being the Parish Council for the entire area for which the application was made. The Neighbourhood Area was approved and designated by Milton Keynes Council on the 12th October 2017.

2.4 Under Article 14 of the Neighbourhood Planning (General) Regulations 2012 specifies the pre-submission consultation and publicity requirements. It specifies that:

“Before submitting a plan proposal to the local planning authority, a qualifying body must:

- (a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area.
 - (i) details of the proposals for a neighbourhood development plan;
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) details of how to make representations; and
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- (b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- (c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.”

2.5 Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 sets out the “Consultation Bodies” who should be consulted on a submission draft Neighbourhood Plan. These include the following:

- 1. For the purposes of regulations 14 and 16, a “consultation body” means:
 - (a) Where the local planning authority is a London borough council, the Mayor of London;
 - (b) A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
 - (c) The Coal Authority;
 - (d) The Homes and Communities Agency;
 - (e) Natural England;
 - (f) The Environment Agency;

- (g) The Historic Buildings and Monuments Commission for England (known as English Heritage);
- (h) Network Rail Infrastructure Limited (company number 2904587);
- (i) The Highways Agency;
- (j) The Marine Management Organisation;
- (k) Any person –
 - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and
 - (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;
- (l) Where it exercises functions in any part of the neighbourhood area:
 - (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;
 - (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;
 - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;
 - (iv) a sewerage undertaker; and
 - (v) a water undertaker;
- (m) Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
- (n) Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
- (o) Bodies which represent the interests of different religious groups in the neighbourhood area;
- (p) Bodies which represent the interests of persons carrying on business in the neighbourhood area; and
- (q) Bodies which represent the interests of disabled persons in the neighbourhood area.

2.6 Not all of these bodies are relevant to the Neighbourhood Plan area. The qualifying body, namely the Parish Council, have determined those that should be contacted, and the Parish Clerk has issued the consultation to them and requested comments.

2.7 Neighbouring Parish Councils have been included in the Consultation: Stoke Goldington, Yardley Hastings, Weston Underwood, Hackleton and Filgrave and Tyringham.

2.8 A list of Statutory Consultees communicated with is included as **Annex 1**, but included:

- Cllrs of Unitary Authority representing the area
- Affected utility companies
- Water and sewage organisations
- The Environment Agency
- Thames Valley Police
- Buckinghamshire Fire Service
- Natural England
- English Heritage
- The Coal Authority
- Tele-communications agencies including the Mobile Phone Operators Association
- BT
- The National Grid
- MK Hospital
- The Highways Agency



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3. Consultation Process

- 3.1 The following is a timeline of key consultation events and other methods of engagement used in the production of the Neighbourhood Plan.

Neighbourhood Plan Steering Group Meetings

- 3.2 The Neighbourhood Plan Steering Group (NPSG), initially comprising two Parish Councillors and five residents, first met on 3rd May 2017 under Terms of Reference adopted by the Council. At the first consultation event at the beginning of July 2017 an invitation was extended for additional residents to join the group and the composition became two Councillors and eight residents. The NPSG Terms of Reference were amended accordingly.
- 3.3 In the period from the 3rd May 2017 to the close of the 6-week Regulation 14 Pre-submission Consultation on the 6th June 2018 the NPSG met on 28 occasions in the Village Hall with all the meetings open to members of the public to attend and express views.
- 3.4 The NPSG has worked very effectively and, even though the Terms of Reference allowed voting for decision making, on no occasion was this necessary with every agreement being reached by consensus. The group was always quorate for key decisions.

Initial Public Consultation

- 3.5 An initial flyer was distributed to all residents of the Parish and to other interested parties (land/business owners) between the 15th and 17th June 2017 (**Annex 2**). This gave them some background information about the Neighbourhood Plan and its process as well as informing them of the Open Day scheduled for 1st July 2017. It invited people to attend and informed them of the Steering Group membership. This flyer was also displayed on village notice boards.

- 3.6 The Open Day was held in the Village Hall on 1st July 2017. Members of the Steering Group were in attendance together with the retained planning consultant advisor.
- 3.7 A1 Exhibition Boards (**Annex 3**) were displayed around the hall giving information about the Neighbourhood Planning process, the area covered and suggested possible themes to be included in the draft plan. These were countryside and environment, flood risk, transport and car parking, community, existing local plan designations and housing. Old maps of the Parish and village as well as the existing Local Plans were on display, demonstrating continuity of the Steering Groups plan making efforts.



Figure 1: Neighbourhood Plan Consultation Exhibition

- 3.8 Visitors attending the Open Day were invited to use 'post-it' notes to make any comments or give their ideas of what they would like to be considered for inclusion in the plan. In addition, there was very open dialogue with NPSG members.
- 3.9 Following the success of the Open Day, members of the Steering Group gained agreement to erect the display boards at the monthly coffee morning in the Church on the 3rd July 2017.
- 3.10 Feedback from the two Open Days resulted in an additional Open Day being held on 16th July 2017 in the Village Hall to give residents and interested parties another opportunity to attend. A brief flyer was again sent out to inform residents of the date.

- 3.11 In total there were 76 attendees for the Open Days and a substantial number of constructive post-it comments received.
- 3.12 At the Steering Group meetings which followed, the 'post-it' notes were analysed and arranged into categories where themes emerged. These themes were then used as a basis for drafting the questionnaire to be utilised for the Parish survey.
- 3.13 The comments from the 'post-it' notes grouped into categories are reproduced as **Annex 4**.

Questionnaire Survey

- 3.14 Following the three Open Days in July 2017 and the end of the statutory consultation for designation of Neighbourhood Area on 28th July 2017, a flyer (**Annex 5**) was included in the 'Gate Group News' alerting residents to a forthcoming questionnaire and the importance of their involvement. The anonymous questionnaire (**Annex 6**) was carefully constructed to cover comments received at the Open Days in order to assess the majority view of the villagers.
- 3.15 The questionnaire followed the broad topics established from the public consultation. To encourage completion of the questionnaire it was decided to deliver and collect in person from every household where possible. The questionnaires were delivered in plain white envelopes to ensure anonymity. Landowners and other interested parties also had questionnaires either hand delivered or posted to them.
- 3.16 A total of 202 questionnaires were distributed to residents eligible to vote (in the Referendum) by 3rd August 2017 with a stated deadline for completion of 5th September. Recipients were encouraged to discuss relevant issues with younger family members before completing their forms. 170 questionnaires were completed, representing an excellent response rate of 84%.
- 3.17 Counting and analysis of the completed questionnaires was undertaken only at NPSG meetings and was completed by 20th September 2017. Individual comments were all written up and, where possible, divided into the relevant themed sections of the questionnaire.
- 3.18 On 1st October 2017 a 'thank you' flyer (**Annex 7**) was distributed noting the overall return numbers from the questionnaire and detailing the next steps for the development of the Plan. Although some of the question results had slightly contradictory messages, in most instances the clear majorities from the questionnaire enabled the Steering Group to develop a vision, objectives

and policies. The results of the questionnaire were collated and published as the Results Document (**Annex 8**).

Meetings with Landowners

- 3.19 Separate meetings were held in the Village Hall with all the principal landowners in the Neighbourhood Area starting in September 2017 and going through to January 2018. For the largest landowner all communication and the meeting itself have been with their appointed representatives.
- 3.20 Out of courtesy and to highlight key issues, a copy of the Questionnaire Survey was sent to each landowner (where not a resident) and comments invited ahead of the face to face meetings to provide a basis for discussion.
- 3.21 All the meetings were held with the same two members of the Steering Group, the Chair and a member highly experienced in land development.
- 3.22 At the outset of each meeting the relevant analysed results from the Questionnaire Survey regarding potential development were presented. The important overarching consideration was that, to meet the wishes of the residents, there was no desire for greenfield development. It followed that, again to meet the wishes of the residents and comply with planning policy requirements, brownfield sites well related to the village had to be considered to achieve the desired number of new houses.
- 3.23 Meetings were held with wholly greenfield landowners on 25th September and 9th October 2017.
- 3.24 A meeting with the largest landowners' representatives was held on 16th October 2017, this landowner having extensive greenfield holdings as well as two brownfield working farmyards. Because of this meeting and subsequent communication on the 18th December 2017, the two farmyards were put forward by the landowner for inclusion within the settlement boundary.
- 3.25 An initial meeting was held with two of the seven owners of the Industrial Unit land on 3rd December 2017 (these two Ravenstone residents use their unit for storage but, importantly, also own the access road to the whole site). These two then arranged a further meeting on the 3rd January 2018 where all seven landowners were present. The outcome of this meeting was a written agreement stating:

"We the undersigned, being the several landowners of the industrial site in North End Ravenstone, agree to the whole site being allocated for housing development within the scope of the 2018 - 2031 Ravenstone Neighbourhood Plan".

- 3.26 All seven landowners signed the agreement which was dated 3rd January 2018.
- 3.27 As a result of these meetings the three suggested sites were assessed for potential housing allocation. The Industrial Unit land was designated PHA1 and the two farmyards PHA2 and PHA3. They were assessed using the site selection methodology in the Plan with PHA1 being selected.
- 3.28 Consideration was, of course, given to the loss of employment on the Industrial Site. There are 3 to 4 people working there, who are all owners of their respective land and buildings, but none are Ravenstone residents. Three of the landowners plan to retire in the next 3 to 5 years and have no succession plans.
- 3.29 Several of the units, being ex-farm buildings, are of poor quality and would need substantial investment to bring up to a good standard. In addition, the appearance of parts of the site has been criticised by some residents. The non-retiring unit owners / occupiers agreed on the 3rd January 2018 that they could easily relocate if they decided to continue with their ventures (being non-residents, they might well relocate elsewhere).
- 3.30 Clearly all seven landowners are attracted by the prospect of a land sale for residential development and it appears to suit their future plans.

Meetings with Interested Parties

- 3.31 Three bodies, although not having a vote in the Referendum on the Neighbourhood Plan are very important to the community and it was felt that their views should be listened to carefully. They have various roles in providing welfare, pastoral and social support as well as being institutions which represent continuity in the parish.
- 3.32 A sub-group of three from the Steering Group met representatives of:
- The Parochial Church Council on the 7th December 2017.
 - Village Hall Committee on the 9th December 2017. (The Chapman's Education Foundation had asked the representatives to meet us on their behalf as being more relevant to the Neighbourhood Planning process).

- Ravenstone Hospital Trust (who manage the Almshouses) on the 30th January 2018.

- 3.33 In each of the meetings the results and analysis from the residents' questionnaire survey were initially explained. The representatives' views about sections of the questionnaire of interest to their institutional bodies were listened to and discussed as well as any general views they wished to put forward.
- 3.34 When the Neighbourhood Plan objectives and policies were subsequently developed, based on the analysis of the residents' questionnaire, the views of these interested parties were fully considered.

Regulation 14 6-week consultation

- 3.35 On the 5th and 6th April 2018 a flyer was distributed to every household publicising the forthcoming Open Days on 21st and 22nd April in Ravenstone Village Hall, (**Annex 9**). The Open Days marked the start of the statutory 6-week consultation period which closed on 6th June and launched the draft Neighbourhood Plan. A copy of the draft Neighbourhood Plan can be found at **Annex 10**. This was also publicised on the village noticeboards.
- 3.36 The Open Days were held between 10am and 3pm on both days. Nineteen A1 boards were displayed around the Village Hall highlighting sections of the draft Plan. A copy of the display boards can be found at **Annex 11**. The policies and proposals maps were displayed, the 1983 village plan and also the full results and analysis of the village questionnaire, on which the draft plan is based, were available to look at. Notice of forthcoming meetings were advertised. Members of the Steering Group were on hand throughout both days to answer questions, explain and encourage interest in the various displays.
- 3.37 Residents that attended the Open Days were able to take home their own copy of the draft Neighbourhood Plan, one per household. Over the course of two days 60 residents attended the exhibition. There are 102 households and 47 copies of the draft Neighbourhood Plans were collected in person during the exhibition. The 55 households that were unable to attend had their own copies of the draft Neighbourhood Plan delivered after the close of the exhibition. Comments forms were enclosed within each draft copy of the Plan, encouraging comments or suggestions, to be returned to one of three addresses within the village by the 6th June. These would not be anonymous.



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4. Consultation Responses

4.1 The Village Survey conducted in August 2017 established the key themes that informed the policies of the Neighbourhood Plan. In summary, the issues that were most important to the Village residents were:

- Protection given to the rural and distinctive character of the village.
- Greenfield areas outside of the village should be protected from development.
- Maintenance and cleaning of the drainage system are important.
- Grass verges within the village should be protected.
- New development should be located on previously developed land, infill development and not be on greenfield land.
- A majority of residents responding supported the delivery of up to 10 houses within the village.
- Encouragement was expressed to allow businesses to grow and thrive, but not to allocate any further employment land.

4.2 The comments received to the public consultation on the Submission Draft Neighbourhood Plan have been tabulated overleaf. These comments have been carefully considered and a response added from the NPSG, with any alterations to the Neighbourhood Plan highlighted.

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
Resident 1						
<input checked="" type="checkbox"/>				Very impressed by all the hard work that the committee has undertaken.	Thank you for your comments.	
Resident 2						
<input checked="" type="checkbox"/>				<p>Your Draft Neighbourhood Plan is an impressive document. It is comprehensive, but not prolix. It deals with all the relevant issues in a lucid manner.</p> <p>I congratulate you on producing it; the work involved must have taken many hours of research and careful thought, and the result is a fine report of which you should feel proud.</p> <p>We are fortunate in having such a dedicated and generous group of people working so hard on behalf of the residents of Ravenstone.</p>	Thank you for your comments.	
Resident 3						
	<input checked="" type="checkbox"/>			Disappointed that no provision for affordable housing is included in the plan.	The majority of residents in the questionnaire did not support additional affordable housing in the village.	

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
Resident 4						
<input checked="" type="checkbox"/>			2.22/2.23 CE1/1 FR1	<p>I would welcome an implementation of a maintenance programme to keep the brook free flowing all the way through the village. I would also like to see the re-creation of the "fish ponds" to act as a control point for preventing floods in the village.</p> <p>I am in complete agreement with the "COUNTRYSIDE" policy and the "ACCESS TO THE COUNTRYSIDE" policy.</p> <p>Developers should contribute appropriate funds to the village to be used for the maintenance and upkeep of the brook flowing through.</p> <p>The plan is an excellent document, capturing the majority of the view of the residents. Well-presented and thought provoking. Congratulations, committee members, for a great job well done. Clearly a massive amount of work was involved to produce such an impressive document.</p>	<p>Amend the plan to comment on the possibility of the fish ponds being brought into use as flood control measures.</p> <p>Policy H2 requires that developers make contributions towards projects within the village.</p> <p>Thank you for your comments.</p>	<p>Add to the end of Paragraph 7.5:</p> <p><i>"These opportunities may also include the re-creation of the fish ponds at North End to act as flood balancing ponds, subject to the necessary agreement with landowners and statutory bodies and funding being available."</i></p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
Resident 5						
<input checked="" type="checkbox"/>			<p>Para 1.9 – 1,16 p.5-6</p> <p>Para 2.15 – Para 2.37 p.11 (10) -16</p> <p>Policies 5 - 11</p>	<p>I feel the character and heritage assets are quite unique and the plan reflects their importance in the future.</p> <p>The results of the questionnaire clearly show the views of the majority of the residents on most aspects of the plan.</p> <p>The policies that have been drawn up seem to reflect the views of the residents expressed in the questionnaire very effectively.</p> <p>If Ravenstone Neighbourhood Plan is adopted it is of great importance that it is adhered to as the village develops in the future.</p>	Thank you for your comments.	
Resident 6						
<input checked="" type="checkbox"/>				<p>We agree with the policies laid out in the plan and feel they are a fair reflection of the majority of the community.</p> <p>We are very grateful to the team that has pulled this document together. We feel it is a positive and progressive plan, one which represents the view of our family and those of our neighbours.</p>	Thank you for your comments.	

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
Resident 7						
<input checked="" type="checkbox"/>				I cannot find much or anything to comment upon, what I think, is a sensible appraisal of the future plan for the unique village of Ravenstone.	Thank you for your comments.	
Resident 8						
<input checked="" type="checkbox"/>			10.13	To have tight control of development.	Thank you for your comments.	
Resident 9						
		<input checked="" type="checkbox"/>	<p>Pages 29/30</p> <p>FR1/30</p>	<p>Ravenstone is in a high-risk flood area. Recent and all future development must be rigorously reviewed to ensure not only that development but also the associated impact on poorly maintained drainage and watercourses is not further impacted.</p> <p>Development should be self-sufficient for drainage and water recycling and not add to already under capacity systems.</p> <p>Follow-on E-mail (Wednesday 6th June 2018):</p> <p>As a resident I received a response from Anglian Water about my comments regarding the flooding along Common Street caused by the inability of the drainage to deal with the rainfall the</p>	<p>Anglia Water as the statutory undertaker for water in the village have confirmed that there is capacity for new development.</p> <p>Amend the plan to comment on the possibility of the fish ponds being brought into use as flood control measures.</p> <p>Thank you for your comments.</p>	<p>No response required, covered in the Plan.</p> <p>Add to the end of Paragraph 7.5:</p> <p><i>"These opportunities may also include the re-creation of the fish ponds at North End to act as flood balancing ponds, subject to the necessary agreement with landowners and statutory bodies and funding being available."</i></p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>Sunday before last (Sunday 27th May 2018).</p> <p>In their view the issue lay with the drains along Common Streets ability to deal with the run off the fields in conjunction with the rain fall on the street.</p> <p>They advised that it was the councils job to deal with drains and ditches, not theirs. I shared this response with the Chairman of the Parish Council.</p> <p>What was blatantly incorrect was their belief that the drainage was able to keep sewage and water apart, as we experienced toilets backing up and gurgling and in some poor resident's case worse as a mix of both entered their homes.</p> <p>So, I take with mixed views their optimism that the proposed future development if not able to be self-sufficient will not cause a significant issue to all those who live south of North End when there is already clearly a problem which the addition of 8 new houses will only increase as water runoff and sewage add to an already antiquated and under capacity system.</p>		

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>I am also sceptical of the notion of self-sufficiency, as far as I am aware this is simply land drainage that adds to an already saturated ground and prevents water draining naturally and therefore leads to additional surface water running down North End and into Common Street.</p> <p>I hope the NP will recognise these genuine concerns about Flooding and impress on the Parish Council that they need to take a stronger role in either managing this directly or requiring MK Council to do so and when reviewing any application for new development really understanding what the impact will be on drainage capacity and requiring a full impact survey to be conducted as a matter of course.</p>		
Resident 10						
		<input checked="" type="checkbox"/>	Pages 29/30	Very concerned about flood risk. Future development must increase the surface and drainage issues.	Amend the plan to comment on the possibility of the fish ponds being brought into use as flood control measures. Amend the plan to comment on the possibility of the fish ponds being brought into use as flood control measures.	<p>Add to the end of Paragraph 7.5:</p> <p><i>“These opportunities may also include the re-creation of the fish ponds at North End to act as flood balancing ponds, subject to the necessary agreement with landowners and statutory bodies and funding being available.”</i></p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
Resident 11						
<input checked="" type="checkbox"/>			<p>Page 29 Para 7.3</p> <p>Para 8 (Section 8)</p> <p>HT 2</p>	<p>Regarding surface water it would be beneficial to clean and maintain our existing drains. Quite a few looked blocked and full of mud therefore serving no purpose.</p> <p>No traffic calming bumps. They just cause more problems. Also it would be good to promote keeping cars off of verges, as these are starting to look messy.</p> <p>Any new developments should have garages or on-site parking. But then as seen on Yew Tree development Milton Keynes planners did not allow garages.</p> <p>Very interesting to read. Quite extensive. it will be good to see the progress and how our views are pushed forward. Thank you for your consultation.</p>	<p>This is an issue for the Parish Council to pursue with Milton Keynes Council.</p> <p>The NP does not propose the introduction of speed bumps, but your comments are noted.</p> <p>Policy HT2 covers parking requirements.</p> <p>Thank you for your comments.</p>	No changes to the plan.
Resident 12						
<input checked="" type="checkbox"/>			Page 30 Para 7.5	There are several areas of the brook where the ditch has not been cleared for many years causing a build-up of silt and debris which prevent flow, particularly during the winter. It is therefore essential that all property owners who have the stream on	Thank you for your comments.	

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>their property fulfil their riparian responsibility to clear the ditch on a regular basis. otherwise the work that others do is a little futile as the whole run of the ditch needs clearing.</p> <p>The recent flash floods have highlighted more than ever the need for greater flood defences especially against surface water in the village. We would therefore fully endorse and support enhancement of up-catchment flood storage to alleviate this problem.</p> <p>As newcomers to the village we found this plan really helpful and informative. What a well written and researched report that was beautifully presented. Well done all who worked on its production.</p>		
Resident 13						
<input checked="" type="checkbox"/>				<p>We are happy with all proposed elements of the plan and have no further comments to add.</p> <p>Sound plan that will only serve to preserve and benefit the village.</p>	Thank you for your comments.	
Resident 14						
<input checked="" type="checkbox"/>				I support the plan.	Thank you for your comments.	

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
Resident 15						
<input checked="" type="checkbox"/>				I have read through the Ravenstone Neighbourhood Plan carefully and I support the Plan & Policies contained therein.	Thank you for your comments.	
Resident 16						
		<input checked="" type="checkbox"/>	8 (Section 8) Highways and Transport 8.3 10.9, 10.18 7.3	<p>I believe Ravenstone should keep its old character and increasing the number of units should be kept to a minimum. Any new development should have onsite parking and not be considered if street parking is planned. The buses are unfriendly to the village as they are too big. Ravenstone does not need more traffic.</p> <p>Please do not consider speed bumps for traffic calming.</p> <p>We should not consider infill sites between existing homes. New homes should only be built on brownfield sites. To this, PHA1 is the only viable option. Ravenstone is dependent on a working farm, the farm is the heart of the village and is a main factor in Ravenstone being so nice.</p> <p>As Seen Recently flooding is a danger to the village. GREAT thought should be given to building around the stream and the lower parts of the village. Our house flooded due to the amount of surface water from the road this month.</p>	<p>Thank you for your comments.</p> <p>Policy HT2 covers parking requirements. Unfortunately, the NP cannot control the size of buses running through the village.</p> <p>The NP does not propose the introduction of speed bumps, but your comments are noted.</p> <p>Amend the plan to comment on the possibility of the fish ponds being brought into use as flood control measures.</p>	<p>Add to the end of Paragraph 7.5:</p> <p><i>"These opportunities may also include the recreation of the fish ponds at North End to act as flood balancing ponds, subject to the necessary agreement with landowners and statutory bodies and funding being available."</i></p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
			5.5	More access to the countryside is my priority. Walking and cycling off road to the other towns & villages should be done. BAN THE BUSES! No social housing, that occupants rely on public transport.	The Neighbourhood Plan can encourage the provision of new access routes but cannot make them a requirement. The buses in the village are also beyond the Plan's control. No affordable housing has been proposed, but if a scheme is brought forward in the future it would be considered on its merits against the policies of the Neighbourhood Plan, the Local Plan and National Planning Policies.	
Resident 17						
<input checked="" type="checkbox"/>			1.8 (p4) & 8.1 (p31)	<p>Overall a very good document.</p> <p>These two paragraphs suggest that there is virtually no through traffic in the village. However, we believe that there has been an increasing amount of through traffic in recent years, probably from the northern end of Stoke Goldington, and from further up the Northampton road, towards Olney.</p> <p>We would consider that a more accurate statement for paragraph 8.1 would be:</p> <p><i>"Ravenstone is located somewhat unusually on a loop road off Weston Road. A further road runs from the village to Stoke Goldington and this is used by some through traffic as a short cut between the northern end of Stoke Goldington and Olney".</i></p> <p>Paragraph 1.8 could be reworded similarly.</p>	<p>Thank you for your comments.</p> <p>No changes proposed to para. 1.8.</p> <p>Make the changes suggested to para 8.1 but say "... this may be used as a shortcut....". We have no evidence that this is used as a shortcut on a regular basis.</p>	<p>Change paragraph 8.1 to say:</p> <p><i>"Ravenstone is located somewhat unusually on a loop road off Weston Road. A further road runs from the village to Stoke Goldington and this <u>may be</u> used by some through traffic as a short cut between the northern end of Stoke Goldington and Olney".</i></p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
			2.28 (p14), 2.32 (p15) & 10.5 (p37)	<p>The figures quoted on housing development seem to ignore the fact that 50% of the respondents voted "0-5 houses". In fact, if we remember correctly, this proportion just represented a majority in absolute numbers. This point is not made in the document.</p> <p>In paragraph 2.28, we do not think that it is true to say that the responses to the two questions are in contrast. The question on more housing development was a binary question requiring a yes or no answer. Thus, residents who were happy with just one or two more houses being built would naturally have tended to vote no to a binary question on more housing development in case their views could be misinterpreted by that answer. The second sentence of 2.28 could be reworded as:</p> <p><i>"More detail on the residents' views as to the extent of the housing development is shown in paragraph 2.32."</i></p> <p>In paragraph 2.32, it seems incorrect to start summing the responses at "1" rather than "0" houses. The second part of this paragraph could be rewritten as follows:</p> <p><i>"It is evident that 1-5 houses would not meet the majority of residents' views although it is recognised that this is the most significant share. Adding the 'none' category would give 50% (and in fact a slight absolute majority),</i></p>	<p>Make the addition suggested to para 2.28.</p> <p>In terms of housing numbers, 0-5 houses gives 84 out of 166 in absolute numbers but 1-10 gives 88 out of 166 and so is higher (53% vs 50%).</p> <p>Providing zero dwellings would not be a secure route for the Neighbourhood Plan. There must be some development put forward to ensure the plan is seen as robust, positively prepared and meets future housing needs. Without this, the plan could fail to comply with the basic conditions.</p>	<p>Reword the second sentence of para. 2.28 as follows:</p> <p><i>"More detail on the residents' views as to the extent of the housing development is shown in paragraph 2.32."</i></p>

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				<p><i>whilst also adding the '5-10 ; category would give a very clear majority of 70%. The Neighbourhood Plan has therefore taken forward the figure of up to a maximum of 5-10 new houses'.</i></p> <p>Paragraph 10.5 could be reworded to reflect this:</p> <p><i>"It was evident that an overwhelming majority of respondents supported the modest provision of new housing and, from combined answers supported up to a maximum of between 5 and 10 houses over the plan period."</i></p> <p>Typos There appear to be just a couple of typos you may wish to correct:</p> <p>Paragraph 2.34 is missing the word "be" in the last line.</p> <p>Paragraph 4.5 (and Policy CD2) mentions Proposals Map, but should this be Maps?</p>	<p>The NPSG believe that the wording of para. 10.5 is acceptable as it stands, other than to remove the word 'overwhelming', as a majority has been taken on a 'first past the post' to exceed 50%.</p> <p>"Proposals Map" is a prescribed Planning Term.</p> <p>Confusion maybe partly caused by Annex C being titled Proposals Maps.</p>	<p>Reword paragraph 10.5 as follows:</p> <p><i>"It was evident that a majority of respondents..."</i></p> <p>Check and correct terminology to ensure it is consistent.</p>
Resident 18						
<input checked="" type="checkbox"/>				Same submission as resident 17.	Thank you for your comments.	
Resident 19						
<input checked="" type="checkbox"/>			Page 31, Para 8.2	<p>I use the Bus to go to Newport and Olney ½ a week to hopefully keep it coming through the village as although I have a car now I may not always- And rather use it now than "not use it and loose service later.</p>	<p>Thank you for your comments.</p> <p>Unfortunately, the NP cannot control the buses running through the village, however every encouragement will be given to maintain existing service provision.</p>	

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				I feel that all the Ravenstone Neighbourhood Plan deals with my feelings for the village; as put on first questionnaire for keeping village the way put in the plan: I don't really know what more I could add to make it better. Thank you.		
Resident 20						
<input checked="" type="checkbox"/>				Happy with all proposals made.	Thank you for your comments.	
Resident 21						
<input checked="" type="checkbox"/>				<p>I support all the policies as set down in the draft plan.</p> <p>I am totally supportive of the plan as drafted - I am particularly enamoured of the overriding principle of retaining the rural character of the village and parish: the peace is essential for my work!</p>	Thank you for your comments.	
Resident 22						
<input checked="" type="checkbox"/>			10.9, Page 38 and Page 39	The proposed development in PHA1 needs to pay very careful attention to the access off Common Street into North End and from North End into the site. At the present time this can be very severely restricted by the local residents parking around The Plantation (Triangle) making it extremely dangerous to leave and enter North End. This also makes it very difficult for any emergency vehicles to enter North End. It can be safely assumed that whatever number of houses are built, twice	<p>Thank you for your comments.</p> <p>Any development will create changes in traffic levels. These will be considered in detail at the planning application stage. It should be remembered that the existing uses on the site generate traffic, which could equal that resulting from the proposed houses.</p>	

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			10.9. Page 38 and Page 41	<p>that number of vehicles will be resident there. This does not take into account the inevitable delivery vans and visitors' cars.</p> <p>It is our view that any building in Mannings Farm farmyard would be a great loss to the village. Unspoilt farmyards of this type are becoming extremely rare in England and one of the charms of Ravenstone is that the farm land is very accessible to the main thoroughfare of which Mannings Farm is part.</p> <p>We would like to thank the team for the considerable effort they have put into this project. As residents of the village, we should bear in mind we are only caretakers and therefore should preserve and enhance the village for future generation.</p>	Noted, it is an important part of the character of the village, maintaining farming activities within our community.	
Resident 23						
<input checked="" type="checkbox"/>				<p>The various policies aimed at maintaining the unique characteristics of this gem of a village are most welcome.</p> <p>I fully support the plan and its details. I very much hope it will be incorporated into the overall plans for Milton Keynes.</p>	Thank you for your comments.	
Resident 24						
<input checked="" type="checkbox"/>			CE 2	<p>Public access is desirable and would be of benefit to residents. However, it must also be fair to those who work the land. Attacks by dogs on sheep and young stock has, nationally reached epidemic proportions</p>	<p>Thank you for your comments.</p> <p>The Neighbourhood Plan can encourage greater access to the countryside, but this will be dependent upon securing new</p>	

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			FR1 10.9, Page 38 Page 39	<p>and theft of livestock and equipment has seen a sharp increase nationally. How could any new footpaths and bridleways be made secure?</p> <p>It has been suggested to us that the old monastic fishponds on our field by North End could be used as balancing pond. We would have no objection to this, but English Heritage might.</p> <p>With reference to PHA1 we are concerned about the ever-increasing traffic flow up North End. This is largely due to delivery vehicles. It is particularly bad and dangerous outside The Old Vicarage as there are blind corners both ways. Prior to including PHA1 in the plan it might be an idea to, if possible, and analyse the traffic flow to try and see if 8 houses would lead to a net increase in traffic.</p> <p>Development would need to be low level, or it would impact adversely on Grade 1 listed All Saints Church & The Almshouses. I believe there is a presumption that no development should be near a Grade 1 Listed Building. Having said that I would be very keen for the light industrial buildings and the car breaker be moved! It would enhance the village.</p> <p>Excellent plan.</p>	<p>routes with land owners, so can only facilitate improvements.</p> <p>The Parish Council will follow this up and discuss the potential of creating a balancing pond(s) with Historic England, who deal with these matters. Thank you for your comments.</p> <p>Any development will create changes in traffic levels. These will be considered in detail at the planning application stage. It should be remembered that the existing uses on the site generate traffic, which could equal that resulting from the proposed houses.</p>	
Resident 25						

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
<input checked="" type="checkbox"/>			8.2	Could the plan be amended to ensure that the special character of the black and white signposts throughout the village should be reflected in the design of any new proposed village entrance signs.	Thank you for your comments.	Add objective into the plan at page 32 and add to Policy HT1: "The black and white 'finger' sign posts throughout the village shall be protected and retained."
Rural Solutions, Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR on behalf of the owners of Horseshoe Farm						
	<input checked="" type="checkbox"/>		Section 10: Housing	<p>1. Overall, we support the ambition of the Neighbourhood Plan (NP) to deliver the levels of housing to meet the needs and aspirations of residents in the village, while respecting the rich historical fabric of Ravenstone.</p> <p>2. We note the NP concludes that such levels of housing would not be delivered through relying on windfall sites within the existing settlement (paragraph 10.5) . The NP has therefore determined to identify land to allocate for housing purposes.</p> <p>3. The NP reports that overall there was support for such sites to be previously developed land rather than greenfield sites, and for such sites to be small scale or infill in character, rather than large sites, thus respecting the character and appearance of the village (paragraph 10.6). We support these guiding principles.</p> <p>4. We do, however, have serious reservations with the robustness of the site selection process in general and</p>	<p>Thank you for your comments.</p> <p>We note the issues that you have raised regarding the site selection process. To be clear, your clients attended the open day and the launch presentation of the Neighbourhood Plan, received a copy of the consultation questionnaire and had the opportunity to attend numerous neighbourhood plan steering group meetings.</p> <p>At no point was it mentioned by your clients that they were interested in developing their land holding. They were in full knowledge of the Neighbourhood Plan as it was being prepared and the direction that the plan was taking towards finding sites with potential for housing. This featured prominently on the consultation display boards.</p> <p>The NPSG do not understand why your clients have not suggested the site before now, given the opportunities to do so at the various stages of consultation.</p>	<p>Amend NP to include assessment of potential housing site at Horseshoe Farm, North End, denoted as site PHA4 for a total of 3 houses.</p> <p>Amend the potential housing allocations map to include PHA4.</p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>undertaken, and the identified housing site 'PHA 1', in particular.</p> <p>5. We note that paragraph 10.9 suggests that local landowners surrounding the village were contacted by the Steering Group to invite them to put forward sites for consideration for development through the NP. This is an important aspect of the transparency of the consultation processes which under pin a compliant and robust Neighbourhood Plan.</p> <p>6. Our client owns Horseshoe Farm, sited within and adjacent to the northern edge of the village. His family ownership includes a range of buildings (2 dwellings and associated residential outbuildings, plus stables and equestrian buildings) and associated land ownership of 0.86ha. Our client advises he was not contacted regarding identification of any development land. This is a serious omission and needs to be corrected and as we are taking this opportunity to put forward what we consider a suitable site for development. See paragraph 14 below.</p> <p>7. In addition, notwithstanding these comments at 6 above, we also have some concerns regarding the suitability and viability of proposed allocated site PHA1.</p> <p>8. The site currently provides for the only business space in the village. The existence of this space contributes to the viability of</p>	<p>The NPSG do not accept that the site selection process has not been undertaken in a transparent manner. All landowners had the opportunity to suggest a site. The fact that your clients did not mention their land at any time was taken as an indication that they did not want to put the site forward.</p> <p>Your comments regarding the viability of the selected housing site are your own opinion. The owners of the site have not raised concerns regarding the potential viability of the site and they have an agreement to work together to deliver housing during the Neighbourhood Plan period.</p> <p>All housing sites have been considered against a consistent and robust site selection methodology, advised by an experienced planning consultant.</p> <p>The methodology we have used for site selection takes account of National Planning Policy Guidance and the wishes of the community expressed in the questionnaire results. This showed a very clear preference towards the protection of greenfield sites, focusing development on brownfield land and limited infill sites within the settlement boundary.</p> <p>Your clients' property is a greenfield site. Paddocks are not classified as previously developed land and whilst there are some</p>	

