

2022 – 2031

Neighbourhood Plan

Referendum Version



Ouse Valley Park, Wolverton Viaduct

PUBLISHED BY

Haversham-cum-Little Linford Parish Council

May 2023

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan.

2. THE NEIGHBOURHOOD AREA

This section details many of the features of the designated area.

3. PLANNING POLICY CONTEXT

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Milton Keynes City Council.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are also Policy Maps at the back of the plan. The plan is also supported by other documents that can be found in the evidence base published alongside the plan on the Parish Council's website [here](#).

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

GLOSSARY

AFFORDABLE HOMES

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Annex 2 of the National Planning Policy Framework defines the different types of Affordable Homes ([Link](#)).

AMENITY

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

AREA OF SPECIAL CHARACTER

Important areas that fail to meet the criteria for designating conservation areas. Used to identify areas based upon their architectural or townscape merits, including locally important landscapes and archaeology.

BIODIVERSITY

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

CONSERVATION AREAS

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

DENSITY

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

DESIGNATED HERITAGE ASSETS

Parts of the historic environment which have been designated because of their historic, archaeological, architectural or artistic interest.

DEVELOPMENT

Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'.

EVIDENCE BASE

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area. This Neighbourhood Plan has its own evidence base which is published alongside the plan ([Link](#)).

FLOODPLAIN

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

GREEN BELT

A designation for land around certain cities and large built-up areas, which aims to keep the land permanently open or largely undeveloped. The purpose of the green belt is to check the unrestricted sprawl of large, built-up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land. Whilst there is no Green Belt in the Parish, there are Local Green Space designations which gives these areas protection consistent with that in respect of Green Belt.

GREEN AND BLUE INFRASTRUCTURE

A strategically planned and delivered network of high-quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green and blue infrastructure includes parks, open spaces, playing fields, woodlands, allotments, private gardens, rivers, streams, other water bodies and land of biodiversity value.

HABITATS REGULATIONS ASSESSMENT

A Habitats Regulations Assessment (HRA) tests the impact of a proposal on nature conservation sites of European importance and is a requirement for land use plans and projects. This Neighbourhood Plan does not need to prepare an HRA, because the designated Neighbourhood Area does not include, or is in close proximity to, any Natura 2000 sites.

HAVERSHAM-CUM-LITTLE LINFORD PARISH COUNCIL (HcLL)

The Qualifying Body producing this Neighbourhood Plan.

LANDSCAPE CHARACTER

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

LISTED BUILDING

A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

MILTON KEYNES CITY COUNCIL (MKCC)

The planning authority for this Neighbourhood Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NEIGHBOURHOOD PLAN

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2019 (as amended).

NON-DESIGNATED HERITAGE ASSETS

Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF).

PASSIVHAUS

A leading international design standard, slashing energy use from buildings and delivering high standards of comfort and health ([Link](#)).

PLAN:MK

The plan for the future development of the Milton Keynes Borough.

PRE-SUBMISSION PLAN

A first draft of the Neighbourhood Plan, prepared for the first formal consultation in March 2022 guided by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

QUALIFYING BODY

A parish council (or in a non-parished area a designated neighbourhood forum) proposing a Neighbourhood Plan.

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

A system of incorporating environmental considerations into policies, plans and programmes. This Neighbourhood Plan does not have the potential for significant environmental effects and therefore no strategic environmental assessment is necessary. A document will be provided at the Submission stage of the Neighbourhood Plan process, called a Basic Conditions Statement, which will set out how the Neighbourhood Plan contributes to achieving sustainable development.

STEERING GROUP (SG)

A group made up of Haversham-cum-Little Linford Parish Councillors and other residents to investigate the issues covered by the proposed Neighbourhood Plan and advise the Parish Council accordingly.

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

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FOREWORD

Haversham-cum-Little Linford is a small, rural parish within the Borough of Milton Keynes, separated from urban Milton Keynes by the River Great Ouse and situated some 5 miles (8kms) to the north of central Milton Keynes. The parish has three distinct areas of population, Little Linford, Old Haversham and New Haversham.

Neighbourhood planning was introduced through the Localism Act of 2011 to ensure that local communities are involved in the planning decisions that affect them.

As is legally required, this Neighbourhood Plan complies with national and Milton Keynes Planning Policies. Once the plan has been examined by an independent planning Examiner and accepted by parish referendum, it will become part of the Development Plan for Milton Keynes, Plan:MK. The policies contained within it will be used by Milton Keynes City Council to determine planning applications within our parish and should offer protection against speculative planning applications in the parish.

The Haversham-cum-Little Linford Neighbourhood Plan has been developed to define how the community wants the parish to evolve over the next ten years. Key issues such as housing development, building design, important buildings and community facilities to be protected as well as biodiversity and the green and blue infrastructure of the parish have been researched and examined as the plan has been put together.

Importantly, the Steering Group have worked hard to gauge the feelings and aspirations of residents, even with the challenges of the pandemic, with in-person and online meetings, questionnaires, a housing needs survey and a consultation document, in addition to all the statutorily required consultation.

While it is recognised that there is unlikely to be full agreement on all aspects of any Neighbourhood Plan, what has been developed by the Steering Group meets the stated aspirations of the majority of residents, supporting a small amount of housing development to enable downsizing and provide affordable housing, while most importantly protecting the rural character of the parish and the things that are precious to us all.

The preparation of this Neighbourhood Plan has been undertaken by volunteers on behalf of the Parish Council. Advice and much needed technical support has been provided by Neighbourhood Planning Consultants, oneill homer who have been largely funded by government grant. I would like to extend my thanks to the Steering Group who have given up a great many hours of their time to work on this Neighbourhood Plan, and to our consultants, Leani Haim and Neil Homer for their patience, encouragement and expertise.

Pam Williams

Chair – Haversham-cum-Little Linford Parish Council

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1. INTRODUCTION & BACKGROUND

1.1. Haversham-cum-Little Linford Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority, Milton Keynes City Council (MKCC), on 8 February 2017. The area coincides with the parish boundary (see Plan A on page 3) and includes the settlements of New Haversham, Old Haversham, and Little Linford. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to March 2031. The Plan will form part of the development plan for the Borough of Milton Keynes, alongside the adopted Plan:MK, which has the same plan period. A Local Plan Review, which will replace Plan:MK, is currently in the early stages of preparation¹.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes **part of the Council's statutory development plan** and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions. In essence, these are:

- Does the plan have regard to national planning policy?
- Is the Plan in general conformity with strategic planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the neighbourhood area.

THE LEVELLING UP WHITE PAPER AND THE ENVIRONMENT ACT 2021

1.5. In February 2022 the Government published for consultation its White Paper, 'Levelling Up the United Kingdom'², which proposes to make changes to planning system. It indicates that there is still a future for neighbourhood planning in that system. It remains unknown when any proposed changes will be implemented.

¹ [Milton Keynes City Council Local Development Scheme 2021 – 2024](#)

² www.gov.uk/government/publications/levelling-up-the-united-kingdom

1.6. In November 2021, the Environment Act³ was formally made, containing proposals for managing Local Nature Recovery, Biodiversity Net Gain, species conservation and air quality. The Neighbourhood Plan has sought to take all of this into account and the Parish Council will monitor how these new proposals may affect its policies.

THE PRE-SUBMISSION PLAN

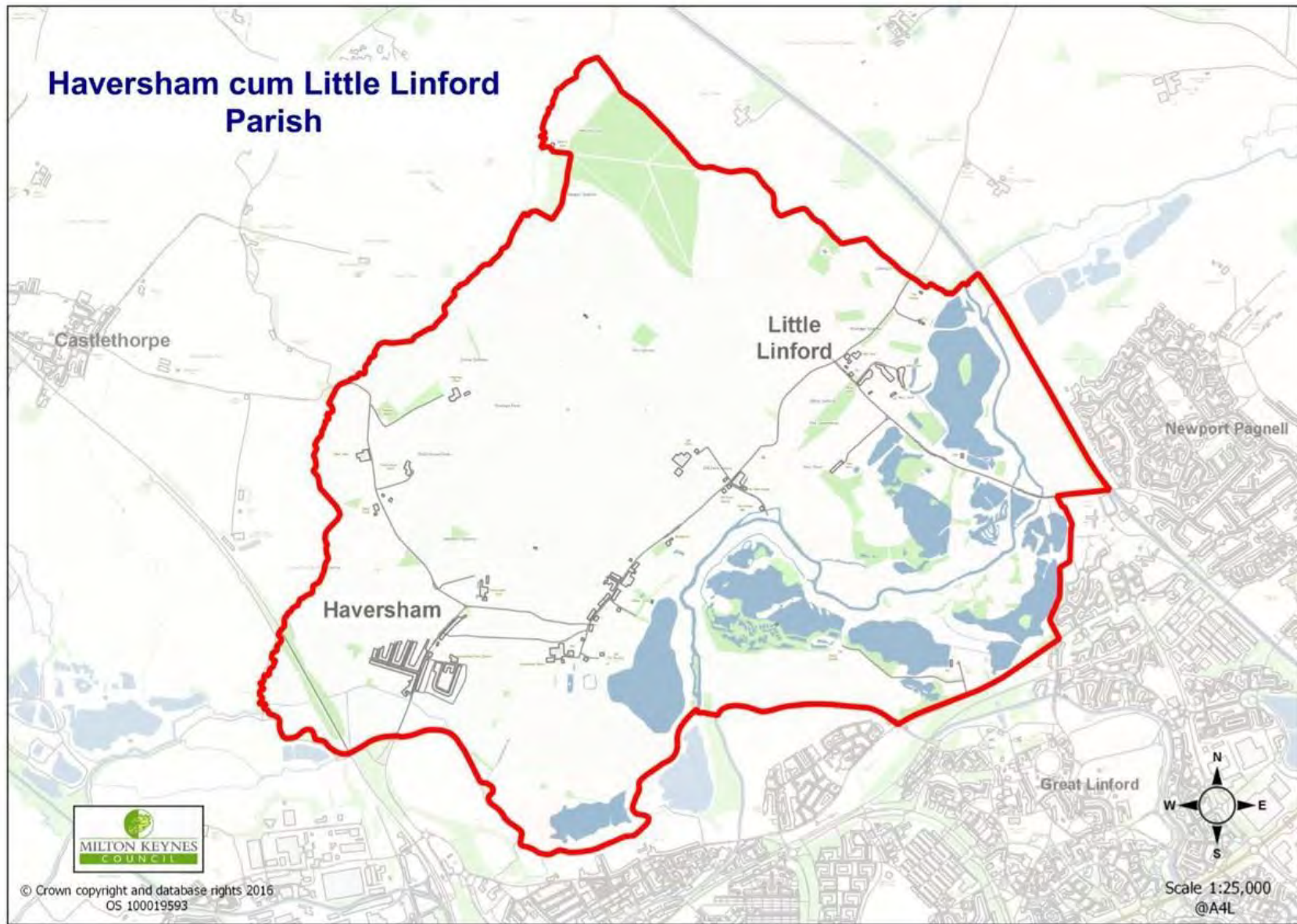
1.7. A draft Neighbourhood Plan (the Pre-Submission Plan) was published for consultation in March – April 2022 in line with the Regulations. The Parish Council has reviewed the comments received from the local community and other interested parties and has made changes to this final version. They have also updated some of its reports which are published separately in the evidence base on the Parish Council's website [here](#).

STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.8. MKCC determined a Strategic Environmental Assessment (SEA) was necessary in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The final SEA report is published alongside the Neighbourhood Plan for examination.

1.9. MKCC also confirmed that the designated Neighbourhood Area does not include, or is in close proximity to, any Natura 2000 sites and so no habitats regulations assessment would be required as per the Conservation of Habitats and Species Regulations 2017 (as amended).

³ www.legislation.gov.uk/ukpga/2021/30/contents/enacted



Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 The parish lies within the northern rural area of the Borough of Milton Keynes beyond the Ouse Valley north of the city. It covers approximately 1100 hectares of predominantly agricultural land. Within this area there are three small settlements – New Haversham, Old Haversham and Little Linford – and a few scattered dwellings, with approximately 325 houses and a population of less than 1000.

2.2 The Ouse Valley is designated as a Linear Park that runs along the edges of the city and separates it from the parish (see Plan B on page 7) and, although not contiguous, there is also a designated Wildlife Corridor – a specific designation to Milton Keynes which represents linear pathways of habitats that encourage movement of plants and animals between other important habitats.

2.3 Within the Ouse Valley lies the River Great Ouse and several lakes to the south east of the parish's settlements. **These lakes were created from past gravel extraction**, but are now used for recreation including fishing, the Haversham Sailing Club and a nature reserve (Linford Lakes). The Grand Union Canal, the longest canal, forms a small part of the parish boundary at Stanton Low Park.

2.4 Much of the southern and eastern part of the parish operates as a functional floodplain. The settlements themselves are not recorded as lying within a flood risk area, however, are subject to surface water flood risk (see Plan C on page 8).

2.5 The settlements are surrounded by agricultural land with fields, mature hedges and trees, scattered farmhouses, and open countryside with many notable views. Despite the parish's proximity to the major conurbation of Milton Keynes, it therefore has an essentially rural character.

2.6 The location of the parish provides easy access to Milton Keynes city and other facilities in the surrounding area. This brings many benefits to local residents but also raises serious traffic concerns given the rural nature of the road network, which has to cope with many commuters passing through.

2.7 Each of its settlements have their own unique background. Old Haversham is recorded in the Domesday Book and is dominated by the Grade I listed Parish Church of St Mary and the Grange a medieval Grade II* listed house in the High Street. Most of the houses are made of stone, built following the High Street through the village that would have linked the old town of Wolverton to Olney and then on to Northampton. The houses are built along the narrow High Street which is framed by the hills at either end that descend into the village. The sailing lake is an attractive feature visible from several points.

There also lies a Scheduled Monument south-east of Haversham Manor. The designated area includes the remains of a moated site, fishponds and associated earthworks. Seven other Grade II listed buildings lie within or close to Old Haversham.

2.8 Little Linford was once a traditional estate village, owned and maintained by the Knapp family until the 1960s. Its name derives from a ford over a brook, 'Lin'. It was mentioned in the Domesday Book as a Manor and by the 1960s the estate was split up and sold. The Grade II* Church of St Leonard and St Andrew and two further Grade II listed buildings remain.

2.9 New Haversham was built in the 1930s to house managers and workers for the large railway works based in the 'Railway' town of Wolverton, just a mile away on the other side of the river. The railway viaduct across the River Ouse south west of New Haversham falls partly in the parish and is also Grade II listed. The predominantly residential area of New Haversham lies in close proximity to the surrounding fields and a general sense of space is provided by roadside grassed areas and well-proportioned properties. Distinctive silver birch trees along Wolverton Road add character to this residential area. Once the estate was complete, over a period of 30 years, it more than doubled the number of residents of the village and so a new school was also built within the estate.

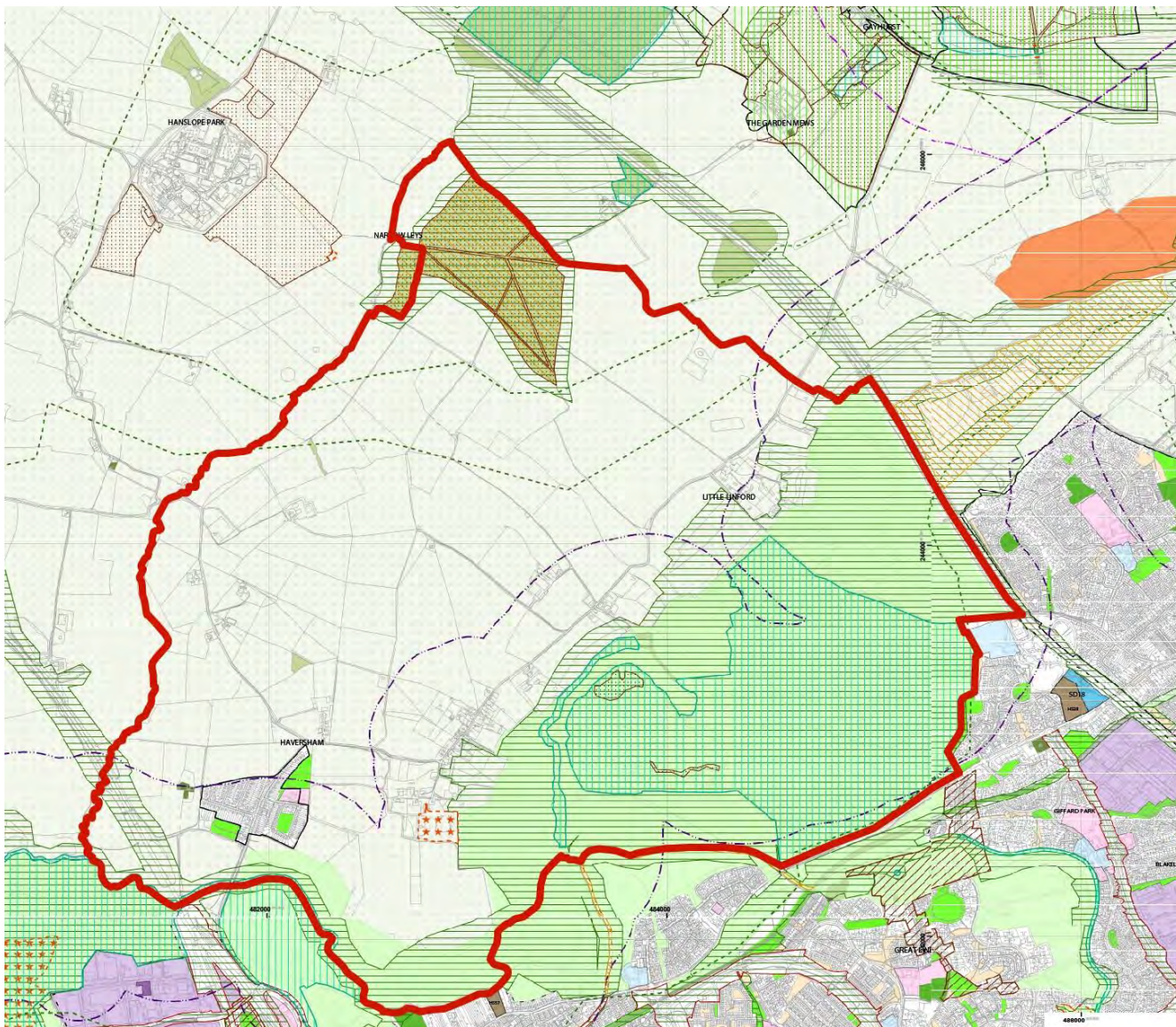
2.10 Haversham Social and Community Centre also operates in premises partially shared with Haversham Village School. The local community raised funds to build the centre and further investment from additional fund-raising efforts and grants has resulted in further improvements. The current facility includes a well-equipped kitchen, toilets, storage and a hall.

