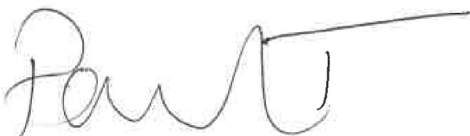


NEIGHBOURHOOD PLANNING OFFICER DECISION			
DECISION REQUIRED <i>(please tick one box)</i>			
Designate a Neighbourhood Forum	<input type="checkbox"/>	Agree comments on a pre-submission plan	<input type="checkbox"/>
Designate a Neighbourhood Area	<input type="checkbox"/>	Agree comments on a submitted plan	<input type="checkbox"/>
Whether to accept and publicise a Submitted Plan	<input type="checkbox"/>	Agree the appointment of an Examiner	<input type="checkbox"/>
Whether to decline or accept a repeat proposal	<input type="checkbox"/>	Agree actions to take following an Examiner's report	X
Whether to modify a Plan or Order	<input type="checkbox"/>		<input type="checkbox"/>
LOCATION/ PARISH			
		Haversham-cum-Little Linford Parish Council	
DATE RECEIVED			
		19 April 2023	
DEADLINE FOR DECISION <i>(where Regs require this)</i>		ASAP – Regs require decision within 5 weeks but allow for longer where discussions on the changes take place with the Parish Council	
LEAD OFFICER		David Blandamer	
ISSUES/COMMENTS <i>(including details of any consultations undertaken and any comments received)</i>			
<p>Following an independent examination, Milton Keynes City Council has considered the report of the examiner on the Haversham-cum-Little Linford Neighbourhood Plan. Following discussion with the parish council, Milton Keynes City Council proposes to accept the Examiner's recommendations.</p> <p>A decision is sought to agree to the course of action outlined above and as set out in the accompanying Decision Statement.</p> <p>Arrangements are being made with Electoral Services to hold a referendum in July.</p>			
BACKGROUND DOCUMENTS: <i>(insert hyperlink to files on sharepoint)</i>			
Examination			
DECISION TAKEN:			
Agree the Examiner's recommendations and proceed to referendum			
SIGNED:			
			
Paul Thomas, Director of Planning and Placemaking			
DATE: 16th May 2023			

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Examiner's recommendations	MKC comments	Recommended changes
Introduction & Background		
<p>Recommendation 1</p>	<p>1.1 Consistently ensure that references to 'Milton Keynes Council' or 'MKC' are updated and changed to 'Milton Keynes City Council' or 'MKCC'. 1.2 Amend the front cover to replace "2016-2031" with '2022-2031' and to remove "Submission version". 1.3 Within the "Foreword" replace "inspector" with 'Examiner'. 1.4 Review the Contents page in the light of the recommendations in this Report.</p>	<p>Agreed</p> <p>1.1 Amend Guide to Reading this Plan (Planning Policy Context) Page i to read: "This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Milton Keynes <u>City</u> Council." Amend Glossary Page iv to read: "MILTON KEYNES <u>CITY</u> COUNCIL (MKCC)" Amend Contents Page Table of Plans to read: "Plan H: Extract of MKCC Interactive mapping showing the extent of Archaeological Notification Sites in part of the parish (Source: Milton Keynes City Council)" Amend para 1.1 first sentence to read: "Haversham-cum-Little Linford Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority, Milton Keynes <u>City</u> Council (MKCC), on 8 February 2017." Amend footnote 1 page 1 to read: "Milton Keynes <u>City</u> Council Development Scheme 2021-2024" Amend para 1.8 first sentence to read: "MKCC determined a Strategic Environmental Assessment (SEA) was necessary in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended)." Amend para 1.9 first sentence to read: "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</p>