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				<p>the village as a sustainable village and somewhere that people can live, work and play. We consider the loss of the business units would be to the detriment of the village.</p> <p>9. It is also understood that the site is in multiple ownership and that the value of the land would not accommodate the owner's aspirations in respect of value for their individual units from a site containing 8 houses. This is due to multiple factors including a need for demolition, contamination remediation costs and the need for a road at adoptable standards etc. We consider the site would therefore not be considered deliverable. We do not consider that a robust NP should rely on a single site to deliver the identified housing requirement if there are doubts about that sites deliverability.</p> <p>10. In such a circumstance, the robustness of the plan would be enhanced if additional sites should also be identified. The delivery of such additional sites could be phased over the plan period if it is considered that cumulatively their concurrent delivery would be detrimental to the village.</p> <p>11. We understand that site PHA 1 is proposed for the delivery of eight houses. Combined with an additional three units on Horseshoe Farm, we consider this is still in the scale of development that the village</p>	<p>stables on the site, they occupy a relatively small proportion.</p> <p>Whilst we appreciate that your clients wish to develop their land, our priority is to act upon the majority view expressed by the results of the questionnaire. As such, we remain focused on the development of brownfield land first and foremost.</p> <p>Should the selected housing allocation be brought forward and when the Neighbourhood Plan is reviewed, then your clients would be able to put forward their site at that time.</p> <p>Our site selection methodology is clearly stated in the Neighbourhood Plan, with the leading factor being the use of previously developed land. Even if your clients had suggested their site earlier, it would have scored lower than the Site PHA1 on the basis that it is a greenfield location.</p> <p>The same process will be undertaken to consider your client's land as the other housing options, so that there can be no question that a transparent and consistent comparison has been made.</p>	

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				<p>survey suggests would be supported by residents.</p> <p>12. We note on this matter the NP methodology for establishing that up to 10 houses would be supported by the 'majority' of residents is subjective. It starts from the premise that 33% of residents voted for between 1 - 5 dwellings, which is the largest category but not a majority. The NP then suggests adding the next category, 5 – 10, with a further 20%, gives a majority (53%) and therefore is the chosen figure. However, similarly, adding the respondents in support of 10 to 15 (19%) would equally have given a majority, this time of 52%. With the voting for 5 - 10 and 10 - 15 categories being almost identical (20% and 19% respectively) this perhaps suggest a figure in the mid-range of 12 to 13 would be more reflective of overall views.</p> <p>13. Whilst the setting of this number for allocation is not an exact science, we suggest the inclusion of our client's site at Horseshoe Farm, taking the number of proposed allocated dwellings to 11, would be in line with the numbers supported by respondents to the survey.</p> <p>Alternative Housing Site at Land at Horseshoe Farm</p>		

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				<p>14. As discussed at point 6 above, our client owns land within and adjacent to the village, known as Horseshoe Farm.</p> <p>15. Within this landownership is previously developed land currently occupied by stable buildings and associated paddocks which could be made available for development. See the enclosed plan.</p> <p>16. The site would be accessed via the existing Horseshoe Farm site and it is envisaged could deliver three good sized family homes to complement the existing two dwellings at Horseshoe Farm.</p> <p>17. The site is a natural infill plot sited to the north of the residential properties at The Close and the south of the business park identified as site PHA 1.</p> <p>18. The site would provide a natural infill and rounding off of the north eastern edge of the village. If developed it would extend the village no further than the existing easterly extremities of the village.</p> <p>19. The site would involve the development of a brownfield site and accord with residents wishes to protect wider greenfield and agricultural land from development.</p> <p>20. The village settlement boundary could be amended to include the part of the Horseshoe Farm site currently outside the</p>		

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				<p>settlement limits, similarly to as proposed for the PHA1 site.</p> <p>21. Wider landownership to the east of the site would also allow for additional enhancements to be delivered in conjunction with any development including landscaping and an extended public access footpath to link in with the existing footpath network in this part of the village.</p> <p>22. The site is not identified as an important open space or affecting an important view. Its development would also not adversely affect the setting of the conservation area or any listed buildings, subject to a sympathetic and high - quality design being brought forward. Guiding principles for the site's development could be set out with in a policy within the NP.</p> <p>Summary</p> <p>23. The Neighbourhood Plan will be examined by reference to the many requirements set by regulation. However, it will also be vital that there has been thorough and transparent consultation with all stakeholders, including local landowners. The failure to include our client in the call for sites is a serious oversight which must be addressed. We trust you will give due consideration to our representations on this matter and our</p>		

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				proposal for the allocation of the Horseshoe Farm site.		
Savills, Ground Floor, Hawker House, 5-6 Napier Court, Napier Road, Reading on behalf of the Society of Merchant Venturers						
	<input checked="" type="checkbox"/>			<p>Thank you for your letter, dated 23rd April 2018 and invitation to comment on the Ravenstone Neighbourhood Plan Draft for Consultation Document (April 2018), herein after referred to as the 'Draft Consultation Paper'. Accompanying these representations is a separate 'Consultation Comments Form'.</p> <p>Background</p> <p>As you are aware, we are the planning agents for the Society of Merchant Venturers (SMV). The SMV have significant landholdings at and around Ravenstone and we have attached a land ownership plan which illustrates the extent of that interest.</p> <p>Representations were previously submitted to the Ravenstone Neighbourhood Plan Consultation Questionnaire in August 2017. In October 2017, a meeting was held with two members of the Neighbourhood Plan Steering Group. Discussions focussed on the SMV's land ownership on the edge of the settlement, limited infill development and barn conversions.</p> <p>Neighbourhood Plan procedure</p>	<p>Thank you for your comments.</p> <p>The NPSG with the support of an experienced planning consultant have carefully considered the important views, using our local knowledge and experience and was based on an assessment of areas in the village where the countryside is clearly part of the setting of Common Street, or there are important views of the setting of the village.</p> <p>The survey questionnaire indicated that residents felt the protection of the rural character and setting of the village were very important and it was with this in mind that we identified those areas that contribute to that character.</p> <p>We then compared this to the earlier 1983 Village Plan, which also identified important views and vistas and were pleased to see that we had come to very similar findings as the earlier study.</p> <p>On that basis, the views that we have identified are based on sound earlier work and planning judgements regarding the contribution that an area makes to the setting and character of the village.</p>	

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				<p>If a Neighbourhood Plan is to progress to a referendum and be “made”, it is necessary for it to meet a set of basic conditions which are provided in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.</p> <p>The basic conditions that apply specifically to Neighbourhood Plans are:</p> <ol style="list-style-type: none"> 1. That the Neighbourhood Plan is appropriate having regard to national policy; 2. That the Plan contributes towards the achievement of sustainable development; 3. That the Neighbourhood Plan is in general conformity with the strategic policies in the Development Plan for the local area; and 4. That the Plan is compatible with EU obligations. <p>It is expected that, following the current consultation and subject to any changes that are necessary/desired, the Neighbourhood Plan will be submitted to Milton Keynes Council and a further consultation will take place. An Examiner will then be appointed and, if appropriate, the Neighbourhood Plan will proceed to referendum and be “made” if the referendum is passed.</p> <p>Representations</p>	<p>The important views within the village were identified by the 1983 Village Plan. The nature of these views has not changed dramatically over the years, which is in part why they are important to the heritage and character of the village.</p> <p>The NPSG have discussed the need for further technical evidence with Milton Keynes Council, and they have confirmed that using the earlier 1983 Village Plan as confirmation for our work is sufficient.</p> <p>No sites or land have been put forward for consideration by SMV, other than the suggestion that the two farmyard sites (PHA2 and PHA3) should be included within the settlement boundary. These two sites have been assessed for their potential for housing.</p> <p>It is clear from the survey questionnaire results that residents did not support greenfield land being used for housing development, so any greenfield site would score less favourably than a brownfield site. This is in accordance with the NPPF and our clearly stated assessment methodology.</p> <p>SMV were invited to put sites forward for consideration. No sites were suggested, other than a request to include the farms within the settlement boundary. If SMV had particular sites in mind for development, then they should have</p>	

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			CE1	<p>The following section, having regard to the basic conditions, provides the SMV's response to the Draft Consultation Paper for the draft Ravenstone Neighbourhood Plan (NP).</p> <p>Proposed Policy CE1: Countryside</p> <p>Policy CE1 seeks to protect the views of the countryside from the village (as defined on the proposals map) from any development. The draft NP states, at paragraph 5.3, that "the setting of Ravenstone within the rural landscape is an intrinsic part of the character of the village". Furthermore, the draft NP explains that "whilst the built form is relatively linear and predominantly 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 place".</p> <p>The draft NP finds that the protection of these views/gaps is an "important aspiration of the Neighbourhood Plan, to ensure that this defining character of the village is preserved for future generations" (paragraph 5.4)</p> <p>Whilst paragraph 5.3 of the Draft Consultation Paper provides some, albeit very limited, justification for the views identified on the proposal map, it does not appear that their inclusion has been evidenced by any independent and robust</p>	<p>identified suitable locations and put them forward during discussions between the NPSG and Savills.</p> <p>We have an established site selection methodology based on sound analysis of the community's preferences and believe that the approach we have taken has been entirely transparent.</p> <p>The NPSG have had discussions with SMV's agents to identify if they had any aspirations towards development surrounding the village. As stated above, no sites were put forward by SMV for consideration.</p> <p>We have identified a housing allocation and the owners of that site have an agreement to bring the site forward for housing development within the Neighbourhood Plan period.</p> <p>Your point i) is noted. The NPSG do not agree that the inclusion of this wording prevents the policy from complying with the basic conditions.</p> <p>Your point ii) has been addressed above.</p> <p>Milton Keynes Council has undertaken a formal screening of the draft NP, which concluded that no SEA was required.</p>	

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			CD1	<p>advice of a qualified body to ascertain their importance. The requirement to provide further justification for these views is set out within the national Planning Practice Guidance (PPG) where it states “proportionate, robust evidence should support the choices made and approach taken” (Paragraph 040, the PPG). The viewpoints identified are not based upon any up to date and robust landscape and heritage assessments and as such, this policy does not meet basic conditions 1 and 2.</p> <p>Furthermore, Policy CE1 and its supporting justification are distinctly anti-growth and as such, the draft NP is not growth orientated nor is it sufficiently flexible to be able to respond rapidly to changes in the marketplace. Whilst these designations lie outside the settlement boundary, there are circumstances where certain types of development are appropriate (i.e. rural exception sites). It appears that these proposed designations in the draft NP are a ‘back door’ way to restrict any new development on the edge of the settlement.</p> <p>Proposed Policy CD1: Ravenstone Character and Policy CD2: Heritage Assets</p> <p>Policy CD1 states that any new developments should demonstrate how they respect and enhance the character of</p>		

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				<p>the village, Conservation Area and heritage assets. The policy goes on to say that this includes “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”.</p> <p>Similarly, Policy CD2 confirms that new development should seek to avoid any adverse impacts on the landmark views on the proposals map.</p> <p>Again, as stated above, no justification is provided for the views identified on the proposals map. These views have not been assessed and verified by relevant technical consultants and so proportionate and robust evidence, as required by the PPG, is missing.</p> <p>Housing</p> <p>Consideration of potential housing sites</p> <p>The Draft Consultation Paper, at paragraph 10.9, explains that during the initial consultation process local landowners were contacted to invite them to put forward sites for consideration as part of the NP.</p> <p>The SMV suggested significant land was available and suitable for small-scale development, including land adjacent to the existing settlement boundary. However, the draft NP identifies the</p>		

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				<p>majority of this land as 'important views' and does not assess them for consideration as potential housing sites. Given that there is no evidence and/or justification for their identification as 'important views' (see comments above), the SMV consider that this land should also be assessed for its suitability for additional housing against the site selection methodology. Indeed, if not all of the available sites are assessed, there is no guarantee that the NP has identified the most sustainable sites for development – and therefore the draft NP fails accord with basic condition 2.</p> <p>Community consultation</p> <p>The National Planning Policy Framework (NPPF) highlights the importance of community-led planning and the power that Neighbourhood Planning provides to local communities. Clearly, therefore, it is vital for the Neighbourhood Plan to accurately portray the views of the community that it purports to represent.</p> <p>At present this is not the case for the draft NP – as far as we are aware (and not evidenced in the Draft Consultation Paper), no public consultation has taken place to seek local residents' preferences on where development should be located in the village. A public consultation should be carried out on all the available sites -</p>		

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			H1	<p>including the SMV's sites on the edge of the settlement - to establish community preference. The results should then be considered alongside the outcomes of the site selection methodology to formulate the development strategy for Ravenstone.</p> <p>Policy H1: Settlement Boundary</p> <p>The SMV supports the presumption in favour of sustainable development within the settlement boundary. However, the settlement boundary should not be finalised until all the potential sites for development have been assessed and the development strategy for Ravenstone confirmed (see comments above).</p>		
			H2	<p>Policy H1 confirms that any windfall infill development should protect the important views within the village and landscape setting. As explained above, these 'important views' are not supported by appropriate robust evidence to justify their identification. Furthermore, this part of the policy is addressed further in Policy H3 - and therefore should be removed.</p> <p>Proposed Policy H2: New Housing Allocation</p> <p>As stated above, the SMV has land on the edge of the settlement that has not been assessed for housing and could be more sustainable than the proposed allocation</p>		

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>(Ref: PHA1). In particular, we have concerns on the following:</p> <p>a) The proposed allocated site is the only employment/commercial site - and therefore its loss will make the village less sustainable. Whilst its current use appears to be limited, there could be opportunities to improve/grow this in the future and create more local jobs etc. Indeed, the NPPF places great weight on the importance of supporting a prosperous rural economy, including the growth and expansion of all types of business and enterprise in rural areas.</p> <p>b) The employment site is in active use and no information has been provided to demonstrate the site will be available and deliverable within the plan period (i.e. leases etc).</p> <p>c) The development of up to 8 houses appears to be overdevelopment on the site, particularly given the topography of the site, the character of the village and its location close to the setting of the Scheduled Ancient Monument and listed buildings.</p> <p>d) The development of this site will result in a departure from the linear pattern of residential development along the east of North End.</p>		

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
			H3	<p>Given there are questions over the suitability and deliverability of this proposed allocation, additional housing sites may be required to be identified in the NP to meet the housing need. The SMV have a number of sites on the edge of the settlement that are available and suitable for housing development and that could help deliver the objectives and aims of the Neighbourhood Plan. The SMV is willing to work with the NP Steering Group to help identify suitable sites for small-scale development.</p> <p>Policy H3: Windfall infill development</p> <p>The SMV supports the intention to deliver small-scale infill sites within the settlement boundary. However, we have the following concerns with the wording of Policy H3 at present:</p> <p>i. "...for one or two dwellings..." – the policy should not seek to restrict sustainable infill development to just one or two dwellings. The policy should be flexible as the scale of the development will be determined by the criteria in the policy and the size of the site.</p> <p>ii. Again, bullet point two refers to development not adversely impacting the 'important views' - these views have not been assessed and verified by relevant technical consultants and so proportionate</p>		

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>and robust evidence, as required by the PPG, is missing.</p> <p>Without these amendments, it is not considered that the policy accords with basic conditions 1, 2 and 3.</p> <p>Strategic Environmental Assessment</p> <p>We note the draft NP does not mention the need to undertake a Strategic Environmental Assessment (SEA), and to our knowledge no formal screening opinion has been issued by Milton Keynes Council.</p> <p>Any SEA of the Neighbourhood Plan may not necessarily need to be as stringent as for other 'plans and policies' (such as Local Plans); nevertheless the Neighbourhood Plan does seek to allocate land and this is one of the circumstances in which the a SEA may be required. It is important that to be considered robust, the Neighbourhood Plan is subject to a degree of sustainability appraisal. The objective of SEA is to consider the likely significant environmental impact of the policies and proposals being assessed, and as such it will be necessary to justify in some way why certain sites have been selected and others not in terms of environmental impact.</p>		

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				We trust the above comments clearly set out the SMV's position at this stage. In the meantime, we look forward to engaging with the Neighbourhood Plan Steering Group through the continued preparation of the Plan.		
Milton Keynes Council, (Diane Webber, Senior Planning Officer)						
<input checked="" type="checkbox"/>				<p>I've read through the plan, it is a clear and well-presented document which should provide some effective policies for the parish.</p> <p>I just had one question regarding the housing allocation PHA1. Thinking ahead to possible challenges from promoters of alternative sites, my question is whether the proposed allocation is available and deliverable, given that it is currently in active employment use. Have there been discussions with the landowner to understand their willingness to sell the site/ redevelop it? You should also address, at least in passing, the effect of the loss of an active employment site on local job opportunities, for example, do you have any indication of the number of people currently employed on the site and whether business(es) based there could relocate? I am not suggesting at this stage that you delay consultation on the draft plan, but, if you haven't already established the owner's position, I would recommend that you do some further work to prepare</p>	<p>Thank you for your comments.</p> <p>Many thanks indeed for your reply re the Draft Ravenstone Neighbourhood Plan. As you will know, with Chris's invaluable help, we have worked extremely hard on its production and are most grateful for your supportive comments.</p> <p>Before answering your particular point about the housing allocation PHA1, it might be helpful if I explained the process we followed to establish potential new housing sites. We held separate open meetings with all the principal landowners in the Neighbourhood Area starting in September and going through to January (we met the owner of PHA2 and PAH3, currently working farmyards, in October). We explained to everyone that to meet the wishes of the residents (via the questionnaire survey) there was no desire for greenfield development. It followed that we had to consider the three potential brownfield sites.</p>	

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>evidence to support the likelihood of the site coming forward. Apologies if you already have this information and I have missed it.</p> <p>If you want to discuss this then please drop me a line.</p>	<p>Specifically, for PHA1, we initially met two of the seven owners of the Industrial Unit land on 3rd December (these two Ravenstone residents use their unit for storage but, importantly, also own the access road to the whole site). These two then arranged a further meeting on the 3rd January where all seven landowners were present. The outcome of this meeting was a written agreement stating "We the undersigned, being the several landowners of the industrial site in North End Ravenstone, agree to the whole site being allocated for housing development within the scope of the 2018 - 2031 Ravenstone Neighbourhood Plan". All seven landowners signed the agreement which was dated 3rd January. Whilst we recognise that this is not a legally binding agreement, it was sufficient for our purposes at that stage and allowed us to proceed with confidence.</p> <p>Regarding employment on the site, there are 3 / 4 people actually working there and are all unit / landowners but none are Ravenstone residents. Three of the landowners / workers plan to retire in the next 3 to 5 years and have no succession plans. Several of the units, being ex farm buildings, are of poor quality and would need substantial investment to bring up to a good standard. In addition, parts of the site are an eyesore and the subject of</p>	

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
					<p>criticism. The non-retiring unit owners / occupiers agreed on the 3rd January that they could easily relocate if they decided to continue with their ventures (being non-residents, they might well relocate elsewhere). Clearly all seven landowners are attracted by the prospect of a land sale for residential development and it appears to suit their purposes at this stage of their lives / careers.</p> <p>I hope this helps to clarify how we came to make PHA1 our preferred option. As you suggest and in the interests of time, we will now proceed with the consultation but take your comments on board and include further explanation when we make amendments at the end of the exercise.</p>	
Natural England, Customer Services, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, (Pierre Fleet)						
		<input checked="" type="checkbox"/>		<p>Thank you for your consultation on the above dated 24 April 2018.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town</p>	<p>Thank you for your comments.</p> <p>Agreed, make the suggested changes to Policy CE3.</p> <p>The Neighbourhood Plan can only make requirements on development that can be secured through a Section 106 agreement that are relevant to the proposal and deliverable. Ponds that are in private ownership beyond the applicants control could not be improved through a S106 agreement.</p>	<p>Reword Policy CE3 to include the text:</p> <p><i>“Development proposals should seek to enhance biodiversity where possible through green infrastructure measures, such as linking open spaces, hedgerows and residential gardens. This can lead to a biodiversity net gain, in line with paragraph 109 of the NPPF “</i></p> <p>Check and adjust working in the Neighbourhood Plan as necessary.</p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>109 of the National Planning Policy Framework).</p> <p>Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity net gain for the parish”.</p> <p>The recently produced Neighbourhood Plan for Benson in South Oxfordshire provides an excellent example. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.</p> <p>Further Recommendations</p> <p>Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final local plan include:</p> <p>Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple</p>		

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				<p>benefits for people including recreation, health and well- being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;</p> <p>Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;</p> <p>Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.</p>		
Anglian Water Services Ltd, Thorpe Wood House, Thorpe Wood, Peterborough, (Stewart Patience, Spatial Planning Manager)						
		☑	CD3 – High Quality Design	<p>Reference is made to developments following the principles of sustainable drainage where appropriate. We would expect all major developments (10 or more dwellings or 0.5ha or more in the case of employment uses) to incorporate Sustainable Drainage Systems (SuDS) unless it shown to be unfeasible having followed the surface water hierarchy as outlined in the National Planning Practice Guidance.</p> <p>We would therefore suggest that Policy CD3 should include a positive reference to the use of SuDs to manage surface water runoff and reduce the risk of surface water and sewer flooding.</p>	<p>Thank you for your comments.</p> <p>Agreed, make the suggested changes to Policy CD3.</p> <p>The NP is does not propose any new employment development. Nevertheless, this comment could be included.</p> <p>Thank you for your comments.</p>	<p>Adjust wording of Policy CD3.</p> <p>Adjust wording of Policy FR1.</p>

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
			FR1 – Flood Risk	We welcome reference made to all new housing in the Parish incorporating sustainable drainage schemes but would ask that Policy FR1 be extended to require the use of such systems on employment sites as well as housing.		
			H2 – Housing New Allocation	It is noted that a site at North End is proposed to be redeveloped for 8 dwellings. There is currently capacity within both the water supply and foul sewerage networks to serve the scale of development proposed on this site.		
Weston Underwood Parish Council, (Clerk)						
		<input checked="" type="checkbox"/>		The Weston Underwood Parish Council have considered this and have no comments to make.	Thank you for your comments.	
Milton Keynes Council, (Conservation and Archaeology Team)						
		<input checked="" type="checkbox"/>	Foreword	It would be very welcome to see the conservation of Heritage as a plan priority/bullet point.	Thank you for your comments. Agreed.	Add bullet point to list on Page 2 within the Foreword.
			Historical Context	Milton Keynes Historic Environment Record contains archaeological evidence for settlement in the parish from at least the early Bronze Age onwards, with highlights including: The excavation of a ring ditch in 1978 representing the ploughed out remains of a prehistoric barrow, containing a female inhumation with grave goods	Comment on this with Heritage Assets section Page 5. Comment on this with Heritage Assets section Page 5.	Add reference to prehistoric barrow. Add reference to Roman villa and bath house.

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
				Excavation of a possible Roman villa including a bath-house in 1964-5 at Black Furlong, close to the south west of the village With respect to the scheduled monument of the Priory and Fishponds it is worth noting that archaeological works at Priory Lade in 1984 and 2013 revealed the remains of what is thought to be the Priory church. This discovery highlights clear potential for the presence of significant buried archaeology relating to the priory outside the area of the scheduled monument.	Comment on this with Heritage Assets section Page 5.	Add reference to past excavations in the area of the Priory and Fishponds.
			Policy CE1	Opportunity to include protection of setting of scheduled monument.	The policy seeks to protect the countryside from inappropriate development in any case.	
			Policy CD1	Include protection of setting of scheduled monument.	Agreed, add reference to first bullet point of Policy CD1.	Add text to Policy CD1 to say <i>"any nearby Scheduled Monuments, Listed building and their curtilages..."</i>
			Policy CD2	Include protection of setting of scheduled monument, note potential for significant buried archaeological remains throughout the village and in particular in the vicinity of the scheduled monument. Note that applications should be accompanied by appropriate archaeological and heritage assessments including field evaluations where appropriate.	Agreed, add scheduled ancient monument into the text.	Amend Policy CD2.

Support	Object	Specific Points	Paragraph / Policy (if any)	Comment	NPSG Response	Suggested Changes to NP
			Housing site PHA1	This site has some potential for buried archaeological remains associated with the priory / medieval village. Applications should be accompanied by an appropriate archaeological desk-based assessment. Add to Policy H2.	Agreed, add requirement for archaeological assessment into Policy.	Amend Policy H2 as appropriate.
			Policy H3	Include protection of setting of scheduled monument.	Agreed, add reference into policy.	Amend Policy H3 as appropriate.



RAVENSTONE PARISH COUNCIL



Annexes:

Annex 1: List of Statutory Consultees

Annex 2: Initial Consultation Flyer

Annex 3: Open Day Exhibition Display Boards

Annex 4: Themed Comments from 'Post-it' Notes

Annex 5: Flyer published in Gate Group News (Group of Villages newsletter)

Annex 6: Questionnaire Survey

Annex 7: Thank You Flyer

Annex 8: Questionnaire Analysis

Annex 9: Draft Neighbourhood Plan

Annex 10: Flyer announcing Draft Neighbourhood Plan

Annex 11: Open Day Exhibition Display Boards



RAVENSTONE PARISH COUNCIL

Annex 1:

List of Statutory Consultees

Neighbourhood Planning Regulations, 2012 (as amended), Schedule 1 Consultation Bodies

Homes and Communities Agency

Natural England

Environment Agency

Historic England

Tele comms operators

- The O2
- T Mobile

Health

- MK Clinical Commissioning Group

Electricity and Gas companies

- National Grid
- Central Networks
- Western Power
- EDF Energy
- nPower
- eOn Energy
- British Gas
- SSE

Water and Sewerage

- Anglia Water

Bedford Group of Drainage Boards

Voluntary Bodies

- Community Action

Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area

- MK Equality Council

Bodies which represent the interests of different religious groups in the neighbourhood area

- Council of Faiths – c/o Co-ordinator

Bodies which represent the interests of persons carrying on business in the neighbourhood area.

- MK Chamber of Commerce

Bodies which represent the interests of disabled persons in the neighbourhood area.

- Milton Keynes Centre for Integrated Living



RAVENSTONE PARISH COUNCIL

Annex 2:

Initial Consultation Flyer



How is a Neighbourhood Plan prepared?

The Parish Council has appointed a sub-committee Steering Group of initially two councillors and five residents to complete the early tasks and establish the steps we need to take. It will be necessary to expand the Steering Group with further volunteers to prepare the Neighbourhood Plan itself.

- All residents, businesses and interested parties will be encouraged to put forward their views.
- Drafts of the Plan are prepared and will be consulted upon in the months ahead.
- The Neighbourhood Plan will be subject to an independent examination to ensure it meets legal requirements.
- The Plan then goes to a Public Referendum. A majority vote is required to adopt the Plan after which it will become part of the Milton Keynes Development Plan.

What happens next?

The Neighbourhood Plan will take several months to prepare. This is just the start of the process and there will be plenty of opportunities to get involved. Meetings of the Steering Group are open to the public and are held in the village hall. Please check the village notice boards for dates of upcoming meetings.

Set the date...

An open day will be held in the Village Hall on **Saturday 1st July from 11am to 3pm.**

Please do drop in to find out more, **everyone is welcome!** Your input will be appreciated to help define the objectives for the Neighbourhood Plan.

Current Steering Group resident members:

- Robin Cooper
- Stuart Howkins
- Jim Cleland
- Jane Humphreys
- Glynis Bailey

Prepared with the support of:



town planning services
the exchange, colworth park, sharnbrook, MK44 1LZ

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RAVENSTONE NEIGHBOURHOOD PLAN



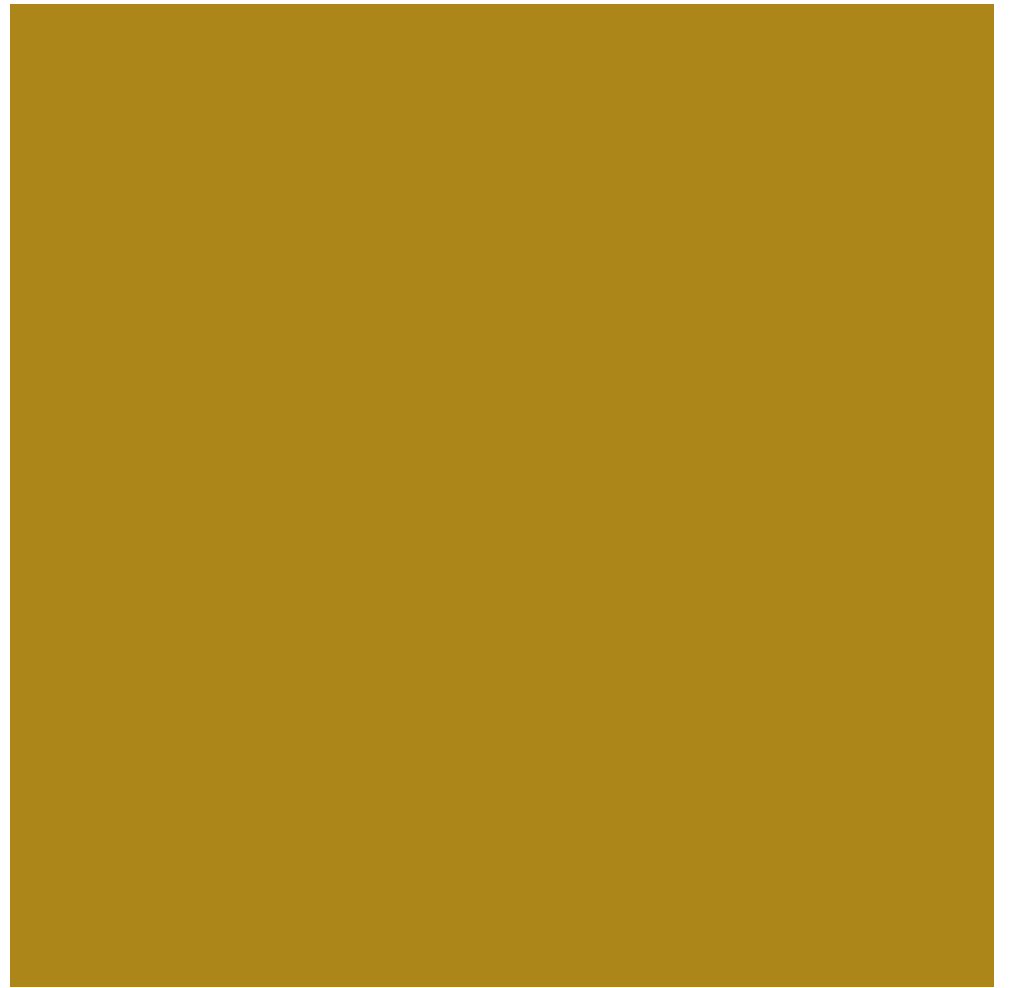
Planning for our future...



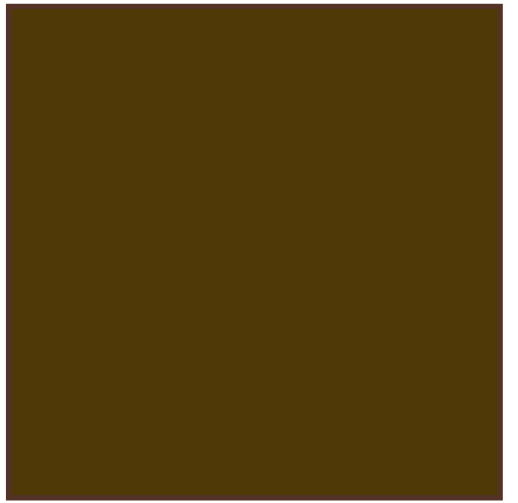
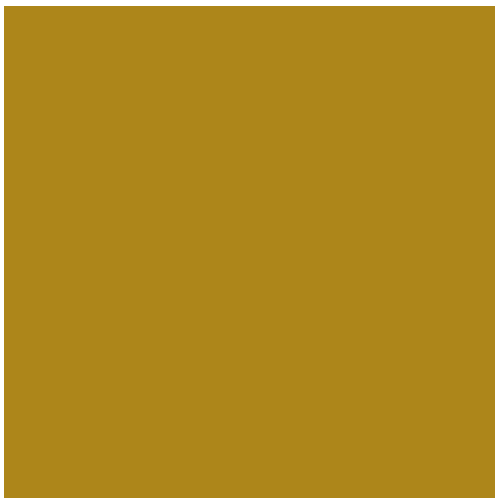
RAVENSTONE PARISH COUNCIL

Annex 3:

Open Day Exhibition Display Boards



Ravenstone Neighbourhood Plan
Open day in the Village Hall
Saturday 1st July 11am to 3pm



Introduction

The Ravenstone Neighbourhood Plan will establish a vision for our village that helps to deliver the community’s aspirations, wants and needs for the plan period 2017 to 2031.

Neighbourhood planning was introduced through the Localism Act 2011 to ensure that local communities are involved in the decisions which affect them and have a say in the future of their area.

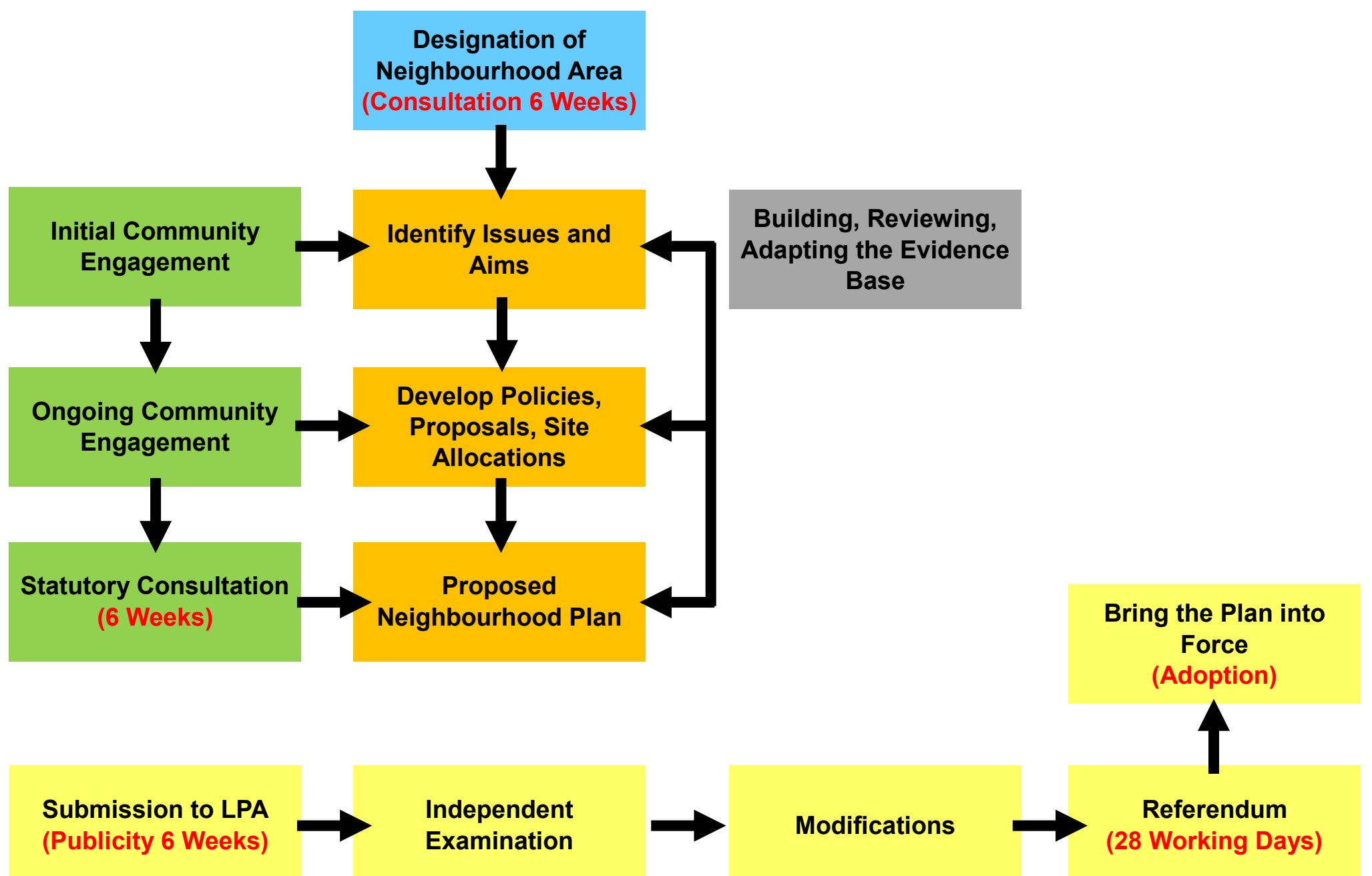
The Government have recognised that a Neighbourhood Development Plan allows communities to influence decisions on future applications for development in their area and identify issues that they would like to change.