2.11 The extensive network of existing footpaths and bridleway in the parish is well used by residents and access to the river and farmland walks are valued. There are currently no designated cycleways in the parish, although National Cycle Route 6 follows the parish boundary in the south-west of the parish (along the railway line).

2.12 Given these combined characteristics the parish remains a rural area distinct from the city.

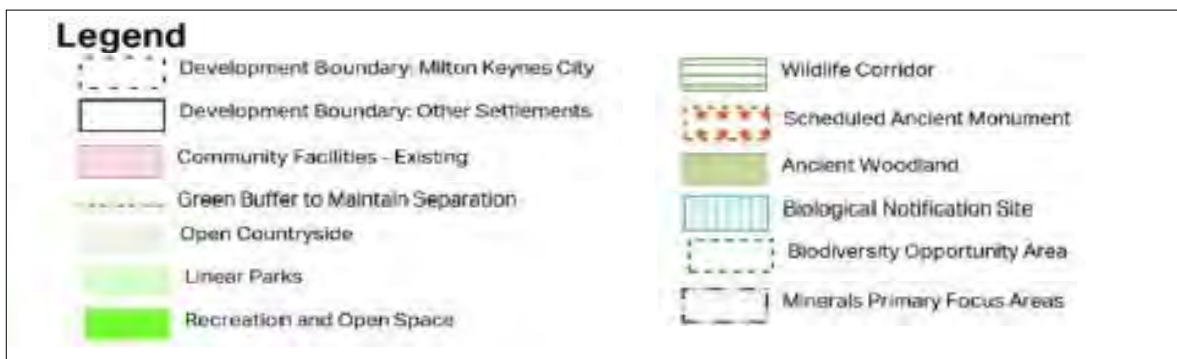


Various images of Haversham-cum-Little Linford Parish



Plan B: Extract of Plan:MK adopted policies map Sheet 1

A full version can be viewed online here:
<https://www.milton-keynes.gov.uk/sites/2021-12/Adopted Policies Map Sheet 1.pdf>





Extent of flooding from surface water

High
 Medium
 Low
 Very low
 Location you selected
 Parish Boundary

Plan C: Extract from The Milton Keynes Strategic Flood Risk Assessment Level 1 2015
 Source: <https://check-long-term-flood-risk.service.gov.uk/map?easting=483438&northing=241704&map=SurfaceWater>

3. PLANNING POLICY CONTEXT

3.1 The parish lies within the Borough of Milton Keynes situated in the county of Buckinghamshire. MKCC is the local planning authority for the area.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in 2021 are considered especially relevant:

- Neighbourhood planning (§28 - §30)
- Healthy and Safe Communities (§92)
- Community facilities (§93)
- Local Green Spaces (§101 - §103)
- High quality design (§127)
- The Natural Environment (§174 - §176)
- Biodiversity (§179)
- The Historic Environment (§190)

3.3 The Government also published its first National Design Guide in autumn 2019 to encourage better design outcomes from the planning system. The Guide encourages local communities to engage in understanding the character of their areas and, where preparing neighbourhood plans, to prepare design policies specific to their local areas. The subsequent National Model Design Code setting out clear design parameters to help local authorities and communities decide what good design looks like was published in July 2021.

3.4 Planning Practice Guidance introduced a new affordable homes product in May 2021. 25% of the total contribution of Affordable Homes on new schemes are now required to be provided as First Homes. A First Home is defined as discounted market housing that must be discounted by a minimum of 30% against the market value in perpetuity and its first sale must be at a price no higher than £250,000. It also allows for First Homes exception sites to come forward in the parish. MKCC has also published a First Homes Policy Position Statement on this matter in March 2022.

STRATEGIC PLANNING POLICY

3.5 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan which currently comprises:

- *Plan:MK (adopted March 2019)*
- *Site Allocations Plan (adopted July 2018)*
- *Minerals Local Plan (adopted July 2017)*
- *Waste Local Plan (adopted February 2008)*
- *'Made' (adopted) Neighbourhood Plans*

3.6 The key [strategic Plan:MK⁴](#) policies which apply when preparing this Neighbourhood Plan are:

- [Policy DS2 Housing Strategy](#) – supporting neighbourhood plans to make allocations that will deliver small to medium scale development of a size, function and role appropriate to its status as a 'Village and rural settlement' and assumes 420 rural homes will come forward as 'windfall schemes'
- [Policy DS5 Open Countryside](#) – policy designation applying to all land outside development boundaries of settlement boundaries, defining a settlement boundary for New Haversham only (see Plan D below)
- [Policy DS6 Linear Parks](#) – defining and protecting The Ouse Valley Linear Park and Linford Lakes Area
- [Policy HN1 Housing Mix and Density](#) – setting out the housing mix and density for new development
- [Policy HN2 Affordable Homes](#) – setting the threshold of 31% for 11 or more dwellings and tenure mix of affordable homes
- [Policy HN4 Amenity, Accessibility and Adaptability of Homes](#) – setting out the requirements for all new dwellings
- [Policy CT2 Movement and Access](#) – minimising the need to travel and promoting opportunities for sustainable transport
- [Policy EH7 Promoting Healthy Communities](#) – Aspirations to reduce health inequalities, increasing life expectancy and improving quality of life.
- [Policy FR1 Managing Flood Risk](#) – Steering development away from areas at risk to flooding
- [Policy NE3 Biodiversity and Geological Enhancement](#) – Protecting and enhancing biodiversity and geological resources
- [Policy NE4 Green Infrastructure](#) – Protecting and enhancing green infrastructure
- [Policy NE5 Conserving and Enhancing Landscape Character](#) – Requirements for new developments on conserving and enhancing landscape character
- [Policy HE1 Heritage and Development](#) – Sustaining and enhancing the significance of heritage assets
- [Policy SC1 Sustainable Construction](#) – setting out principles and requirements for development to contribute to the mitigation of, and adaptation to, climate change

3.7 Additionally, Policy DS1 of Plan:MK defines Haversham as 'Villages and rural settlements' where the approach to delivering new development places emphasis on neighbourhood plans. During the preparation of this Neighbourhood Plan, MKCC confirmed in a briefing note: <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/about-neighbourhood-planning> that Plan:MK requires no further housing site allocations to be made in Haversham to 2031 but assumes that, across the whole Milton Keynes area, 35 dwellings per annum in the rural area will come forward as 'windfall schemes' (see Table 4.4 in the adopted Plan:MK Housing Supply). The briefing note also confirmed that MKCC has issued an indicative housing requirement figure of 1 to rural parishes. There have been no subsequent changes to MKCC's adopted formal position on this matter.

⁴ <https://www.milton-keynes.gov.uk/planning-and-building/developingmk/planmk>

3.8 However, a review of Plan:MK is currently in its early stages. A consultation on the ambition and objectives of The New City Plan concluded in March 2023 and the Parish Council will continue to engage in this process. The adopted MK Futures 2050 Strategy is a non-statutory framework for the longer-term spatial development of Milton Keynes which will inform the Plan:MK Review. The Strategy indicates that significant further growth is planned for Milton Keynes. Although expansion to the north into the Parish is likely to be very limited (given the environmental and landscape sensitivities and constraints, green infrastructure and water management function), as recognised at 'Discounted Options' on page 74 of the Milton Keynes Strategy for 2050 <https://www.mkfutures2050.com>, the Parish Council is mindful of the provisions of §14 of the NPPF https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf in respect of securing some protection for the Parish.

3.9 The Neighbourhood Plan has therefore taken the opportunity to protect its rural character and consider opportunities for managed change to improve quality of life and access to local housing.

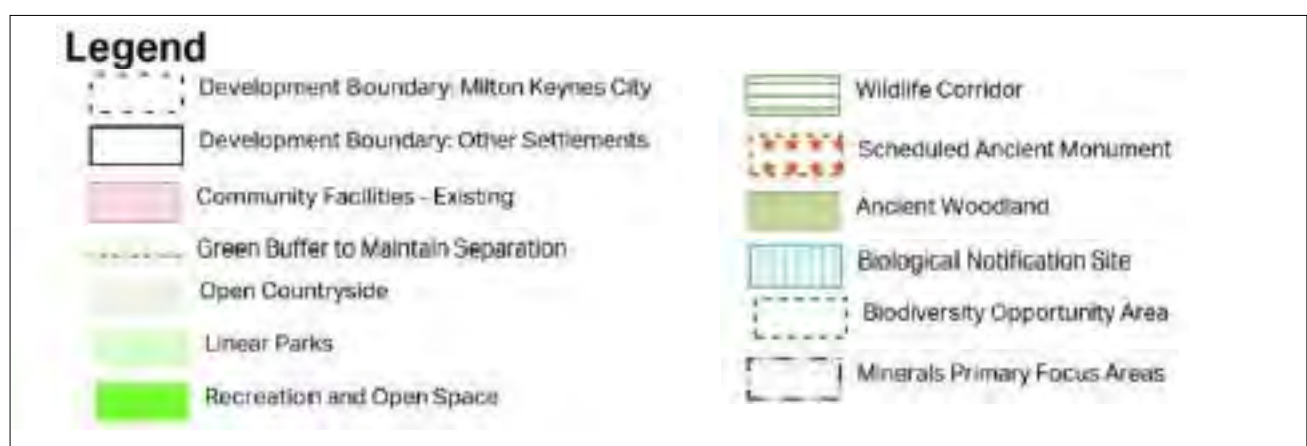
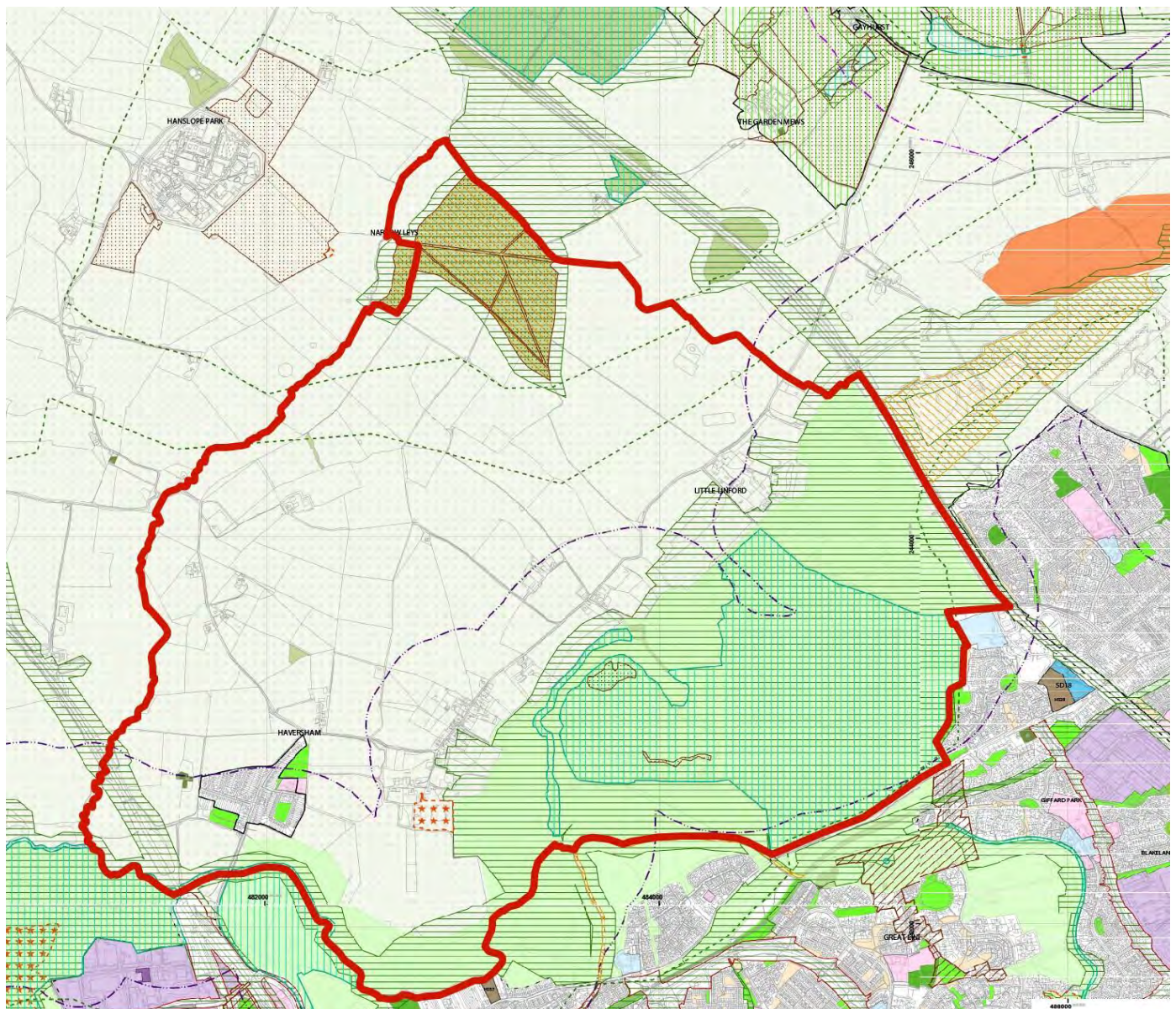
3.10 The *Site Allocations Plan* allocates 15 small and medium sites within the Milton Keynes built-up area to provide a short-term boost to housing land supply. None of its policies are applicable to the parish.

3.11 The *Minerals Local Plan* shows part of the parish, including parts of Old and New Haversham, lying within a Primary Focus Area for sand and gravel extraction (Policy 2) and a Minerals Safeguarding Area (Policy 18) (see Plan D). The normal effect is to sterilise land from development prior to extraction unless it is clear that the development site will not prejudice the economic extraction of the mineral. MKCC has suggested that sites adjacent to the parish settlements are not likely to be economically viable.

3.12 The *Waste Local Plan* does not contain policies which are considered relevant in the preparation of this Neighbourhood Plan.

NEIGHBOURHOOD PLANNING POLICY

3.13 The adjoining parishes of Castlethorpe, Hanslope, Newport Pagnell and Great Linford all have *made neighbourhood plans* which apply to each respective parish and Castlethorpe and Newport Pagnell have also undertaken modifications. The adjoining parishes of Wolverton and Greenleys and Stantonbury are also currently preparing neighbourhood plans.



Plan D: Extract of Plan:MK adopted policies map Sheet 1

A full version can be viewed online here:

<https://www.milton-keynes.gov.uk/sites/default/files/2021-12/Adopted Policies Map Sheet 1.pdf>

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Parish Council and Steering Group have undertaken a number of initiatives to gauge the opinions and aspirations of residents in order to prepare this Neighbourhood Plan. The first consultation exercise was a well-attended Public Meeting held in the Haversham Social Centre on 14 March 2018. The discussions and issues raised at that meeting helped the Steering Group put together a Community Questionnaire that could capture the opinions of all residents, not just those who attended the Public Meeting.