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			<p>Conservation of Habitats and Species Regulations 2017 (as amended).”</p> <p>Amend para 3.1 second sentence to read: “MKCC is the local planning authority for the area.”</p> <p>Amend para 3.4 last sentence to read: “MKCC has also published a First Homes Policy Position Statement on this matter in March 2022.”</p> <p>Amend para 3.11 last sentence to read: “MKCC has suggested that sites adjacent to the parish settlements are not likely to be economically viable.”</p> <p>Amend para 5.9 last sentence to read: “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.”</p> <p>Amend para 5.26 to read: “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.”</p> <p>Amend para 5.32 fourth sentence to read: “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.”</p>
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		<p>Amend para 5.54 last sentence to read: “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).”</p> <p>Amend para 6.1 to read: “The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the parish by MKCC.”</p> <p>Amend para 6.4 last sentence to read: “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.”</p> <p>1.2 Amend front cover of Neighbourhood Plan to read: “20162022-2031 Submission Referendum Version”</p> <p>1.3 Amend Foreword (page vi, para 3, second sentence) to read: “Once the plan has been examined by an independent planning inspector Examiner and accepted by parish referendum, it will become part of the Development Plan for Milton Keynes, Plan:MK.”</p> <p>1.3. Amend Contents page (Appendices) to read: “APPENDIX A – ZERO BUILDINGS SITE AT HAVERSHAM DESIGN PROPOSALS; APPENDIX B - NEIGHBOURHOOD CHARACTER APPRAISAL; APPENDIX C – IMPORTANT VIEWS</p> <p>Amend Table of Plans to read: 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/default/files/2021-12/Adopted Policies Map Sheet 1.pdf); Plan C: Extract from The</p>
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			Milton Keynes Strategic Flood Risk Assessment Level 1 2015 showing the majority of the parish Source: https://check-long-term-flood-risk.service.gov.uk/map?eastings=483438&northing=241704&map=SurfaceWater ; Plan H: Extract of MKCC Interactive mapping showing the extent of Archaeological Notification Sites in part of the parish (Source: Milton Keynes City Council)”
The Neighbourhood Area			
Recommendation 2	<p>Under the heading “2. The Neighbourhood Area”:</p> <p>2.1 Amend the opening of paragraph 2.2 to read: “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”; also add to the end of the paragraph: ‘(paragraph 12.11 of Plan:MK)’.</p> <p>2.2 Replace Plan B with the relevant Linear Park detail from the Plan:MK Policy Maps with the Neighbourhood Area boundary overlaid; provide a hyperlinked reference to the source maps.</p> <p>2.3 Replace Plan C with the flood risk map publicly available on the Government website and, if possible, overlay the Neighbourhood Area boundary: https://check-long-term-flood-risk.service.gov.uk/map?eastings=483438&northing=241704&map=SurfaceWater; reference the source.</p>	Agreed	<p>2.1 Amend para 2.2 to read: “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, <u>although not contiguous, there</u> the area is also <u>a</u> designated as a 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.”</p> <p>2.2 Replace Plan B with the relevant Linear Park detail from the Plan:MK Policy Maps with the Neighbourhood Area boundary overlaid; Title: <u>Plan B: Extract of Plan:MK adopted policies map Sheet 1 – a full version can be viewed online here</u> (https://www.milton-keynes.gov.uk/sites/default/files/2021-12/Adopted Policies Map Sheet 1.pdf)</p> <p>2.3 Replace Plan C with the flood risk map publicly available on the Government website (https://check-long-term-flood-risk.service.gov.uk/map?eastings=483438&northing=241704&map=SurfaceWater); and, if possible, overlay the Neighbourhood Area boundary. Title: Plan C: Extract from The Milton Keynes Strategic Flood Risk Assessment Level 1 2015 showing the majority of the parish Source:</p>

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			https://check-long-term-flood-risk.service.gov.uk/map?eastings=483438&northing=241704&map=SurfaceWater .
Planning Policy Context			
Recommendation 3	<p>Under the heading “3. Planning Policy Context”:</p> <p>3.1 Replace paragraphs 3.7 and 3.8 as follows:</p> <p>‘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 (link) 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.</p> <p>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</p>	Agreed	<p>3.1 Amend para 3.7 to read: “Additionally, Policy DS1 defines Haversham as ‘Villages and rural settlements’ where the approach to delivering new development places emphasis on neighbourhood plans. <u>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</u> The plan requires no further housing site allocations to be made in Haversham to 2031 but assumes that, across the whole Milton Keynes area, <u>35 dwellings per annum in the rural area</u> 420 rural homes will come forward as ‘windfall schemes’ (see <u>Table 4.4 in the adopted Plan:MK Housing Supply</u>). <u>The briefing note also confirmed that</u> In light of this MKCC has issued a housing requirement figure of 1 to rural parishes. <u>There have been no subsequent changes to MKCC’s adopted formal position on this matter.</u>”</p> <p>Amend para 3.8 to read: “However, there is a need for an immediate <u>a</u> review of Plan:MK. A review of Plan:MK is currently in its early stages. <u>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.</u> 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.</p>

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	<p>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 (link), the Parish Council is mindful of the provisions of §14 of the NPPF (link) in respect of securing some protection for the Parish.’</p> <p>The links included above are as follows: https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/about-neighbourhood-planning https://www.mkfutures2050.com https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>3.2 Add the Neighbourhood Area boundary to Plan D.</p>		<p>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 <u>some</u> protection for the parish.”</p> <p>3.2 Add the Neighbourhood Area boundary to Plan D.</p>
<p>Policy HLL2: Housing Development</p>			
<p>Recommendation 4</p>	<p>4.1 Within “Policy HLL2 Housing Development”:</p> <p>4.1.1 In element A (and also in paragraph 5.7) amend “south” with ‘north’.</p> <p>4.1.2 In element Bi delete “developable”.</p> <p>4.1.3 In element Bii add ‘MKCC’s’ before “First Homes Policy”.</p> <p>4.1.4 In elements Biii and Biv delete “full”; and in Biv replace “HLL4” with ‘HLL5’.</p> <p>4.1.5 In element Bviii add ‘significant’ to “environmental harm” and in Bviii and also Bix replace “approved” with ‘for approval’.</p> <p>4.1.6 In element Bxi and also Bxii replace “in accordance with current standing advice” with ‘to the satisfaction of the local planning authority’.</p>	<p>Agreed</p>	<p>4.1 Amend Policy HLL2 to read: “A. The Neighbourhood Plan allocates Land north south 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 developable 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 the the MKCC’s First Homes Policy Position Statement of March 2022 or any subsequent updates, with an emphasis on smaller open</p>