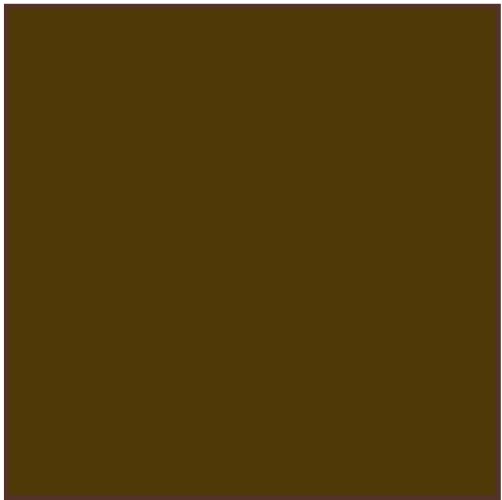
Having an adopted Neighbourhood Plan, allows residents to protect, shape and direct the future of their community.

The Ravenstone Neighbourhood Plan will become part of the Milton Keynes Local Plan and the policies contained within will then be used by Milton Keynes Council to determine planning applications within the Parish.

This is the very start of the process, which will take several months to complete. We are seeking your input to identify key topics, highlight issues and help to shape the content of the Neighbourhood Plan and the policies it will contain.

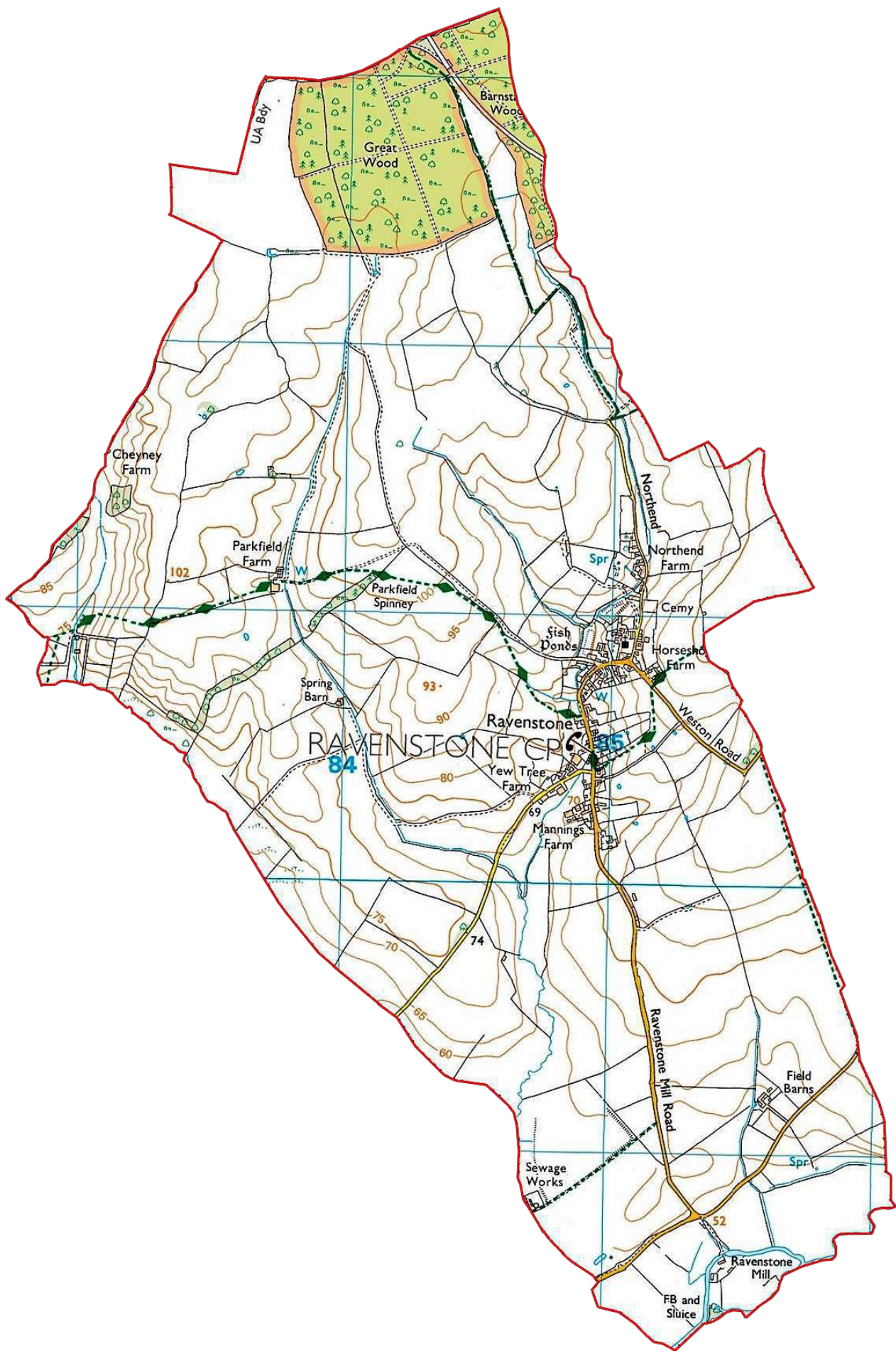
**So please do get involved, have your say
and help shape the future of our community...**

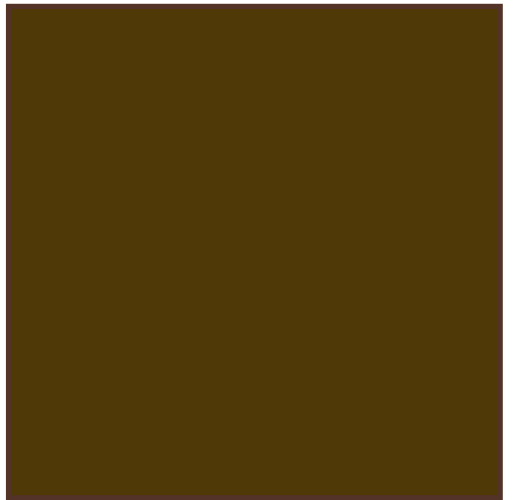




The Neighbourhood Plan area

The Plan applies to the Parish of Ravenstone, as illustrated by the plan below:





The Neighbourhood Plan Steering Group

The Steering Group for Neighbourhood Plan currently consists of members of the Parish Council and volunteers from the community.

Members:

- Robin Cooper – Chair of the Steering Group
- Helen Anderson – Parish Councillor
- Stuart Howkins
- Jane Humphreys
- Glynis Bailey
- Jim Cleland

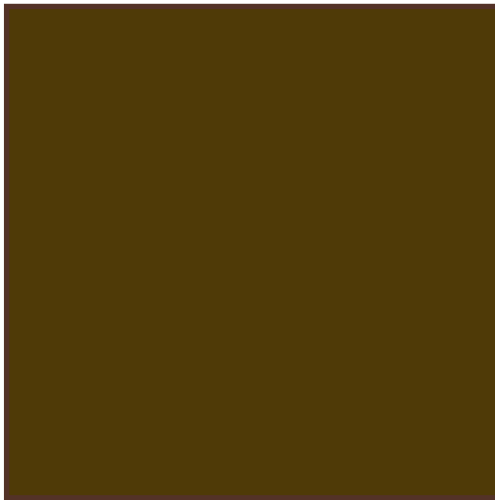
Want to get involved?

We would welcome your help to produce our Neighbourhood Plan!

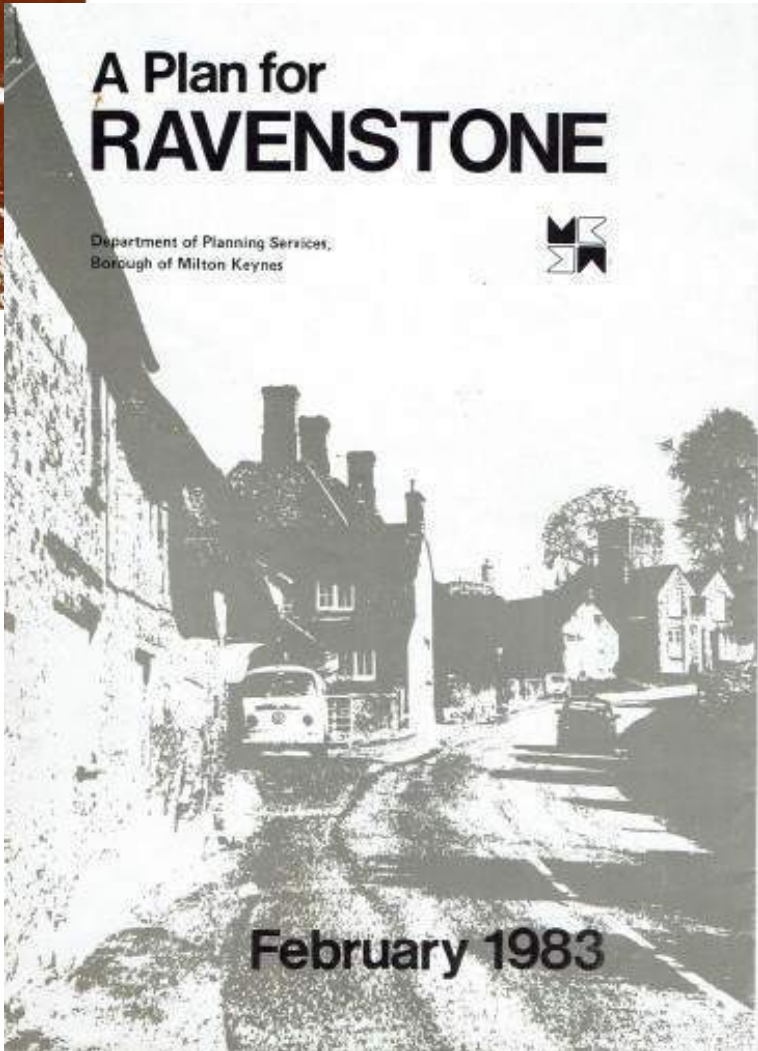
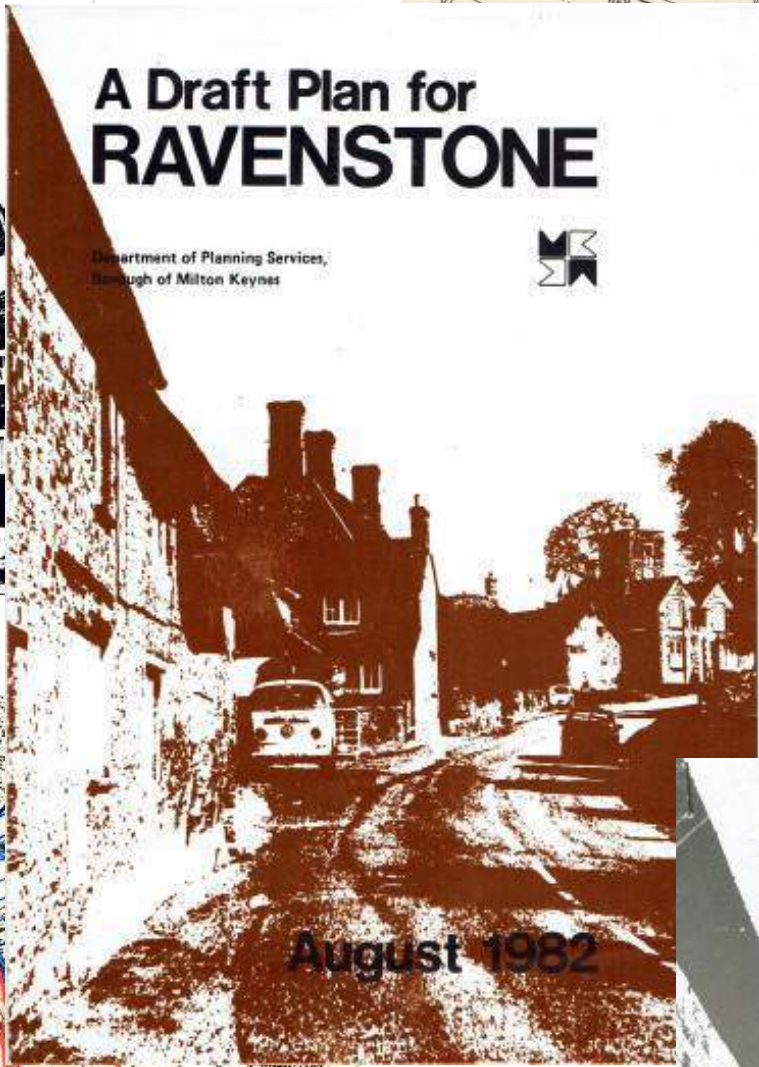
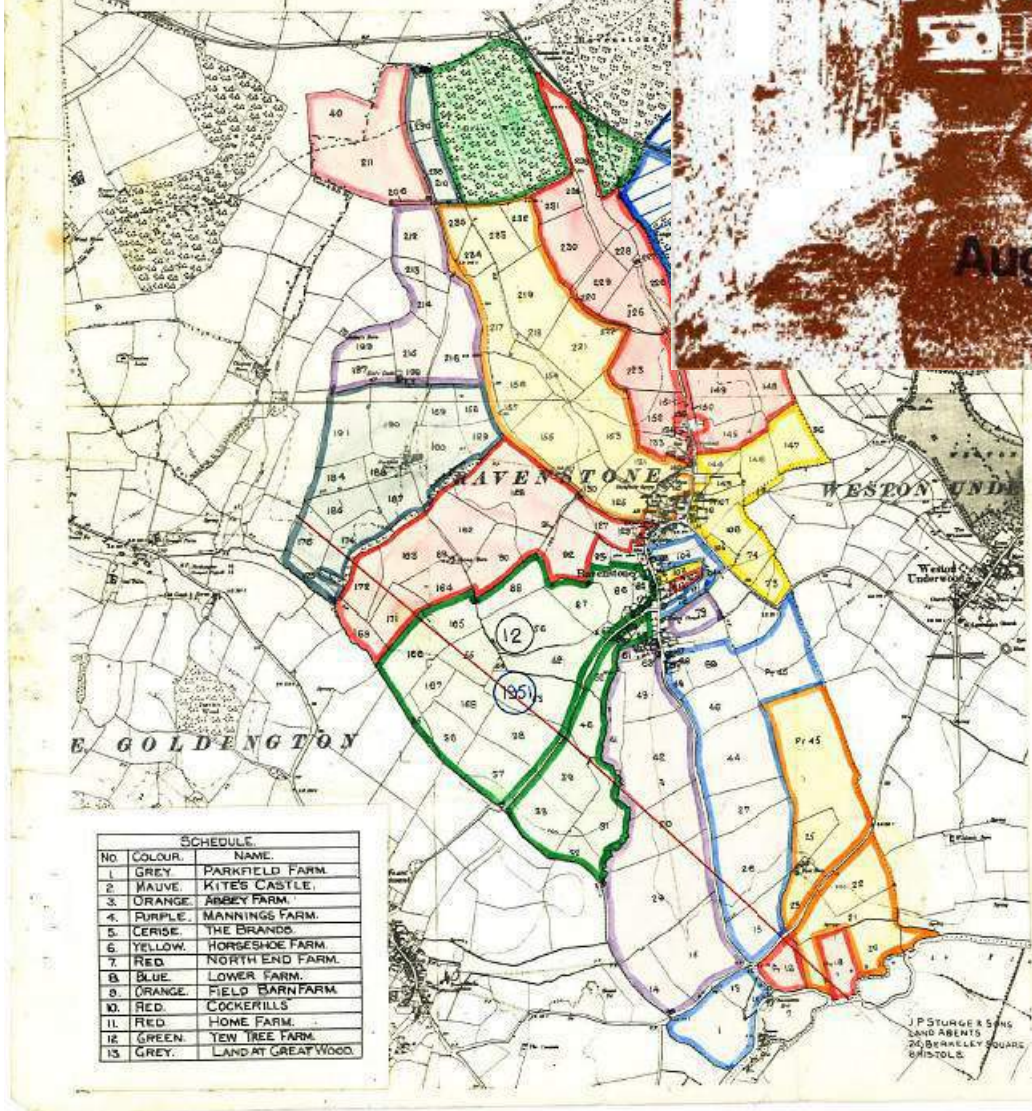
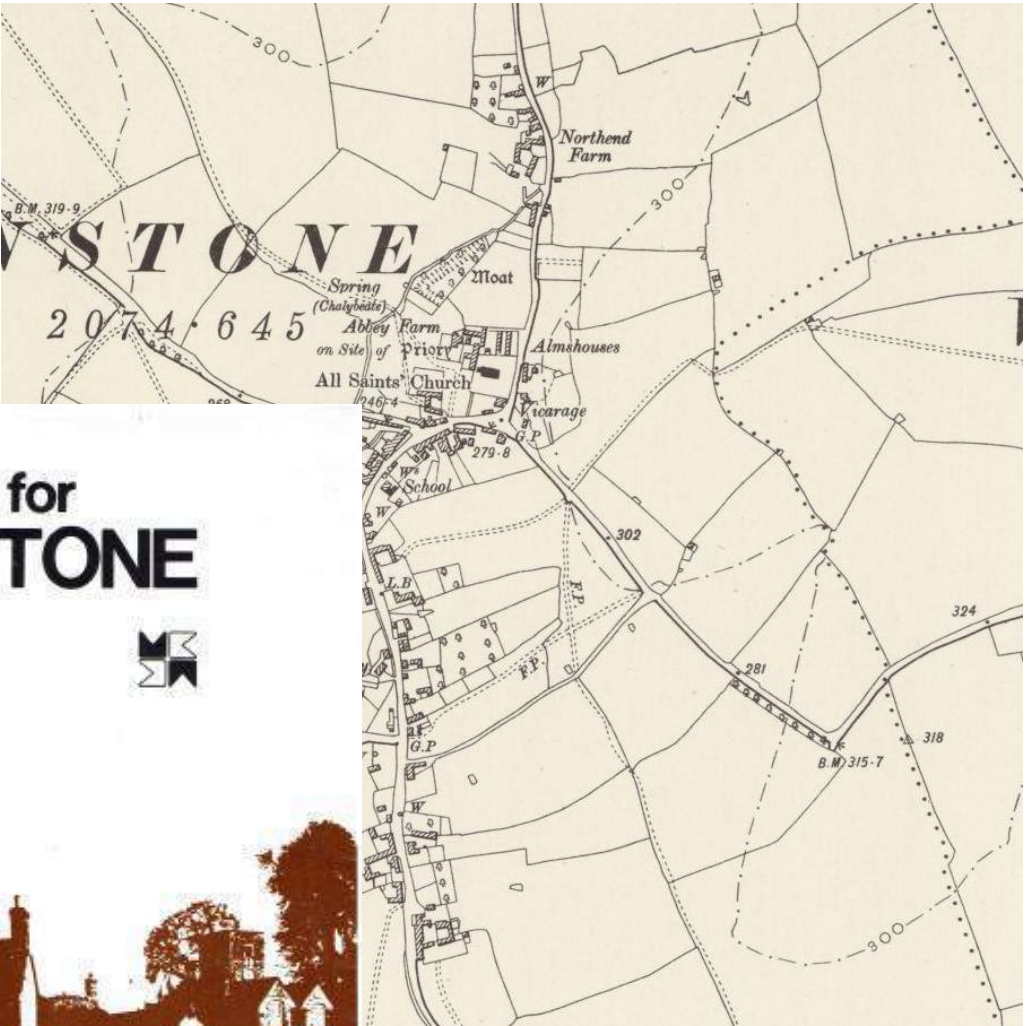
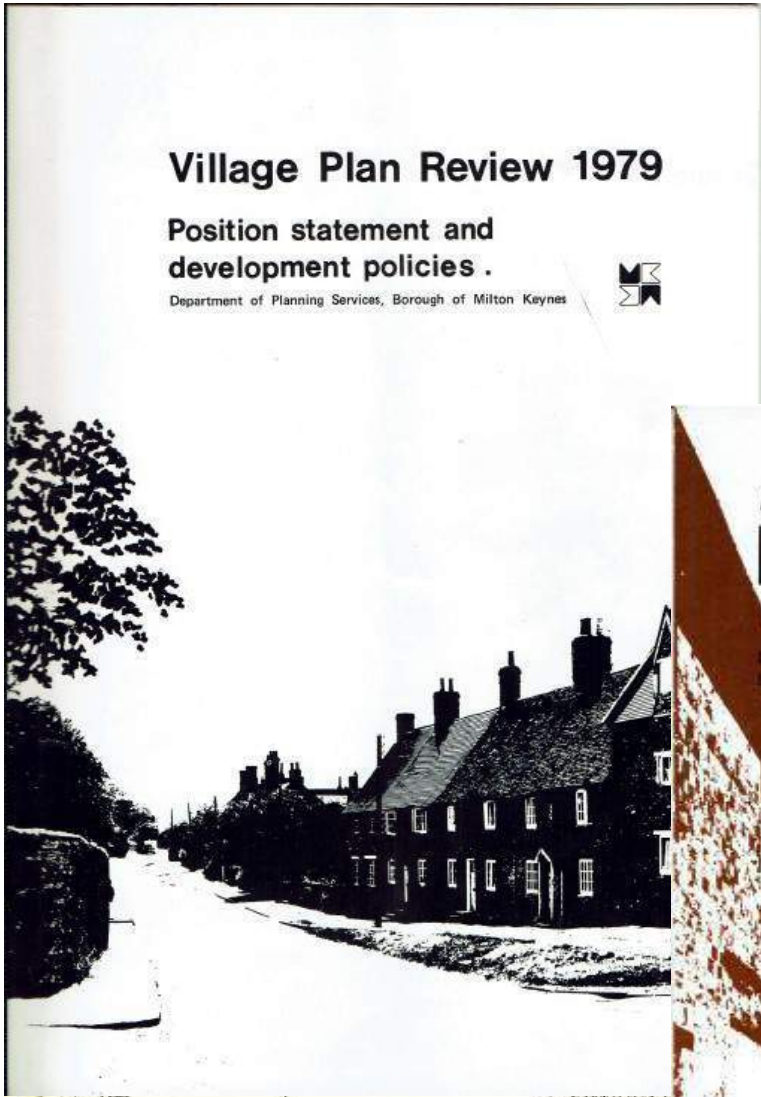
Future meetings

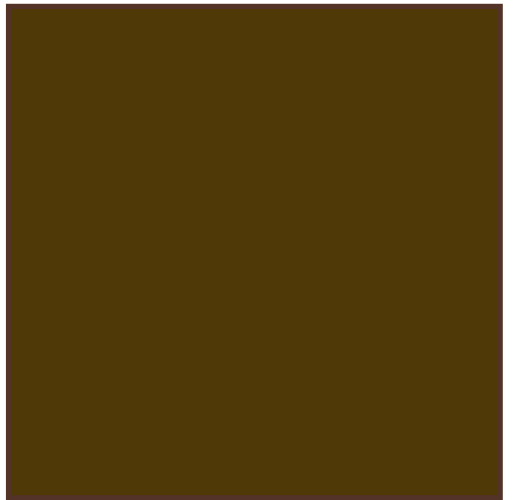
The next Steering Group meeting will be on Wednesday 5th July at 7.30pm in the Village Hall. The meeting is open to all and you would be most welcome.





The changing face of Ravenstone





Countryside and environment

The open structure of the village has been well preserved with the countryside extending into the heart of the settlement. Protecting this character is paramount for successive generations of villagers.

There are numerous footpaths leading from the village into the surrounding countryside, including the designated Milton Keynes Boundary Walk.

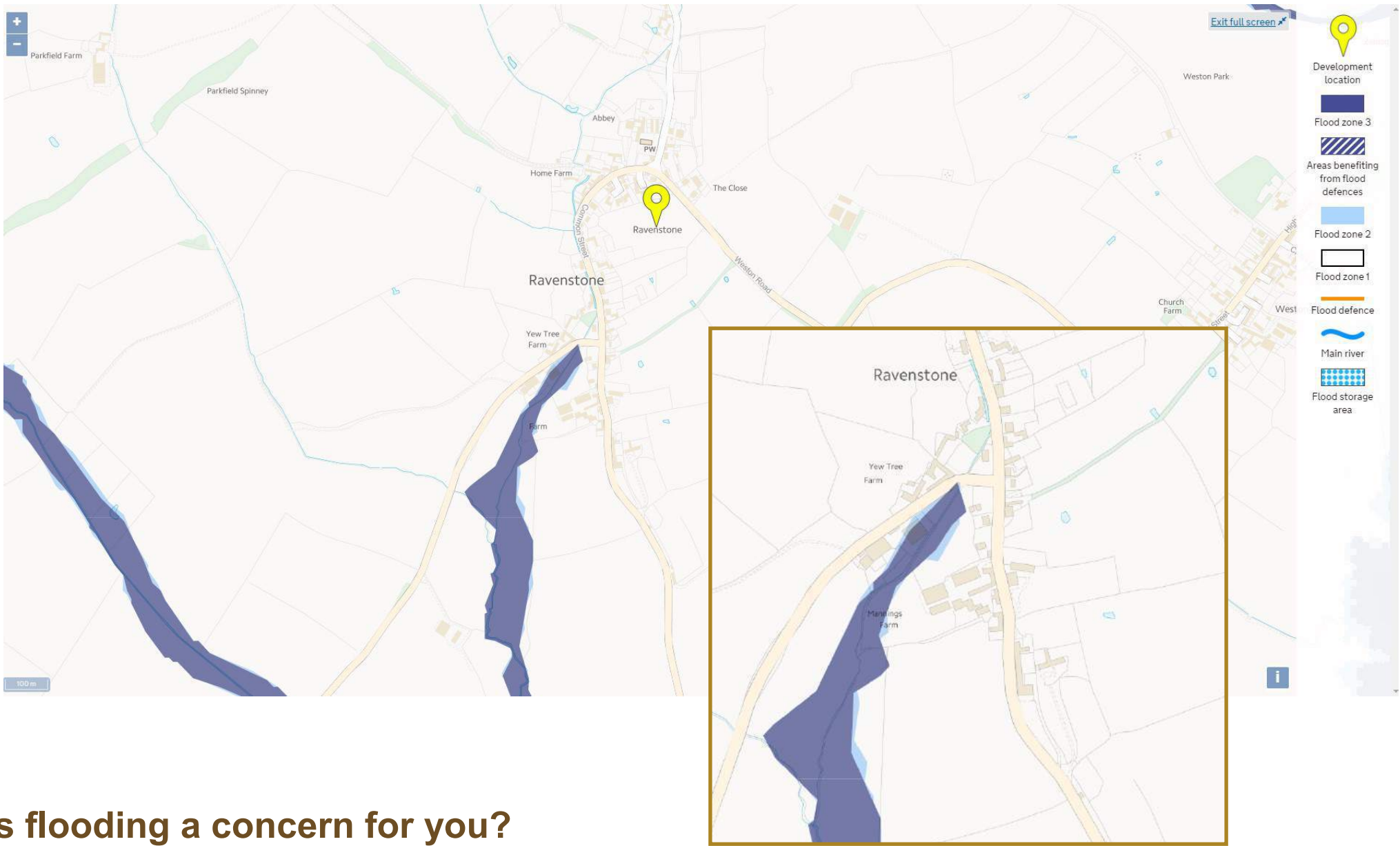
landscape
recreation
greenfield
views
footpaths
hedgerows
protect
wildlife
environment
trees
setting
character
farming



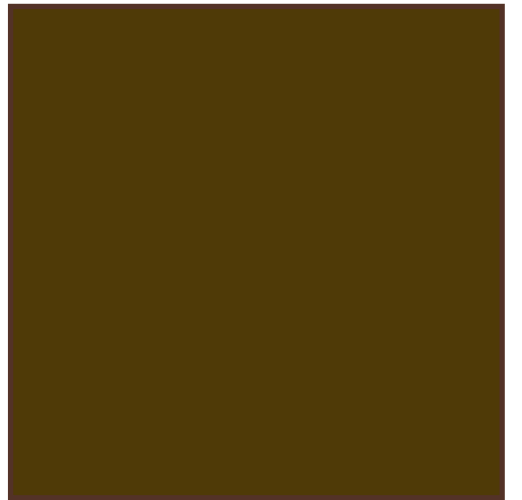


Flood risk

Parts of the Parish have been identified as being at risk from flooding by the Environment Agency. There have also been some instances of surface water flooding within the village, mainly from water run off during storm events and from ground saturation.



- Is flooding a concern for you?
- Should any changes be made to the village to help reduce the level of flood risk?
- Could additional drainage works help to protect properties that lie at risk?



Transport and car parking

Being a rural community, it is inevitable that cars have to be relied upon to meet our transport needs. As the number of cars on our roads grows, there are added pressures placed on parking and general road infrastructure.

The Neighbourhood Plan could promote changes to help accommodate cars in the village, now and in the future.

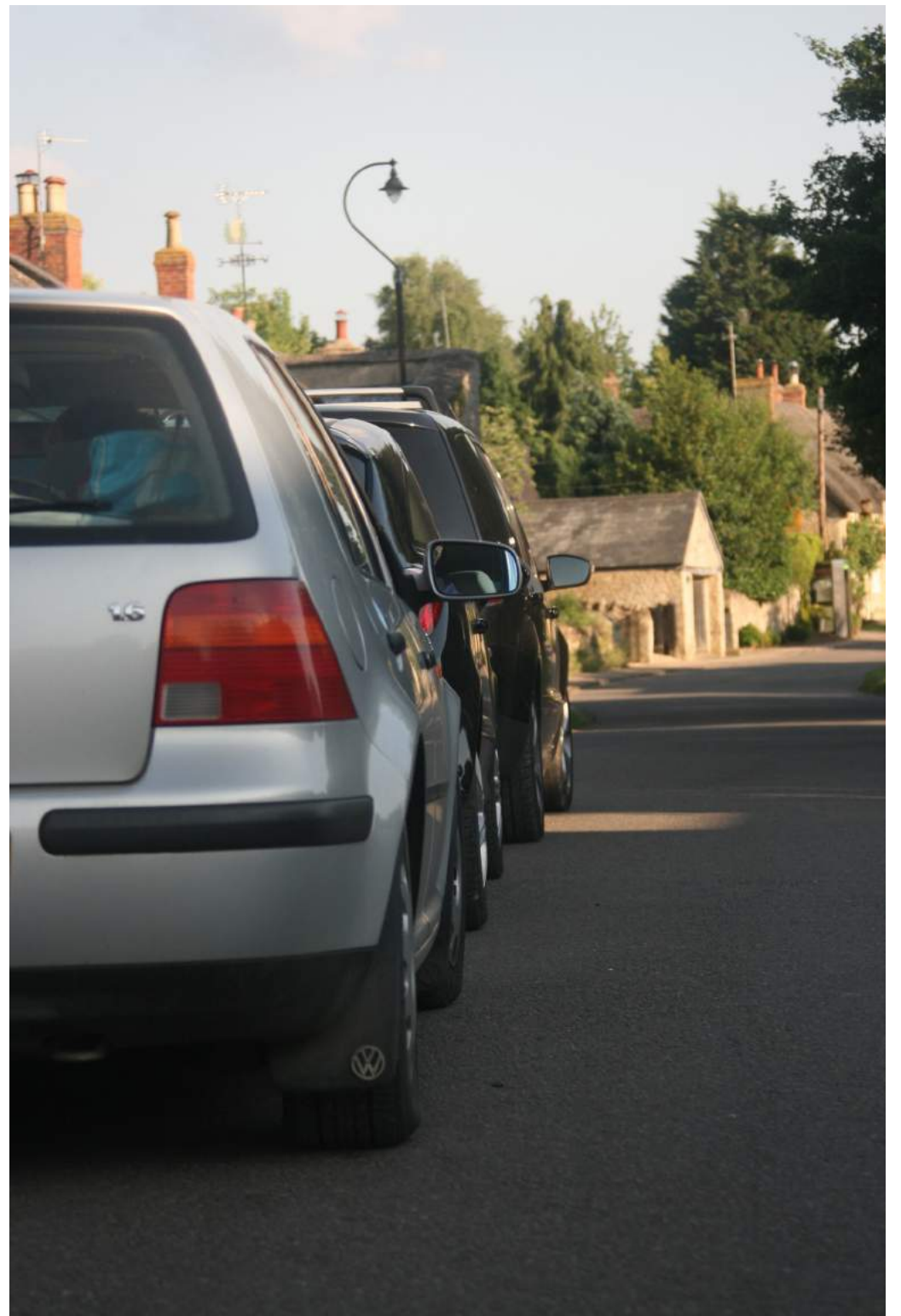
We would welcome your thoughts on this topic, perhaps considering...

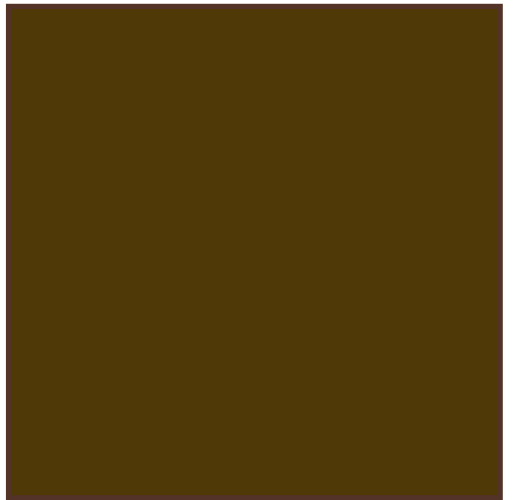
How do you feel about on street parking?

Would you like to see a village parking area?

Should the verges in the Village be protected?

Would on street parking bays instead of some verges help?





Community

Ravenstone is a thriving community and has a number of assets including the Church and Village Hall that form the focus for village life and events. The recreation area has recently been upgraded with new play equipment and is proving to be popular with families and children.