4.2 The Community Questionnaire was delivered to every house in the parish during June and July 2018 and collected by hand to encourage the largest possible response. 375 Questionnaires were returned and analysed, which is considerably higher than the 5-10% response rate usually achieved by this type of survey. All responses were analysed and the results published in August 2018 on the Haversham-cum-Little Linford website <https://www.havershamlittlelinford.org/neighbourhood-planning>

4.3 Issues were identified which were either “very important” or “important” to the community:

Managing Traffic – 99%

Avoiding harm to biodiversity and protecting sensitive landscapes – 96%

Preserving or enhancing community facilities and preserving heritage – 95%

Preserving heritage – 95%

The network of existing footpaths – 92%

Protecting the characteristics of the existing settlement – 90%

4.4 The responses to our questions about what type of homes we should plan for were as follows:

2 and 3 bedroom houses – 76%

1 & 2 bedroom houses – 72%

Bungalows – 70%

Specialist housing for older retired people – 70%

4 bedroom houses and 1 and 2 bedroom flats only received “very important” or “important” ratings of 50% and 51% respectively

4.5 Examining the additional comments made, both at the Public Meeting and in the Community Questionnaire, the importance of affordability for housing was stressed as well as the need for any development to be limited in size and in keeping with the existing settled areas of the parish.

4.6 In order to understand the level of need for housing development in the parish, if any, a Housing Needs Survey was undertaken in July 2019. The purpose was to understand Haversham-cum-Little Linford residents' future housing needs. The results indicated that existing residents anticipated a need for a limited amount of additional housing within the parish.

4.7 Identifying a suitable development site was a key part of the work undertaken by the Steering Group. 28 potential development plots either within or adjacent to the existing settlement boundary of New Haversham, or the observed settlement boundary of Old Haversham were identified and the landowners contacted with a Call for Sites letter. The criteria given to the landowners, in line with the feedback received from the community, was that we were interested in sites which:

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

4.8 Based on all the information gleaned so far, the Steering Group prepared proposed policies and applied the agreed criteria to development sites put forward by landowners as a result of their "Call for Sites" letter.

4.9 Of the 28 potential sites contacted by the Steering Group in the Call for Sites, 11 were put forward by landowners in response. A first pass of these 11, using the criteria outlined above, reduced the number of sites eligible for consideration to five.

4.10 The Steering Group then requested additional detailed information from the landowners to enable Informal Technical Assessments to be undertaken by consultants oneill homer on each of the remaining five sites. The purpose of these assessments was to assist the Steering Group in their site selection process.

4.11 A public exhibition had always been planned to share these proposed policies and details of potential development sites and gather important feedback in order to inform the final Neighbourhood Plan. Unfortunately, Covid-19 restrictions meant this was not possible during 2020. Eventually the Steering Group reluctantly agreed to undertake a paper consultation exercise instead, delivering a detailed Consultation Document with Questionnaire to every household in the parish during November/December 2020. Much discussion was had about whether this consultation could be an online exercise, but it was felt that delivering a detailed printed document to each household was more appropriate and inclusive.

4.12 The results of the two Questionnaires, feedback from the Public Meeting, the Housing Needs Survey as well as the Informal Technical Assessments and the Regulation 14 consultation responses have been taken into account by the Steering Group as they have developed the Policies contained within this Neighbourhood Plan, including Policy HLL2 which allocates site 11 for a high-quality residential development scheme. It should be noted that site 6 could not be considered as the land owner's representatives indicated after the 2020 Community Consultation that they were no longer willing to put forward a site of 1 Ha or less.

VISION

Haversham-cum-Little Linford remains a rural area distinct from the city of Milton Keynes. The parish has undergone some managed change to improve quality of life and access to local housing whilst preserving the rural village environment. These changes have not only avoided harm to biodiversity and connectivity but also helped create new ecological value and improved connectivity.

OBJECTIVES

To provide affordable homes for local people, particularly for those looking to downsize and young people wanting to stay in the parish.

To encourage measures that will make the parish's roads safer for all users.

To ensure that important green spaces and historic assets (including sites of archaeological significance) are protected from development.

To ensure all new development respects the rural character of the area in which it takes place in terms of design, layout, materials and the surrounding landscape.

To maintain and improve biodiversity, connectivity and the quality of the natural environment.

INTRODUCTION TO THE LAND USE POLICIES

5.1 The following policies relate to the development and use of land in the designated Neighbourhood Area of Haversham-cum-Little Linford Parish. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to secure a small number of affordable homes whilst retaining the rural character of the area.

5.2 There are many parts of the parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted and forthcoming Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and the adopted Plan:MK, though they have a mutual, helpful inter-dependence.

5.3 Each policy is numbered and titled, and it is shown in bold. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

THE LAND USE POLICIES AND SUPPORTING TEXT

POLICY HLL1: SETTLEMENT BOUNDARIES

- A. The Neighbourhood Plan defines settlement boundaries at New Haversham and Old Haversham, as shown on the Policies Map.
- B. Proposals for development within the settlement boundaries will be supported provided they accord with the policies of the development plan.
- C. Proposals for development outside the settlement boundaries will only be supported if they accord with development plan policies managing the Open Countryside.

5.4 The policy is intended to distinguish between the built-up areas of each of the two main settlements in the parish and their surrounding countryside in order to manage development proposal accordingly. Given its small size and isolation in the parish it is not appropriate to define a boundary at the third settlement of Little Linford.

5.5 Old Haversham has not previously had a settlement boundary. The policy therefore establishes a new settlement boundary at Old Haversham following the conventions set out in the Milton Keynes Settlement Boundary Study 2017 ([Link](#)) with the exception of using 1995

settlement boundaries as a starting point as it has no pre-existing boundary. The new boundary follows the observed settlement edge from buildings which have a clear functional relationship with the settlement at Old Haversham whilst accommodating the allocation at Policy HLL2. It reflects the built-up area boundary of New Haversham, as shown on the Policies Map of the adopted Plan:MK.

5.6 Haversham is a 'Village and Rural Settlement' where new development will occur at locations identified in made neighbourhood plans. The definition of settlement boundaries remains an important feature of Plan:MK in distinguishing how planning applications are considered if they relate to land inside or outside a boundary. The policy is consistent with Policies DS1 and DS5 of Plan:MK in only supporting housing development within the newly defined boundaries and how applications are dealt with in the Open Countryside. The policy does not remove permitted development rights and the provisions of Policy DS5 of Plan:MK on development outside a boundary continue to apply.

POLICY HLL2: HOUSING DEVELOPMENT

- A. The Neighbourhood Plan allocates Land north of 27 High Street, Old Haversham, as shown on the Policies Map Inset 2, for a high-quality residential development scheme.
- B. Development proposals will be supported, provided they accord with the following site-specific requirements and with other relevant policies of the development plan:
 - i. The housing scheme shall comprise up to 16 homes on an area of approximately 1 Ha;
 - ii. The housing scheme shall comprise a tenure mix of 31% affordable housing and 69% open market housing in accordance with Local Plan **policies, including MKCC's First Homes Policy Position Statement of March 2022** or any subsequent updates, with an emphasis on smaller open market and affordable homes suitable for downsizers;
 - iii. The layout and heights of buildings will have regard to the Local Plan policy requirements in relation to conserving and enhancing landscape character;
 - iv. Proposals will have regard to all of the relevant provisions of Policy HLL5 High Quality Design of the Neighbourhood Plan, including the retention, or re-provision as necessary, of the limestone boundary wall on the High Street;

- v. The layout and landscape scheme delivers defensible boundaries between the site and the adjacent countryside at its northern and western boundaries to create a definitive settlement edge;
- vi. The scheme is accessed from the High Street using a single access point in a suitable location to the satisfaction of the Highways Authority;
- vii. The layout shall retain public right of way Bridleway no.32 through the site and Bridleway no.33 along the edge of the site;
- viii. A foul water strategy that avoids significant environmental harm is prepared for approval by the local planning authority to address the absence of a connection to mains drainage to serve the site;
- ix. A sustainable drainage strategy is prepared for approval by the local planning authority to address the effects of surface water run-off within and adjoining the land;
- x. A biodiversity strategy is prepared in accordance with the development plan that delivers a measurable '**net gain**' in general biodiversity value on site;
- xi. An ecological survey is undertaken to the satisfaction of the local planning authority;
- xii. An archaeological assessment is undertaken to the satisfaction of the local planning authority;
- xiii. All trees subject to a Tree Preservation Order are retained and protected and all other mature trees and hedgerows within the site are retained unless their removal is essential, and the minimum required to facilitate an efficient development layout;
- xiv. The scheme provides vehicle electric charging points in line with standards set out in the development plan and relevant Supplementary Planning Documents;
- xv. The approach taken in securing digital connectivity is identified within the Planning Statement supporting the application in line with the provisions of Policy CT9 (Digital Communications) of Plan:MK;

- xvi. The scheme maximises opportunities to produce and use renewable energy on-site.

5.7 The policy proposes a modest housing allocation in Land north of 27 High Street in Old Haversham for a small-scale housing scheme, as provided for by the development boundary of Policy HLL1 of the Neighbourhood Plan. **See 'Appendix A: Site at Haversham Design Proposals'**. The land is in a single ownership and has been made available for development within the plan period.

5.8 The HcLL Community Housing Needs Survey identified a need for affordable housing in the parish, particularly smaller, affordable housing and housing available to meet the needs of those wishing to downsize from larger family properties. The adopted Milton Keynes Local Lettings Policy for the Borough will apply to the allocation of affordable homes being provided by the scheme, however there is a desire to see this provision meeting local need as evidenced by the HcLL Community Housing Needs Survey, although this cannot be made a policy requirement. The opportunities to provide this housing within the existing settlement boundary of New Haversham is extremely limited. The identification and selection of this site, and of the specific key development principles, are detailed in the Site Assessment Report published alongside this Plan.

5.9 The land has a number of constraints, including flooding and ecology issues, but the evidence shows that it is possible to avoid or mitigate any significant adverse environmental effect by making a series of requirements in this allocation policy which **also meet a number of the community's policy priority** objectives including the delivery of affordable homes, preserving the character of the village and surrounding landscape and preserving local biodiversity. From April 2021, there is now also a **Demand Responsive Transport (MK Connect)** which provides an 'on demand' public transport facility across the parish. There are also other matters which, although already a requirement of Plan:MK, the community would expect to see form part of the policy. For example, the land lies within and adjacent to an Archaeological Notification Area/Heritage Site and the policy therefore reflects the requirement to produce an archaeological assessment as per MKCC's Local Validation List September 2019.

POLICY HLL3: FIRST HOMES EXCEPTION SITES

A. Proposals for a First Homes Exception Site at New Haversham will be supported if:

- i. At least one of the site boundaries entirely adjoins the defined settlement boundary;
- ii. The proposal meets an evidenced housing need and is proportionate in scale to the existing settlement: for New Haversham this suggests a proposal of approximately 12 dwellings enlarging the settlement by around 5%;
- iii. Vehicle and pedestrian accesses are safe and convenient, and have

regard for the amenity of neighbouring residents where applicable.

- iv. It can be demonstrated that the scheme will:
 - a. be located and designed to take account of all sources of flood risk in accordance with national and Local Plan policies paying particular attention to flood risk impacts in New Haversham, as shown on Plans E – G below, and its location within a Critical Drainage Catchment area; and
 - b. not cause unacceptable harm to identified Important Views or harm to any heritage assets.

5.10 Planning Practice Guidance also allows for First Homes Exception Sites to come forward on unallocated land outside of a development plan. A First Home is defined as discounted market housing for first time buyers that must be discounted by a minimum of 30% against the market value in perpetuity and its first sale must be at a price no higher than £250,000. The policy therefore sets out the criteria to guide First Homes Exception Site proposals in the Parish as provided for by the Guidance. The policy directs First Homes Exception Site proposals to New Haversham only as Policy HLL2 allocates land in Old Haversham which will meet some of the affordable housing for sale need in that part of the parish.

5.11 In essence the policy reflects the spirit and intention of the Plan:MK Policy HN10 for Rural Exception Sites which allows for small-scale **"affordable" housing schemes to meet** local rural needs in the parish and will continue to operate in the parish in addition to First Homes Exception Sites guided by Policy HLL3. It also accords with the Parish Council's desire to promote future developments that will address the imbalance of affordable housing in the parish. A minimum 30% discount on market value homes, capped at £250,000 on its first sale, ought to allow smaller and more affordable homes to start to rebalance the housing mix in the Parish. Given the high rate of owner-occupier dwellings in the Parish, proposals may be supported which deliver other types of affordable housing for rent which meet local need as provided for by Planning Practice Guidance.

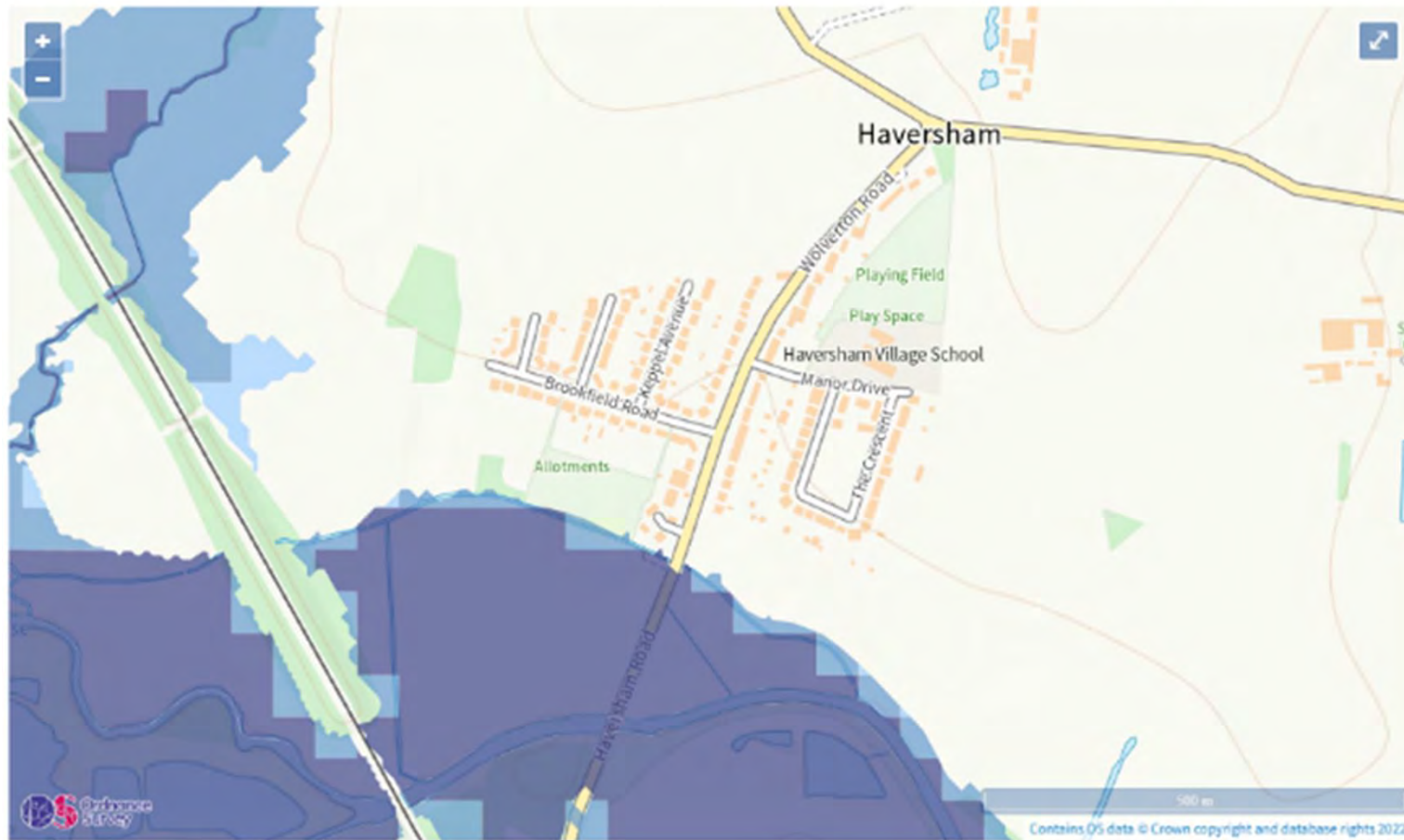
5.12 Parts of the Parish are within a Critical Drainage Catchment (CDC), as defined by the Milton Keynes Surface Water Management Plan 2016. As per Plan:MK Policy FR1, all sites within a CDC, will be expected to show that the development would not increase the CDC's flood risk and, if possible, will improve the current situation.'

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ● Location you selected

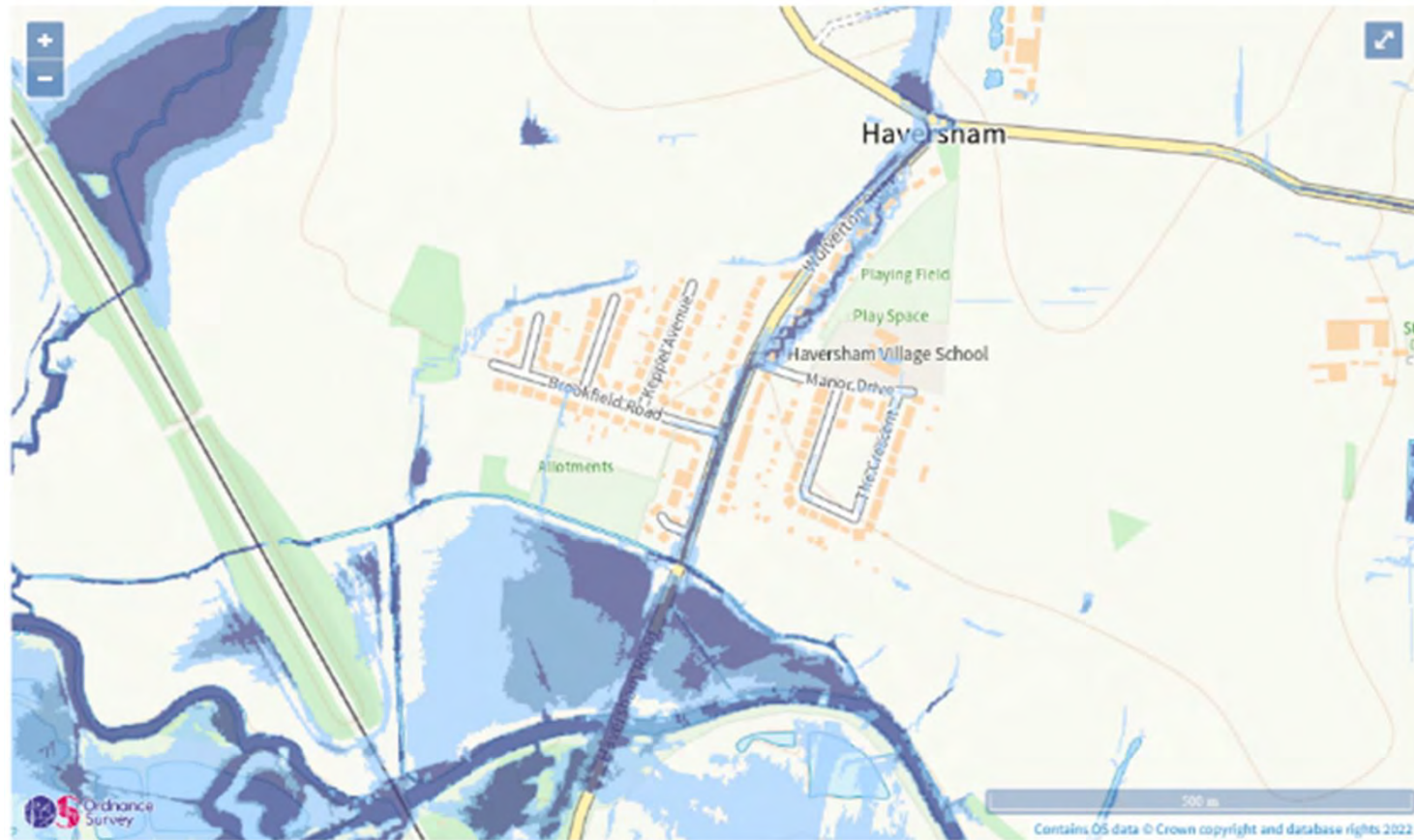
Plan E: Extent of flood risk from rivers or the sea in New Haversham Source: [GOV.UK](https://www.gov.uk)

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

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

Flood risk

Extent of flooding

Location

Enter a place or postcode



Maximum extent of flooding from reservoirs:

● when river levels are normal ● when there is also flooding from rivers ⊕ Location you selected

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

POLICY HLL4: ZERO CARBON BUILDINGS

- A. All development should be **'zero carbon ready'** by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.
- B. Development proposals are encouraged to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so.

5.13 Clause A of the policy expects developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.14 Clause B encourages all schemes, no matter what their intended use or size (other than householder extensions), to use the Passivhaus Planning Package (PHPP)⁴ or equivalent design methodology for all buildings. It is acknowledged that it may not be feasible to do so on some sites or schemes for practical reasons, which should be explained in the application.

5.15 An Energy and Climate Statement will demonstrate compliance with the policy (except for householder applications). The statement will include a passive design capacity assessment prepared at the earliest stage of site layout design to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the Energy Hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.

5.16 Every new build or redevelopment project in the Neighbourhood Area, however modest, provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050.

⁴ http://www.passivhaustrust.org.uk/what_is_passivhaus.php

POLICY HLL5: HIGH QUALITY DESIGN

- A. Development proposals should acknowledge and respond to the Neighbourhood Character Appraisal, attached as Appendix B.
- B. Development proposals, including alterations and extensions to existing buildings, will be supported, provided their scale, density, massing, height, landscape design, layout and materials reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape in the parish and its settlements:
- C. Development proposals in New Haversham should specifically demonstrate regard for the following design principles, as appropriate:

LEGIBILITY

- iv. Proposals should have full regard, where appropriate, to the importance of the distinct and prominent Wolverton Railway Viaduct as a landmark building, a distinguishing landscape feature, on the edge of the parish.

LAYOUT

- v. Proposals should maintain the pattern of grass verges between buildings and the road providing a sense of space and openness.

OPEN SPACE/LANDSCAPE

- vi. Mature trees along prominent roads, particularly Wolverton Road, and mature hedgerows of the surrounding countryside, should be retained as a distinctive feature of the village. Where loss is unavoidable, replacement planting should be created.

BUILDING FORM

- vii. Proposals should sustain the pattern of a mix of predominantly semi-detached properties, and some detached, short terraces and bungalows.
- viii. Proposals should include the use of a variety of architectural styles and traditional building materials.

- D. Development proposals in Old Haversham should specifically demonstrate regard for the following design principles, as appropriate:

LEGIBILITY

- ix. Proposals should have full regard, where appropriate, to the importance of the distinct and prominent St **Mary's** Church, The Greyhound, The Old School, and The Grange as landmark buildings, distinguishing landscape features, in the village.

LAYOUT

- x. Proposals should sustain the pattern of linear development with frontages to the High Street on either side of the road, including retaining or providing gaps between buildings that provide glimpses to open countryside and lakes beyond.
- xi. Proposals should retain or re-provide as necessary limestone boundary walls, hedges and front gardens to match the existing arrangement on the same alignment.

OPEN SPACE/LANDSCAPE

- xii. Mature trees along prominent roads, the horse chestnut tree at the entrance to the High Street, should be retained as a distinctive feature of the village.

BUILDING FORM

- xiii. Proposals should sustain the pattern of a mix of detached, semi-detached, terraced properties, and bungalows.

STYLE

- xiv. Proposals should include the use of limestone in facing or cladding materials and slate roofs.

5.17 The policy requires development proposals to deliver high quality schemes that reflect the special qualities and distinctiveness of the parish and its settlements. It complements, but does not replace, the design policies of Plan:MK and the New Residential Design Guide Supplementary Planning Document (SPD) of 2012.

5.18 Paragraph 2.2.5 of the SPD makes provision for a neighbourhood or village design statement to identify the distinctive character of their village or neighbourhood and paragraph 2.4.1 requires development in the rural villages of the Borough to respect the existing character of the settlement. The Neighbourhood Plan Character Appraisal in the Environment and Design Report included in the evidence base highlights the key defining characteristics of its three settlements – Old Haversham, New Haversham and Little Linford. The assessment at the secluded hamlet of Little Linford included the small residential development on Mill Road for practical convenience in the appraisal process. Given the size and function of Little Linford and Mill Road as small, quiet residential areas surrounded by farmland, proposals should respond to the relevant site characteristics and surroundings.

5.19 For the larger settlements of Old and New Haversham, the policy has set out a series of design principles that are drawn from the Neighbourhood Plan Character Appraisal and relates them to the appraisal template in the SPD. Those principles set out the features that make the parish distinctive. Beyond these considerations, there remain other design matters where the policy does not need to be prescriptive, as there is variation in the existing character. The policy requires the Design and Access Statements prepared for planning applications to demonstrate that, where relevant to the location of the proposal, regard has been paid to those principles.

5.20 Applicants preparing development proposals should be familiar with the New Residential Design Guide SPD of 2012 and then relate the proposed development location to the Neighbourhood Area. MKCC will apply the principles of the SPD and the specific requirements of this policy as relevant to the location and nature of the proposal. The Parish Council will use both the SPD and this policy to inform their judgment of proposals in making their representations to MKCC when it is consulted on applications.

5.21 As with all design guidance, the standards and requirements should be regarded as setting the design brief for a proposal, but the applicant may depart from them where it can be justified in the circumstances. **Given the status of the settlements as 'Villages and rural settlements'** in the settlement hierarchy, the scope for change in character will remain very limited. However, in all cases, the burden will be on the applicant to demonstrate that the SPD and this policy have been acknowledged, understood and responded to in a way that is appropriate to the location and nature of the proposal.

POLICY HLL6: NON-DESIGNATED HERITAGE ASSETS

A. The Neighbourhood Plan defines two Local Areas of Special Character as non-designated heritage assets, as shown on the Policies Maps, and outlined below:

- i. Building group at Old Haversham;
- ii. Haversham Mill.

B. Development proposals located within or significantly affecting a Local Area of Special Character should demonstrate that they have paid full regard to the characteristics that contribute to the significance of its local architectural, historic and archaeological interest.

5.22 In the 2018 community survey, nearly all respondents (95%) said that preserving the historic heritage of the parish was important or very important to them. The Local Area of Special Character designation is regarded as 'non-designated' heritage assets as per Annex 2 of the NPPF and provided for by Policy HE1 of Plan:MK.

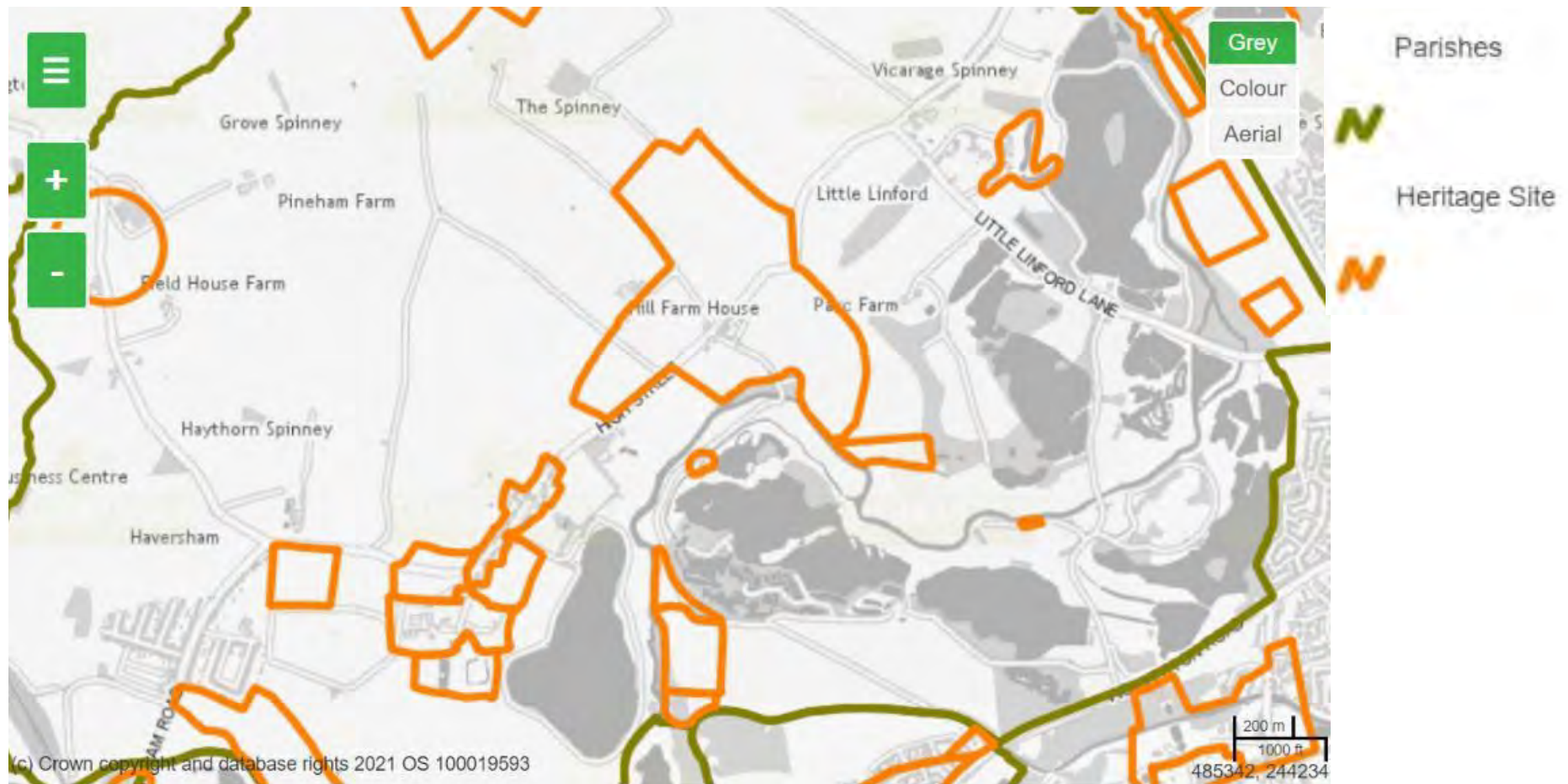
5.23 The policy therefore designates two Local Areas of Special Character by way of

their architectural, historic and archaeological interest. The Environment and Design Report included in the evidence base demonstrates why the areas are worthy of designation (see also a short description of each area below). This is in addition to, but separate from, those properties which are Grade I, Grade II or Grade II* Listed and which are scheduled thus by English Heritage. Annex 3 of the Environment & Design Report included in the evidence base contains a list of all listed buildings and historic monuments within the parish. This Neighbourhood Plan recognises the protection to these properties that is already in place.

5.24 The Old Haversham Area of Special Character (i.) includes several buildings and structures already listed, but also one which is not. It is a historic area of Old Haversham and the land is likely to cover remains of buildings, structures etc. which may go back to 12C or before. The area spans the corner of High Street and includes the Greyhound pub, **the interconnected 'Old Forge' buildings, the prominent old horse chestnut tree in front of the pub and St Mary's Church and surrounding buildings.** The Greyhound is the first building seen when travelling down the road to Old Haversham. The Old Forge next door (now a private house) pre-dates the Greyhound pub and is one of the oldest properties in Haversham.

5.25 The Haversham Mill area at the river end of Mill Road includes the Mill House, the site of the old mill itself, Haversham Weir and the mill race. The location is well used by local walkers crossing the river at this point to the lakes and the Stanton Low parkland area. The original mill (now demolished) was probably built before 1700. The old mill race is distinctive and clearly visible in the landscape. The historic Mill House was recently sympathetically upgraded and extended.

5.26 There are other areas of mainly archaeological significance within the parish which the Environment and Design Report includes. In particular, the area around Hill Farm Haversham **was an historic Roman settlement and the land around St Peter's Church in Stanton Low** has remains of a manor house and gardens. These and others have already been identified as Archaeological Notification Sites by Plan:MK (see Plan H below). This means that proposals coming forward in these areas will need to be accompanied by a desk-based assessment and field evaluation as per Policy HE1 of Plan:MK and MKCC's Archaeological Officers will be consulted on proposals. This Neighbourhood Plan recognises the protection to the archaeological interest of these areas that is already in place.



Plan H: Extract of MKCC Interactive mapping showing the extent of Archaeological Notification Sites in part of the parish

(Source: Milton Keynes City Council)

POLICY HLL7: LOCAL GREEN SPACES

A. The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Maps:

- i. The Recreation Ground
- ii. The Green within the Crescent
- iii. The Allotments off Brookfield Road

B. Proposals for inappropriate development in a Local Green Space will only be supported in **'very special circumstances'**.

5.27 The policy proposes to designate four important green spaces in the parish as Local Green Spaces in accordance with §101 and §102 of the NPPF. The policy has the effect of managing development proposals in line with NPPF provisions in the Green Belt, which prevent any development unless the 'very special circumstances' test can be met.

5.28 The full justification of how each space meets the three NPPF criteria is set out in the Environment and Design Report included in the evidence base of the Plan. The Recreation Ground is a much loved and well-used community space and children's play area. Frequently used for fitness purposes on the trim trail by our residents, for community events such as the fireworks display and cricket match, as well as for outdoor play and even birthday parties. It is also well used by dog walkers who can walk their dogs (on leads) on the footpath to the lower part of the village, helping to keep our community connected. It also is the location of a skateboard ramp, a facility which was installed as a direct result of members of the parish working in partnership with the parish council and charitable organisations.

5.29 The Green within the Crescent is an open space, enhanced by a few attractive mature trees, which gives the Crescent a unique character within our village. It is well used by local children and appreciated by residents for the tranquillity and sense of peace which a green space can afford, this could be seen as particularly valuable in modern times of densely populated living and busy lives.

5.30 Many parishioners tend the Allotments off Brookfield Road but the appreciation of this facility spreads wider than those currently renting and maintaining their plots. The allotments provide an opportunity for home grown produce, healthy exercise and a haven of tranquillity for allotment holders. Allotments have been sited here since 1947 and as such are seen as integral to the character and appeal of this part of our village. Finally, for some, the allotments also serve as an aspirational reminder of sustainable lifestyles and low carbon, self-sufficient values and goals.