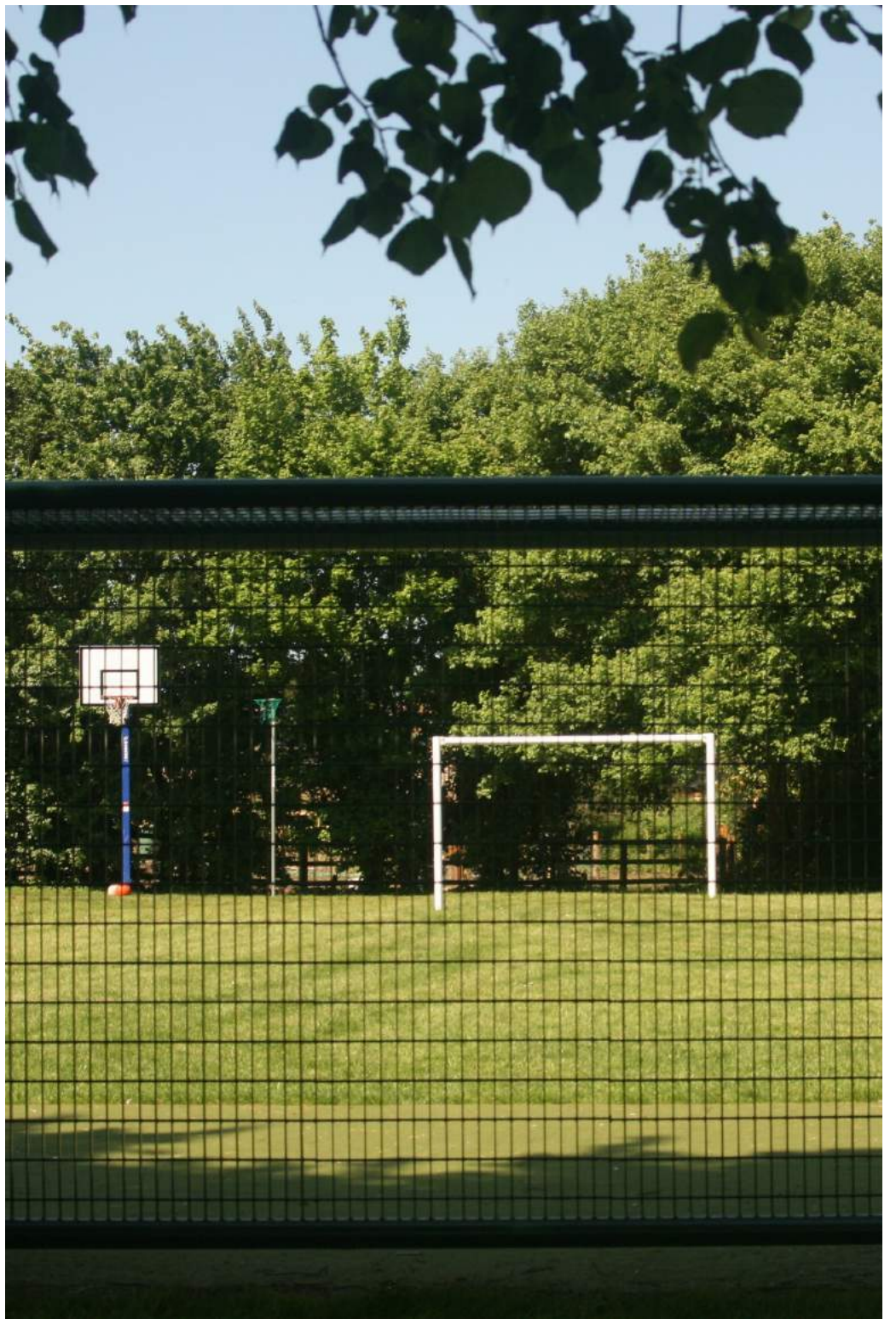
However, we are lacking a village pub and shop and more use could be made of the Village Hall.

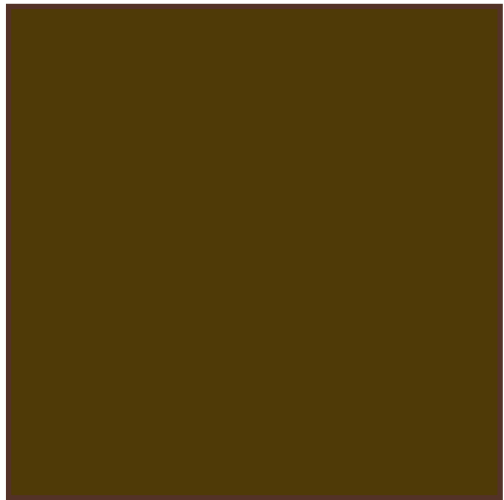
What would you like to see in the village?

Would you support occasional events such as a pop-up pub or games night?

If the village had a shop, perhaps as a temporary feature for weekends, would you use it?

What else do you think would benefit your community?





Existing local plan designations

Key:

 Settlement Boundary

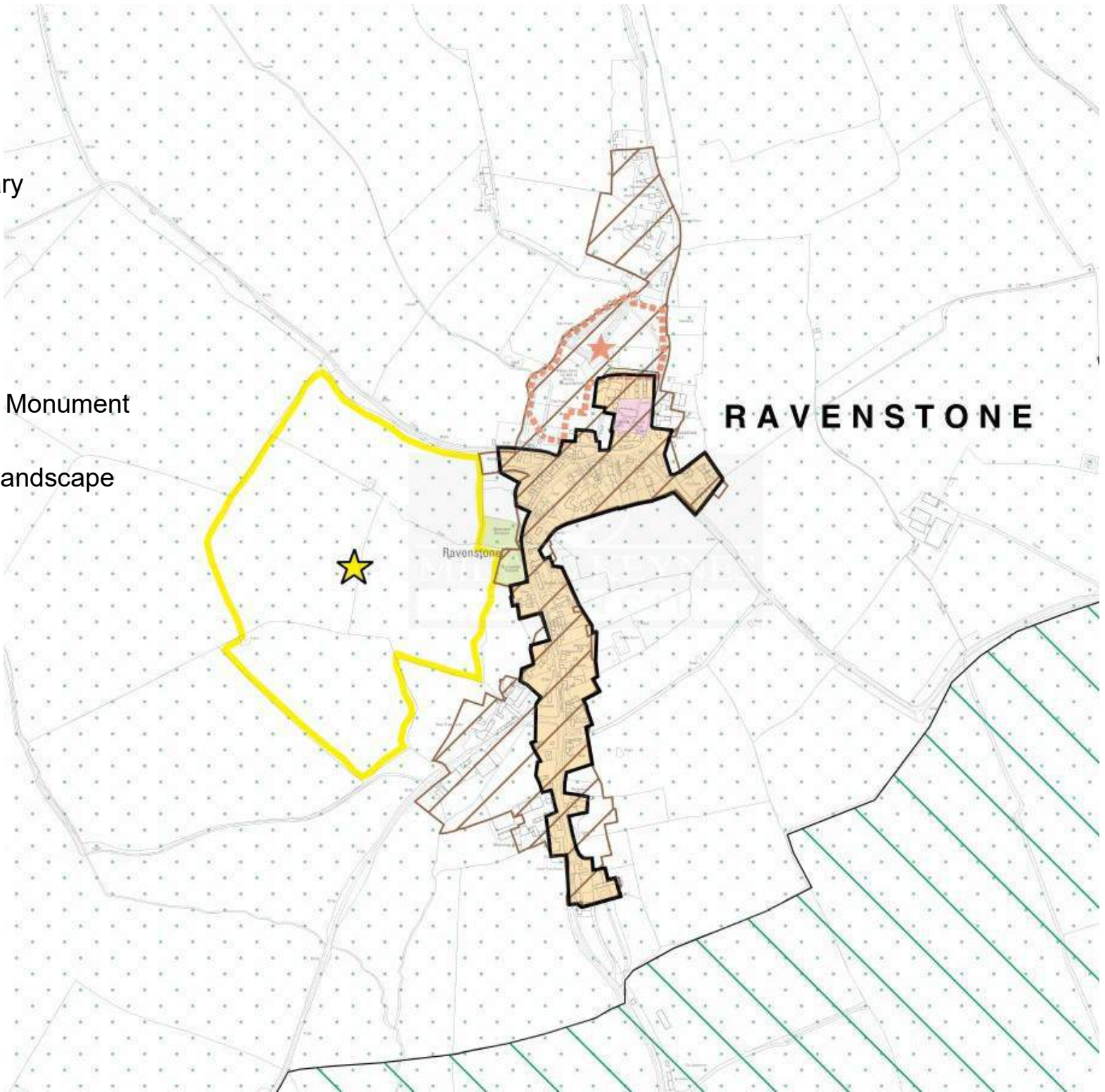
 Conservation Area

 MK Wildlife Site

 Scheduled Ancient Monument

 Area of Attractive Landscape

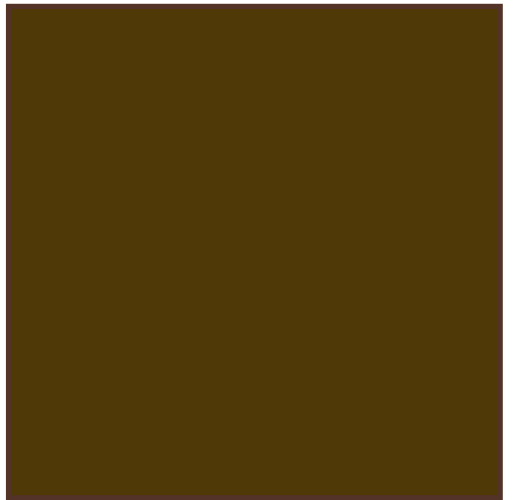
 Open Countryside



The Local Plan has defined a settlement boundary for Ravenstone.

Should the settlement boundary be changed to bring existing development into the defined village envelope?

Should the settlement boundary be expanded to allow for new development as part of the Neighbourhood Plan? If so where?



Housing

One element of the Neighbourhood Plan will be the assessment of potential new housing sites. Ravenstone has evolved over time and our Neighbourhood Plan will need to consider how much the village should change in the future.

Would you support further housing in the village?

Are you concerned about affordability?

Housing for young people?

Housing for the elderly or residents with restricted mobility?

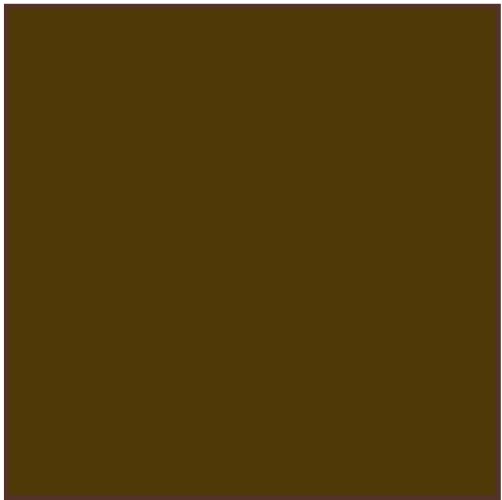
Is there a need for more family housing?

Would you prefer greenfield or brownfield development?

How many additional houses would you support?

Would you prefer to see no change?

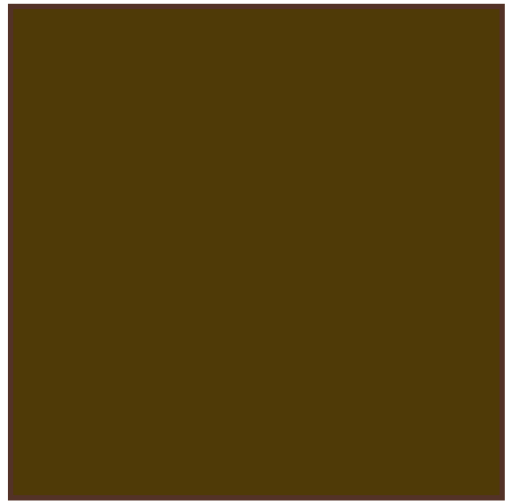
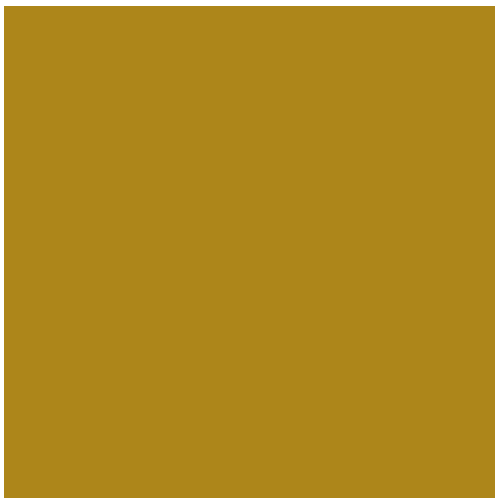




Housing continued...

design
family groups
brownfield
sheltered
small growth
housing
conversions
affordability
select
infill
evolution
executive
estate
none





What happens next?

The Neighbourhood Plan will take several months to prepare. In broad terms, the stages will be:

- Evaluate the output from this exhibition and open day.**
- Prepare a Parish wide questionnaire to gather further views and refine the direction the Neighbourhood Plan takes.**
- Meet with landowners and other interested parties.**
- Discussions with Milton Keynes Council to formulate a set of Neighbourhood Plan policies.**
- Draft the Neighbourhood Plan.**
- Consult the Parish, statutory consultees and landowners on the Draft Neighbourhood Plan.**
- Consider changes necessary following the consultation feedback.**
- Formally submit the Neighbourhood Plan for examination.**
- Consider modifications suggested by the Examiner.**
- Hold a referendum on the Neighbourhood Plan.**
- Adopt the Neighbourhood Plan if it receives majority support.**





RAVENSTONE PARISH COUNCIL

Annex 4:

Themed Comments from

'Post-it' Notes

Post Its Countryside and Environment

Keep grassland and trees.

Preserving the permanent pasture land around the village for the wildlife and the environment and character of the village.

No building of houses or workshops on farm land.

I hope that we can retain the 'open' nature of the street scene. In a previous plan the L/A made reference to the open spaces and views as you walk along the main street. Very important. How about planting some fruit trees where our verges are of sufficient width - and then encourage the kids to do some scrumping?! (You'll have to ignore EEC directions on the planting of fruit trees).

Is there room for a pocket park? Examples to be found in local villages - very important for the education of kids about the environment.?

Litter - can we please provide village stocks for those found to be dropping litter or not clearing up after their dog? Perhaps consider some signs as an interim measure?

Important to preserve the feel of a rural community. Grass verges (no kerbs) and hedges - NOT fences.

We would not like to see any buildings filling in the gaps where the fields meet the road.

Need to maintain the rural character of the village

Involve a conservation organisation (eg local wildlife trust) in 'MK Wildlife Site'

Post its Flooding

I wish that we could get MK Council interested. There is a simple solution to the flooding issue - reinstate the fish ponds - but too many organisations with conflicting views: MKC, English Heritage, Internal Drainage Boards etc. In the meantime I'm sure that clearing the stream beyond the Stoke Road is important and insist that all the landowners along the whole route do their bit.

Yes flooding a concern Any new development should bear risks in mind - additional drainage vital.

Flooding in centre of village is a problem. Ditches - stream needs to be kept clear.

Flash flooding in the centre of the village.

Large puddles occur outside Ravenstone House.

Who would pay for extra ditch and drainage clearing? Where will the water go? It needs to start with the rivers and work back to the village to give proper relief.

Village does need an annual ditch clearance scheme. Could replace grass mowing contract if funds are limited.

Flood area needs sorting out. New houses need to be protected.

Flood Risk - Balancing pond top of North End.

Water course in village cannot cope with water run off from field into brook. Problem needs to be solved at source north side village. While stream ditch clearance will alleviate problem and risk it is not the solution.

Annual ditch and drain clearance.

This map does not show flooding from water running off fields.

The more concreted over the more flooding we'll get.

As to the problem of flash flooding, why not build a suitable dam in the stream to the north so as to reuse the old fish ponds as a holding area?

Traffic and Parking with sub headings

Kerbing/verges

FOR

The verges should definitely be protected.

Verges need to be protected.

Protect verges - they are important characteristic of the village. Granite kerbs work.

Take rocks off of verges and have curbing (sic.) throughout the village instead.

Who is liable if a car is damaged by stones placed on verge?

Verges are important and should be protected. How would be useful to know.

Protect verges.

Verges to be protected.

Verges should be protected.

Protect verges - kerbs?

The verges should be protected and kept in good order. We do not need speeding cars any closer to our front door...

AGAINST

No Kerbing.

No further curbing (sic.) in the village.

No more concrete kerbs as seen at the entrance to a new development currently under construction.

No to curbing (it's ugly).

New Developments

Future housing developments should have off street parking for more than one car. This would result in fewer cars on road.

New properties to have sufficient off road parking.

New build need off road parking areas.

No new build without adequate appropriate parking spaces.

Parking of current residents and their visitors (Street versus bays)

FOR BAYS

A visitors' car park area could help on how many cars in row on either side of the road.

Car parking area good in some way but if difficulty in walking could be problem with getting shopping to house if not close for some.

I would like to see an area or areas designated for off street parking.

Traffic up North End is such that it now constitutes a danger particularly by the corner with Common Street and by the cemetery.

A village parking area sounds a good idea.

Try to stop on street parking. Village car park.

Village parking area a great idea if could be 'controlled' i.e. not used as permanent spot for some vehicles.

Parking bays may be helpful as a speed reduction device.

No to verge parking.

AGAINST BAYS

I would rather have street parking than a village parking area

Parking is an issue but providing parking bays or a central car park would probably make the problem worse. Dedicated parking bays instead of verges will ruin the rural feel of the village.

No to parking bays. Keep the paint of the road! Would anyone use a car park that was a distance from their house?

I do not believe street parking bays are necessary and would not be in keeping with the village scene. Village parking area useful but at the current level of housing I do not think this is currently necessary. (I am a road parking resident).

Residents cars parked in the road do help to slow down the traffic in certain areas.

Village character would be destroyed by parking bays. Residents need to observe road traffic laws and be considerate to others.

Parking – Village Hall and other village users

Parking for the Village Hall would be a good idea.

Parking in village. Difficult near Village Hall cars parked buses need to proceed which prompts meetings to go elsewhere. (sic)

Provision of off road parking particularly for village hall and narrow parts of the road.

But beware MKC refuse lorries and white van man.

Parking can be a problem especially for the bus, farm and delivery vehicles.

Maybe parking for Village Hall

Safety/Traffic calming

Sign for 'Beware Horses Slow Down'.

Stoke Goldington Road - Dangerous getting out of Yew Tree Farm as traffic speeds past the entrance.

Maybe SLD' s should be used more often in the village to control speeds. (?)

Stop buses using our road as a through road (???) Positive reminder to everyone to curb speeding in the village. You know who you are!!

Sign for a 'Horse Riding on Roads' coming into Ravenstone.

I LOVE having no traffic using the village as a cut through.

Reduce through traffic by limiting 'rat run' from Stoke Goldington to Olney

Lack of traffic makes the village safe for children. Really important!

Buses

A bus straight through to MK and Northampton would be good. i.e. no need to change.

Use the bus whenever you can to keep it as it is empty most runs but needed for everyone at some time when you may not be able to drive.

Buses are needed for residents. Possibly more needed.

Keep buses. We need them. We don't all drive.

Cycling/Walking

How about a cycle path from here to Stoke and Weston? I'd love for us and the kids to be able to cycle safely locally but I am very reluctant for them to go on the country roads with increasing and speedy traffic.

Cycling and walking is quite restricted between villages. Everything is car orientated. How do we improve this?

Joining up between the parishes - old railway lines, rights of way opened up.

We like the white light next to Danny (the new street light) and look forward to seeing the others changed in future

Post Its Traffic and Parking

Future housing developments should have off street parking for more than one car. This would result in fewer cars on road.

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Community

Improved allotments a great asset

Improved allotments are great - like the village as it is

Village temporary shop v good idea, also acts as meeting point and information on meeting (?)

A local shop would be great

Village shop would help people with no transport

Would support shop

A volunteer run shop would be great

Yes would support shop

System for delivering newspapers and milk (?)

Local shop (Sherington's works well)

The idea of a 'pop up' pub and shop are great ideas but serious thought needs to go into whether these are viable particularly with online shopping. Older residents may benefit from a small shop with basic items available. What about a 'pop up' doctor's surgery or nurse availability instead - something to benefit the community. Possibly not that viable due to finances.

Shops and pubs in Stoke and Weston are sufficient

Temp shops and 'pop up' pubs are fine but I suspect we would use neither

Reinstate Neighbourhood Watch

Ravenstone as a 'No cold calling' zone

Improved recreation field a great success

Village Hall could be used more if it had parking

Village Hall is very underused. 'Pop up' shop could work.

'Pop up' pub games night great idea

Love the idea of a 'pop up' pub.

We should have football training in the village. It will attract youngsters and older to play more and stay sporty

I think we could have a football trainer for every Sunday afternoon 2.00pm in the park

I like walking to the North End and playing in the park and gardening in the allotments.

As kids we would love it if there was a shop or more equipment to play with at the park. It gets quite boring doing the same things over again, I am rather into scootering and there isn't

anywhere for me to do it as on the footpaths there are cars, bikes and pedestrians and I can't ride my scooter on the grass or at the park. So I was thinking if we could have a small skate park or somewhere to ride bikes, scooters and skateboards. Maybe there could be a kids's football club on at a night time once a week so we have more sports played by kids in the village. Maybe a pub as adults can have a drink and be able to walk home easily.

Going back to the shop we could have a small shop attached to the pub or like a tourist centre for visitors. Kids would happily have their shifts at the shop (for a small price). If we have a visitor centre park and good walks then why don't we build some holiday houses somewhere because we have the right facilities?

If we had a pub I know my dad would be in there the majority of the time. I would use the shop because it saves driving to Olney or Towcester every day when we could be enjoying the countryside and facilities we have or could have.

I was born and raised in Ravenstone and as a child I would be using all of the facilities everyday. They are most of my ideas. Thank you.

Post its Housing

No large developments

The village should not be made any bigger

Brownfield development is possible.

Infill sites on current open plots would be preferable to building a new development (estate)

I would support further housing in appropriate infill locations - on green or brownfield sites.

Greenfield/brownfield. I think the position of the greenfield site is important. Brownfield sites rather limited.

Any future development should be affordable and brownfield sites.

I would support further housing in and around the village if it is a considered and 'in keeping' build. Infill along Common Street or new build on suitable areas.

Brownfield preferred (assuming proper remediation). Ravenstone has a really lovely balance of homes and agriculture. I wouldn't want to see that go away.

Small housing estate coming into village. Not infilling. Keep it green with trees, wildlife etc.

Develop on brownfield site only or one house deep on road. But small numbers only.

Brownfield development only. Not necessary on greenfield. Family housing on brownfield sites.

No to greenfield development.

Please keep Rec. Happy for development along road lines and only one building back and in keeping with village.

No to Greenfield building

Any new developments to fit with the character /style of the village. Tasteful conversion very good. Need to keep the character of Ravenstone.

No to greenfield development.

Number of houses must be carefully considered as roads and infrastructure won't cope and it will totally change the character of the village.

Can we set a maximum size (number) if houses for any new developments?

Choose infill carefully. It can devalue existing/neighbouring properties. No more infill along Common Street.

Maintaining the 'built' character of the village is important.

Any housing should in keeping with the look of the village. No more than 10/20 max.

Would prefer to not see the boundary expanded but for brown infill to be used. No one I grew up with in the village longer lives here which is a shame. (sic)

Settlement boundary to expand into the conservation area to allow individual new builds.

An agreed plan for the future a good idea. So nothing random.

I am happy to see change but obviously not industrial.

We need data on existing population - young and old - people housing demand can then be assessed.

We would like to refer the Steering Group to the letters written by Patrick Upton and Lesley McAlpine to the Phone Box earlier this year. It is understood that Milton Keynes already has planning permission for 23,000 new homes where, presumably, the infrastructure is in place. Rather than threatening to spoil out outlying villages surely the developers should be required to build existing sites. Phone Box Jan 2017 and March 2017.

Development? Need sewerage, Gas, Services.

More development needed to allow younger people into the village.

Small housing estate - probably better than infilling on Common Street. Small houses or/and bungalows for the young and old.

Need smaller housing for first time buyers and older folks.

Mixture of housing for young - not necessary large houses.

We need affordable housing for elderly villagers should not have to move. Pub, shop areas. closed.

Affordable housing for local residents within one area - The houses should have a local residency restriction on them (say have to have lived and worked in the area for 3/5 years.).

Affordable 'start up' homes for village youngsters would be good for people who have been born here.

I feel infill development is appropriate for Ravenstone not small, medium or large scale residential development. Small family houses rather than large expensive homes.

Further housing needed for the next generations living in the village already.

Individual dwellings - ideal for younger buyers/older residents.

Housing for the older residents might release more family homes.

I would support certain housing in the village - not large houses.

Not large developments and not expensive houses. We have enough.

Consideration must be given to keeping the village 'young' not just older people who are able to afford. (sic)

More family housing - keeps schools going i.e. Stoke Goldington.

Need houses for first time buyers and elderly for downsizing.

Houses should be on the smaller size as opposed to larger properties.

No more large houses like Yew Tree Farm development. Smaller houses fit in better.

A MIX.

I would support further housing in the village. Needed for local schooling to continue (ie Stoke Goldington).

Ravenstone is not very affordable, however the balance of old and young is important so I would support diversity of accommodation.

Sympathetic small scale development with some social housing available for local residents.

More houses hopefully might help the Church with its congregation.

I ask you to consider building on a site off the Weston Road. The entrance to be the gateway where the footpath crosses the road. This area would not change the present village and its ambiance during the build and after as all the traffic could come and go from Weston Underwood and the services are fairly easily available and any run off coped with as the slope falls in the right direction.

If the village wants to develop with more facilities we need to attract people from outside the village in order to grow. Average price new builds on a small development would do this. Using brownfield site or on the periphery to minimise extra through traffic.

Post its Local Plan Designation

Agree boundary should incorporate all existing development.

The boundary should incorporate all existing development. I have no objection to new development BUT 'where' requires analysis.

Settlement boundary should expand to include all current housing.

If settlement area changed this could/would alter our village irrevocably.

Post its Business

Non industrial business units might bring some jobs to the village.

Industrial units (small) on North End would be good opportunity for small business 'start ups'.

Business in the village need to be allowed to expand if required. (sic)

Existing businesses should be allowed to grow in order to flourish in a village environment - bring employment etc. (The village is here because of farming).

Business expansion should not be included.

What consideration is being given to creating employment in Ravenstone?

Improved Wifi



RAVENSTONE PARISH COUNCIL

Annex 5:

Flyer published in Gate Group News
(Group of Villages newsletter)



RAVENSTONE NEIGHBOURHOOD PLAN
CONSULTATION QUESTIONNAIRE
AUGUST 2017

The Neighbourhood Plan covers the entire parish and it will help to direct and control future development within the Parish Boundary for the period up to 2031. It becomes the document against which future planning applications within the parish will be assessed and will help to safeguard the distinctive character of our village.

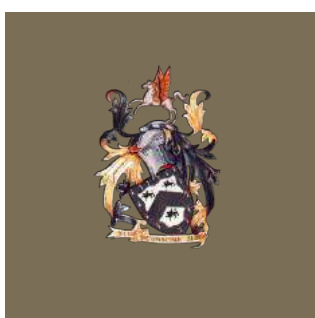
Currently, no decisions have been made regarding the future vision for Ravenstone and it is vital that all residents, businesses and interested parties are consulted and encouraged to put forward their views. We received valuable initial feed-back at the two Open Days held in the Village Hall on 1st and 16th July and at the Church Coffee Morning on 3rd July.

The next stage is to enhance and expand the consultation by asking you please to complete a questionnaire. Sufficient questionnaires for your household will be delivered to you by hand at the beginning of August by a member of the Steering Group when arrangements for collection can be discussed. We would like the questionnaires to be completed by the end of August please.

Many thanks in anticipation.

Ravenstone Neighbourhood Plan Steering Group

Robin Cooper (Steering Group Chair), Helen Anderson (Parish Councillor), Jim Cleland, Glynis Bailey, Jane Humphreys, Stuart Howkins, Suzanne Shirley, Les Postawa, Ian Saunders and Bob Hill



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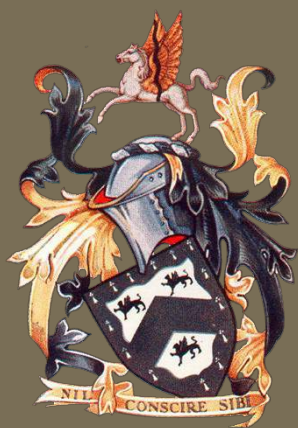
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RAVENSTONE PARISH COUNCIL

Annex 6:

Questionnaire Survey



**RAVENSTONE NEIGHBOURHOOD PLAN
CONSULTATION QUESTIONNAIRE
AUGUST 2017**



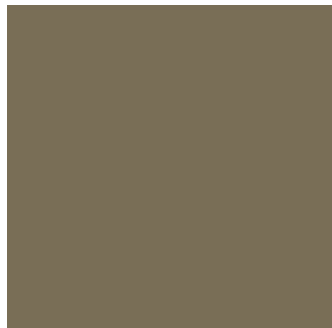
Neighbourhood Plans have been introduced through the Localism Act 2011, allowing local communities to be involved in planning decisions affecting them. This is your opportunity as a member of the community to put forward your views and help shape the future of Ravenstone.

The primary objectives of the Neighbourhood Plan are:

- Identify areas within the Parish that should be protected
- Identify elements that could be improved
- Ensure future developments best suit the needs of the community

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Currently, no decisions have been made regarding the future vision for Ravenstone and this questionnaire serves to enhance and expand on the initial feed-back generated by the two Open Days held in the Village Hall on 1st and 16th July and at the Church Coffee Morning on 3rd July.



To ensure the Neighbourhood Plan is fully aligned with the wishes of the community and that any future development is shaped by the residents, it is important this questionnaire is completed by adults (18+) but please discuss it with both younger and, where appropriate, older people living with you.

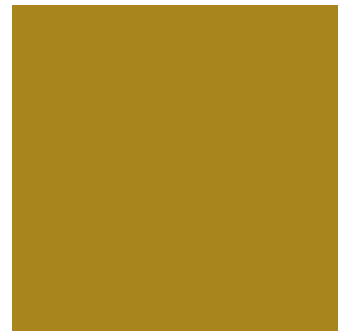
Please be assured that your answers will remain anonymous (unless you wish to identify yourself). We have been advised that the questionnaires should be individually numbered, simply to avoid possible fraud. However, the questionnaires are being delivered randomly and no record will be made of which questionnaire(s) have gone to each household either when delivered or collected.

Please complete the questionnaires by the end of August ready for collection

Thank you for your time. We greatly appreciate your input which taken together with other residents, will be important in the preparation of the Neighbourhood Plan.

Ravenstone Neighbourhood Plan Steering Group

A list of all Steering Group members and contact details can be found at the end of the questionnaire. Please feel free to contact any member you know or use the contact details if you have any queries.



1. ABOUT YOU

Q1.1 Please indicate in which age group you belong:

- ☐ 18-25 yrs
- ☐ 26-40 yrs
- ☐ 41-50 yrs
- ☐ 51-60 yrs
- ☐ 61-70 yrs
- ☐ +70 yrs

Q1.2 Please indicate which of the following describes your interests within Ravenstone Parish: (you may tick more than one)

- ☐ I am a Resident
- ☐ I am a Landowner
- ☐ I have a business
- ☐ I am a homeowner
- ☐ I am a tenant (Residential or Commercial)

Q1.3 How long have you held an interest in Ravenstone Parish?

- ☐ 0-5 yrs
- ☐ 6-10 yrs
- ☐ 11-15 yrs
- ☐ 16 -20 yrs
- ☐ 21-29 yrs
- ☐ 30-40 yrs
- ☐ +40 yrs

Q1.4 How many adults currently live in your household? _____

Q1.5 How many dependants are there in your household? _____

Q1.6 How long do you intend to remain resident in the parish?

- ☐ I intend to move away within the next 12 months
- ☐ I intend to stay here for at least another 5 years
- ☐ I have no plans to move away for the foreseeable future

You are under no obligation, but if you wish to explain your answer to the above question, please do so below:

Q1.7 Please indicate whether you are:

- ☐ Employed
- ☐ Not working
- ☐ Retired

Q1.8 If you are currently working, how far do you travel to work each day?

- ☐ I work from home / in Ravenstone
- ☐ Within 3 mile radius
- ☐ Within 20 mile radius
- ☐ Within 50 mile radius
- ☐ More than 50 miles



Q1.9 Regarding cars. Do you?

- ☐ Not have a car
- ☐ Have your own car
- ☐ Share a car with one other person in your household
- ☐ Share a car with more than one person in your household

Q1.10 Do you anticipate the number of cars in your household will increase and if so by how many?

2.0 COUNTRYSIDE & ENVIRONMENT

(Please indicate how you feel about the following statements)

Q2.1 *“It is important the rural character of Ravenstone is protected”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q2.2 *“Some areas of greenfield / agricultural land within the settlement boundary should be protected from development”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

(A map indicating the current settlement boundary can be found at the end of the questionnaire)

Q2.3 *“Areas of greenfield / agricultural land outside the settlement boundary should be protected from development”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree



Q2.4 *“It is important that local wildlife and its habitat is protected”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

3.0 FLOOD RISK

(Please indicate how you feel about the following statements)

Q3.1 *“The risk of flooding in the village is a major concern”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q3.2 *“Additional drainage works should be undertaken / enhanced to reduce the risk of flooding from surface runoff during storm events”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q3.3 Do you agree that more funding should be allocated for regular cleaning and maintenance of the drainage system throughout the village?

- ☐ Yes
- ☐ No

Q3.4 Are you concerned that future development could increase the risk of flooding within the village?

- ☐ Yes
- ☐ No



4.0 TRANSPORT & CAR PARKING

(Please indicate how you feel about the following statements)

Q4.1 *“The special nature of the road through Ravenstone (being a loop off the Gayhurst to Weston road) not leading to another major settlement is an important feature that needs to be preserved”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q4.2 Do you consider car parking provision should be improved in the village?

- ☐ Yes
- ☐ No

Q4.3 *“The grass verges in the village should be protected”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q4.4 *“Hard kerbs should be avoided throughout the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q4.5 *“On street parking bays instead of grass verges would benefit the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q4.6 *“On plot parking should be an integral part of any future development”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q4.7 *“Traffic calming measures should be introduced to reduce the speed of traffic passing through the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree



Q4.8 *“There should be more bridle paths / cycle tracks linking Ravenstone with adjacent villages”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q4.9 *“A more frequent / widespread bus service is required”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

5.0 HOUSING & LOCAL PLAN DESIGNATIONS

(Please indicate how you feel about the following statements)

Q5.1 *“The distinctive character of Ravenstone should be protected”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.2 *“The location of any new development should not create a situation where Ravenstone becomes a through route to other locations”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.3 *“All future development should remain in keeping with the appearance of the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.4 *“There is a need for more housing development in the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree



Q5.5 *“New housing development is more important than any other development e.g. employment development”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.6 *“There is a need for more family housing in the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.7 *“There should be more starter homes (1-2 bed) in the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.8 *“There should be more housing for the elderly or residents with restricted mobility in the village”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.9 Are you concerned with the affordability of housing in the village?

- ☐ Yes
- ☐ No

Q5.10 Do you agree the settlement boundary should be changed to bring all existing development into the defined village envelope?