POLICY HLL8: WALKING, CYCLING AND EQUESTRIAN ROUTES

- A. Development proposals that lie within or adjacent to the existing network of walking, cycling and equestrian routes should, where possible, enhance access by connecting with existing or proposed routes and optimise use through appropriate design and landscaping.
- B. Proposals affecting the existing network shall seek to retain the existing route unless an alternative would significantly enhance the public enjoyment of using the route. Development proposals that will lead to the extension of the network will be supported, provided they are consistent with all other relevant policies of the development plan.

5.31 The Neighbourhood Plan identifies the existing walking, cycling and equestrian routes network, as shown on the Policies Maps, for the purpose of recognising the function and amenity of existing routes.

5.32 The policy seeks to encourage safe, accessible and convenient means of walking, cycling and horse riding through the parish. By doing so it refines Plan:MK Policy CT3 which seeks to retain, improve and extend walking and cycling facilities that are attractive, convenient, direct, safe, secure and easy-to follow.

5.33 The policy sets out how development proposals should maximise opportunities for retaining, improving and extending the existing Network. The Policies Map show the full extent of the existing Network, which allows applicants to determine if their proposals should take this policy into account. Where possible, design and landscaping schemes should explore opportunities to relate the land better to the Network. There is every expectation that existing routes should be safeguarded, and the layout of proposals should **accommodate existing routes' alignment, however proposals which would significantly** enhance the public enjoyment of using the route will be supported as an alternative.

5.34 The footpaths and bridleways are an essential part of the infrastructure of the parish. There are several small horse stables in the parish used for recreational riding and access to the bridleway network is important for such horse owners. The Neighbourhood Plan Steering Group have identified a number of aspirations including desirable short-term enhancements to existing routes, and longer-term aspirations for new routes. These have been listed below and the Parish Council will seek to work with landowners to realise such opportunities where possible:

- o Desirable short-term enhancements to existing routes:
 - Remove stiles and add accessible '**gates**' to the footpath from New Haversham to Old Haversham and also from Mill Road to Little Linford Lane, permitting walkers with limited mobility to use these popular paths;
 - Designate as a public right of way the informal footpath from the end of Brookfield Road to the public footpath down to the railway at the top of the hill;
- o Longer term aspirations for new routes (subject to resources and wider consultation):
 - A new footpath/bridleway bypassing the narrow hill road at the north east end

- of Haversham High Street;
- A new footpath/bridleway from Old Haversham to Little Linford via Mill Road avoiding the road traffic. At present walkers and horse riders must use the busy narrow road with no pavement.
- A new signposted '**Circular Walk**' around the whole parish linking existing paths and the green wildlife corridors with some newly created footpaths/bridleways to complete the 'circle'.

5.35 There are currently no designated cycleways in the parish but creating them was the fourth most important priority in the open-ended question on priorities for development. The only realistic option would be a new cycleway along the eastside of Wolverton Road from Wolverton/Haversham roundabout, over the bridge and up to the bus stop/ phone box on Wolverton Road. There is an existing pavement for pedestrians that would need redesignation as a combined cycle and pedestrian route. (Note the section to the south of the river bridge is outside the parish boundary so would need collaboration with Wolverton and Greenleys Town Council).

POLICY HLL9: GREEN AND BLUE INFRASTRUCTURE

- A. Development proposals that lie within or adjoining the Green and Blue Infrastructure Network as shown on the Policies Map should maintain and improve the Network, including delivering a net gain to general biodiversity assets, in the design of their layouts, landscaping schemes and public open space provisions.
- B. Proposals that would undermine the integrity of the Network will not be supported unless other material considerations outweigh the harm to the Network. Development proposals that will lead to the extension of the Network will be supported, provided they are consistent with all other relevant policies of the development plan.

5.36 The Neighbourhood Plan recognises a Green and Blue Infrastructure Network, as shown on the Policies Map, as an environmental support system for the community and wildlife. The Network comprises Local Green Spaces, as defined by Policy HLL7, Linear Parks and Nature Reserves as defined by Plan:MK, woodlands, rivers, streams, lakes, other water bodies and land of biodiversity value as defined by Natural England⁶, and the existing network of footpaths and bridleways as identified for Policy HLL8.

5.37 The policy refines Plan:MK Policy NE4. Its purpose is linked with the vision and principles of Green Infrastructure in Buckinghamshire and Milton Keynes <https://bucksmkneep.co.uk/projects/vision-and-principles-for-the-improvement-of-green-infrastructure/> by defining a network of green infrastructure assets in the neighbourhood plan area. It also responds to the location of the parish in Ouse Valley Green Infrastructure

⁶ Land of Biodiversity value in Haversham are identified as Priority Habitats here <https://magic.defra.gov.uk/magicmap.aspx>

Strategy Area <https://bucks.mknep.co.uk/projects/gi-opportunities-mapping/?location=zone08> especially its promotion of habitat creation and linkage.

5.38 The policy requires that all development proposals that lie within the Network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting habitats. The Policies Maps show the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

5.39 The Network will become more valuable over time and there are a number of opportunities to improve the Network. The Neighbourhood Plan Steering Group have identified the opportunity for a new wildlife corridor as an extension to the Wildlife Corridors already designated along the railway line and the River Ouse valley. The new wildlife corridor would link up with Little Linford Wood nature reserve. This would make use of the existing network of footpaths and bridleways. The Parish Council recognises that The Parks Trust, an independent, self-financing charity caring for green space in Milton Keynes, has also identified the opportunity for a link between Ouse Valley Park and Little Linford Wood nature reserve as part of and their vision for the future⁷. The Parks Trust operates within the parish through the management of Linford Lakes Nature Reserve, Stanton Low Park and the Ouse Valley Park, all of which lie within the parish, either partly or wholly. The Parish Council will seek to work with other organisations and landowners to realise such opportunities where possible avoiding the loss of the best and most versatile agricultural land.

5.40 The Parish Council also recognises that a number of these assets, in particular Little Linford Wood, form part of the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust Core and Recovery Zone in their Nature Recovery Network <https://www.bbowt.org.uk/nature-recovery-map> which means they will be focussing their efforts on site protection and habitat management to keep our existing habitats in good condition and restoring and creating new habitats to improve connectivity across the landscape. The majority of the parish lies within the wider landscape zone where there remain opportunities for connected spaces for nature, such as the wildlife corridor proposed in the policy. The recently passed Environment Act places a duty on a Responsible Authority to prepare a Local Nature Recovery Strategy and Defra and DLHUC are working closely together on proposals for planning reform to consider what future role such Strategies will play. The policy is therefore also intended to signal to the Responsible Authority that it should consider the role of this Network as part of its future Local Nature Recovery Strategy.

⁷ The Greater MK Green Grid on page 4 of Milton Keynes Inspirational Landscapes now and forever <https://www.theparkstrust.com/our-work/landscape-management/milton-keynes-inspirational-landscapes/>

POLICY HLL10: IMPORTANT VIEWS

Development proposals should conserve, and where possible enhance, the local character of the landscape, as identified in Appendix C and the 2022 Milton Keynes Landscape Character Assessment and, through sensitive design, landscape mitigation and enhancement measures, not cause adverse impacts on the Important Views identified on the Policies Maps.

5.41 The policy, and the Policies Maps, identify a series of views from public vantage points around the parish that were considered in the Environment and Design Report, and in a subsequent update report on Important Views, as especially important in defining the relationship between the settlements and its rural hinterland. Table A presented below has been extracted from **the update report. This report is titled “Supporting evidence for Policy HLL10 Important Views July 2022”** and is included at Appendix C. Appendix C includes a full description and photographs of each view. The policy does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design. In each case, only the minimum area of land necessary to define the view has been identified.

<i>View</i>	<i>Location and direction</i>	<i>Key characteristics</i>
1	From footpath 43 in the field behind the old school looking south, west and northeast	Limited impact from built urban development Landmark church towers/spires Historic limestone villages Paddocks in association with village margins
2	From footpath 43 in the field west of the kissing gate and stream looking south to southwest	Large scale arable fields with unclipped hedges Low proportion of woodland and hedgerow trees Panoramic views over meandering valley floor Limited impact from built urban development Tranquil and remote
3	From footpath 39 looking east to southeast	Sparsely settled rural landscape crossed by minor roads Pasture on lower slopes and near settlements Historic limestone villages Paddocks in association with village margins Panoramic views over meandering valley floor Valley floor widens with extensive areas of open water due to mineral extraction
4	From field at end of Brookfield Road looking south to southwest	Panoramic views over meandering valley floor Large scale arable fields with unclipped hedges Landmark railway viaduct
5	From footpath 40, north of View 4, on the corner of four fields, 360° view	Large scale arable fields with unclipped hedges Undulating lowland landscape with slopes down towards the river valley floor General absence of visual detractors
6	From southern end of Wolverton Road looking north	Iconic avenue of silver birch trees
7	From southern end of Mill Road looking northeast to southeast	Undulating lowland landscape with slopes down towards the river valley floor Low proportion of woodland and hedgerow trees Limited impact from built urban development Tranquil and remote
8	From the road towards Little Linford, near the end of footpath 16, looking south to east and northwest	Undulating lowland landscape with slopes down towards the river valley floor Large scale arable fields with unclipped hedges Large to medium scale mixed woodlands Limited impact from built urban development
9	From the north end of Little Linford Lane looking north to northwest	Large scale arable fields with unclipped hedges Large to medium scale mixed woodlands General absence of visual detractors

<i>View</i>	<i>Location and direction</i>	<i>Key characteristics</i>
10	From footpath 31 looking south to east	Undulating lowland landscape with slopes down towards the river valley floor Landmark church towers/spires Paddocks in association with village margins
11	From St Leonard's Church, Little Linford looking south to east	Historic parkland General absence of visual detractors

Table A: Extract from Supporting Evidence for Policy HLL10 Important Views
July 2022 (full version included at Appendix C: Important Views)

POLICY HLL11: LOCAL COMMUNITY FACILITIES AND PUBLIC HOUSES

Development proposals requiring a planning consent which would involve the loss of any community facility identified in the Policies Maps will be supported only if:

- i. There is no longer a need for the facility for any type of community use, and this has been robustly evidenced by research and consultation; or
- ii. An acceptable alternative facility can be provided elsewhere.

5.42 The policy identifies community facilities and open space facilities for the application of Policies CC3 and L2 of Plan:MK. The Use Class Order of September 2020 now deems such uses as either Class F2 ('Local Community Uses') or in the case of the schools and churches, F1 ('Learning and non-residential Institutions'). Haversham Sailing Club is deemed 'sui generis' as are pubs following the amendment (i.e. not included in any class of uses). The list of facilities includes all of those that are valued by the local community and offer a valuable resource to support community life.

5.43 It is worth noting that the community also values the recreation, biodiversity and leisure amenity of other facilities such as Little Linford Wood Nature Reserve – a significant ancient woodland; Linford Lakes Nature Reserve – an important biodiversity resource and Stanton Low Park as well as the Ouse Valley Park which extends into the Parish – the latter three sites managed by The Parks Trust. The Steering Group are satisfied that all of these areas have several significant national and local designations to safeguard the value of these areas.

POLICY HLL12: MANAGING ROAD SAFETY

Save for householder applications, development proposals should address and ensure highway safety as is necessary to mitigate their traffic impacts.

5.44 Since the beginning of its development, Milton Keynes as a New Town has brought pressure to the surrounding villages and other settlements through the increased volumes of commuter traffic as well as leisure trips for shopping etc. The parish of Haversham-cum-Little-Linford is no exception to this inevitable burden. The continued growth of Milton Keynes has been to the detriment of Old and New Haversham as both have witnessed a disproportionate growth in the volume of through traffic.

5.45 The highways serving Haversham-cum-Little Linford are to an extent, the route of least resistance for many commuters and traffic has been recorded through Haversham having had its origin in towns such as Northampton and Wellingborough to the north of our parish. Additionally, our parish has seen an increase in traffic as a result of development imposed in neighbouring villages.

5.46 In the 1990s this problem was acknowledged by Milton Keynes Development Corporation and along with Hanslope and Castlethorpe, Haversham had traffic calming measures installed on Wolverton Road but no such measures were installed in Old Haversham. In the intervening years traffic volumes have increased and at pressure points such as junctions, queuing occurs in most morning and evening peak hours.

5.47 Of great concern is the speed of traffic through both Old and New Haversham and whilst Speed Indication Devices (SIDS) have recently been installed on High Street, Old Haversham, there has been insufficient time to test their effectiveness. The need felt by a significant proportion of drivers to travel at higher speeds has meant that the existing speed reducing features such as speed humps and raised mini roundabouts on Wolverton Road, have become less effective yet nothing has been done to bring about further speed management in New Haversham.

5.48 Speed is recognised as a major threat to those crossing the road and the statistics regarding the severity of injury from vehicles at specific speeds is well documented.

5.49 The introduction of significant traffic management measures to influence traffic volumes in any particular location has to be part of area-wide management measures and is not something that can be dealt with at a local level by a Parish Council, however we are in a position to influence the speed of traffic through the introduction of local management measures.

5.50 The inclusion of residential development into the Neighbourhood Plan inevitably increases traffic volume. The Parish Council intend to propose speed management measures through the introduction of highway alterations and improvements. Each residential development will be expected to contribute to speed management measures through S106 Legal agreements or the Community Infrastructure Levy (CIL) (should MKCC choose to operate CIL).

5.51 With due consideration it is possible for developers to influence speed of traffic through specifically tailored access arrangements at the interface of new development with the public highway and this will be an important factor when assessing any development proposals from the road safety perspective.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the parish by MKCC.

DEVELOPMENT MANAGEMENT

6.2 The planning authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by Milton Keynes City Council. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

LOCAL INFRASTRUCTURE IMPROVEMENTS

6.4 Although the scale of development likely to be consented in the parish during the plan period is likely to be very limited, there may be opportunities through S106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with MKCC.

BROADBAND

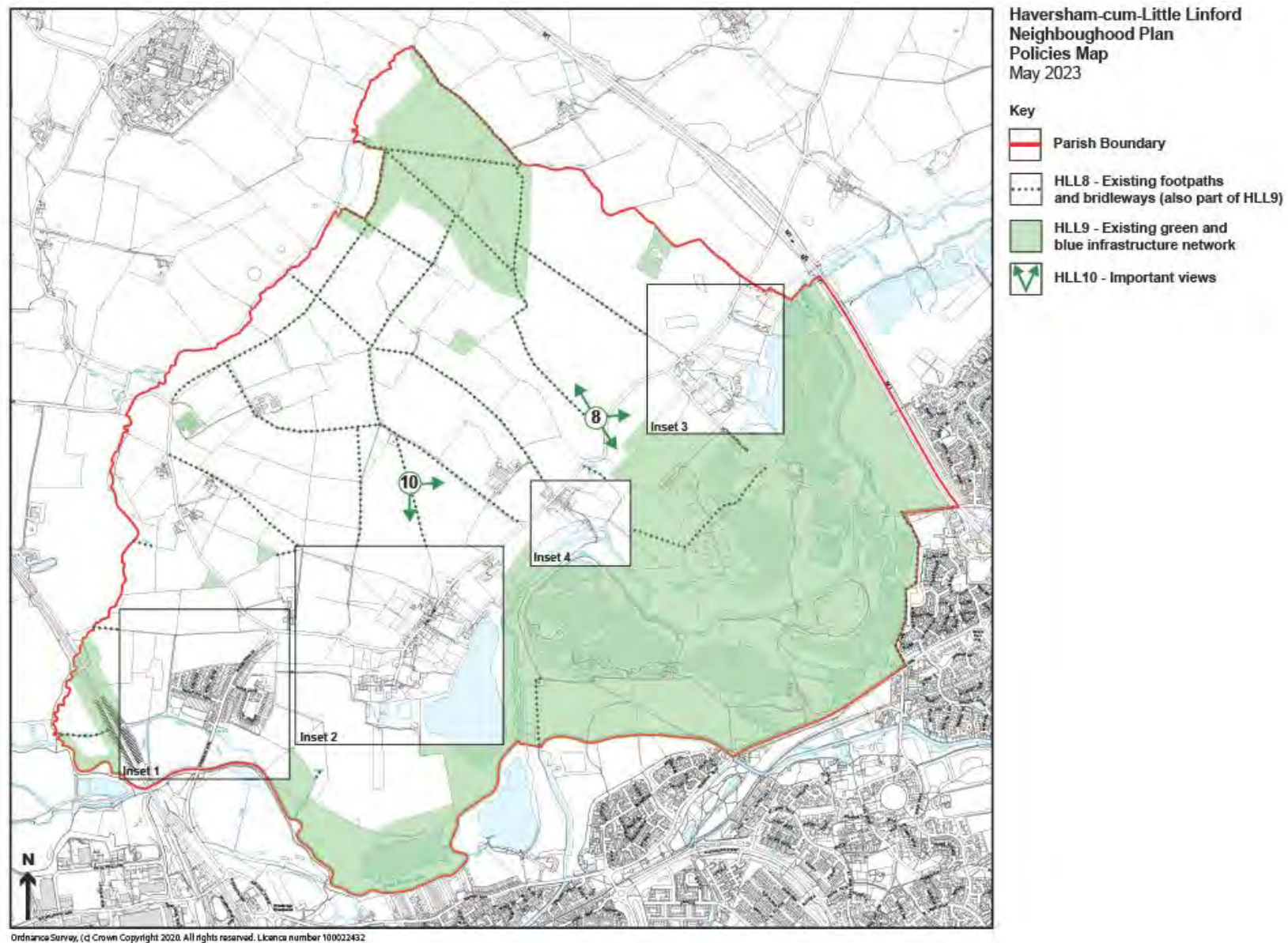
6.5 Broadband connections are mainly dealt with through building regulations. The government made changes to building regulations in 2016 to require that all new buildings have the infrastructure required to support superfast broadband connection (such as cable ducts), but it does not go as far as to require provision of the connection itself. Further consultations on amendments to Building Regs took place in 2018 as the Government intends to amend Building Regulations further to require more from developers (providing gigabit-capable connection or the next fastest broadband where this cannot be achieved and the physical infrastructure such as onsite ducts and termination points) and voluntary commitments from operators to contribute to the costs of connecting new development. These amendments have not been introduced as more consultation is needed before the legislation can be amended which was planned for Spring 2021 ready for the secondary legislation to be laid in Winter 2021, but this has not yet been published.

6.6 Plan:MK Policy CT9 (Digital Communications) sets out how digital infrastructure is expected to be delivered, as required by the NPPF. The Parish Council is aware that many parts of the parish are not well served broadband coverage and fully supports Plan:MK's requirement for applicants to engage with network providers from the outset so that new ducting can be introduced alongside other site infrastructure works as part of new developments.

OTHER NON-PLANNING MATTERS

6.7 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.

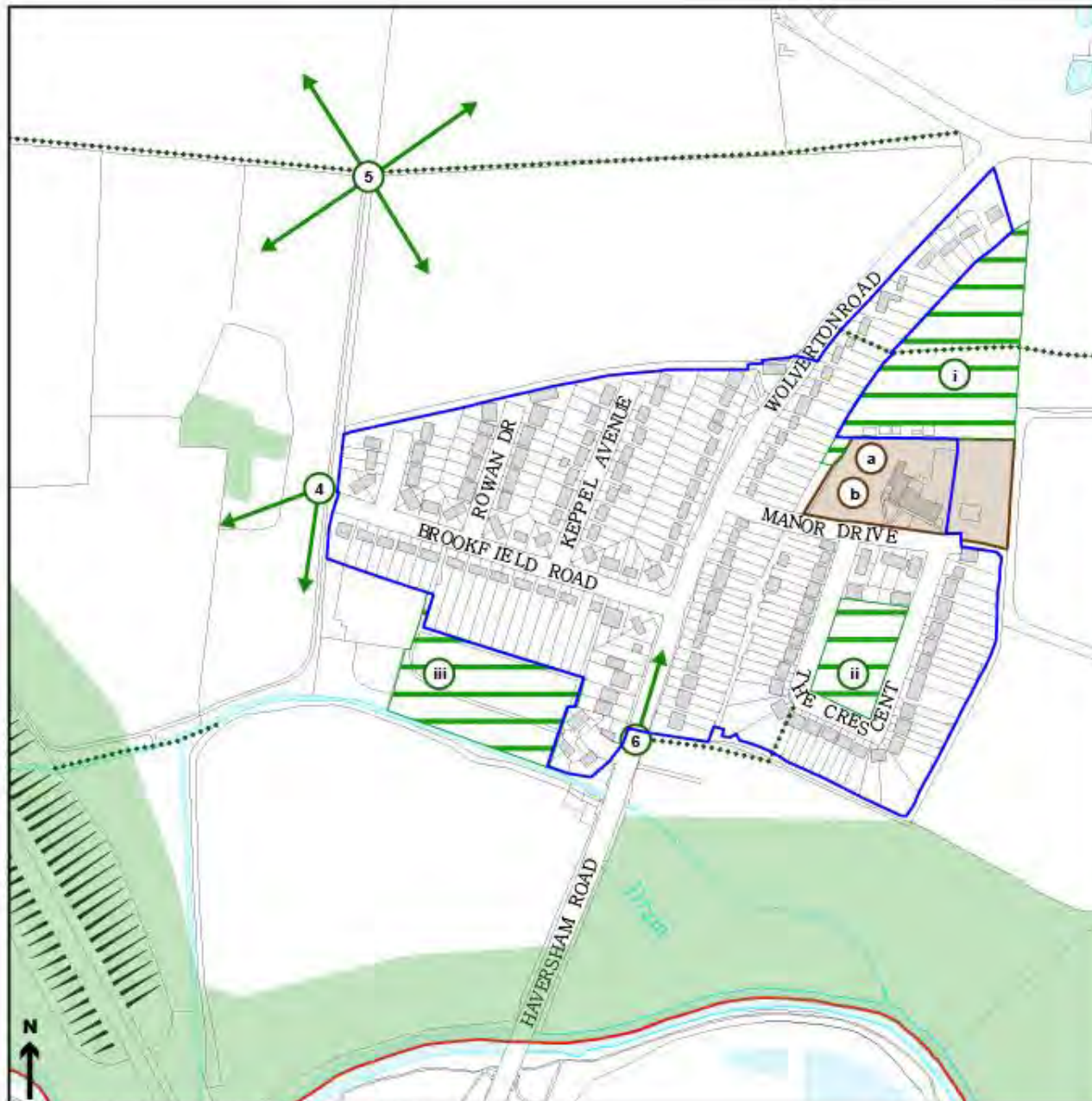
POLICIES MAPS & INSETS



**Haversham-cum-Little Linford
Neighbourhood Plan
Policies Map Inset 1 New Haversham
May 2023**








Key

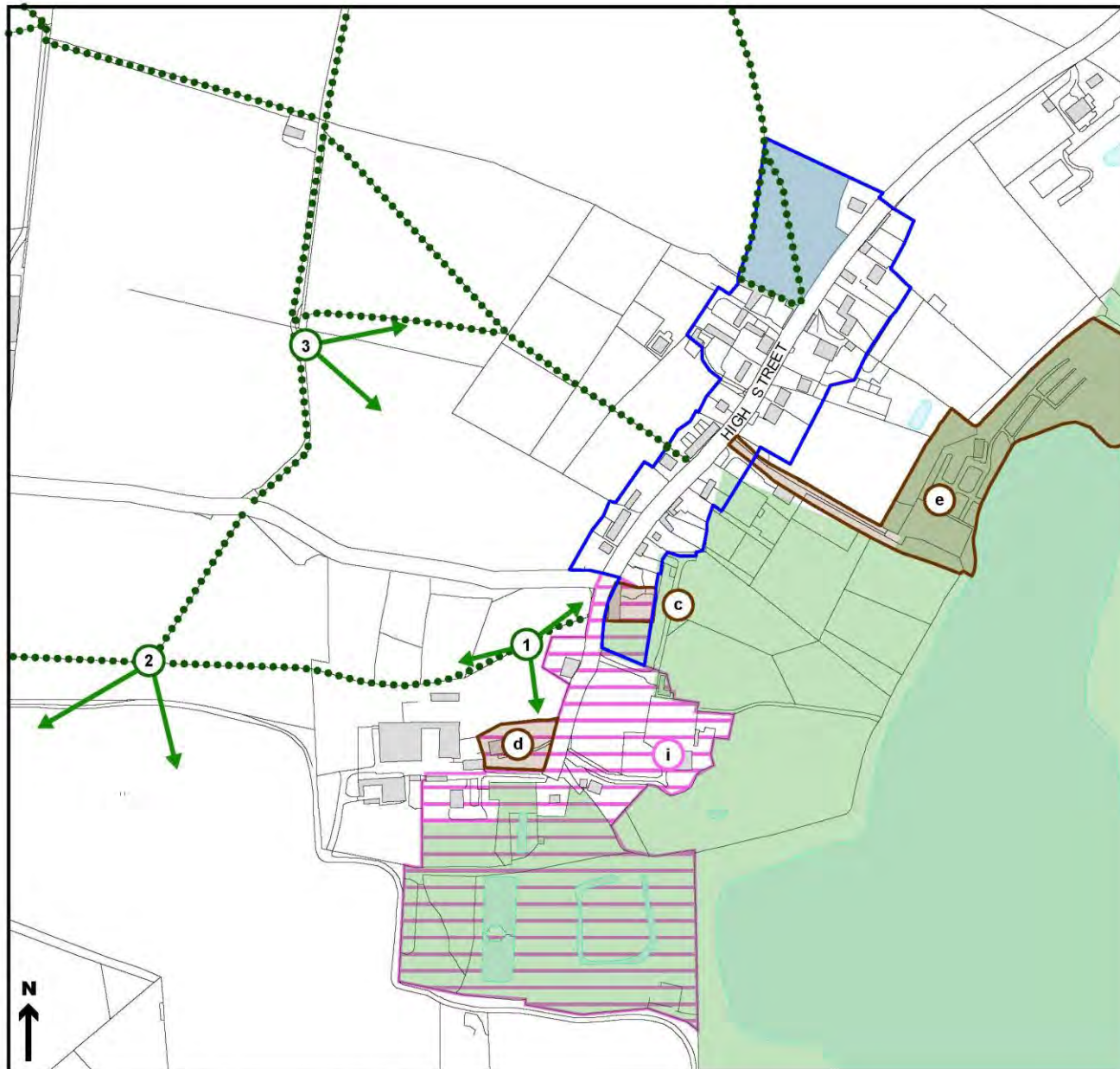
-  Parish Boundary
-  HLL1 - Settlement Boundary
-  HLL7 - Local Green Space
 - i. The Recreation Ground
 - ii. The Green within the Crescent
 - iii. The Allotments off Brookfield Road
-  HLL8 - Existing footpaths and bridleways
-  HLL9 - Existing green and blue infrastructure network
-  HLL9 - Green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



Haversham-cum-Little Linford
Neighbourhood Plan
Policies Map Inset 2 Old Haversham
May 2023

Key

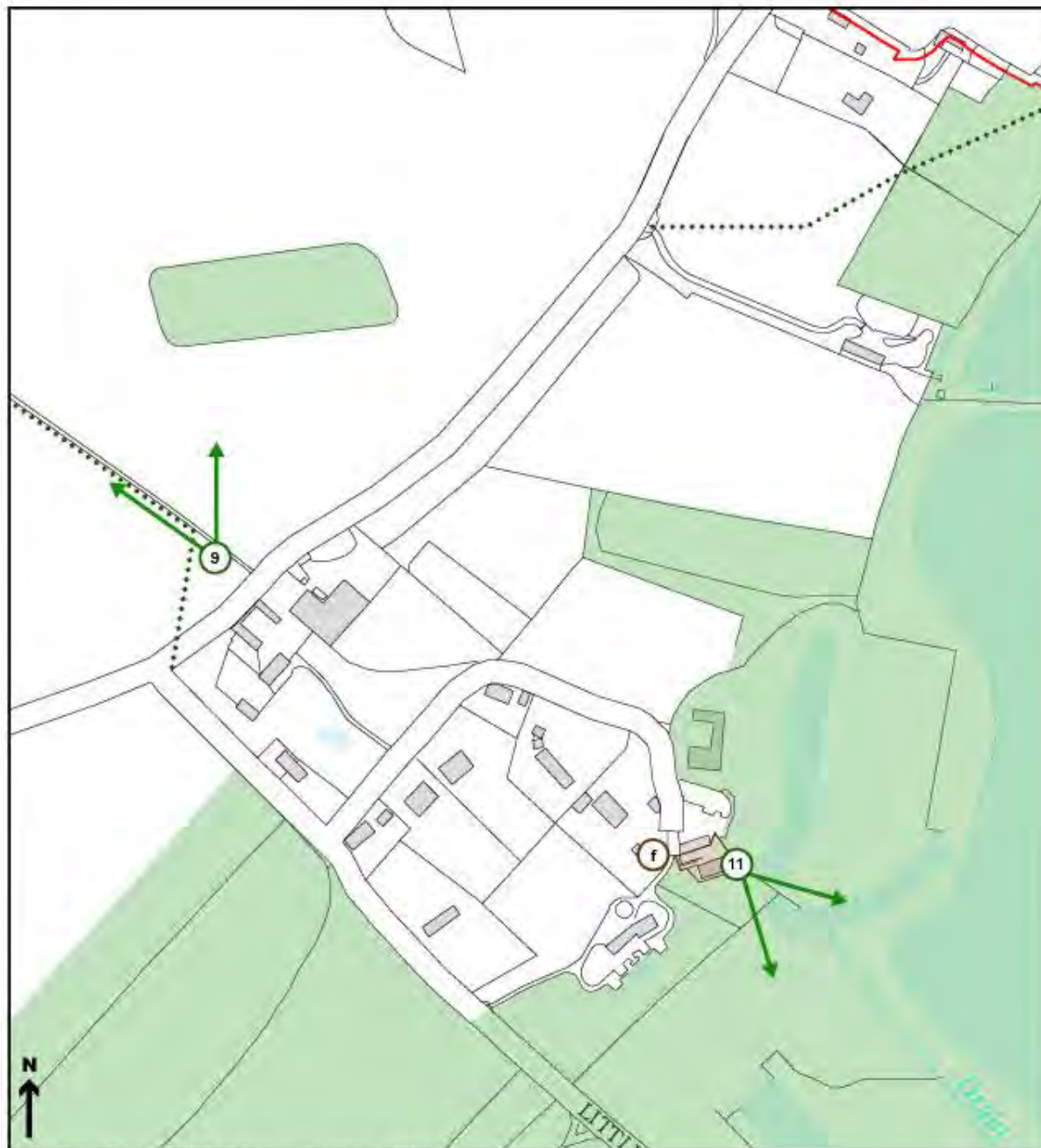
-  Parish Boundary
-  HLL1 - Settlement Boundary
-  HLL2 - Land north of 27 High Street
-  HLL6 - Non-designated heritage assets
i. Land at Old Haversham
-  HLL8 - Existing footpaths
and bridleways (also part of HLL9)
-  HLL9 - Existing green and
blue infrastructure network
-  HLL10 - Important views
-  HLL11 - Community Facility
c. The Greyhound Pub
d. St Mary's Church
e. Sailing Club



**Haversham-cum-Little Linford
Neighbourhood Plan
Policies Map Inset 3
May 2023**

Key

-  Parish Boundary
-  HLL8 - Existing footpaths and bridleways (also part of HLL9)
-  HLL9 - Existing green and blue infrastructure network
-  HLL10 - Important views
-  HLL11 - Community Facility
f. St Leonard's Church





Haversham-cum-Little Linford Neighbourhood Plan Policies Map Inset 4 May 2023

Key

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

Haversham cum Little Linford neighbourhood plan

Site 11 design proposals

June 2022



1.0 introduction

Introduction

This report has been prepared on behalf of the landowners of the land south of 27 High Street, Old Haversham, referred to as site 11 in the Haversham cum Little Linford Neighbourhood Plan (HcLLNP).

The land is being considered for allocation in the HcLLNP and the purpose of this report is to provide information for the HcLLNP steering group to understand how the site might be developed to meet the aspirations of the neighbourhood plan, be sympathetic to the setting and character of the village and be in conformity with local plan policies.

The report provides an analysis of the site and its setting to establish the key constraints that will need to be considered for any development proposals. The constraints have then be used to inform a development framework and a set of design principles for the site. Finally, a sketch layout has been produced to illustrate how the site could be developed in line with the proposed design principles and to demonstrate its capacity. The illustrative layout is not a fixed proposal at this stage. Detailed proposals will be developed in consultation with the HcLLNP to address issues arising from the surveys and technical studies that will be carried out as part of the preparation of a planning application.

HcLLNP

The HcLLNP Pre Submission Plan contains policies which will control the development of this site:

- *Policy HLL2: Housing Development.* This will set out key development principles for the site/s to guide future planning applications
- *Policy HLL3: Climate change Mitigation – New Buildings.* This will require new development to be 'zero carbon ready by design'
- *Policy HLL4: High Quality Design.* This will require new development to be visually attractive and have full regard to the distinctive character of the Parish
- *Policy HLL7: Walking, Cycling and Equestrian Routes.* High Quality Design. This will require new development to enhance access by connecting with existing or proposed routes and optimise use through appropriate design and landscaping.
- *Policy HLL8: Green and Blue Infrastructure.* This will require proposals within or adjoining the Network to deliver a net gain in biodiversity assets, through their layout, landscaping and public open space provisions.

The development of this site will also have to be in conformity with the NPPF and Plan:MK policies, in particular Policy HN1 Housing Mix and Density, Policy HN2 Affordable Homes, Policy NE5 Conserving and Enhancing Landscape character, and Policy SC1 Sustainable Construction.