- ☐ Yes
- ☐ No

(A map indicating the current settlement boundary can be found at the end of the questionnaire)

Q5.11 Do you agree the current settlement boundary should be expanded to allow greenfield / agricultural land to be made available for new development?

- ☐ Yes
- ☐ No

Q5.12 *“All future development should only be allowed on previously developed infill sites within the current settlement boundary”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.13 *“All future development should be allowed on both previously developed as well as undeveloped infill sites within the current settlement boundary”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree



Q5.14 *“All future development should only be allowed on infill sites that fall within a new settlement boundary created by enveloping all existing development”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.15 Do you agree to developing areas of greenfield / agricultural land outside the current settlement boundary?

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q5.16 There are currently approximately 100 individual houses within the village. How many new houses would you like to see built within the next 15 years?

- ☐ None
- ☐ 1 to 5
- ☐ 5 to 10
- ☐ 10 to 15
- ☐ 15 to 20
- ☐ 25 to 30
- ☐ 30 to 35
- ☐ More than 35

6.0 LOCAL BUSINESS

(Please indicate how you feel about the following statements)

Q6.1 Do you consider agriculture should continue to influence the character of Ravenstone?

- ☐ Yes
- ☐ No

Q6.2 Do you agree all existing businesses should be encouraged to grow?

- ☐ Yes
- ☐ No

Q6.3 Do you feel that new (non-agricultural) businesses should be encouraged to establish and develop in Ravenstone?

- ☐ Yes
- ☐ No

Q6.4 *“Ravenstone should have more small commercial (non-agricultural) development sites”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree



7.0 COMMUNITY

(Please indicate how you feel about the following statements)

Q7.1 *"Village social events should be held more frequently"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q7.2 *"The village hall should be utilised more"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q7.3 *"There should be a shop in the village"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q7.4 *"A 'virtual shop', where volunteers would help people with their online shopping, would be an asset to the village"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q7.5 *"There should be a pub in the village"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q7.6 *The 'Neighbourhood Watch' scheme should be re-introduced"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q7.7 *"The recreation ground is a great asset for the village"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

Q7.8 *"There should be more organised recreational pursuits / event in the village"*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

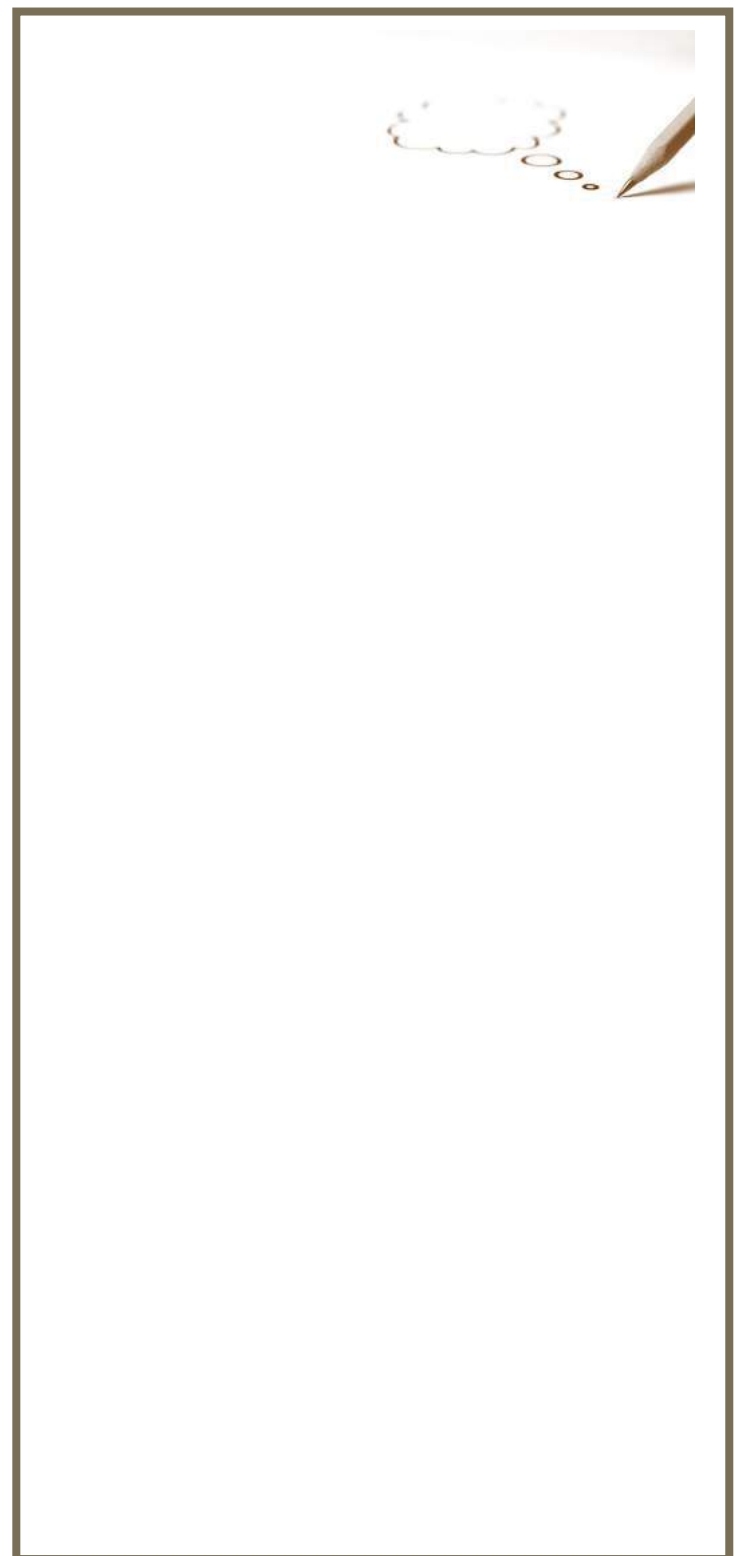


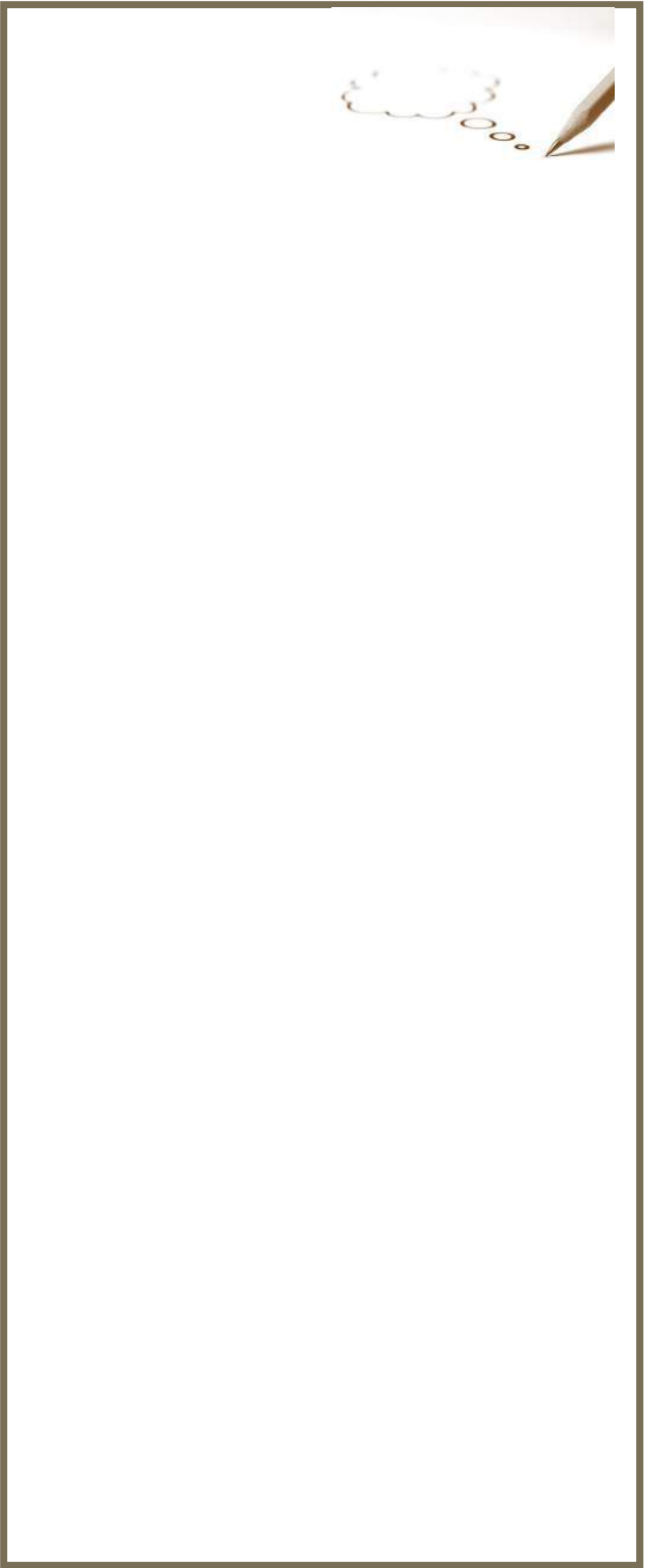
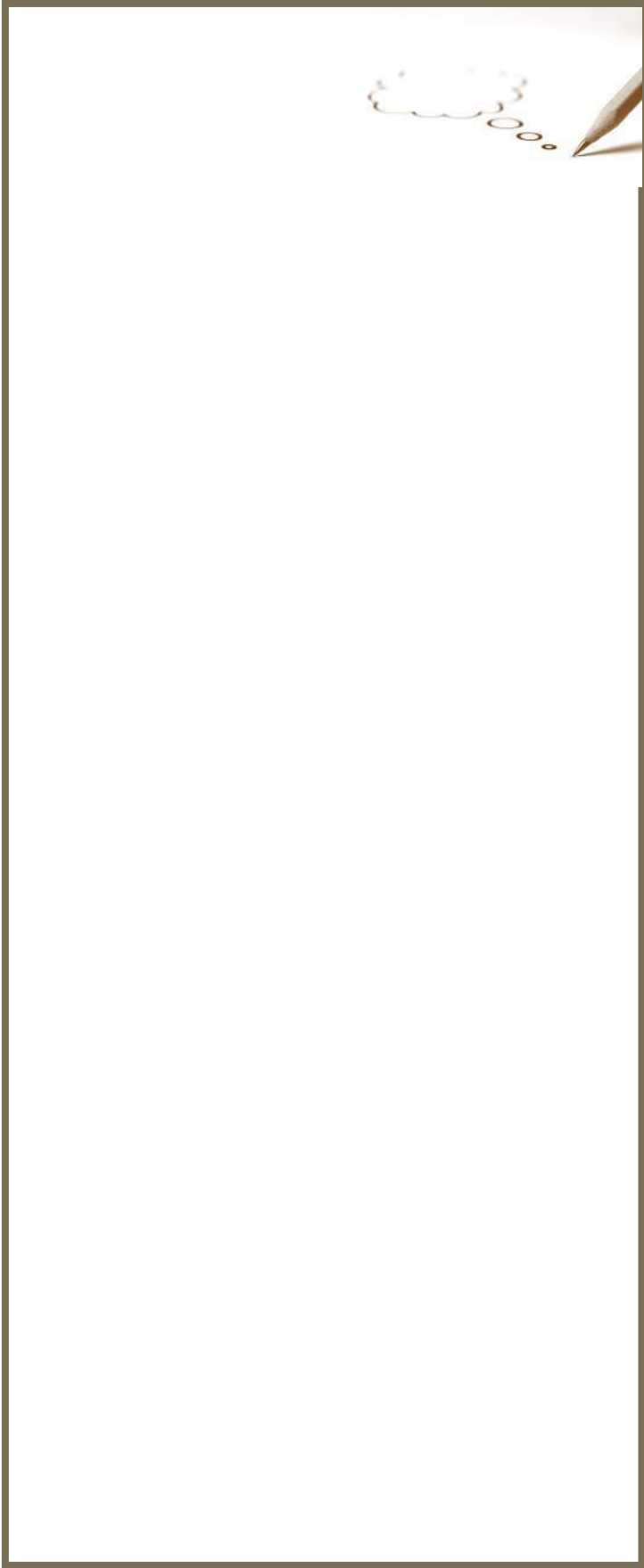
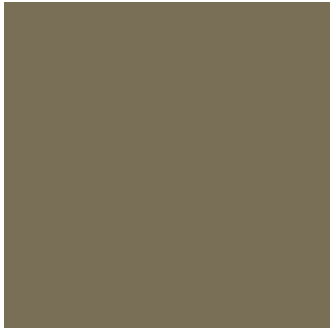
Q7.9 *“Fibre optic cables should replace the existing copper cabling throughout the village, to further improve broadband speed”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

8.0 ANY FURTHER COMMENTS?

If you wish to make any comments or suggestions please do so here – they will be appreciated.







9.0 STEERING GROUP MEMBERS

Robin Cooper (Steering Group Chair)
01908 551036 / 07785 551240
robincooperassoc@aol.com

Helen Anderson (Parish Councillor)
01908 551440
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Jim Cleland
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Glynis Bailey

Jane Humphreys

Stuart Howkins

Suzanne Shirley

Les Postawa







Ian Saunders

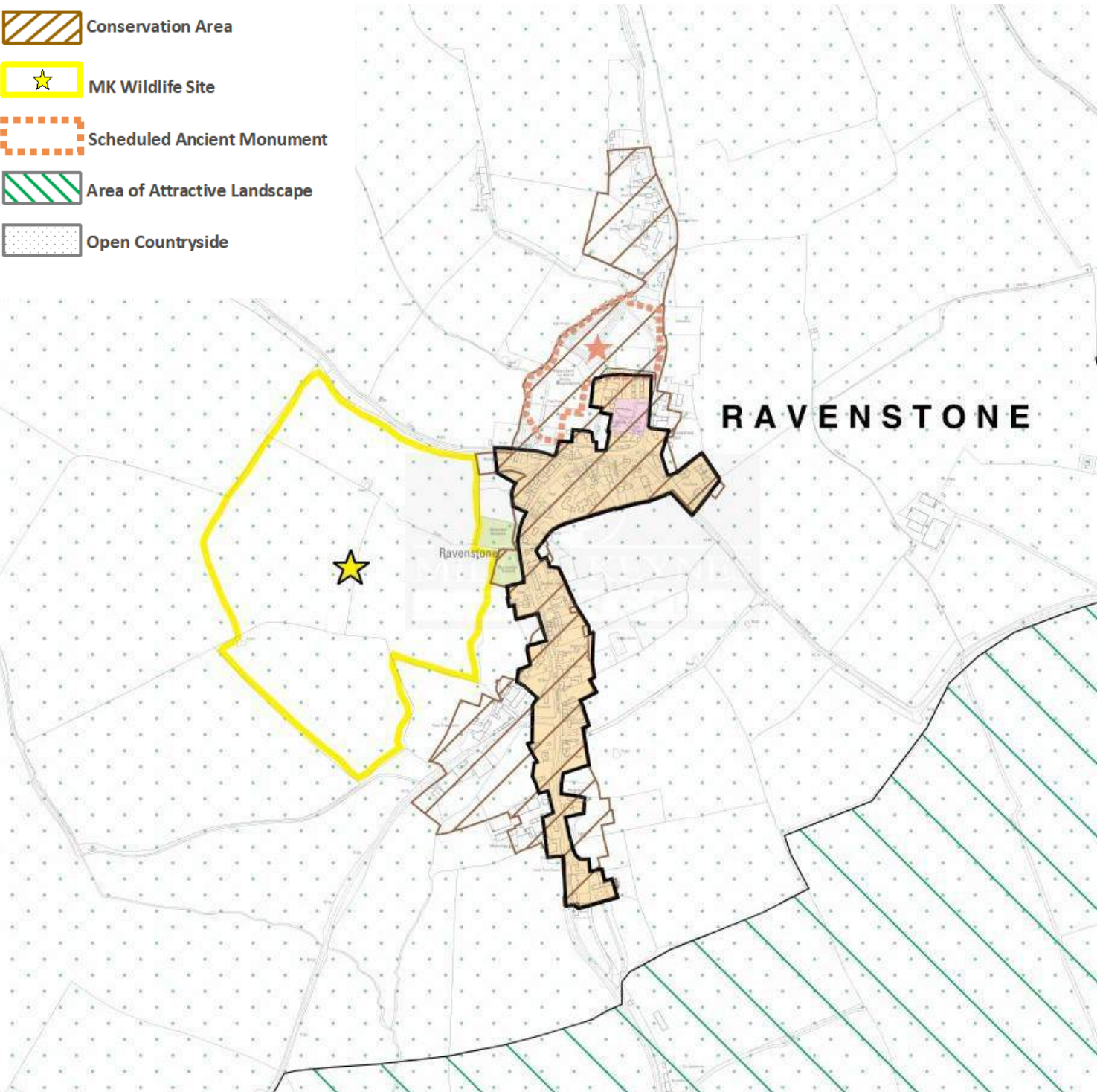
Bob Hill

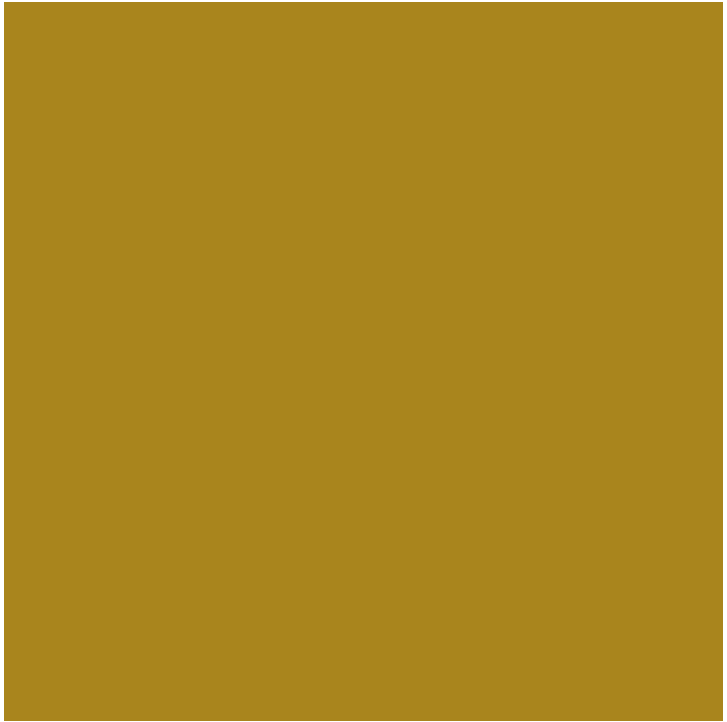


10.0 EXISTING RAVENSTONE LOCAL PLAN DESIGNATIONS

Key:

-  Settlement Boundary
-  Conservation Area
-  MK Wildlife Site
-  Scheduled Ancient Monument
-  Area of Attractive Landscape
-  Open Countryside





Prepared with the support of:



town planning services
the exchange, colworth park, sharnbrook, M44 1LZ
01234 924920

Survey Reference Number:

RNP Q01-



RAVENSTONE PARISH COUNCIL

Annex 7:

Thank You Flyer



RAVENSTONE NEIGHBOURHOOD PLAN CONSULTATION QUESTIONNAIRE

We are deeply grateful to all those of you who completed our Neighbourhood Plan Questionnaire Survey. The response has been fantastic with over 84% of the distributed questionnaires being completed. Such a large return will ensure that the majority views and wishes of the community will be truly represented in the Plan. A huge thank you!

We will be in touch again once we have analysed the questionnaires and, based on your views and wishes, produced a vision for Ravenstone together with aims / objectives for your Neighbourhood Plan.

Please remember that if you are a resident, over 18 and registered to vote in local elections you will get chance to vote on the recommended Plan later in the process - we will, of course, keep you informed of progress in the meantime.

We would also remind you that our Steering Group meetings are open to the public with dates and agendas being posted on the village notice boards. You would be most welcome.

Thank you again.

Ravenstone Neighbourhood Plan Steering Group



RAVENSTONE PARISH COUNCIL

Annex 8:

Questionnaire Analysis



RAVENSTONE PARISH COUNCIL



Ravenstone Neighbourhood Plan

2018 to 2031

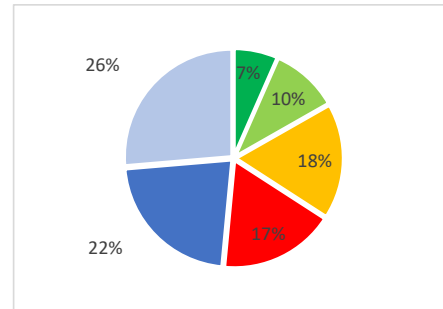
Questionnaire Results, August 2017

Ravenstone Neighbourhood Plan Questionnaire Analysis

1.0 Demographics

Q1.1 Please indicate in which age group you belong:

	No.	%
18-25	11	7
26-40	17	10
41-50	29	17
51-60	29	17
61-70	37	22
70	44	26
Total	167	100

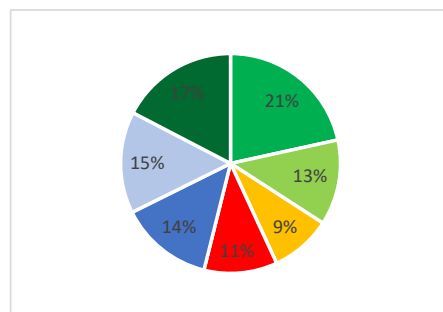


Q1.2 Please indicate which of the following describes your interests within Ravenstone Parish:
(you may tick more than one)

	No.
Resident	116
Landowner	13
Business	14
Homeowner	99
Tenant	24
Total	266

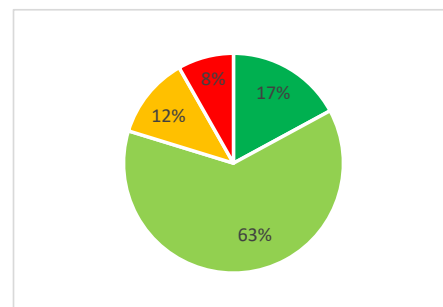
Q1.3 How long have you held an interest in Ravenstone Parish?

	No.	%
0 to 5 yrs	36	22
6 to 10 yrs	21	13
11 to 15 yrs	15	9
16 to 20 yrs	18	11
21 to 29 yrs	23	14
30 to 40 yrs	25	15
more than 40 yrs	29	17
Total	167	100



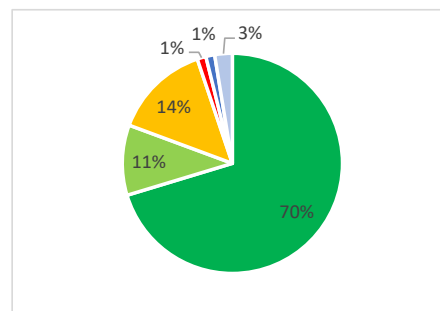
Q1.4 How many adults currently live in your household?

No of adults	No.	%
1	27	17
2	99	63
3	19	12
4	13	8
Total	158	100



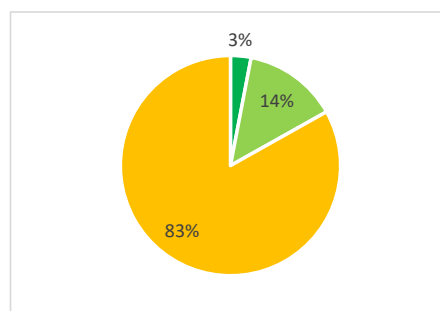
Q1.5 How many dependants are there in your household?

	No.	%
0	109	70
1	16	10
2	22	14
3	2	1
4	2	1
5	4	3
Total	155	100



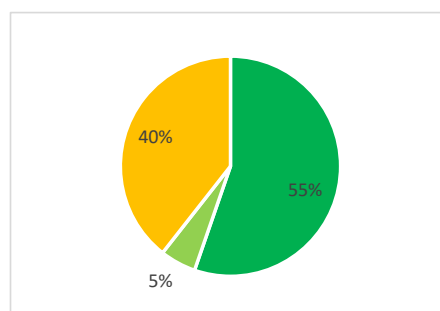
Q1.6 How long do you intend to remain resident in the parish?

	No.	%
Less than 5 years	5	3
1 to 5 years	23	14
More than 5 years	138	83
Total	166	100



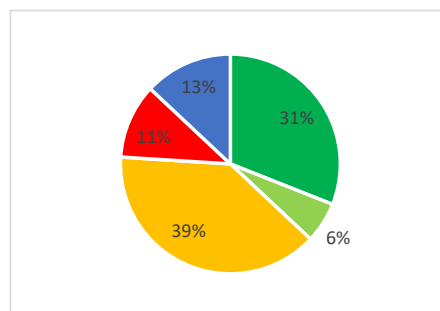
Q1.7 Please indicate whether you are:

	No.	%
Employed	94	55
Not working	9	5
Retired	67	39
Total	170	100



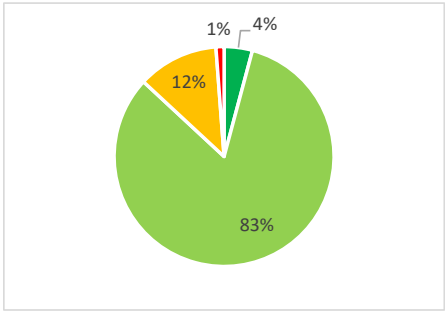
Q1.8 If you are currently working, how far do you travel to work each day?

	No.	%
In Ravenstone	31	31
Less than 3 miles	6	6
Less than 20 miles	39	39
Less than 50 miles	11	11
More than 50 miles	13	13
Total	100	100



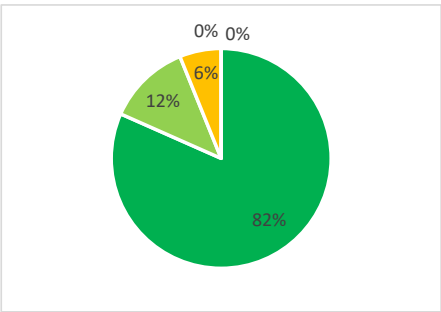
Q1.9 Regarding cars. Do you?

	No.	%
Not have a car	7	4
Have your own car	139	83
Share with 1 other	20	12
Share more than 1	2	1
Total	168	100



Q1.10 Do you anticipate the number of cars in your household will increase and if so by how many?

Increase by	No.	%
0	80	82
1	12	12
2	6	6
3	0	0
4	0	0
Total	98	100

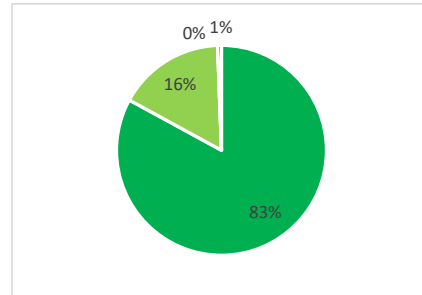


Ravenstone Neighbourhood Plan Questionnaire Analysis

2.0 Countryside & Environment

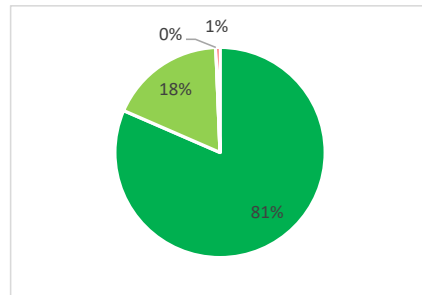
Q2.1 "It is important the rural character of Ravenstone is protected"

	No.	%
Strongly Agree	141	83
Agree	28	16
Disagree	0	0
Strongly Disagree	1	1
Total	170	100



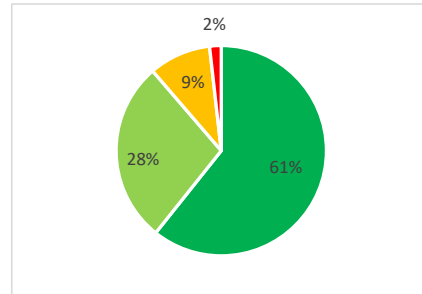
Q2.2 "Some areas of greenfield/ agricultural land within the settlement boundary should be protected from development"

	No.	%
Strongly Agree	128	82
Agree	28	18
Disagree	0	0
Strongly Disagree	1	1
Total	157	100



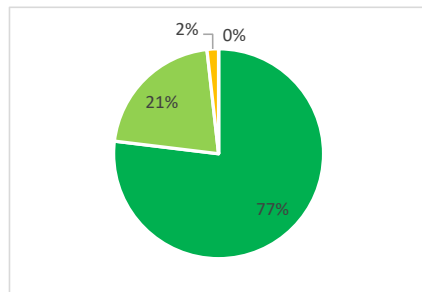
Q2.3 "Areas of greenfield/ agricultural land outside the settlement boundary should be protected from development"

	No.	%
Strongly Agree	102	61
Agree	47	28
Disagree	16	10
Strongly Disagree	3	2
Total	168	100



Q2.4 "It is important that local wildlife and its habitat is protected"

	No.	%
Strongly Agree	130	77
Agree	36	21
Disagree	3	2
Strongly Disagree	0	0
Total	169	100

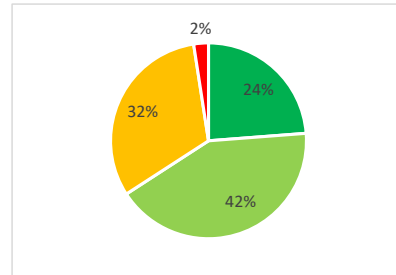


Ravenstone Neighbourhood Plan Questionnaire Analysis

3.0 Flood Risk

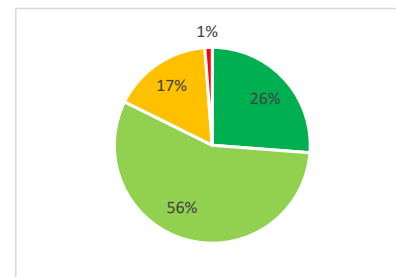
Q3.1 "The risk of flooding in the village is a major concern"

	No.	%
Strongly Agree	39	24
Agree	69	42
Disagree	52	32
Strongly Disagree	4	2
Total	164	100



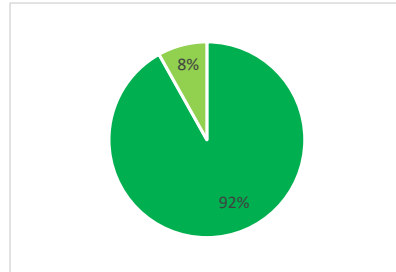
Q3.2 "Additional drainage works should be undertaken/ enhanced to reduce the risk of flooding from surface water runoff during storm events"

	No.	%
Strongly Agree	43	26
Agree	92	56
Disagree	27	16
Strongly Disagree	2	1
Total	164	100



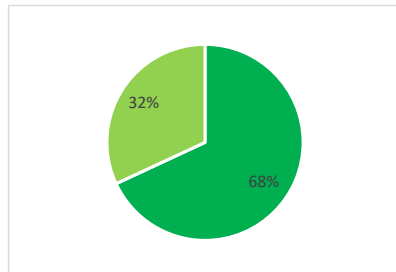
Q3.3 Do you agree that more funding should be allocated for regular cleaning and maintenance of the drainage system throughout the village?

	No.	%
Yes	147	92
No	13	8
Total	160	100



Q3.4 Are you concerned that future development could increase the risk of flooding within the village?

	No.	%
Yes	113	68
No	53	32
Total	166	100

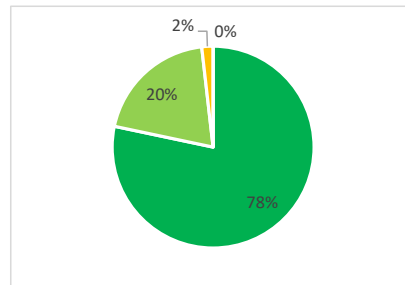


Ravenstone Neighbourhood Plan Questionnaire Analysis

4.0 Transport & Car Parking

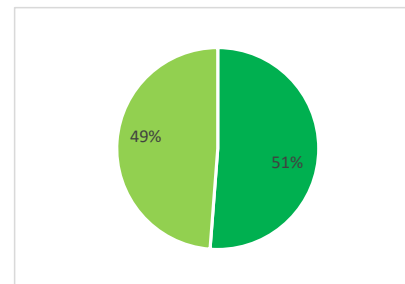
Q4.1 "The special nature of the road through Ravenstone (being a loop off the Gayhurst to Weston road) not leading to another major settlement is an important feature that needs to be preserved"

	No.	%
Strongly Agree	130	78
Agree	33	20
Disagree	3	2
Strongly Disagree	0	0
Total	166	100



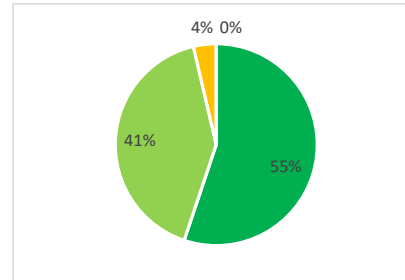
Q4.2 Do you consider car parking provision should be improved in the village?