2.0 the site

Location and setting

The site is located at the northern end of the High Street (fig. 1) at the entrance to the village from the north along the High Street (fig. 4). It is the largest undeveloped gap along the High Street and has an impact on the setting and approach to the village. The site is also visible from the network of public footpaths that crisscross the northern part of the parish connecting to Little Linford Wood. To the north and west of the village the landscape setting is a patchwork of arable fields, and to the south and east the landscape setting is defined by the River Ouse and associated water bodies that provide a buffer to Milton Keynes.

The site

The site is 1.09 hectares, relatively level and broadly rectangular, on a NNE/SSW orientation. It is currently grassland and scrub with informal treed boundaries.

The southern boundary Street (fig. 6) is defined by the stone walls of a group of converted barn buildings that are accessed off Granary Close. A combination of low stone walling and fencing defines the eastern boundary to the High Street (fig. 5 & 6), and a fenceline with established landscape screen defines the boundary to 27–29 High Street which is not part of the development site.

The northern and western boundaries are to an arable field with a managed strip around the edge and an informal treeline at the boundaries which is gappy along the western boundary.

Access

The site is within a 30mph restricted zone and the High Street frontage has unrestricted visibility. There are private drives opposite the site and 30m to the north serving the adjoining house. Two Public Rights of Way, both Bridleways and part of Haversham/Little Linford BW 033 cross the site. One runs diagonally north south and the other along the southern boundary.

Services

An electricity line on poles runs east west across the adjacent field at the northern corner of the site and it is understood that there is no foul drainage connection available.

Character

Haversham has a rural character and linear settlement pattern. Building typologies include barns and individual dwellings with street edge frontages and set backs that create a sense of containment along the High Street (fig. 4 & 5). There is a common palette of materials, including stone walling, pale brick, red clay tile and slate roofs that reinforces the rural character of the village.

Passive design

There is potential for a passive design approach. This will need to be balanced against other requirements including a layout in keeping with the grain and character of the settlement and achieving an appropriate built response to the High Street.





Fig. 3 approach along the High Street from the north



Fig. 4 approach along the High Street from the south



Fig. 5 the southern part of the site



Fig. 6 the northern part of the site

3.0 constraints

Access

Being within a restricted speed zone and with good visibility splays, there **shouldn't** be an issue with creating a new vehicular access into the site off the High Street, but this will be subject to further detailed work and **Highway's** approval. . The two Bridleways that cross the site will need to be accommodated in the layout .

Services

An electricity line on poles runs east west across the adjacent field at the northern corner of the site and it is understood that there is no foul drainage connection available.

Heritage

There are two Grade II Listings associated with 21 High Street to the south of the site, and Haversham Grange opposite is Grade II* Listed. It is not anticipated that the development of the site will affect their setting. A strip approximately 20m deep of the site along the High Street frontage is with a Heritage Site designation area.

Landscape

In site is within an area of attractive landscape and is subject to two TPO's, a group TPO (PS/540/15/14) which extends over the western part of the site and includes six Elm trees which have died off, and a single TPO (PS/540/15/171) which applies to a Field Maple located along the southern boundary.

Ecology and biodiversity

Arboricultural and ecological surveys will be carried out to inform the detailed design and planning application. At this stage it is assumed that the perimeter landscape features to the field boundaries will have ecological value and potential habitat opportunities. Any development will also require a sustainable drainage strategy (SUDs) on site which could be used to provide habitat and biodiversity benefits.

The constraints plan

The MK constraints mapping and constraints plan (fig. 7 & 8) summarise the key considerations for the development of the site.

KEY

- 1 Bridleway alongside the western boundary
- 2 Bridleway within the site
- 3 Connection to the Green Infrastructure Network
- 4 Long views onto the site
- 5 Gappy landscape screen to western boundary
- 6 Landscape screen to northern boundary
- 7 Grassland and scrub
- 8 Open fenceline to boundary 27–29 High Street
- 9 Open stone and fenceline boundary to the High Street
- 10 Barn stone walls to the southern boundary
- 11 TPO Field Maple
- 12 Existing buildings provide containment to the High Street
- 13 27–29 High Street



Fig. 7 MK constraints mapping



4.0 design principles

The development framework

The development framework and design principles set out in this section illustrate how the **site's** constraints will be addressed to meet the ambitions and policy requirements of the HcLLNP, the NPPF and Plan:MK.

The development framework plan (fig. 9) shows how the layout of the site will be planned to create an attractive and safe environment for the existing bridleway with a Lane (1) that is overlooked by the buildings. Along the western boundary two green gateways (2) will connect the site into the Green Infrastructure Network. The landscape along the northern and western boundaries (3) will be reinforced and managed to create a definitive settlement edge to visually contain the development. The landscape boundary to 27–29 High Street (4) will also be reinforced to maintain privacy and amenity. Building forms and roofscapes (5) will be in keeping with the character of the village and used to control the long views onto the site. Building layout and design (6) will provide an attractive setting and oversight to the southern bridleway. The two bridleways will be brought together at the High Street in an informal square (7) which will be part of the High Street public realm. A new vehicle access into the site (8) will be coordinated with the layout of the square. Building layout and design (9) will be used to create a positive frontage to the High Street.

Design principles

1. Layout to create an attractive and safe environment for the existing Bridleways.
2. Gateways to connect into the Green Infrastructure Network.
3. Landscape boundaries to be reinforced to create a definitive settlement edge and contain the development.
4. Layout and boundaries to be designed to maintain the privacy and amenity of 27–29 High Street.
5. Building forms, materials and roofscapes to be in keeping with the character of the village.
6. Building layout and design to provide an attractive setting and oversight to the southern bridleway.
7. A new public realm space will be provided to connect the scheme and Bridleways into the High Street.
8. The vehicle access will be designed to create a pedestrian priority environment.
9. Building layout will be used to create a positive frontage to the High Street in keeping with the existing pattern of linear development and integrating the existing limestone walling.
10. TPO's to be integrated in the layout of the site.
11. Landscape boundaries, internal landscape and SUDS features to be designed to improve Ecology and Biodiversity.



5.0 illustrative layout

Illustrative Layout

The sketch masterplan (fig. 10) illustrates how the site could be developed in line with the development framework and design principles.

Building typologies reflect the pattern and mix of the village with detached, semi-detached, terraced and barn buildings, with a layout that responds to the wider setting. Along the western side of the 'Lane' a group of barn buildings continue the pattern and typology of the existing barn buildings adjacent to the southern site boundary and provide strong roof forms that reflect the local rural and agricultural character and provide a backdrop to the long views across to the site.

Along the High Street, Terraced building forms are set forward to reflect the linear pattern of development with frontages onto the High Street which will reinforce the sense of arrival into the village and help calm traffic.

The eastern part of the site is planned as a series of Plots to provide positive frontages onto the Lane with back gardens providing a buffer to 27–29 High Street. The Plots will accommodate a mix of detached and semi-detached dwellings.

The Barn and Plot building typologies will accommodate on plot parking, and parking for the Terrace is adjacent to the Square.

Other features of the layout include the following as set out in the Key:

KEY

- 1 Terrace continuing the existing linear pattern of development with positive frontage to the High Street.
- 2 Entrance Square with a specimen tree to create a feature along the High Street
- 3 Lane as a shared surface with pedestrian priority.
- 4 Informal layout to accommodate servicing.
- 5 Barn end as vista to northern bridleway gateway.
- 6 Barn layout creating positive frontage to southern bridleway gateway.
- 7 TPO Maple as a focal point to the southern gateway and the Lane.
- 8 Boundaries reinforced with tree planting and hedging.
- 9 Limestone boundary walling used to articulate key spaces.
- 10 SUDs pond linking into the perimeter landscape.

Capacity

The sketch masterplan shows a layout of 16 dwellings. The Barn buildings and Plots have the flexibility to accommodate a range of dwelling sizes, so there is the capacity for some adjustment in the total number of dwellings without affecting the quality and feel of the scheme.

References

The reference images (fig. 11) are intended to illustrate the character of the scheme.





Fig. 11 character and materials

Summary

The development framework and design principles for site 11 set out in this report provide a basis for agreeing and developing a scheme for the site that meets the aspirations of the neighbourhood plan and would be a sympathetic addition to the fabric of the village.

The report, including the sketch masterplan, analysis and references can be used to assist in the consultation with the community and statutory consultees.

Further information will be provided as required for the Examination of the HcLLNP, and following a successful referendum, the detailed design proposals will be developed in consultation with HcLLPC.

Drainage Proposals (Supplied on 30 March 2023 during examination)

Like many of the dwellings in Haversham, the site is not within reach of utilities drainage and provision will need to be made on site. The proposals are based using Packaged Wastewater Sewage Treatment Plants

A sewage treatment plant provides a more comprehensive treatment process than septic tanks and the waste water from a sewage treatment plant is far cleaner than from a septic tank, the liquid waste being clean enough to be discharged into a pond, or a constructed drainage field/infiltration system. The level of treatment of the wastewater will determine the drainage field system size. If a packaged system is installed, the drainage field can be reduced up to 20% compared to one for a septic tank

The installations will be specified and installed to BS 6297:2007 & A1:2008 Code of Practice for the Design and Installation of Drainage Fields for use in Wastewater Treatment and in accordance with Building Regulations 2010 H - Drainage and Waste Disposal.

The site is located in an area of loamy clay soils with slightly impeded drainage and a drainage field will work with these ground conditions and the site topography. The proposals have been discussed with contractors who do not consider this to be a

development abnormal given the site location.




The attached plan Drainage Strategy_v3 shows the principles for a layout based on the Illustrative Layout prepared for the neighbourhood plan with a perimeter drainage field and individual packaged plants type A for the housing. A shared packaged plant type B which might be considered for the affordable dwellings fronting onto the High Street as it would have advantages in terms of management. This will be discussed with the Registered Provider as the scheme is developed.

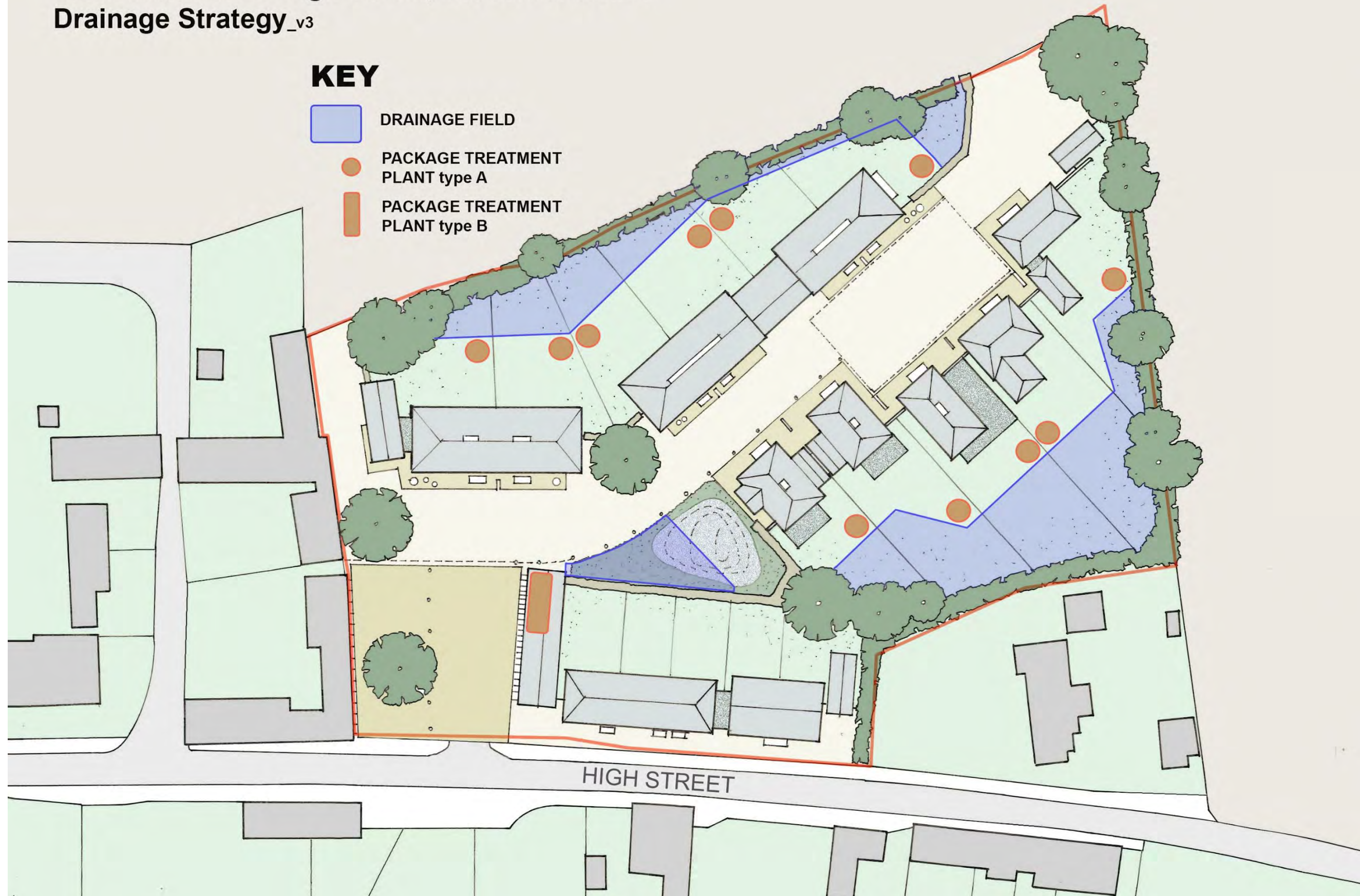
There is sufficient area across the site to accommodate the packaged treatment plants for 16 dwellings and the layout has the flexibility to be adjusted to meet the detailed design requirements if needed, such as in the alignment of the Lane to balance out the areas of drainage field on either side of the site.

Surface water management will be an integrated part of the drainage design and it may be that attenuation incorporated the Lane and entrance square is preferable, in which case is the SUDS pond indicated on the illustrative plan would become available as part of the open space/drainage field.

Land south of 27 High Street, Old Haversham: Drainage Strategy_v3

KEY

-  DRAINAGE FIELD
-  PACKAGE TREATMENT PLANT type A
-  PACKAGE TREATMENT PLANT type B



APPENDIX B – NEIGHBOURHOOD CHARACTER ASSESSMENT

<i>Area</i>	<i>Date of walk</i>	<i>Participants</i>

Summaries of the key defining characteristics

Old Haversham

New Haversham

Little Linford and Mill Road, Haversham

Character assessment notes

Character category	<i>Old Haversham</i>	<i>New Haversham</i>	<i>Little Linford (LL) and Mill Road (MR)</i>
Topography			
Land uses			
Layout			
Roads, streets, routes			

Character category	<i>Old Haversham</i>	<i>New Haversham</i>	<i>Little Linford (LL) and Mill Road (MR)</i>
Spaces			
Buildings			
Landmarks			

Character category	<i>Old Haversham</i>	<i>New Haversham</i>	<i>Little Linford (LL) and Mill Road (MR)</i>
Green and natural features			
Streetscape			

Supporting evidence for Policy HLL10 Important Views

July 2022



Introduction

POLICY HLL10: IMPORTANT VIEWS

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

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

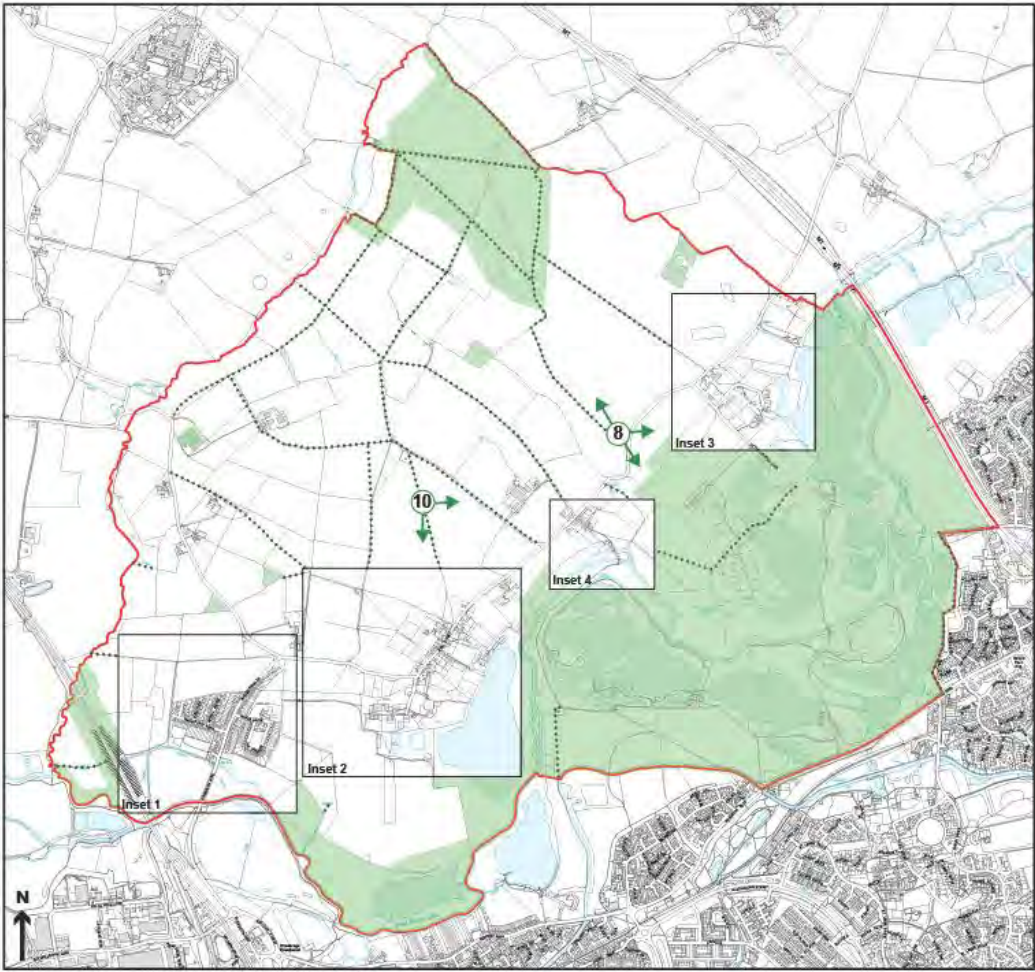
5.46 The policy, and the Policies Map, identifies a series of views from public vantage points around the parish that are considered in the Environment and Design Report as especially important in defining the relationship between the settlements and its rural hinterland (see Table A below). The policy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