	No.	%
Yes	84	51
No	80	49
Total	164	100



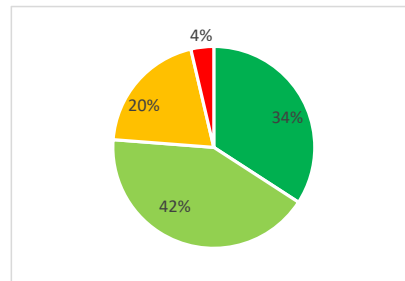
Q4.3 "The grass verges in the village should be protected"

	No.	%
Strongly Agree	91	55
Agree	68	41
Disagree	6	4
Strongly Disagree	0	0
Total	165	100



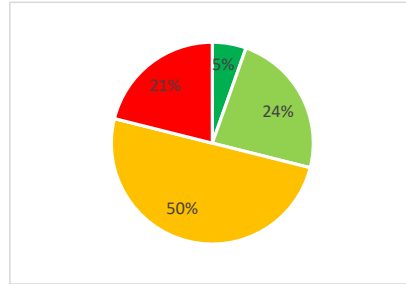
Q4.4 "Hard kerbs should be avoided throughout the village"

	No.	%
Strongly Agree	56	34
Agree	69	42
Disagree	33	20
Strongly Disagree	6	4
Total	164	100



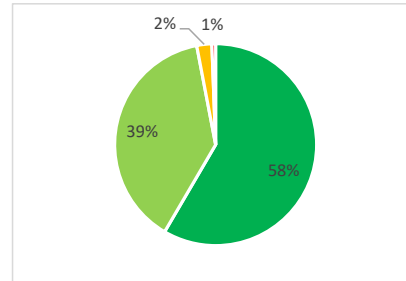
Q4.5 "On street parking bays instead of grass verges would benefit the village"

	No.	%
Strongly Agree	9	5
Agree	39	23
Disagree	83	50
Strongly Disagree	35	21
Total	166	100



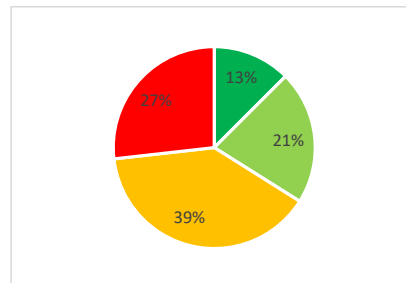
Q4.6 "On plot parking should be an integral part of any future development"

	No.	%
Strongly Agree	97	58
Agree	64	39
Disagree	4	2
Strongly Disagree	1	1
Total	166	100



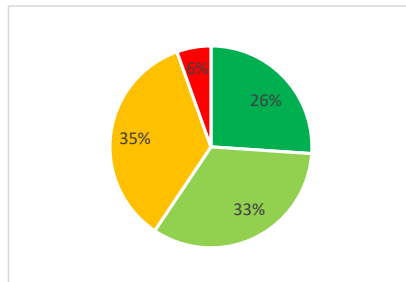
Q4.7 "Traffic calming measures should be introduced to reduce the speed of traffic passing through the village"

	No.	%
Strongly Agree	21	13
Agree	36	21
Disagree	66	39
Strongly Disagree	45	27
Total	168	100



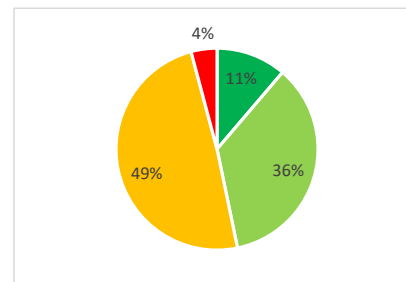
Q4.8 "There should be more bridle paths/ cycle tracks linking Ravenstone with adjacent villages"

	No.	%
Strongly Agree	43	26
Agree	55	33
Disagree	58	35
Strongly Disagree	9	5
Total	165	100



Q4.9 "A more frequent/ widespread bus service is required"

	No.	%
Strongly Agree	19	11
Agree	60	36
Disagree	83	49
Strongly Disagree	7	4
Total	169	100

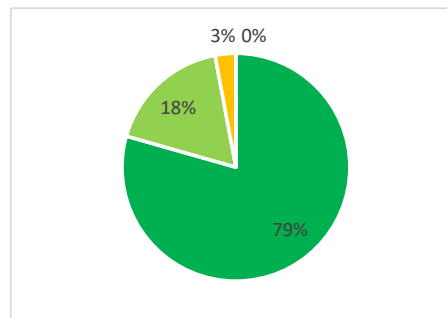


Ravenstone Neighbourhood Plan Questionnaire Analysis

5.0 Housing & Local Plan Designations

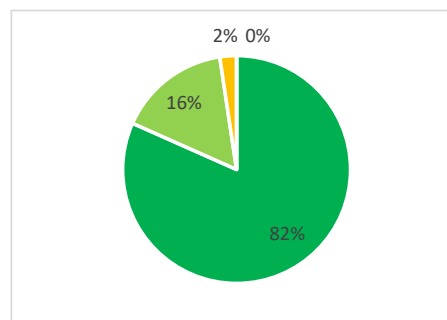
Q5.1 "The distinctive character of Ravenstone should be protected"

	No.	%
Strongly Agree	135	79
Agree	30	18
Disagree	5	3
Strongly Disagree	0	0
Total	170	100



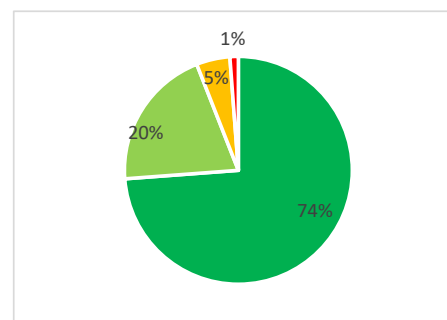
Q5.2 "The location of any new development should not create a situation where Ravenstone becomes a through route to other locations"

	No.	%
Strongly Agree	138	82
Agree	27	16
Disagree	4	2
Strongly Disagree	0	0
Total	169	100



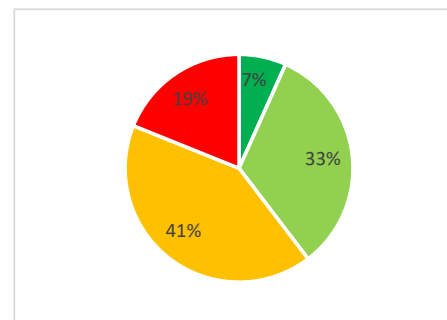
Q5.3 "All future development should remain in keeping with the appearance of the village"

	No.	%
Strongly Agree	124	74
Agree	34	20
Disagree	8	5
Strongly Disagree	2	1
Total	168	100



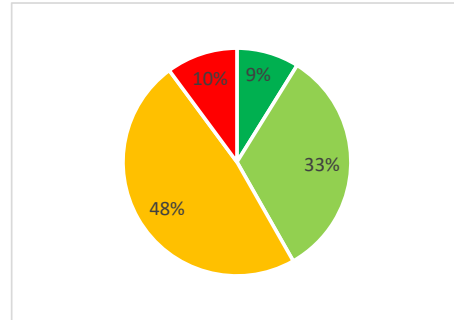
Q5.4 "There is a need for more housing development in the village"

	No.	%
Strongly Agree	11	7
Agree	54	33
Disagree	68	41
Strongly Disagree	31	19
Total	164	100



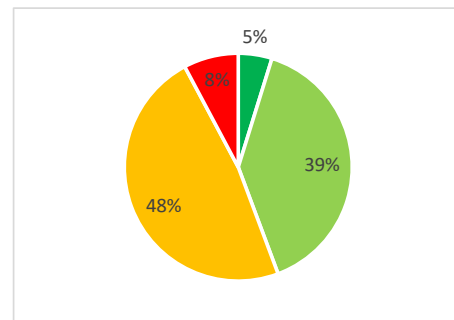
Q5.5 "New housing development is more important than any other development
e.g. employment development"

	No.	%
Strongly Agree	14	9
Agree	52	33
Disagree	76	48
Strongly Disagree	16	10
Total	158	100



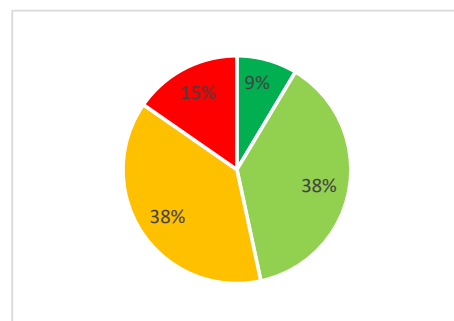
Q5.6 "There is a need for more family housing in the village"

	No.	%
Strongly Agree	8	5
Agree	66	40
Disagree	80	48
Strongly Disagree	13	8
Total	167	100



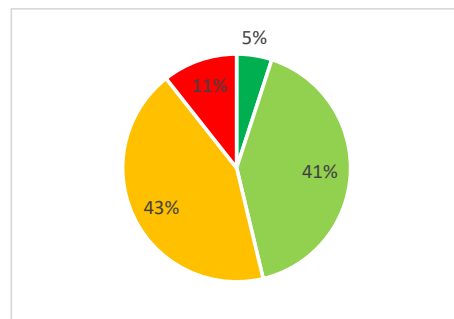
Q5.7 "There should be more starter homes (1-2 bed) in the village"

	No.	%
Strongly Agree	14	9
Agree	62	38
Disagree	62	38
Strongly Disagree	25	15
Total	163	100



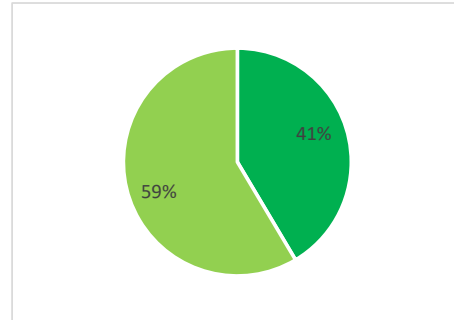
Q5.8 "There should be more housing for the elderly or residents with restricted mobility
in the village"

	No.	%
Strongly Agree	8	5
Agree	66	41
Disagree	69	43
Strongly Disagree	17	11
Total	160	100



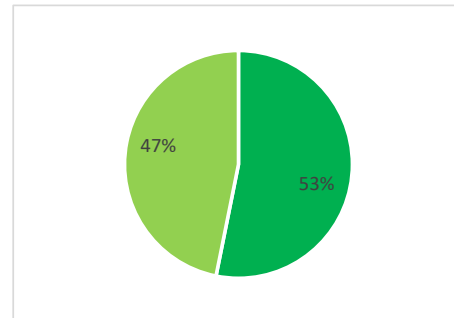
Q5.9 Are you concerned with the affordability of housing in the village?

	No.	%
Yes	68	41
No	96	59
Total	164	100



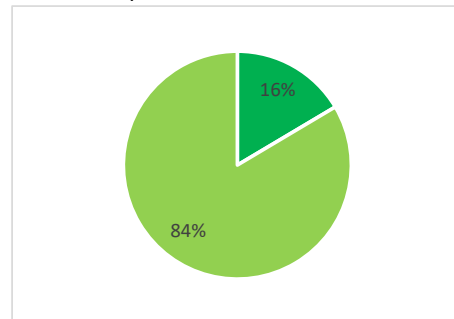
Q5.10 Do you agree the settlement boundary should be changed to bring all existing development into the defined village envelope?

	No.	%
Yes	84	53
No	74	47
Total	158	100



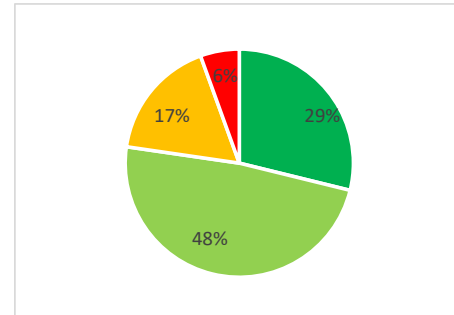
Q5.11 Do you agree the current settlement boundary should be expanded to allow greenfield/ agricultural land to be made available for new development?

	No.	%
Yes	27	16
No	137	84
Total	164	100



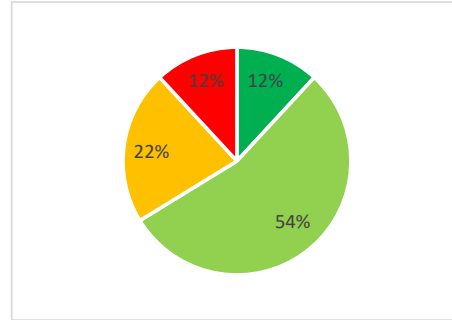
Q5.12 "All future development should only be allowed on previously developed infill sites within the current settlement boundary"

	No.	%
Strongly Agree	47	29
Agree	79	48
Disagree	28	17
Strongly Disagree	9	6
Total	163	100



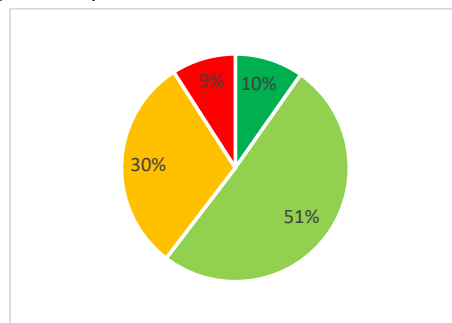
Q5.13 "All future development should be allowed on both previously developed as well as undeveloped infill sites within the current settlement boundary"

	No.	%
Strongly Agree	19	12
Agree	87	54
Disagree	35	22
Strongly Disagree	19	12
Total	160	100



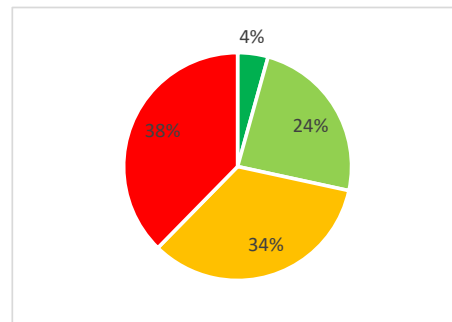
Q5.14 "All future development should only be allowed on infill sites that fall within a new settlement boundary created by enveloping all existing development"

	No.	%
Strongly Agree	15	10
Agree	78	51
Disagree	47	31
Strongly Disagree	14	9
Total	154	100



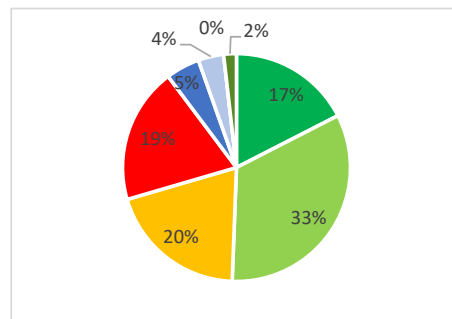
Q5.15 Do you agree to developing areas of greenfield/ agricultural land outside the current settlement boundary?

	No.	%
Strongly Agree	7	4
Agree	39	24
Disagree	55	34
Strongly Disagree	61	38
Total	162	100



Q5.16 There are currently approximately 100 individual houses within the village. How many new houses would you like to see built within the next 15 years?

	No.	%
None	29	17
1 to 5	55	33
5 to 10	33	20
10 to 15	32	19
15 to 20	8	5
25 to 30	6	4
30 to 35	0	0
more than 35	3	2
Total	166	100

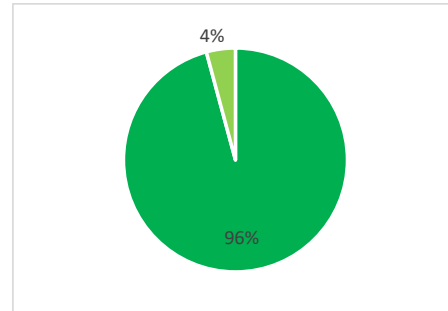


Ravenstone Neighbourhood Plan Questionnaire Analysis

6.0 Local Business

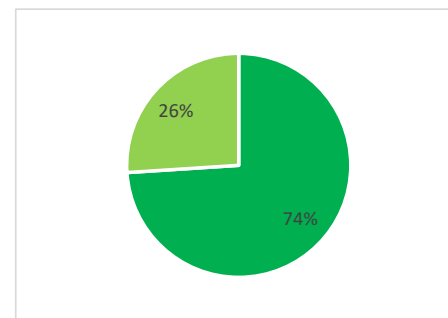
Q6.1 Do you consider agriculture should continue to influence the character of Ravenstone?

	No.	%
Yes	160	96
No	7	4
Total	167	100



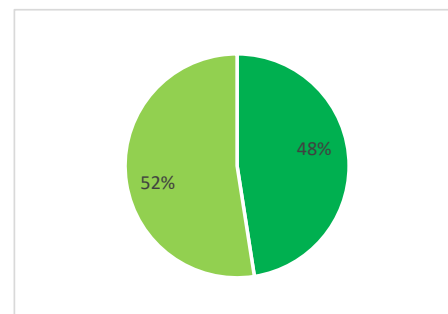
Q6.2 Do you agree all existing businesses should be encouraged to grow?

	No.	%
Yes	108	74
No	38	26
Total	146	100



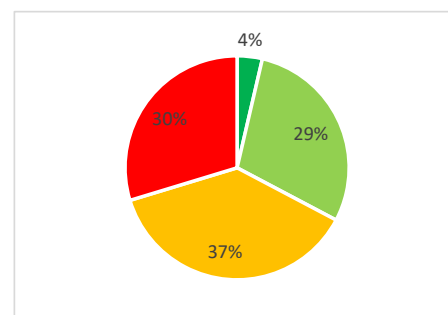
Q6.3 Do you feel that new (non-agricultural) businesses should be encouraged to establish and develop in Ravenstone?

	No.	%
Yes	77	48
No	85	52
Total	162	100



Q6.4 "Ravenstone should have more small commercial (non-agricultural) development sites"

	No.	%
Strongly Agree	6	4
Agree	48	29
Disagree	62	38
Strongly Disagree	49	30
Total	165	100

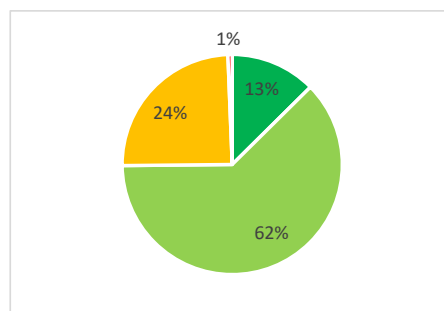


Ravenstone Neighbourhood Plan Questionnaire Analysis

7.0 Community

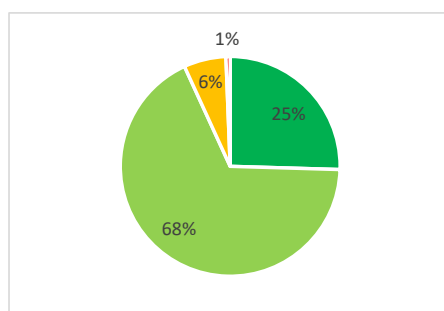
Q7.1 "Village social events should be held more frequently"

	No.	%
Strongly Agree	20	13
Agree	99	62
Disagree	39	25
Strongly Disagree	1	1
Total	159	100



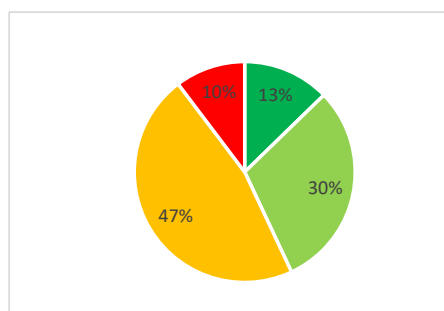
Q7.2 "The village hall should be utilised more"

	No.	%
Strongly Agree	41	25
Agree	109	68
Disagree	10	6
Strongly Disagree	1	1
Total	161	100



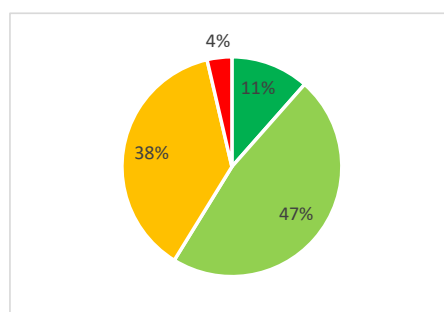
Q7.3 "There should be a shop in the village"

	No.	%
Strongly Agree	21	13
Agree	50	30
Disagree	77	47
Strongly Disagree	17	10
Total	165	100



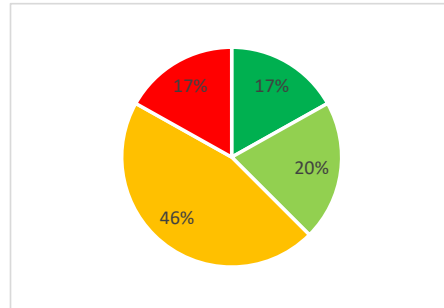
Q7.4 "A 'virtual shop', where volunteers would help people with their online shopping, would be an asset to the village"

	No.	%
Strongly Agree	19	12
Agree	78	47
Disagree	62	38
Strongly Disagree	6	4
Total	165	100



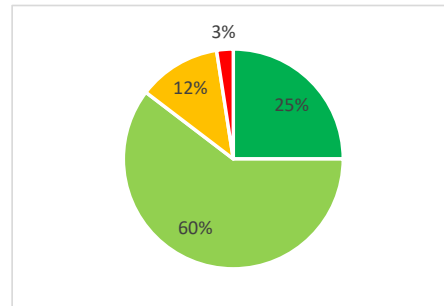
Q7.5 "There should be a pub in the village"

	No.	%
Strongly Agree	27	17
Agree	33	21
Disagree	73	46
Strongly Disagree	27	17
Total	160	100



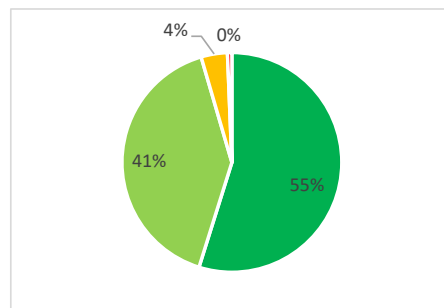
Q7.6 "The 'Neighbourhood Watch' scheme should be re-introduced"

	No.	%
Strongly Agree	41	25
Agree	99	60
Disagree	20	12
Strongly Disagree	4	2
Total	164	100



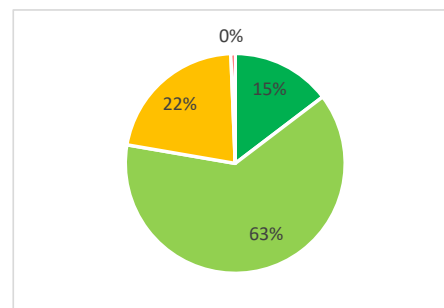
Q7.7 "The recreation ground is a great asset for the village"

	No.	%
Strongly Agree	85	55
Agree	63	41
Disagree	6	4
Strongly Disagree	1	1
Total	155	100



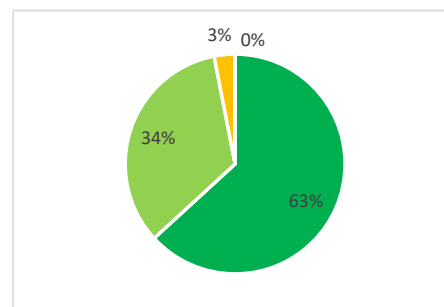
Q7.8 "There should be more organised recreational pursuits/ events in the village"

	No.	%
Strongly Agree	23	15
Agree	99	63
Disagree	34	22
Strongly Disagree	1	1
Total	157	100



Q7.9 "Fibre optic cables should replace the existing copper cabling throughout the village, to further improve broadband speed"

	No.	%
Strongly Agree	103	63
Agree	55	34
Disagree	5	3
Strongly Disagree	0	0
Total	163	100



Ravenstone Neighbourhood Plan
Consolidated Verbatim Questionnaire Comments
(Aligned with questions)

1. ABOUT YOU

Q1.6 How long do you intend to remain resident in the parish?

- We love the village and everyone who lives here. We plan to stay if housing (in our budget and size, requires a 3 bed) becomes available in the next 12-18 months. The mix of ages in the village is really important to us and we would like to see that preserved with future development plans. From a child (and pet) safety standpoint I'd like to see Common Street walking path extended continuously until North End.
- We have just moved in and are looking to stay as our children are now grown and we want a peaceful small community.
- I am 82 years old and I hope to stay here as long as I physically can practically.
- It will probably be less than 5 years we will be able/want to stay due to property/land prices and family commitments.
- No plans to move away. In the area Ravenstone is by far the nicest village.
- I intend to stay here for at least another 5 years. However if there were more starter homes I would like to stay within the village.
- We are very happy here and it provides the perfect setting to raise children whilst enjoying the open spaces of the country.
- I intend to move away within the next 12 months. Prefer to live closer to amenities.
- Would seriously have to consider moving away if Ravenstone was to suffer further development.
- I have no plans to move away for the foreseeable future
'Like the open spaces & walks available'
- Living outside the village I am not really affected by many of the issues raised but I have tried to answer as if I was located in the village rather than on the fringes of the envelope.

2. COUNTRYSIDE & ENVIRONMENT

Q2.1 "It is important the rural character of Ravenstone is protected"

- I moved to the village because I like the village. I do not want to change the village or expect more or less. There are towns nearby and cities not too far away. I think the village should be well maintained, kept clean and protected. It is great to be amongst the farmers always the seasonal changes with animal and crops.
- I love living in Ravenstone for the beautiful surroundings and the peace and quiet that village life offers. This becomes even more important as one gets older. I have worked all my life and have looked forward to some quality of living and serenity in later life. Have had to move in the past when housing development encroached to the point of saturation bringing with it more and more noise, car traffic and litter and a feeling of claustrophobia.
- Milton Keynes has been designated as an area for growth and development and that's where it should stay. Developing the surrounding villages would seriously compromise their character. Who wants to be swallowed up in one huge urban sprawl? If I want hustle and bustle I know I can find it in Milton Keynes. I don't want it forced on me in the village. Please save the special nature of Ravenstone and other such villages for posterity.
- To summarise this questionnaire I could say that I live and work in the village as has generations of my family. I would like Ravenstone to retain its rural charm but to be realistic to a growing population that must be fed and housed. S Howkins
- *Appearance and Tenant/owners of all property in Ravenstone*
The Council (MK Council) must ensure all of its tenants look after the external appearance of their properties. Fences where erected should not be allowed to fall into a dilapidated state. Their dogs should not be allowed to wander and defecate in other tenant/owners gardens.
- It is important to keep the rural charm of Ravenstone for future generations. It is a unique village in North Bucks with little through traffic and still influenced by agriculture and the countryside. This needs to be preserved for the future.
- The open structure of the village is one of its most distinctive features and given the rarity of this should be cherished.
- A very helpful survey. We have always thought that Ravenstone is a very attractive and happy community but it is very important it does not become a 'dormitory' for commuters and older people.

Q2.3 "Areas of greenfield / agricultural land outside the settlement boundary should be protected from development"

- Greenfield development: if it doesn't ruin the country landscape currently here.
- Greenfield/agricultural land outside the settlement boundary should be protected. Strongly agree but some parts of these areas might be developed subject to strict safeguards.

Q2.4 "It is important that local wildlife and its habitat is protected"

- What is the area designated as MK Wildlife Site? Who or which body selected this area and why? Does it have any special restrictions or conservation status? S Howkins
- I'm very glad the hunt doesn't come through any more!
- MK wildlife areas – what does this mean? Do we have access to this area for bird watching and other activities? Is it managed to encourage more wildlife?
- I was surprised to see the 'mk wildlife site' on the plan, as I was not aware of this. Presumably this should be managed in association with a wildlife organisation (eg. Local wildlife trust), appropriate access should be provided or considered, and regular reports made public regarding the site's biodiversity.
- I remain totally opposed to development on any greenfield site - once this is taken it's a forever thing and can never return for the benefit of all, now or in the future.

3. **FLOOD RISK**

Q3.1 "The risk of flooding in the village is a major concern"

- Flood risk is not a major concern as drainage works and ditch clearing will only get water into the village faster in a 'cloud burst' event. Getting the water to discharge to the river flood basin is more important. Unless we are to install costly balancing lakes at the head of the water catchment area which takes precious land out of production and are rarely effective. S Howkins
- Not aware of the flood risk in the village

Q3.3 Do you agree that more funding should be allocated for regular cleaning and maintenance of the drainage system throughout the village?

- Some drains blocked up with silt and leaves. Need clearing.
- Flooding
Regular cleaning of the culvert below Stoke Road and the water course south of Stoke Road should adequately deal with the flooding that occurs in this part of the village, so long as the road drains and 'runs off' to adjoining ditches are kept clear of obstructions

Q3.4 Are you concerned that future development could increase the risk of flooding within the village?

- No – unless building on flood plains

4. TRANSPORT & PARKING

Q4.1 “The special nature of the road through Ravenstone (being a loop off the Gayhurst to Weston road) not leading to another major settlement is an important feature that needs to be preserved”

- As for the traffic in the village, most cars that come to Ravenstone are not using it as a cut through as we are on a loop. I am not sure what is meant by ‘protecting the road’ and what could be done to achieve this?
- Consider closure of road to Stoke Goldington beyond farm/field access points to reduce traffic coming in to the village, using it as a ‘ran run’.
Traffic from Olney (and to Olney) will increase in the coming years, and if we are unable to resolve car parking issues in the village then we will see an accompanying increase in noise/pollution levels and accident risk.
Current ‘through traffic’ would then be forced to bypass Ravenstone and remain on the top road.
- Suggestion – block off the road to Stoke Goldington. This would reduce through traffic, provide both footpath and cycle route and would be suitable as bridleway.
- The character of Ravenstone is to a large extent maintained because the village is not a through road to anywhere else – Weston Underwood is on a ‘rat run’.
- At present, there appears to be through traffic from Stoke Goldington towards Olney. One thought is to block the single track road to Stoke Goldington at an appropriate point so as not to interfere with farm work. This would reduce traffic and provide a footpath/cycle track to Stoke Goldington.

Q4.2 Do you consider car parking provision should be improved in the village?

- I would never want to see Ravenstone’s traffic increasing and Common Street becoming one solid line of parked cars. When you live in a village with a constrained bus service, a car can be pretty essential BUT the motor car has also a lot to answer for. Increased development inevitably means more and more cars and the issues that it brings.
- Should parking provision be improved?
If more parking is required maybe use some of the allotment space for a few cars? I do love the allotments and what has been done though so maybe not all the space would be required? This would be ideal for the village hall.
- Parking is an issue from time to time but adopting tactics to deal with this used in urban areas would seem inappropriate. Judicious use of no parking cones could solve many of the problems. Should this prove not to be the case, yellow lines would be required.
- Cars being parked opposite the road from Stoke Goldington (the location of the photo of the signpost on page 9) is incredibly dangerous and needs sorting.

- Additional parking would be helpful, allowing more room on the roads.

Q4.3 "The grass verges in the village should be protected"

- Verges - We recently/will do have had an increase in our council tax yet the quality of the mowing which we are having to pay for has got a lot worse as the year has gone on. Not reflecting the price.
- I don't see why there is a problem over the verges. More concerning are post holes that keep appearing.

Q4.4 "Hard kerbs should be avoided throughout the village"

- The village has always had the grass verges and recovered if gone over, hard kerbing would spoil village.
- Kerbs might stop damage to grass verges.

Q4.5 "On street parking bays instead of grass verges would benefit the village"

- Please no Parking Bays on Common Street – cars already parked calm traffic enough.
- Parking bays in one or two areas only. Parked cars slow down traffic.
- Subject to strict limits
- Possibly
- Commercial vehicles should not be parked where they destroy verges or use other residents' parking spaces. (On street parking bays could be a benefit here).

Q4.6 "On plot parking should be an integral part of any future development"

- Strongly agree though there should not be any more development.

Q4.7 "Traffic calming measures should be introduced to reduce the speed of traffic passing through the village"

- Traffic calming: especially on the roads exiting the village.
- Most traffic calming is too disruptive but if there are suitable passive measures - OK
- These usually cause more disturbances than any gain. There are only a few speeders through the village most people are very considerate.

- Some people don't adhere to the 30mph speed limit when driving out of the village which is dangerous for horse riders/cyclists/pedestrians etc. Often drivers do not drive on their side of the road when speeding.
- Disagree – Would spoil look of village
- I don't see the benefit of vehicle calming measures within the village. The problem is people driving out of the village at speed. There seems to be unawareness of where the 30mph signs are by some. Maybe reduce driving speed to 20mph in village with more obvious signage.
- Parking in Common Street creates its own traffic calming.
- On-street parking actually provides quite effective traffic calming. Other measures such as humps can cause a noise nuisance for nearby residents, as can obstacles (as they cause stopping and starting). The provision of a car park or parking bays would adversely affect the rural character of the village.

Q4.8 "There should be more bridal paths / cycle tracks linking Ravenstone with adjacent villages"

- Along with the cycle ways it would be wonderful if there could be more joined up walks too.
- Farmers. Footpaths/Bridleways
Should maintain all existing and any new footpaths and bridleways so that the route is obvious and always passable. Defined paths should be created at the point of ploughing and sowing. This poorly done at the rear of the Close through to Weston Underwood. Also there was poor upkeep at the one from Ravenstone Mill Road to Stoke Goldington at the water treatment works.
- Farmers should be more vigilant in maintaining footpaths and bridlepaths. They should redefine footpaths after ploughing. Footpaths that have become overgrown with bramble and nettles should be cleared and more obvious signs need to be installed.
- It would be lovely to be able to ride, walk or cycle to Olney without taking our lives in our hands every time you get on the NP to Olney road.
- There is a strong and growing erosion of country walks and connections between the villages. Farmers are busy removing rights of way that previously existed and we are just going to end up dependent on cars. There is potential to join up Ravenstone, Stoke Goldington, Olney MK etc. by establishing and maintaining bridleways that will support walking, cycling house access. Doing this will support the character and nature of our environment. Not doing this drives us more to cars, fast roads, danger etc. It's tragic that the only people I see on bicycles these days are us old 'MAMILS' and hardly any youth. We are in a vicious cycle of 'more cars = more danger = fewer bikes/pedestrians. There is plenty of opportunity to open up non-motorized transport if we just think clearly:

the old railway bed is rotting away, and under private ownership is being blocked for access, and as a result the only access to Olney is along the very dangerous road, on a foot wide pavement with cars skimming your elbow at 60mph. Shameful and sad.

Q4.9 "A more frequent / widespread bus service is required"

- A bus service to Milton Keynes, rather than just to Olney or Newport.
- 'On demand' or 'Call Connect' bus services are coming increasingly common in the UK following much earlier initiatives in Japan and Northern Europe. An example in nearby Northampton is the Nene and Welland CallConnect 'dial a bus' service. I believe this type of service should be actively explored for Ravenstone.
- I feel that an improved bus service would be vital due to the amount of younger people and the number of elderly people in the village. Having grown up in Ravenstone I know how hard it was to go to Olney and other places without having to ask my parents to take me thus putting them out of their way for me to see friends and continuing my dependency upon them. A better bus service would allow independency to younger generations as well as the older generations who can't drive.
- The bus service in is my opinion a waste of money. For the odd resident that uses the bus I am sure it would be cost effective to use a taxi service.
- The bus goes through the village virtually empty so demand is clearly low.
- Disagree – Reasonable bus service for such a small village and usage.

Unaligned Transport and Car Parking Comments

- Potholes - These are getting increasingly worse yet nothing has been done. When winter comes these will just continue to deteriorate and get dangerous.
- Some areas of the road are in a very poor state - a number of pot holes have not been filled in.

5. HOUSING & LOCAL PLAN DESIGNATIONS

Q5.1 "The distinctive character of Ravenstone should be protected"

- Development projects for new and converted properties must be monitored and patrolled very closely. MKC must ensure all regulations are implemented. Developers do not respect the fabric of local villages or consider the views of residents. The Parish Council must exert pressure on MKC to make sure that changes are in line with planning guidelines. All development projects (large or small) must include a financial contribution to the village for specific projects e.g flooding control.
- There are many long term residents in the village for whom the status quo works and who are perfectly happy with life here and they must bear some responsibility for allowing all amenities to disappear. They are also the reason the nature and character of the village has remained the same for so long and their immobility might distort the idea that there is a shortage of some types of housing. Several different types of homes have recently changed hands in the village which might correct that view. Gradual, minimal development will ensure the village remains the same.
- Ravenstone is a lovely place to be. I know new housing is needed in our area and I'm not totally against new houses but very concerned that once the gates are opened there will be no going back. We have looked at other villages to live in but most have been unsympathetic new builds. please don't let that happen to Ravenstone. It's a gem of a place.
- Part of the draw of the village is the size and the lack of villages like this in the area. Too many 'villages' are turning in to towns and add on for Milton Keynes. By developing it this will not benefit local/agricultural people but rich people coming out of London etc and to me making there no point to the development bar the developers reaping (sic) the rewards. I feel by leaving it as it is it will keep the charm which so many areas have lost here.
- Ravenstone is a beautiful peaceful village. Any major changes would ruin the environment we live in. It is, of course, selfish of me to feel this way but I chose to live here and hope to remain.
- I believe that Sherington with all it's current 'character' presents us with a perfect example of what we don't want to happen to Ravenstone.
- *Ravenstone* - This is a unique village with a low crime rate. Developers are buying up local farms with a view to earning great sums of money over the next 15 – 30 years by increasing the boundaries of settlement land to the neighbouring towns of Bedford and Northampton. This will create higher insurance premiums and presumably council taxes. This village needs to retain the beauty and sense of timeless change that exists today.