Important views

<i>View</i>	<i>Location and direction</i>	<i>see policies map</i>	<i>Grid ref (SP)</i>

⁷ [Milton Keynes Landscape Character Assessment | Milton Keynes Council \(milton-keynes.gov.uk\)](#)

Main policies map

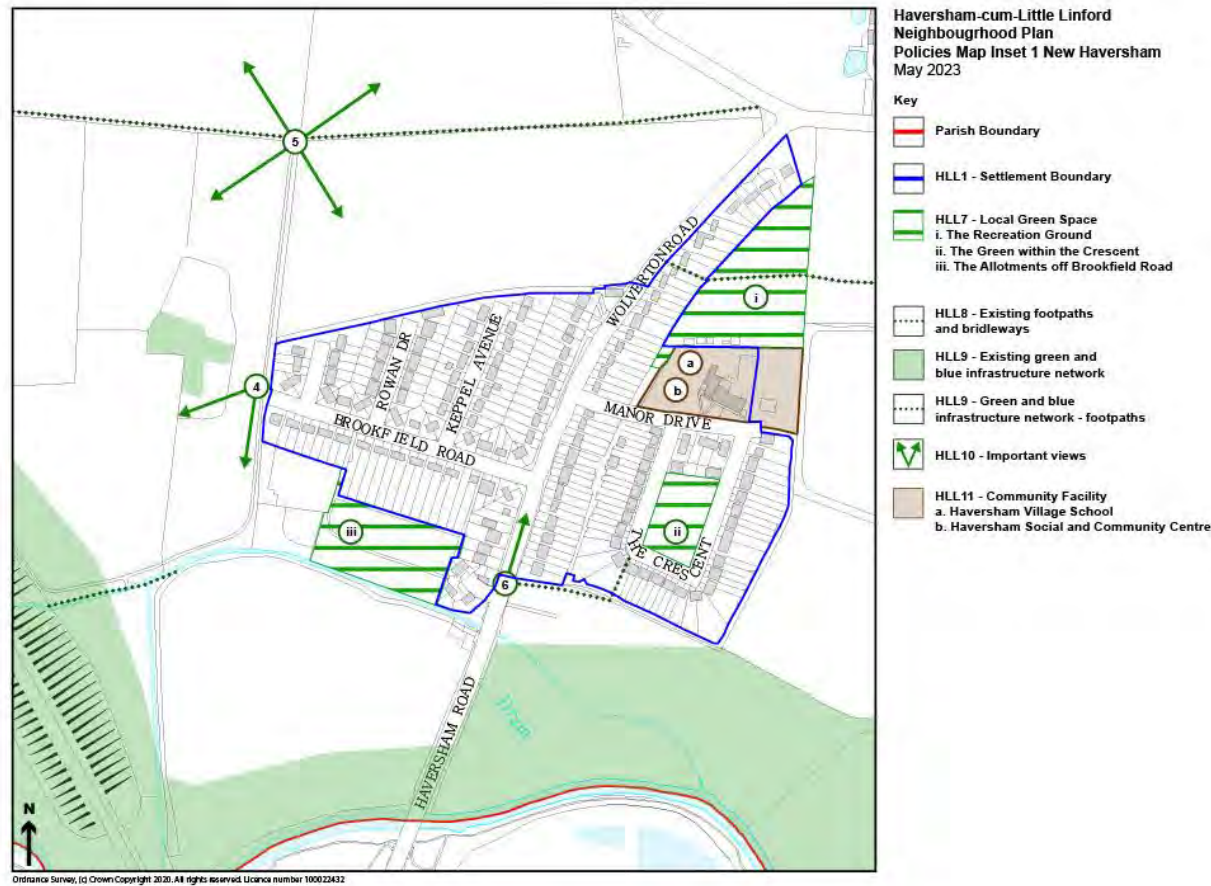


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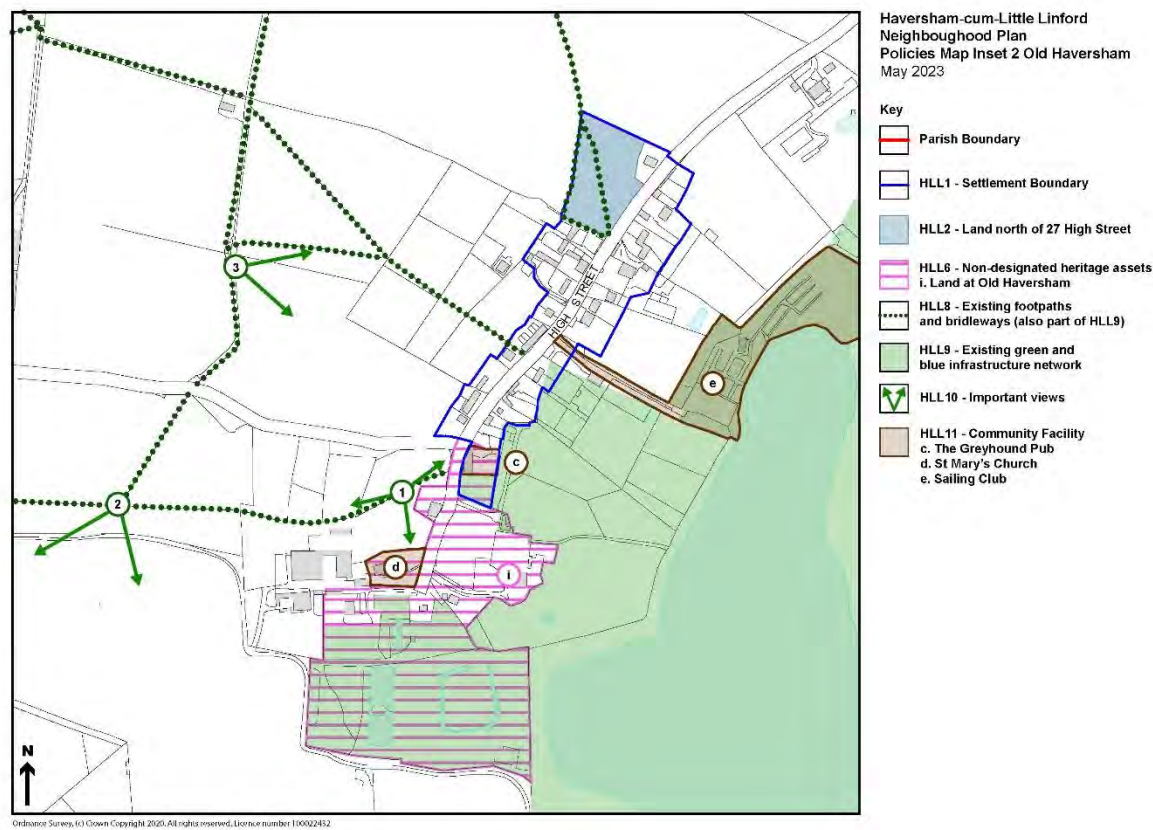
Haversham-cum-Little Linford
Neighbourhood Plan
Policies Map
May 2023

- Key
- Parish Boundary
 - HLL8 - Existing footpaths and bridleways (also part of HLL9)
 - HLL9 - Existing green and blue infrastructure network
 - HLL10 - Important views

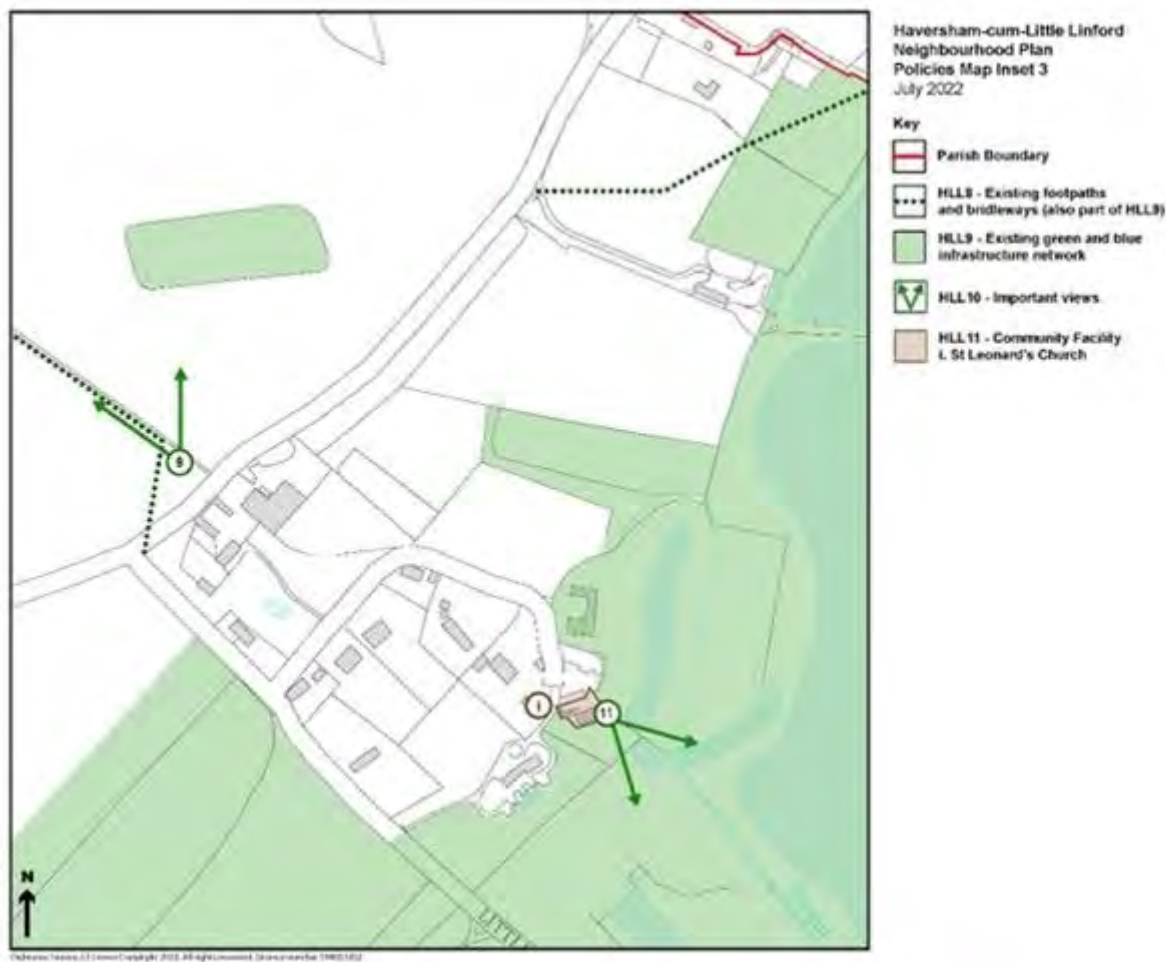
Inset 1



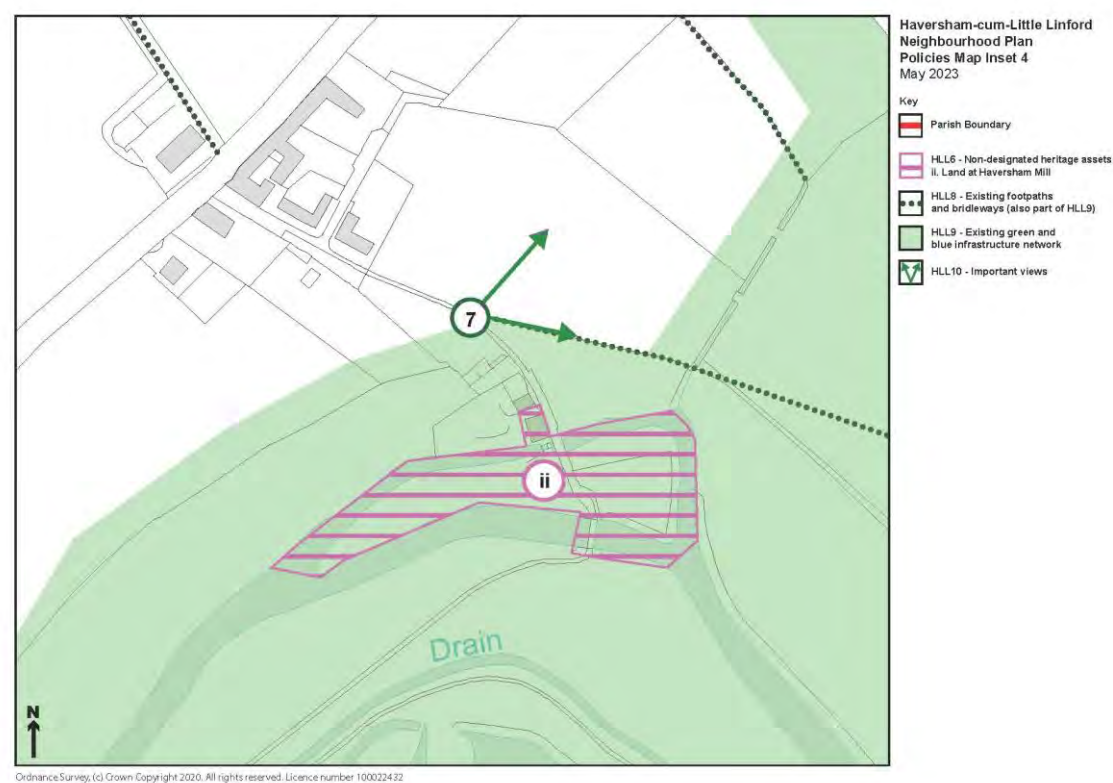
Inset 2



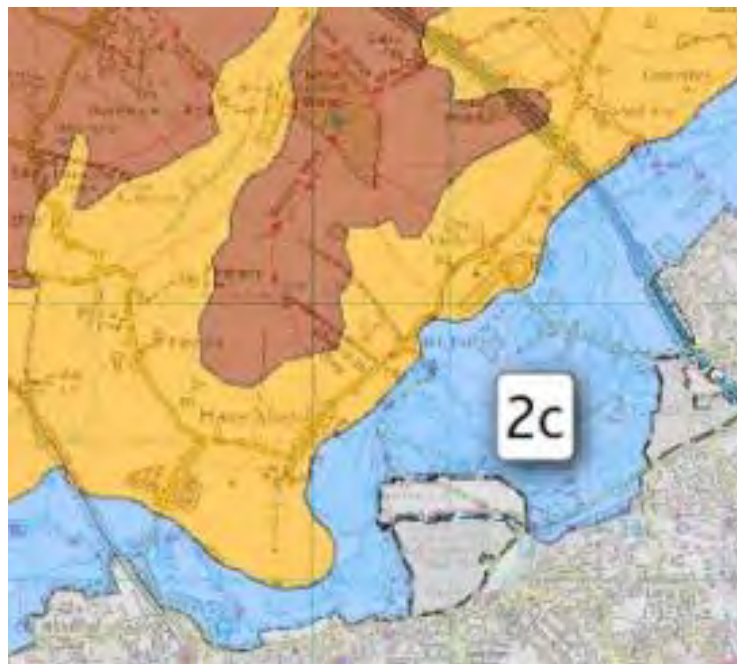
Inset 3



Inset 4



Landscape character



Description and photographs

<i>View</i>	<i>Location and direction</i>	<i>LCA</i>	<i>Key characteristics</i>
			<i>Description and photographs</i>
			<i>Description and photographs</i>

Descriptions and photographs

View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



Annex

Key characteristics of relevant Landscape Character Types

(From Milton Keynes Landscape Character Assessment, 2016)