- The council should also inspect and ensure their tenants are maintaining the boundaries of their properties to maintain the image of the village.
- I very much like Ravenstone as it is today and don't recognise a need for significant change.
I do believe that second/third generations of families should be able to live here if they want to. Providing low-cost housing will not definitely achieve this.
- Development in keeping with the village is a good thing in my opinion.
Thank you for doing this.

Q5.3 "All future development should remain in keeping with the appearance of the village"

- If there has to be any new developments in the village it must be strictly controlled by Milton Keynes Council. Planning conditions and conservation issues are meaningless if they are not followed through. We cannot trust developers to do this!! Examples of this already exist in the village.
- I am in favour of new housing, wherever a site may present itself so long as to be sympathetic with its surroundings. S Howkins
- I don't object to some more development within the village or on the periphery if it is carried out sensitively and in small numbers.

Q5.4 "There is a need for more housing development in the village"

- Potential rather than need
- Ravenstone would benefit from small additions to its housing stock. Starter homes, homes for the elderly retaining the blend of 'population' is key - wealth, occupation, age etc. Ravenstone is however not viable as a development site. Hemmed in by monuments and SSS1 land with poor transport links and minimal infrastructure it presents a challenging if not poor development prospect.
- Whilst disagreeing in principle to future housing expansion and commercial, it is clear some would be required to assist with shop, pub or maybe a village hall which does not directly attach to residential property.
- Rather than multiple individual new builds and barn conversions. I would prefer a small cul-de-sac of 5-8 house, all built at the same time, in the same style (not necessarily a stone style, could be modern but sympathetic) as has happened in past developments eg The Close, Abbey Way, Chaseport Close.
- My main concern for our fabulous and unique village is that there seems to be a small group of people who live in the village intent on buying property and land for nothing more than development and I do feel it should be discouraged strongly.

- The village does not have the infrastructure to support large development but I think it is important to have a range of housing available including affordable low cost housing. However, each proposed development should be assessed on its merits rather than saying “I support/don’t support development on Greenfield site”, for example. It would depend where it was and what was proposed, in my opinion.
- I think it’s really important to keep the rural character of the village – its why we all live here. However, it’s also important to strike a balance between that, and allowing for growth and innovation. A few more houses would be great, with permission to explore more ‘green’ & energy efficient/sustainable styles of building. Plus pushing for funding to help make existing houses achieve better energy ratings.

Q5.5 “New housing development is more important than any other development e.g. employment development”

- Employment development must be limited and must be kept in keeping with the size and character of the village.

Q5.7 "There should be more starter homes (1-2 bed) in the village"

- Starter homes should only be available for first time buyers.
- Starter homes to first time buyers only
- More starter homes would be great.
- This could more appropriately refer to ‘affordable housing’ for which there may be a need.
- Have probably contradicted myself on the housing/plan section, but would be happy to see small scale development within the village that would encourage younger generations to move in and settle here.
- Affordable (social?) housing for children of residents would help sustain the character of the village.

Q5.9 Are you concerned with the affordability of housing in the village?

- Encourage young families to live in the village through the provision of suitable affordable housing.

Q5.10 Do you agree the settlement boundary should be changed to bring all existing development into the defined village envelope?

- No – Implications need to be made clear – not if it would allow spread of future development.

- In principle, it would seem sensible to extend the settlement boundary to include all existing village housing. However, this would need to be drawn very carefully as there would be a real danger of opening up unintended sites for future development.

Q5.11 Do you agree the current settlement boundary should be expanded to allow greenfield / agricultural land to be made available for new development?

- The series of questions around development boundaries (11-14) are very confusing and potentially leading
- Only after very strict scrutiny.
- I am not opposed to the building of new homes. However, I do not wish to see the village boundary grow and so would suggest that a small number of houses could be built on developed or undeveloped ground within the existing village. An exception to this might include North End and also land adjacent to Small Farm.

- What are the implications of opening up the settlement boundary?

Q5.12 “All future development should only be allowed on previously developed infill sites within the current settlement boundary”

- If there is land not being used within the village that that should be used instead of expanding the site into open countryside.
- Questions relating to future development on developed/undeveloped infill sites settlement boundary.
Disagree or strongly disagree with note ‘Not all some may be’
- The ‘settlement boundary’ is very tightly drawn around the existing development with only 2 or 3 possible infill sites none of which appear to have been previously developed which makes the question meaningless.

Q5.13 “All future development should be allowed on both previously developed as well as undeveloped infill sites within the current settlement boundary”

- I think that more housing could be build in areas, previously undeveloped, but not particularly beautiful or having much impact in the overall feel of the village. I do think the character should be nurtured, but I don’t think that means excluding sympathetically designed modern buildings, eg. eco-housing.

Q5.14 “All future development should only be allowed on infill sites that fall within a new settlement boundary created by enveloping all existing development”

- I have not answered because I am not sure of the requirement or justification to do so in relation to allocation of greenfield land or the number of new dwellings required.

However, the village cannot remain ???? and has to evolve but not at the expense of radically changing its appearance, pace of life and existing community.

Signed Addersey Farm Stoke Goldington. Thank you for the opportunity to comment.

Q5.15 Do you agree to developing areas of greenfield / agricultural land outside the current settlement boundary?

- Houses are being built in MK, Bedford, Northampton, Olney - a huge area going under concrete. Ravenstone should remain simple and in touch with its past. There are enough homes being built for future generations. Houses should be in Ravenstone if needed.
- How can you respond positively to this question without any indication as to the scale and location of the development. The response must differ to 1 or 20+ houses.

Q5.16 There are currently approximately 100 individual houses within the village. How many new houses would you like to see built within the next 15 years?

- It is difficult to quantify the perfect balance to ensure that improved facilities remain viable without allowing too many new houses.

Unaligned Housing and Local Plan Designations Comments

- There should be a 'do not know' option
- Should we not try and formulate a 'statement of intent' about what the village should be and agree that? Might be more effective than a series of questions.

6. LOCAL BUSINESS

Q6.1 Do you consider agriculture should continue to influence the character of Ravenstone?

- Agriculture is likely to go through a period of massive change as Brexit comes into being. Farms will, in my view, diversify. It is just possible that a farm shop could flourish in the village. I'm sure Stuart will have a view on this. It could also lead to further different types of diversification.
- It would be a good neighbourly thing to let villagers know where pesticides are being sprayed. The tractor operator may have PPE but the villagers and their pets may be affected by the use of neuro-inhibiting chemicals. Written notification and farmers should check wind direction.

Q6.2 Do you agree all existing businesses should be encouraged to grow?

- Only agricultural.
- Yes – Only within existing buildings
- If you want less cars/vans etc. more businesses would mean more.

Q6.3 Do you feel that new (non-agricultural) businesses should be encouraged to establish and develop in Ravenstone?

- Yes “but as ‘cottage industries’ using new technology
- Further employment could be established by the creation of cottage industries using high spec broadband or by the use of redundant farm buildings being turned to office units.
- I do believe that it is healthy to create jobs within Ravenstone. If any of our farmers/landowners were to create space for commercial use I would support this.
- In terms of ‘adding’ business to the area I wouldn’t support ‘big business development’. I would support the following:
Farm shop/cafe or Cafe run through the community. Art space with studio space for practising artists to include : Pottery, Fine art, Craft, modern art, space for movement/yoga. Shop selling milk, bread, local produce.
- I don’t see the point of encouraging further non-agricultural businesses – those that already operate employ people from outside the village and the establishment of a business park would ruin the rural nature of the village.
- Provide facilities for suitable businesses, possibly ‘start-ups’ Most current firms fall into this category but car breakers certainly do not!!

- Finally, although I agree that more local businesses could be encouraged, that does not necessarily require commercial premises, online businesses could do well here without a development impact.

Thanks for the opportunity to offer my views.

Q6.4 “Ravenstone should have more small commercial (non-agricultural) development sites”

- Agree “but within cottage industry parameters or use of redundant farm buildings”

7. COMMUNITY

Q7.1 "Village social events should be held more frequently"

- Not enough willing to organize events
- Need to encourage everybody. Make them feel included and 'not part of a gang' should be challenged.
- The questions imply that there are many willing volunteers from the village always ready to step in. This is a big ask in such a small community. The church could play a more motivating role in this village if the village had a vicar with more time. Does Ravenstone want to become a larger community?
- There are many long term residents in the village for whom the status quo works and who are perfectly happy with life here and they must bear some responsibility for allowing all amenities to disappear. Any initiatives involving the provision of more amenities may only now be achieved by increasing numbers considerably in which case Ravenstone will inevitably change.
- I don't need the village to provide me with more entertainment. Most of us are capable of organising our own social interaction.
- How is it proposed that such are achieved? Cannot answer questions without some explanation. Would it not be more constructive to ask 'would you be prepared to organise/support village social events, recreational pursuits...'?
- Having been involved in organising social events I don't think there's an appetite for greater frequency!

Q7.2 "The village hall should be utilised more"

- Lack of parking makes this less popular
- If the village hall was upgraded - loos, heating.etc it would hire out more easily generating income.
- Aside from the church, the only community facility in the village is the hall. It is underutilised, which requires the involvement of more villagers in its running if its future is to be assured. A recruitment drive in this regard is urgently needed.
- I would support anything that would help build the community to include:
Events in the village hall (which could be supported through the rural touring network & local council) to include theatre, music, dance etc. This could be done in the round at the Village Hall. Art exhibitions.

- Vintage fairs where tea/coffee etc could be sold and fed back into the village (profits). Family workshops in the village hall, pottery, art & craft, music etc.
- Agree – By people associated with the village
- Agree – By people/groups associated with the village.

Q7.3 "There should be a shop in the village"

- Need more community establishments i.e. pub, shop because no community. Would need more houses or through roads for these business to do well – so always going to be an ongoing debate to develop or not.
- Not financially viable
- On some issues I indicated agree or disagree but actually don't mind either way. E.g. there should be a shop in the village – if someone wants to open a shop, that's fine but don't feel that there 'should be'.
- Agree - volunteer run in the village hall NEEDS VOLUNTEERS
- Despite the lack of a shop and pub the village remains vibrant. Neither of the above is viable in a village of this size and on a loop road.
- Completely impractical/uneconomic, why perpetuate and unrealisable' dream'??
- Basic economics rule out the viability of a village shop or pub.
- There are pubs and shops in adjoining villages so I see no point in opening either in the village.
- Disagree – Who would run it? It would be unlikely to provide a living wage
- Disagree – It would not be viable
- I think it would be good to have a community-type pub/coffee house cum local shop – maybe to act as a parcel drop off and pick up point as well, which could act as a meeting place.

Q7.4 "A 'virtual shop', where volunteers would help people with their online shopping, would be an asset to the village"

- On-line shopping makes the idea of a virtual shop redundant, particularly in the long term as more people become internet users.

Q7.5 "There should be a pub in the village"

- A local pub would also provide a nice community base to socialise with other villagers as local events are not always 'attendable'.
- As a landowner within the Parish but a resident outside of it then I am not really qualified to comment on population levels/housing requirements within the village. However Ravenstone is a unique village by its location and the history – predominantly agricultural and clerical. I feel the introduction of a pub would destroy that because the village would not necessarily benefit from it plus it is off the beaten track which may make it unviable. You have pubs in the neighbouring villages. (I remember 'The ??? Arms' small and often overcrowded) I think Ravenstone does very well with its village hall as its social events within the Gate Group.
- It was lack of use that shop didn't last in village before, same as pub and that again would if people from outside wanted to come mean more cars and drink drive would mean not to come to pub, and the expense.
- I think a pub would be a lovely addition to the village serving good, nutritious home cooked food.
- Disagree – Tried and failed in the past
- Pub would be a great asset to the village.
- When we bought the Old Vicarage in 1972 there was a pub and shop in the village. Both closed some years later due to lack of demand. Do not be tempted to press for a pub. Pubs rely on passing traffic and this does not apply to Ravenstone on a loop road nor is the village large enough to support a pub without passing traffic. Richard Dawes.
- A pub is a good idea.

Q7.6 "The 'Neighbourhood Watch' scheme should be re-introduced"

- Along with Neighbourhood Watch renewed I am both saddened and angered at the increasing problem of litter around the village. Could this be addressed in a more robust way? A council tax responsibility for sure but additional volunteer teams?
- Disagree – Not needed.

Q7.7 "The recreation ground is a great asset for the village"

- The work carried out at the allotments and playing fields was handled well.

Q7.8 "There should be more organised recreational pursuits / events in the village"

- In terms of sporting facilities and social events the traditional events combined with resident activities generate sufficient opportunities that are open to all.
- Further encourage sports within the village. The revival of cricket is very encouraging. Can we find a site for a cricket ground and build a pavilion and lavatories etc. Richard Dawes.

Q7.9 "Fibre optic cables should replace the existing copper cabling throughout the village, to further improve broadband speed"

- Although I understand some residents have poor internet signal personally ours is very good and we do not have an issue.
- Fibre optic is vital for the development of the village.
- Fibre optic is vital.

Unaligned Community Comments

- Love the village it has a real community feel. Current very convenient for both places of work.
- No mention of the allotment site. Surely that is an asset to the village?
- Regarding the allotments being re established, although some have been used a number sit empty. It would of (sic) been better asking people beforehand who wanted one and producing that number of plots rather than some sitting empty and costing more money to control the weeds. Personally it would be more beneficial to turn the allotments into parking for the village hall. If this happened the village hall would be used more.
- A real bugbear is people putting their rubbish out the night before and every week it has been ripped apart and making such a mess. This really needs addressing (or the foxes).
- The bins are collected early on Tuesday. As a consequence a number of residents put there(sic) bin bags out in the evening before. The issue with this is that both cats and the wildlife spread it across the village.
- Could the Ravenstone Parish Council consider funding for a tasteful village naming sign at both ends of the village like both Weston Underwood and Olney have? It would show pride in our village and be uplifting for the soul! The current signs are awful.

- The survey does not mention All Saints Church. We are told that the Church and the memorials within it are the finest Grade 1 listed examples of ecclesiastical architecture north of London. Already there are an increasing number of visitors. How can we further this for the benefit of the village? Richard Dawes.

OTHER COMMENTS

- Thank you all for seeking our views.
- All rocks put by home owners on the grass verges to be removed. They are so dangerous and could do enormous damage not only to vehicles but to cyclists etc. A person could and would sue the owner for damage done. Also they make the village look pretty ugly.
- Ones left blank I don't have an opinion on.
- I see absolutely no point in a village plan. I don't think it will make any difference.
- Some questions require a 'mid-point' – i.e. neither agree or disagree
- Some Q/A contradict as like in the verges protect but not hard kerbing. See need for homes – but not here or there – its not black & white I understand. Stoke Goldington has bungalows, Ravenstone has Alms houses, and again where would a good site be for more....
- Thanks to Steering Group for excellent work J Caplin
- Some questions needed the ability to answer neither agree nor disagree.
- The map wasn't clear enough for poorly sighted people.
- The questionnaire is to (sic) woolly.
- I have not answered all questions. It would have been helpful to have had the opportunity to 'neither agree or disagree' on the questionnaire when you have no particular view.
- I would have liked the option to neither agree nor disagree with some questions – particularly the development ones.

Ravenstone Neighbourhood Plan
Consolidated Verbatim Questionnaire Comments
(sorted by section)

1. ABOUT YOU

- We love the village and everyone who lives here. We plan to stay if housing (in our budget and size, requires a 3 bed) becomes available in the next 12-18 months. The mix of ages in the village is really important to us and we would like to see that preserved with future development plans. From a child (and pet) safety standpoint I'd like to see Common Street walking path extended continuously until North End.
- We have just moved in and are looking to stay as our children are now grown and we want a peaceful small community.
- I am 82 years old and I hope to stay here as long as I physically can practically.
- It will probably be less than 5 years we will be able/want to stay due to property/land prices and family commitments.
- No plans to move away. In the area Ravenstone is by far the nicest village.
- I intend to stay here for at least another 5 years. However if there were more starter homes I would like to stay within the village.
- We are very happy here and it provides the perfect setting to raise children whilst enjoying the open spaces of the country.
- I intend to move away within the next 12 months. Prefer to live closer to amenities.
- Would seriously have to consider moving away if Ravenstone was to suffer further development.
- Q1.6 I have no plans to move away for the foreseeable future
'Like the open spaces & walks available'
- Living outside the village I am not really affected by many of the issues raised but I have tried to answer as if I was located in the village rather than on the fringes of the envelope.

2. COUNTRYSIDE & ENVIRONMENT

- Greenfield development: if it doesn't ruin the country landscape currently here.
- There is a strong and growing erosion of country walks and connections between the villages. Farmers are busy removing rights of way that previously existed and we are just going to end up dependent on cars. There is potential to join up Ravenstone, Stoke Goldington, Olney MK etc. by establishing and maintaining bridleways that will support walking, cycling house access. Doing this will support the character and nature of our environment. Not doing this drives us more to cars, fast roads, danger etc. It's tragic that the only people I see on bicycles these days are us old 'MAMILS' and hardly any youth. We are in a vicious cycle of 'more cars = more danger = fewer bikes/pedestrians. There is plenty of opportunity to open up non-motorized transport if we just think clearly: the old railway bed is rotting away, and under private ownership is being blocked for access, and as a result the only access to Olney is along the very dangerous road, on a foot wide pavement with cars skimming your elbow at 60mph. Shameful and sad.
- I think it's really important to keep the rural character of the village – its why we all live here. However, it's also important to strike a balance between that, and allowing for growth and innovation. A few more houses would be great, with permission to explore more 'green' & energy efficient/sustainable styles of building.
- Plus pushing for funding to help make existing houses achieve better energy ratings.
- I moved to the village because I like the village. I do not want to change the village or expect more or less. There are towns nearby and cities not too far away. I think the village should be well maintained, kept clean and protected. It is great to be amongst the farmers always the seasonal changes with animal and crops.
- Thank you all for seeking our views.
- I love living in Ravenstone for the beautiful surroundings and the peace and quiet that village life offers. This becomes even more important as one gets older. I have worked all my life and have looked forward to some quality of living and serenity in later life. Have had to move in the past when housing development encroached to the point of saturation bringing with it more and more noise, car traffic and litter and a feeling of claustrophobia.
- Milton Keynes has been designated as an area for growth and development and that's where it should stay. Developing the surrounding villages would seriously compromise their character. Who wants to be swallowed up in one huge urban sprawl? If I want hustle and bustle I know I can find it in Milton Keynes. I don't want it forced on me in the village. Please save the special nature of Ravenstone and other such villages for posterity.
- To summarise this questionnaire I could say that I live and work in the village as has generations of my family. I would like Ravenstone to retain its rural charm but to be realistic to a growing population that must be fed and housed. S Howkins

- Q2.3 Greenfield/agricultural land outside the settlement boundary should protected. Strongly agree but some parts of these areas might be developed subject to strict safeguards.
- I remain totally opposed to development on any greenfield site - once this is taken it's a forever thing and can never return for the benefit of all, now or in the future.
- What is the area designated as MK Wildlife Site? Who or which body selected this area and why? Does it have any special restrictions or conservation status? S Howkins
- *Appearance and Tenant/owners of all property in Ravenstone*
The Council (MK Council) must ensure all of its tenants look after the external appearance of their properties. Fences where erected should not be allowed to fall into a dilapidated state. Their dogs should not be allowed to wander and defecate in other tenant/owners gardens.
- It would be a good neighbourly thing to let villagers know where pesticides are being sprayed. The tractor operator may have PPE but the villagers and their pets may be affected by the use of neuro-inhibiting chemicals. Written notification and farmers should check wind direction.
- It is important to keep the rural charm of Ravenstone for future generations. It is a unique village in North Bucks with little through traffic and still influenced by agriculture and the countryside. This needs to be preserved for the future.
- The open structure of the village is one of its most distinctive features and given the rarity of this should be cherished.
- I'm very glad the hunt doesn't come through any more!
- MK wildlife areas – what does this mean? Do we have access to this area for bird watching and other activities? Is it managed to encourage more wildlife?
- I was surprised to see the 'mk wildlife site' on the plan, as I was not aware of this. Presumably this should be managed in association with a wildlife organisation (eg. Local wildlife trust), appropriate access should be provided or considered, and regular reports made public regarding the site's biodiversity.
- A very helpful survey. We have always thought that Ravenstone is a very attractive and happy community but it is very important it does not become a 'dormitory' for commuters and older people.

3. **FLOOD RISK**

- Flood risk is not a major concern as drainage works and ditch clearing will only get water into the village faster in a 'cloud burst' event. Getting the water to discharge to the river flood basin is more important. Unless we are to install costly balancing lakes at the head of the water catchment area which takes precious land out of production and are rarely effective. S Howkins
- Some drains blocked up with silt and leaves. Need clearing.
- Not aware of the flood risk in the village
- Q.3. Flooding
Regular cleaning of the culvert below Stoke Road and the water course south of Stoke Road should adequately deal with the flooding that occurs in this part of the village, so long as the road drains and 'runs off' to adjoining ditches are kept clear of obstructions
- Q3.4 [Are you concerned that future development could increase the risk of flooding within the village?]
No – unless building on flood plains

4. TRANSPORT & PARKING

- Please no Parking Bays on Common Street – cars already parked calm traffic enough.
- Traffic calming: especially on the roads exiting the village.
- Along with the cycle ways it would be wonderful if there could be more joined up walks too.
- A bus service to Milton Keynes, rather than just to Olney or Newport.
- The village has always had the grass verges and recovered if gone over, hard kerbing would spoil village.
- If you want less cars/vans etc. more businesses would mean more.
- It was lack of use that shop didn't last in village before, same as pub and that again would if people from outside wanted to come mean more cars and drink drive would mean not to come to pub, and the expense.
- Q4.1
As for the traffic in the village, most cars that come to Ravenstone are not using it as a cut through as we are on a loop. I am not sure what is meant by 'protecting the road' and what could be done to achieve this?
- I would never want to see Ravenstone's traffic increasing and Common Street becoming one solid line of parked cars. When you live in a village with a constrained bus service, a car can be pretty essential BUT the motor car has also a lot to answer for. Increased development inevitably means more and more cars and the issues that it brings.
- Q4.2 Should parking provision be improved?
If more parking is required maybe use some of the allotment space for a few cars? I do love the allotments and what has been done though so maybe not all the space would be required? This would be ideal for the village hall
- Q4.3
Verges - We recently/will do have had an increase in our council tax yet the quality of the mowing which we are having to pay for has got a lot worse as the year has gone on. Not reflecting the price.
- Potholes - These are getting increasingly worse yet nothing has been done. When winter comes these will just continue to deteriorate and get dangerous.
- Some areas of the road are in a very poor state - a number of pot holes have not been filled in.

- Q4.5
Parking bays in one or two areas only. Parked cars slow down traffic.
- Subject to strict limits
- Possibly
- Q4.6 on plot parking should be an integral part of future development. Strongly agree though there should not be any more development.
- Q4. 7
Most traffic calming is too disruptive but if there are suitable passive measures - OK
- These usually cause more disturbances than any gain. There are only a few speeders through the village most people are very considerate.
- Q4.9
'On demand' or 'Call Connect' bus services are coming increasingly common in the UK following much earlier initiatives in Japan and Northern Europe. An example in nearby Northampton is the Nene and Welland CallConnect 'dial a bus' service. I believe this type of service should be actively explored for Ravenstone.
- I feel that an improved bus service would be vital due to the amount of younger people and the number of elderly people in the village. Having grown up in Ravenstone I know how hard it was to go to Olney and other places without having to ask my parents to take me thus putting them out of their way for me to see friends and continuing my dependency upon them. A better bus service would allow independency to younger generations as well as the older generations who can't drive.
- The bus service in is my opinion a waste of money. For the odd resident that uses the bus I am sure it would be cost effective to use a taxi service.
- Commercial vehicles should not be parked where they destroy verges or use other residents' parking spaces. (On street parking bays could be a benefit here).
- Farmers. Footpaths/Bridleways
Should maintain all existing and any new footpaths and bridleways so that the route is obvious and always passable. Defined paths should be created at the point of ploughing and sowing. This poorly done at the rear of the Close through to Weston Underwood. Also there was poor upkeep at the one from Ravenstone Mill Road to Stoke Goldington at the water treatment works.

- Farmers should be more vigilant in maintaining footpaths and bridlepaths. They should redefine footpaths after ploughing. Footpaths that have become overgrown with bramble and nettles should be cleared and more obvious signs need to be installed.
- I don't see why there is a problem over the verges. More concerning are post holes that keep appearing.
- Some people don't adhere to the 30mph speed limit when driving out of the village which is dangerous for horse riders/cyclists/pedestrians etc. Often drivers do not drive on their side of the road when speeding.
- Q4.7 ["Traffic calming measures should be introduced to reduce the speed of traffic passing through the village"]
Disagree – Would spoil look of village
- I don't see the benefit of vehicle calming measures within the village. The problem is people driving out of the village at speed. There seems to be unawareness of where the 30mph signs are by some. Maybe reduce driving speed to 20mph in village with more obvious signage.
- Consider closure of road to Stoke Goldington beyond farm/field access points to reduce traffic coming in to the village, using it as a 'ran run'.
Traffic from Olney (and to Olney) will increase in the coming years, and if we are unable to resolve car parking issues in the village then we will see an accompanying increase in noise/pollution levels and accident risk.
Current 'through traffic' would then be forced to bypass Ravenstone and remain on the top road.
- Parking is an issue from time to time but adopting tactics to deal with this used in urban areas would seem inappropriate. Judicious use of no parking cones could solve many of the problems. Should this prove not to be the case, yellow lines would be required.
- Kerbs might stop damage to grass verges.
- The bus goes through the village virtually empty so demand is clearly low.
- The character of Ravenstone is to a large extent maintained because the village is not a through road to anywhere else – Weston Underwood is on a 'rat run'.
- Re. Q4.7 parking in Common Street creates its own traffic calming.
- Q4.7 'Traffic calming measures should be introduced to reduce the speed of traffic passing through the village'
- Suggestion – block off the road to Stoke Goldington. This would reduce through traffic, provide both footpath and cycle route and would be suitable as bridleway.

- Q4.9 'A more frequent/widespread bus service is required'
Disagree – Reasonable bus service for such a small village and usage.
- On-street parking actually provides quite effective traffic calming. Other measures such as humps can cause a noise nuisance for nearby residents, as can obstacles (as they cause stopping and starting). The provision of a car park or parking bays would adversely affect the rural character of the village.
- At present, there appears to be through traffic from Stoke Goldington towards Olney. One thought is to block the single track road to Stoke Goldington at an appropriate point so as not to interfere with farm work. This would reduce traffic and provide a footpath/cycle track to Stoke Goldington.
- Cars being parked opposite the road from Stoke Goldington (the location of the photo of the signpost on page 9) is incredibly dangerous and needs sorting.
- It would be lovely to be able to ride, walk or cycle to Olney without taking our lives in our hands every time you get on the NP to Olney road.
- Additional parking would be helpful, allowing more room on the roads.

5. HOUSING & LOCAL PLAN DESIGNATIONS

- If there has to be any new developments in the village it must be strictly controlled by Milton Keynes Council. Planning conditions and conservation issues are meaningless if they are not followed through. We cannot trust developers to do this!! Examples of this already exist in the village.
- If there is land not being used within the village that that should be used instead of expanding the site into open countryside.
- Starter homes should only be available for first time buyers.
-
- Starter homes to first time buyers only
- The series of questions around development boundaries (11-14) are very confusing and potentially leading
- There should be a 'do not know' option
- Should we not try and formulate a 'statement of intent' about what the village should be and agree that? Might be more effective than a series of questions.
- Q5.1
Development projects for new and converted properties must be monitored and patrolled very closely. MKC must ensure all regulations are implemented. Developers do not respect the fabric of local villages or consider the views of residents. The Parish Council must exert pressure on MKC to make sure that changes are in line with planning guidelines. All development projects (large or small) must include a financial contribution to the village for specific projects e.g flooding control.
- Q5.4 and 5.6 There is need for more housing development in the village
Potential rather than need
- There are many long term residents in the village for whom the status quo works and who are perfectly happy with life here and they must bear some responsibility for allowing all amenities to disappear. They are also the reason the nature and character of the village has remained the same for so long and their immobility might distort the idea that there is a shortage of some types of housing. Several different types of homes have recently changed hands in the village which might correct that view. Gradual, minimal development will ensure the village remains the same.
- Ravenstone is a lovely place to be. I know new housing is needed in our area and I'm not totally against new houses but very concerned that once the gates are opened there will be no going back. We have looked at other villages to live in but most have been

unsympathetic new builds. please don't let that happen to Ravenstone. It's a gem of a place.

- Part of the draw of the village is the size and the lack of villages like this in the area. Too many 'villages' are turning in to towns and add on for Milton Keynes. By developing it this will not benefit local/agricultural people but rich people coming out of London etc and to me making there no point to the development bar the developers reaping (sic) the rewards. I feel by leaving it as it is it will keep the charm which so many areas have lost here.
- Ravenstone is a beautiful peaceful village. Any major changes would ruin the environment we live in. It is, of course, selfish of me to feel this way but I chose to live here and hope to remain.
- More starter homes would be great.
- Q5.5
Employment development must be limited and must be kept in keeping with the size and character of the village.
- I believe that Sherington with all its current 'character' presents us with a perfect example of what we don't want to happen to Ravenstone.
- Ravenstone would benefit from small additions to its housing stock. Starter homes, homes for the elderly retaining the blend of 'population' is key - wealth, occupation, age etc. Ravenstone is however not viable as a development site. Hemmed in by monuments and SSS1 land with poor transport links and minimal infrastructure it presents a challenging if not poor development prospect.
- Q5.11 Should the settlement boundary be expanded to allow greenfield/agricultural land available for new development?
Only after very strict scrutiny.
- Q5.12/13/14 Questions relating to future development on developed/undeveloped infill sites settlement boundary.
Disagree or strongly disagree with note 'Not all some may be'
- Q5.15
Houses are being built in MK, Bedford, Northampton, Olney - a huge area going under concrete. Ravenstone should remain simple and in touch with its past. There are enough homes being built for future generations. Houses should be in Ravenstone if needed.

- Q5.16
It is difficult to quantify the perfect balance to ensure that improved facilities remain viable without allowing too many new houses
- Q5
I am in favour of new housing, wherever a site may present itself so long as to be sympathetic with its surroundings. S Howkins
- Whilst disagreeing in principle to future housing expansion and commercial, it is clear some would be required to assist with shop, pub or maybe a village hall which does not directly attach to residential property.
- *Ravenstone* - This is a unique village with a low crime rate. Developers are buying up local farms with a view to earning great sums of money over the next 15 – 30 years by increasing the boundaries of settlement land to the neighbouring towns of Bedford and Northampton. This will create higher insurance premiums and presumably council taxes. This village needs to retain the beauty and sense of timeless change that exists today.
- The council should also inspect and ensure their tenants are maintaining the boundaries of their properties to maintain the image of the village.
- Q14 -16 I have not answered because I am not sure of the requirement or justification to do so in relation to allocation of greenfield land or the number of new dwellings required. However, the village cannot remain ???? and has to evolve but not at the expense of radically changing its appearance, pace of life and existing community.
Signed Addersey Farm Stoke Goldington.
Thank you for the opportunity to comment.
- I very much like Ravenstone as it is today and don't recognise a need for significant change. I do believe that second/third generations of families should be able to live here if they want to. Providing low-cost housing will not definitely achieve this.
- I am not opposed to the building of new homes. However, I do not wish to see the village boundary grow and so would suggest that a small number of houses could be built on developed or undeveloped ground within the existing village. An exception to this might include North End and also land adjacent to Small Farm.
- Q.5.7 This could more appropriately refer to 'affordable housing' for which there may be a need.
- Q.5.12 The 'settlement boundary' is very tightly drawn around the existing development with only 2 or 3 possible infill sites none of which appear to have been previously developed which makes the question meaningless.
- Q.5.15 How can you respond positively to this question without any indication as to the scale and location of the development. The response must differ to 1 or 20+ houses.

- My main concern for our fabulous and unique village is that there seems to be a small group of people who live in the village intent on buying property and land for nothing more than development and I do feel it should be discouraged strongly.
- Development in keeping with the village is a good thing in my opinion.
Thank you for doing this.
- Rather than multiple individual new builds and barn conversions. I would prefer a small cul-de-sac of 5-8 houses, all built at the same time, in the same style (not necessarily a stone style, could be modern but sympathetic) as has happened in past developments eg The Close, Abbey Way, Chaseport Close.
- What are the implications of opening up the settlement boundary?
- Q5.10 'Do you agree the settlement boundary should be changed to bring all existing development into the defined village envelope?'
No – Implications need to be made clear – not if it would allow spread of future development.
- In principle, it would seem sensible to extend the settlement boundary to include all existing village housing. However, this would need to be drawn very carefully as there would be a real danger of opening up unintended sites for future development.
- I don't object to some more development within the village or on the periphery if it is carried out sensitively and in small numbers.
- The village does not have the infrastructure to support large development but I think it is important to have a range of housing available including affordable low cost housing. However, each proposed development should be assessed on its merits rather than saying "I support/don't support development on Greenfield site", for example. It would depend where it was and what was proposed, in my opinion.
- Encourage young families to live in the village through the provision of suitable affordable housing.
- I think that more housing could be built in areas, previously undeveloped, but not particularly beautiful or having much impact in the overall feel of the village. I do think the character should be nurtured, but I don't think that means excluding sympathetically designed modern buildings, eg. eco-housing.
- Have probably contradicted myself on the housing/plan section, but would be happy to see small scale development within the village that would encourage younger generations to move in and settle here.
- Affordable (social?) housing for children of residents would help sustain the character of the village.

6. LOCAL BUSINESS

- Q6.2 Do you agree all existing businesses should be encouraged to grow?
Only agricultural.
- Q6.3 [Do you feel that new (non-ag) businesses should be encouraged to establish and develop in Ravenstone]
Yes “but as ‘cottage industries’ using new technology
- Q6.4 [“Ravenstone should have more small commercial (non-ag) development sites”]
Agree “but within cottage industry parameters or use of redundant farm buildings”
- Further employment could be established by the creation of cottage industries using high spec broadband or by the use of redundant farm buildings being turned to office units.
- I do believe that it is healthy to create jobs within Ravenstone. If any of our farmers/landowners were to create space for commercial use I would support this.
- In terms of ‘adding’ business to the area I wouldn’t support ‘big business development’. I would support the following:
Farm shop/cafe or Cafe run through the community. Art space with studio space for practising artists to include : Pottery, Fine art, Craft, modern art, space for movement/yoga. Shop selling milk, bread, local produce.
- I don’t see the point of encouraging further non-agricultural businesses – those that already operate employ people from outside the village and the establishment of a business park would ruin the rural nature of the village.
- Q6.2 ‘Do you agree all existing businesses should be encouraged to grow?’
Yes – Only within existing buildings
- Provide facilities for suitable businesses, possibly ‘start-ups’ Most current firms fall into this category but car breakers certainly do not!!
- Agriculture is likely to go through a period of massive change as Brexit comes into being. Farms will, in my view, diversify. It is just possible that a farm shop could flourish in the village. I’m sure Stuart will have a view on this. It could also lead to further different types of diversification.
- Finally, although I agree that more local businesses could be encouraged, that does not necessarily require commercial premises, online businesses could do well here without a development impact.
Thanks for the opportunity to offer my views.

7. COMMUNITY

- Love the village it has a real community feel. Current very convenient for both places of work.
- Need more community establishments i.e. pub, shop because no community. Would need more houses or through roads for these business to do well – so always going to be an ongoing debate to develop or not.
- Q7.1 Not enough willing to organize events
- Q7.2 Lack of parking makes this less popular
- Q7.3 Not financially viable
- Q7.5 AS WITH ABOVE
- Q7.8 As 7.1
- On some issues I indicated agree or disagree but actually don't mind either way. E.g. there should be a shop in the village – if someone wants to open a shop, that's fine but don't feel that there 'should be'
- Q7
The work carried out at the allotments and playing fields was handled well.

No mention of the allotment site. Surely that is an asset to the village?

- Regarding the allotments being re established, although some have been used a number sit empty. It would of (sic) been better asking people beforehand who wanted one and producing that number of plots rather than some sitting empty and costing more money to control the weeds. Personally it would be more beneficial to turn the allotments into parking for the village hall. If this happened the village hall would be used more
- A real bugbear is people putting their rubbish out the night before and every week it has been ripped apart and making such a mess. This really needs addressing (or the foxes).
- The bins are collected early on Tuesday. As a consequence a number of residents put there(sic) bin bags out in the evening before. The issue with this is that both cats and the wildlife spread it across the village.
- Could the Ravenstone Parish Council consider funding for a tasteful village naming sign at both ends of the village like both Weston Underwood and Olney have? It would show pride in our village and be uplifting for the soul! The current signs are awful.

- Q7.1 More village social events
Need to encourage everybody. Make them feel included and 'not part of a gang' should be challenged.
- In terms of sporting facilities and social events the traditional events combined with resident activities generate sufficient opportunities that are open to all.
- Q7.2 The village hall should be used more
- If the village hall was upgraded - loos, heating.etc it would hire out more easily generating income.
- Q7.3 Should there be a village shop
Agree - volunteer run in the village hall NEEDS VOLUNTEERS
- Despite the lack of a shop and pub the village remains vibrant. Neither of the above is viable in a village of this size and on a loop road.
- The questions imply that there are many willing volunteers from the village always ready to step in. This is a big ask in such a small community. The church could play a more motivating role in this village if the village had a vicar with more time. Does Ravenstone want to become a larger community?
- There are many long term residents in the village for whom the status quo works and who are perfectly happy with life here and they must bear some responsibility for allowing all amenities to disappear. Any initiatives involving the provision of more amenities may only now be achieved by increasing numbers considerably in which case Ravenstone will inevitably change.
- 7.6 Neighbourhood Watch scheme?
Along with Neighbourhood Watch renewed I am both saddened and angered at the increasing problem of litter around the village. Could this be addressed in a more robust way? A council tax responsibility for sure but additional volunteer teams?
- 7.9
Although I understand some residents have poor internet signal personally ours is very good and we do not have an issue.
- Fibre optic is vital for the development of the village.
- A local pub would also provide a nice community base to socialise with other villagers as local events are not always 'attendable'.

- As a landowner within the Parish but a resident outside of it then I am not really qualified to comment on population levels/housing requirements within the village. However Ravenstone is a unique village by its location and the history – predominantly agricultural and clerical. I feel the introduction of a pub would destroy that because the village would not necessarily benefit from it plus it is off the beaten track which may make it unviable. You have pubs in the neighbouring villages. (I remember 'The ??? Arms' small and often overcrowded) I think Ravenstone does very well with its village hall as its social events within the Gate Group.
- I don't need the village to provide me with more entertainment. Most of us are capable of organising our own social interaction.
- Q.7.3 and 7.5 Community
Completely impractical/uneconomic, why perpetuate and unrealisable' dream'??
- Q.7.1, 7.2 & 7.8 How is it proposed that such are achieved? Cannot answer questions without some explanation. Would it not be more constructive to ask 'would you be prepared to organise/support village social events, recreational pursuits...'?
- Basic economics rule out the viability of a village shop or pub.
- Aside from the church, the only community facility in the village is the hall. It is underutilised, which requires the involvement of more villagers in its running if its future is to be assured. A recruitment drive in this regard is urgently needed.
- I would support anything that would help build the community to include:
Events in the village hall (which could be supported through the rural touring network & local council) to include theatre, music, dance etc. This could be done in the round at the Village Hall. Art exhibitions.
- Vintage fairs where tea/coffee etc could be sold and fed back into the village (profits)
Family workshops in the village hall, pottery, art & craft, music etc.
- I think a pub would be a lovely addition to the village serving good, nutritious home cooked food.
- There are pubs and shops in adjoining villages so I see no point in opening either in the village.
- On-line shopping makes the idea of a virtual shop redundant, particularly in the long term as more people become internet users.
- Q7.3 ' There should be a shop in the village'
Disagree – Who would run it? It would be unlikely to provide a living wage

- Q7.5 'There should be a pub in the village'
Disagree – Tried and failed in the past
- Q7.6 'The Neighbourhood Watch scheme should be re-introduced'
Disagree – Not needed.
- Q7.2 'The village hall should be utilised more'
Agree – By people associated with the village
- Q7.3 'There should be a shop in the village'
Disagree – It would not be viable
- Q7.2 'The village hall should be utilised more'
Agree – By people/groups associated with the village.
- Pub would be a great asset to the village.
- I think it would be good to have a community-type pub/coffee house cum local shop – maybe to act as a parcel drop off and pick up point as well, which could act as a meeting place.

When we bought the Old Vicarage in 1972 there was a pub and shop in the village. Both closed some years later due to lack of demand. Do not be tempted to press for a pub. Pubs rely on passing traffic and this does not apply to Ravenstone on a loop road nor is the village large enough to support a pub without passing traffic. Richard Dawes.

The survey does not mention All Saints Church. We are told that the Church and the memorials within it are the finest Grade 1 listed examples of ecclesiastical architecture north of London. Already there are an increasing number of visitors. How can we further this for the benefit of the village? Richard Dawes.

- Further encourage sports within the village. The revival of cricket is very encouraging. Can we find a site for a cricket ground and build a pavilion and lavatories etc. Richard Dawes.
- Having been involved in organising social events I don't think there's an appetite for greater frequency!
- A pub is a good idea.
- Fibre optic is vital.
- Some questions needed the ability to answer neither agree nor disagree.
- The map wasn't clear enough for poorly sighted people.
- The questionnaire is to (sic) woolly.

- I have not answered all questions. It would have been helpful to have had the opportunity to 'neither agree or disagree' on the questionnaire when you have no particular view.
- I would have liked the option to neither agree nor disagree with some questions – particularly the development ones.

OTHER

- All rocks put by home owners on the grass verges to be removed. They are so dangerous and could do enormous damage not only to vehicles but to cyclists etc. A person could and would sue the owner for damage done. Also they make the village look pretty ugly.
- Ones left blank I don't have an opinion on.
- I see absolutely no point in a village plan. I don't think it will make any difference.
- Some questions require a 'mid-point' – i.e. neither agree or disagree
- Some Q/A contradict as like in the verges protect but not hard kerbing. See need for homes – but not here or there – its not black & white I understand. Stoke Goldington has bungalows, Ravenstone has Alms houses, and again where would a good site be for more....
- Thanks to Steering Group for excellent work J Caplin



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Annex 9:

Draft Neighbourhood Plan

Document bound separately



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Annex 10:

Flyer announcing

Draft Neighbourhood Plan



RAVENSTONE NEIGHBOURHOOD PLAN

DRAFT FOR CONSULTATION

The Ravenstone Neighbourhood Plan is ready! It has been prepared as a draft and will be launched at two Open Days on Saturday 21st April and Sunday 22nd April from 10.00 to 15.00 in the Village Hall. This will be the start of a 6 week consultation period during which you will have chance to comment on the Plan before it is finalised and submitted to Milton Keynes Council. Later you will have the opportunity to vote on the Neighbourhood Plan in a Referendum which will be organised and run by Milton Keynes Council.*

You will remember that last August we asked you to complete a questionnaire survey. The response was fantastic with over 84% of the distributed questionnaires being completed ensuring the majority views and wishes of the community would be truly represented in the Plan.

The Steering Group has carefully analysed the questionnaire results and, based on your views and wishes, produced a vision for Ravenstone together with objectives and planning policies. The comprehensive Plan covers Countryside and Environment, Character and Design, Flood Risk, Highways and Transport, Community, Housing and Business and Employment.

Do come along to one of the Open Days on 21st or 22nd April. Copies of the Draft Neighbourhood Plan will be available (one per household) together with a full display of the policies, maps etc. The analysis of the Questionnaire Survey will also be available. Steering Group members will be in attendance and keen to answer any questions you may have.

We look forward to seeing you!

Ravenstone Neighbourhood Plan Steering Group

** You will be eligible to vote if you satisfy all of the following: 1. You are registered to vote in local council elections; 2. You are 18 years of age or over on the day of the referendum; 3. You are a British, Commonwealth or EU Citizen; 4. The address at which you are registered to vote in a local council election, as shown in the register of electors, is in the Referendum Area (i.e. the Parish); 5. You are not legally excluded from voting.*



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Annex 11:

Open Day Exhibition Display Boards



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Ravenstone Neighbourhood Plan
Open day in the Village Hall
Saturday 21st & Sunday 22nd April
10am to 3pm



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Introduction

Welcome to the launch of the Ravenstone Neighbourhood Plan consultation. The Neighbourhood Plan will establish a vision for our village that helps to deliver the community's aspirations, wants and needs for the plan period 2018 to 2031.

Neighbourhood planning was introduced through the Localism Act 2011 to ensure that local communities are involved in the decisions which affect them and have a say in the future of their area.

Having a Neighbourhood Plan allows our community to identify issues important to the future of the village and influence decisions on planning applications for new development.

The Ravenstone Neighbourhood Plan will become part of the Milton Keynes Local Plan and the policies contained within it will then be used by Milton Keynes Council to determine planning applications within the Parish.

This is the next stage in the process and builds upon the results of the very well supported consultation questionnaire, circulated in August 2017.

The Consultation Draft version of the Neighbourhood Plan has been prepared by the Steering Group following numerous meetings and discussions.

Your comments will help to shape the final version of the Neighbourhood Plan to be put forward to referendum.

So please do get involved, have your say
and help shape the future of our community...

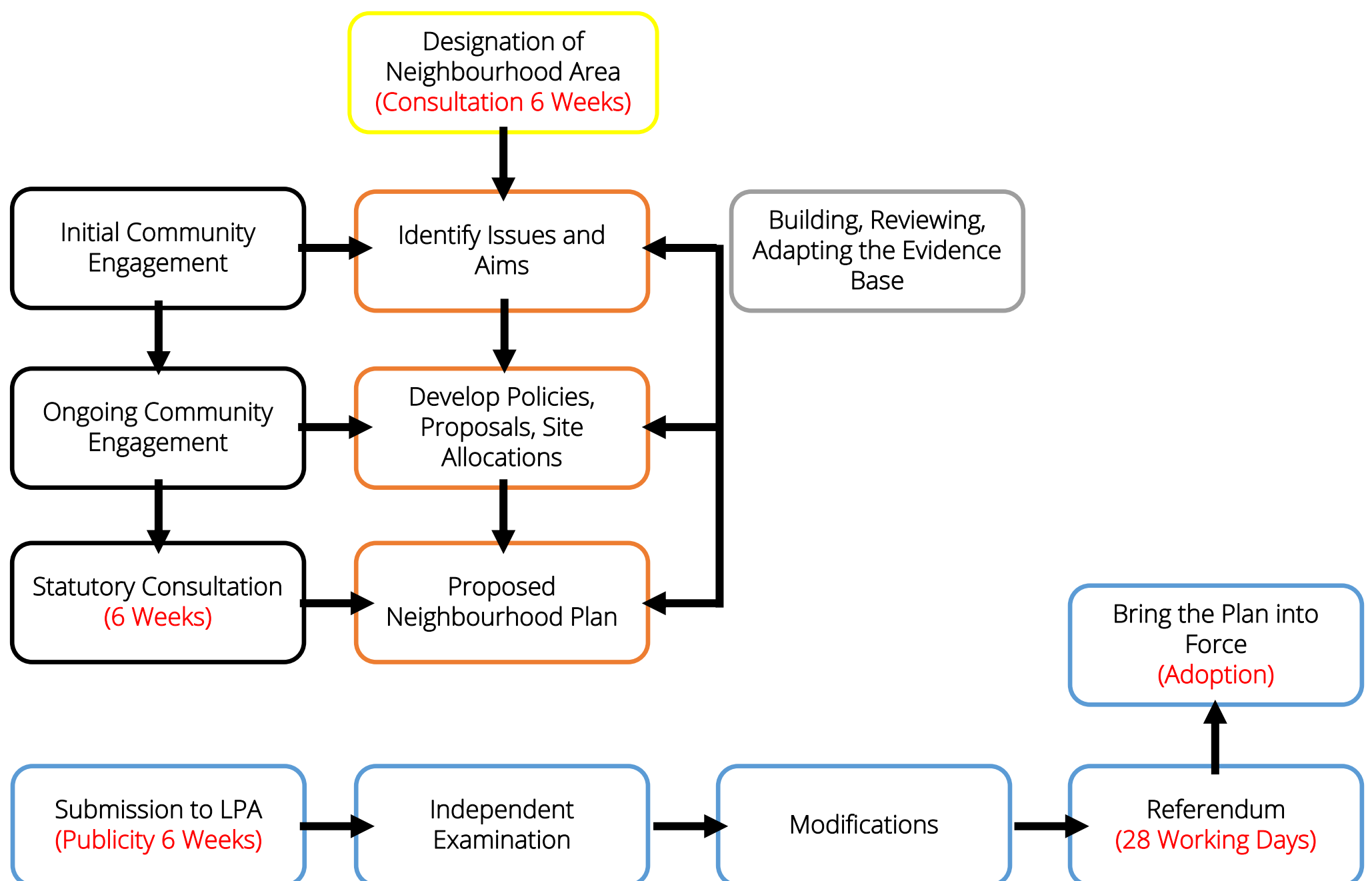


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Neighbourhood Plan process

The Neighbourhood Plan has advanced to Statutory Consultation stage. Comments on the policies and proposals within the draft plan are invited for the next 6 weeks. Following the closure of the consultation period, comments will be assessed and changes to the plan considered prior to the submission of the Neighbourhood Plan to Milton Keynes Council.



There will then be a further consultation period of 6 weeks, prior to an Independent Inspector's examination of the plan.

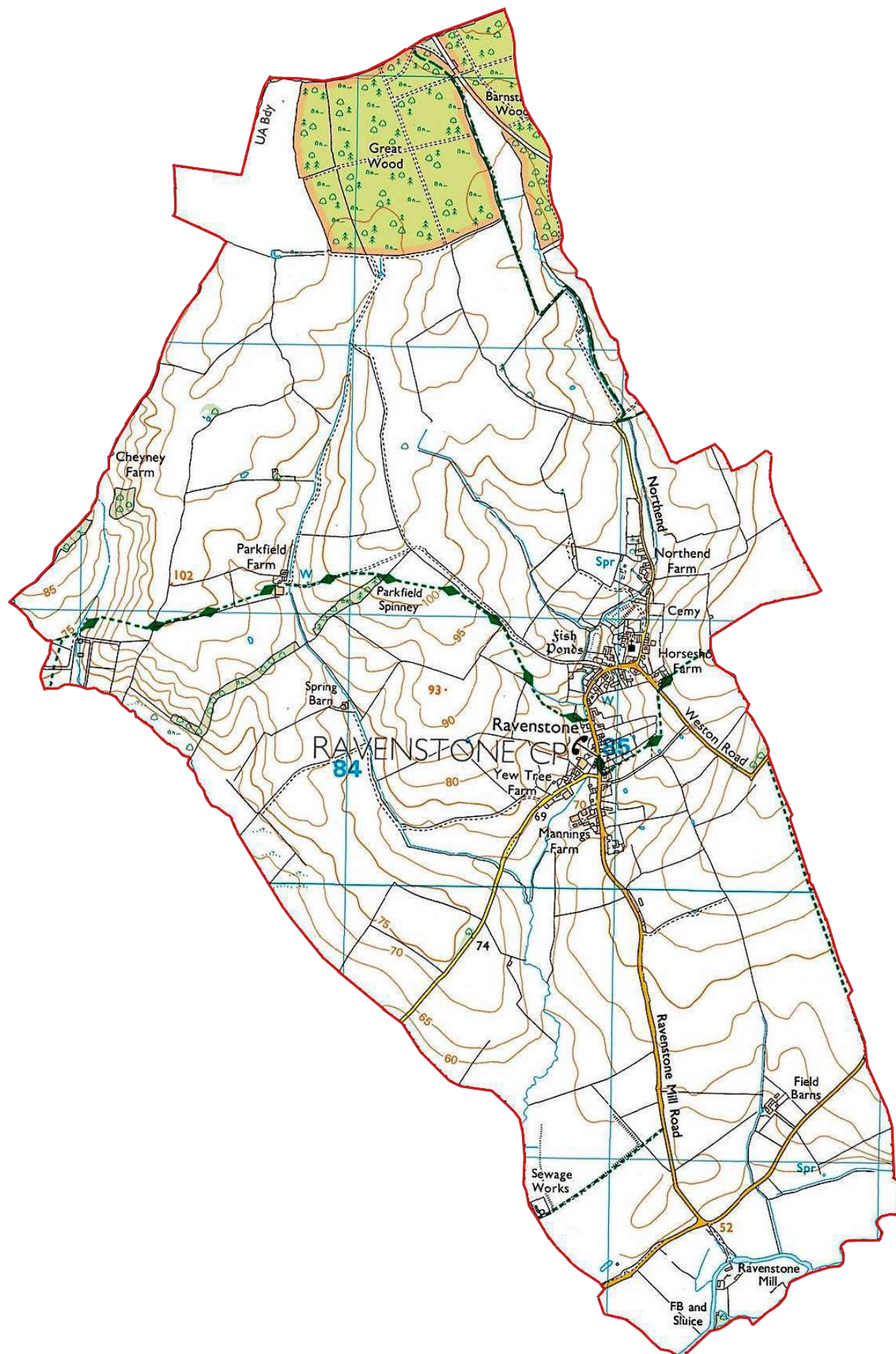


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The Neighbourhood Plan area

The Plan applies to the Parish of Ravenstone, as illustrated by the plan below:





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Challenges and our Shared Vision

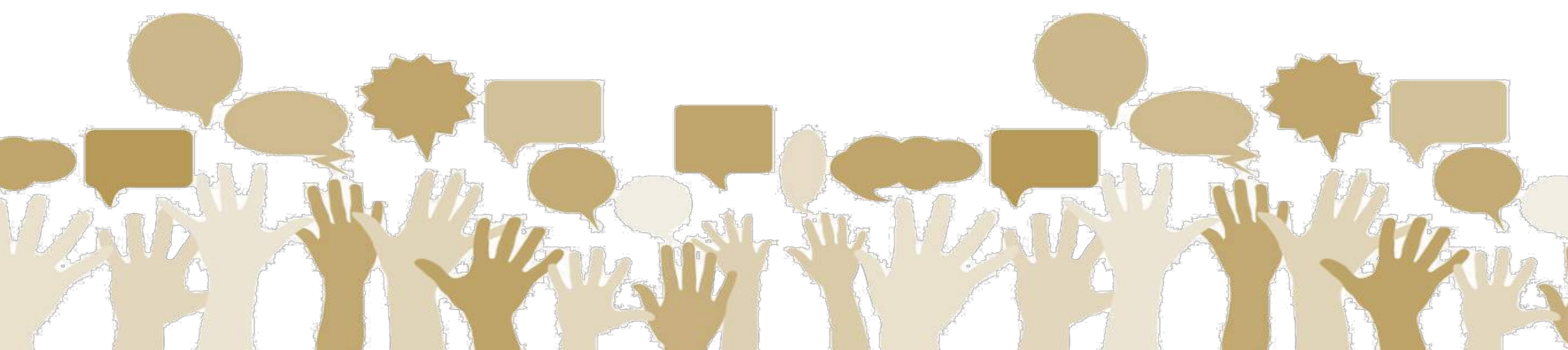
The Neighbourhood Plan seeks to address, as far as possible, the challenges that face the community of Ravenstone. In summary, these currently include:

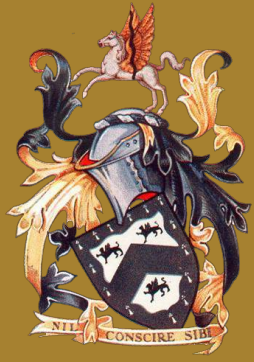
- Requiring greater levels of sustainability in a location largely dependent upon the use of private cars.
- Protecting the green spaces surrounding Ravenstone and improving access to the countryside.
- Meeting the needs of an ageing population.
- Ensuring Ravenstone will continue to hold appeal to future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

Vision

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.





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Countryside and Environment

The Neighbourhood Plan includes policies relating to the countryside and environment surrounding the Ravenstone and seeks to protect the important setting of the village from inappropriately located development.



Key:



Important Views



Conservation Area



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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.

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.

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.



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Character and Design

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.

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.

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.



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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:

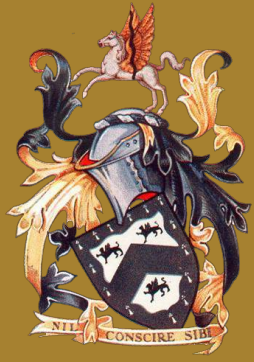
- Using high quality materials that complement the existing palette of materials used within the area.
- Using stone walling and / or green hedging as appropriate for highway boundaries wherever possible, in keeping with the existing streetscape.
- Ensuring safe access for pedestrians, cyclists and road 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.

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.



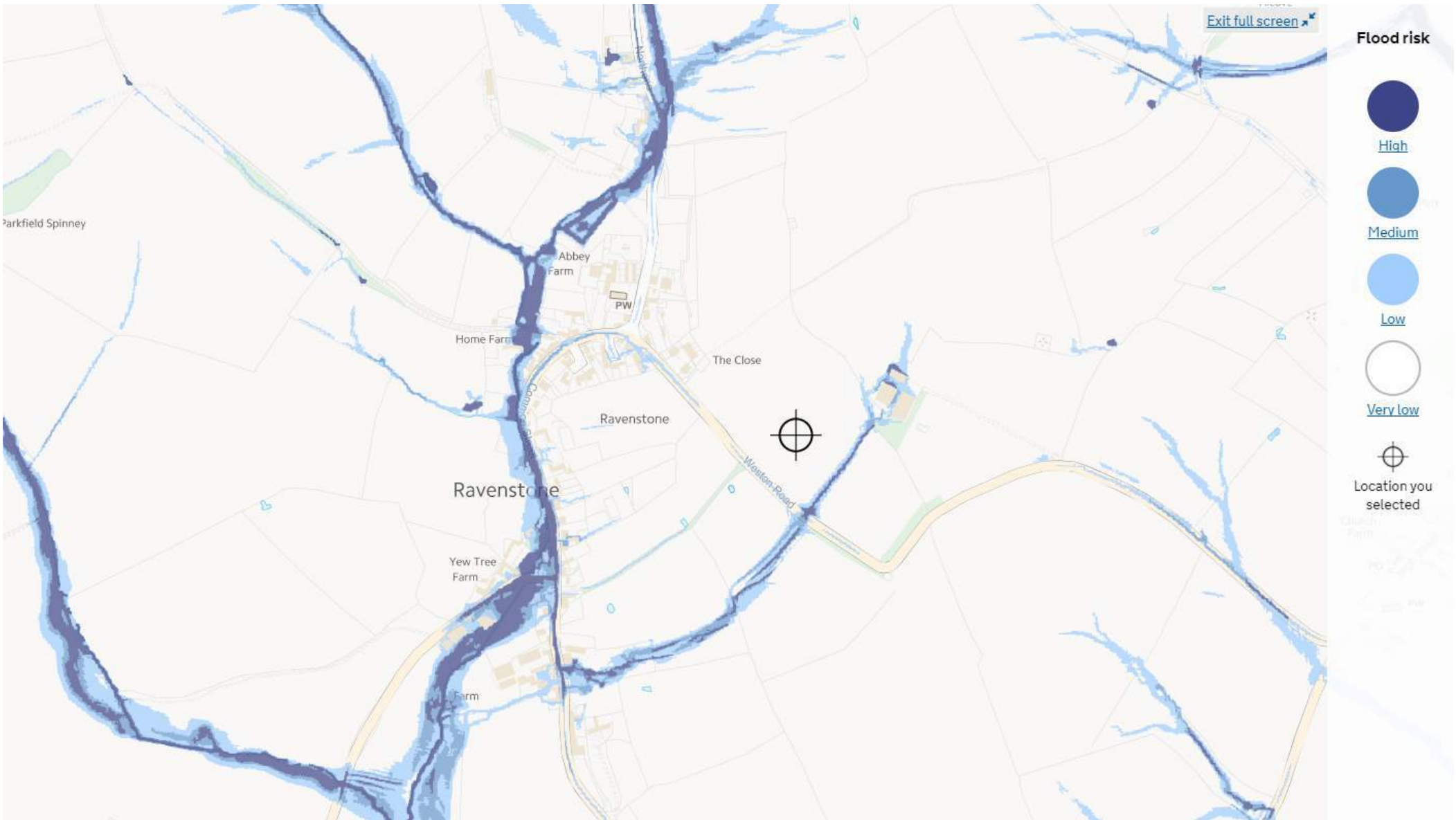


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Flood Risk

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.

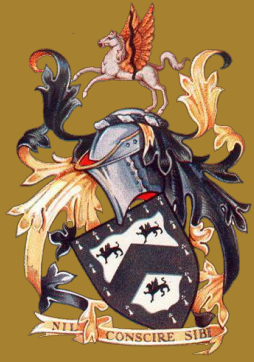


POLICY FR1: FLOOD RISK

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.



RAVENSTONE PARISH COUNCIL



Highways and Transport

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.

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.

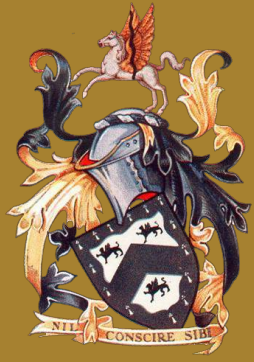
Support will be given to the creation of new village entrances to better define the transition from rural roads to the speed limited and to help reduce vehicle speeds.

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.





RAVENSTONE PARISH COUNCIL



Community

Ravenstone has a strong sense of community centred around All Saints Church and the Village Hall. The village also has a recreation ground with childrens' 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.

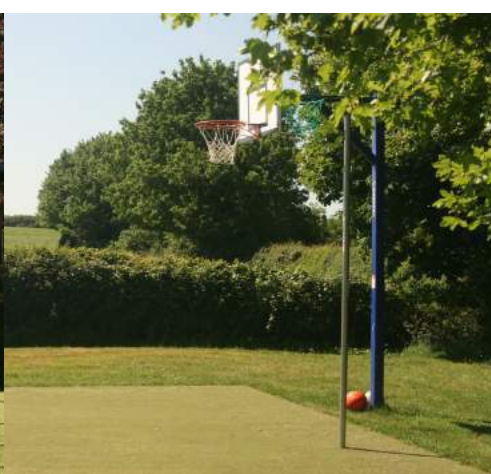
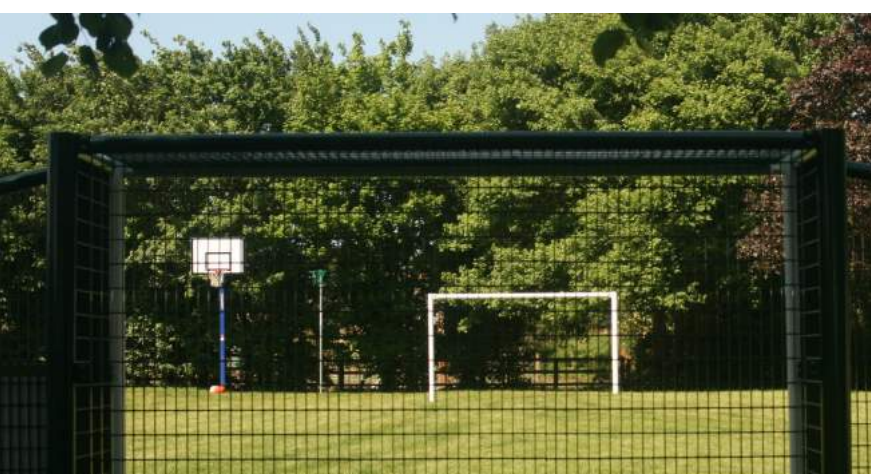
POLICY CF1: COMMUNITY FACILITIES

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.





RAVENSTONE PARISH COUNCIL



Housing

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).

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).

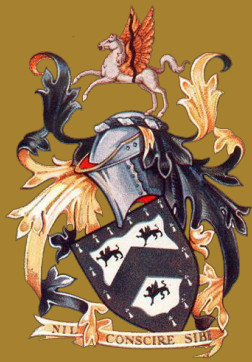
Detailed consultation has taken place with the community prior to the preparation of the Neighbourhood Plan, to identify views on the type of housing needed in the village and the overall amount over the plan period. The survey results have been carefully considered, particularly the question concerning the number of houses that respondents wished to see in the village.

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.

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.

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.



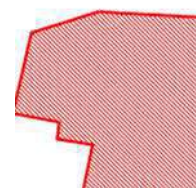
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Three sites were suggested for consideration, which between them could deliver more housing than the 10 houses supported by a majority within the residents' questionnaire results.

On that basis it has been necessary to compare the suggested sites against a standard site selection methodology, as detailed within the Neighbourhood Plan, to assess their suitability for inclusion within the Neighbourhood Plan. The three suggested sites are indicated on the map below:



Key:



Existing Settlement Boundary

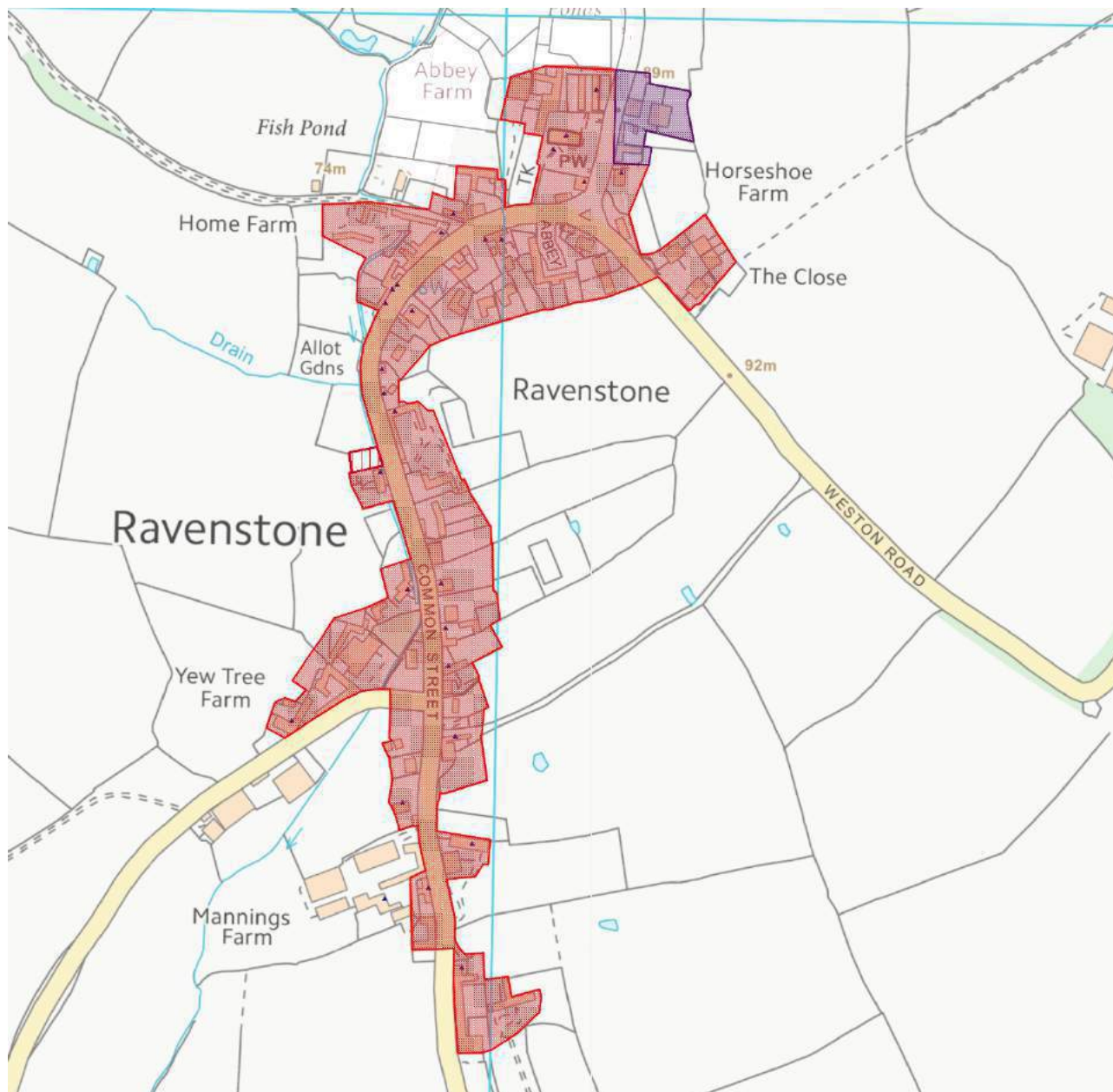


Potential Housing Allocation

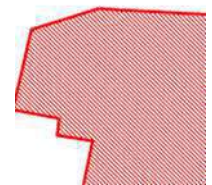
The results of this exercise led to the allocation of one site in the Neighbourhood Plan for a limited number of new houses. This would be combined with a windfall development policy to meet small scale infill and individual dwelling needs.



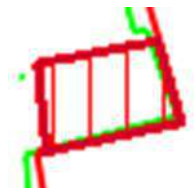
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Key:



Existing Settlement Boundary



Area Deleted from Settlement Boundary



Extension to Settlement Boundary

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.



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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.



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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.





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Business and Employment

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.

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.

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.



RAVENSTONE PARISH COUNCIL



Contacts and Future Meetings

The Neighbourhood Plan has been prepared by the Steering Group, with representatives from the Parish Council and the community. The members are:

- Robin Cooper - Chair of Steering Group
- Helen Anderson - Parish Councillor
- Les Postawa - Parish Councillor
- Glynis Bailey
- Jim Cleland
- Bob Hill
- Stuart Howkins
- Jane Humphreys
- Ian Saunders
- Suzanne Shirley

For further information you are most welcome to attend either Steering Group or Ravenstone Parish Council meetings both of which are open to the public and held in the Village Hall. Forthcoming meetings within the 6 week Consultation period are as follows:

Steering Group:

- Wednesday 2nd May at 7.30pm
- Wednesday 23rd May at 7.30pm

Ravenstone Parish Council:

- Thursday 10th May at 7.30pm

We would appreciate your comments on the content and proposals of the Neighbourhood Plan and encourage you to complete the feedback form. Thank you!



Prepared with the support of Town Planning Services

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