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	<p>4.1.7 In element Bxiv add ‘vehicle’ in front of “electric charging” and at the end add ‘and relevant Supplementary Planning Documents’.</p> <p>4.2 At paragraph 5.7 add a reference to ‘Appendix A: Site at Haversham Design Proposals’, formed from Appendix C (retitled after the deletion, below, of the original Appendix A) to which should be added the drainage proposals provided with the Qualifying Body’s email dated 30th March 2023.</p>	<p>market and affordable homes suitable for downsizers; iii. The layout and heights of buildings will have full regard to the Local Plan policy requirements in relation to conserving and enhancing landscape character; iv. Proposals will have full regard to all of the relevant provisions of Policy HLL45 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 and approved approved 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 and approved approved 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 in accordance with current standing advice; xii. An archaeological assessment is undertaken to the satisfaction of the local planning authority in accordance with current standing advice; xiii. All trees subject to a Tree Preservation Order</p>
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			<p>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.”</p> <p>4.2 Amend paragraph 5.7 to read: “The policy proposes a modest housing allocation in Land south 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.</p> <p>Insert new ‘Appendix A: Site at Haversham Design Proposals’, formed from Appendix C to which should be added the drainage proposals provided with the Qualifying Body’s email dated 30th March 2023.</p>
<p>Policy HLL3: First Homes Exception Sites</p>			
<p>Recommendation 5</p>	<p>5.1 Within “Policy HLL3 First Homes Exception Sites”: 5.1.1 Amend the opening sentence to read: ‘Proposals for a First Homes Exception Site at New Haversham will be supported if:’. 5.1.2 From element (i) delete “of New Haversham”.</p>	<p>Agreed</p>	<p>5.1 Amend Policy HLL3 to read: “A. Proposals for <u>a</u> First Homes Exception Sites at New Haversham will be supported deemed appropriate if: i. At least one of the site boundaries entirely adjoins the defined settlement boundary of New Haversham; ii. The proposal meets an</p>

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	<p>5.1.3 Replace elements (ii) to (iv) as: (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.’ Revise subsequent numbering accordingly. 5.2 To the supporting text for Policy HLL3 add a new paragraph as follows: ‘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.’ Revise subsequent paragraph numbering accordingly.</p>		<p><u>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%</u> No other proposal for a First Homes Exception Site has been approved or implemented in the plan period; iii. The gross site area is no more than 0.4Ha and has a main road frontage; iv. The scheme is for no more than 12 homes; <u>iii Vehicle and pedestrian accesses are safe and convenient, and have regard for the amenity of neighbouring residents where applicable;</u> and 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.” <u>5.2 Add a new paragraph after 5.11 to read: “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.”</u></p>
Policy HLL4: Zero Carbon Buildings			
Recommendation 6	<p>6.1 Within “Policy HLL4 Zero Carbon Buildings”: 6.1.1 In paragraph A replace “must” with ‘should’. 6.1.2 Replace paragraph B with: ‘Development proposals are encouraged to use the Passivhaus</p>	Agreed	<p>6.1 Amend Policy HALL4 to read: “A. All development must should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation,</p>

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	<p>Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so.'</p> <p>6.1.3 Delete paragraphs C & D and move paragraph E into the supporting text as below.</p> <p>6.2 Within the supporting text for Policy HLL4:</p> <p>6.2.1 Delete paragraphs 5.12 & 5.13 (including Appendix A) and renumber subsequent paragraphs accordingly.</p> <p>6.2.2 In paragraph 5.14 replace "requires" with 'expects'.</p> <p>6.2.3 Replace paragraph 5.15 as follows: 'Clause B encourages all schemes, no matter what their intended use or size (other than householder extensions), to use the Passivhaus Planning Package (PHPP)¹ [provide a related source reference footnote] 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.'</p> <p>6.2.4 Replace paragraphs 5.16 – 5.21 (and renumber subsequent paragraphs accordingly) with what was Clause E of the Policy amended to delete "be submitted to".</p> <p>6.2.5 Delete the second and third sentences of paragraph 5.22.</p>	<p>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. <u>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.</u> Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area. C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the 'as built' performance as predicted and will include a planning condition to require the provision of post occupancy evaluation reporting to the Local Planning Authority within a specified period, unless exempted by Clause B above. Where this reporting identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged. D. All planning applications for major development are also required to be accompanied by a Whole Life Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the</p>
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		<p>construction and use of the building over its entire life. E. An Energy and Climate Statement will be submitted to 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.</p> <p>6.2.1 Delete paragraphs 5.12 & 5.13 and Appendix A.</p> <p>6.2.2 Amend paragraph 5.14 to read: "Clause A of the policy requires <u>expects</u> 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.</p> <p>6.2.3 Amend paragraph 5.15 to read: "Its Clause B requires <u>encourages</u> all schemes, no matter what their intended use or size (other than householder extensions), to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. This means that the applicant must demonstrate those factors that make its use unfeasible, for example, the topography and</p>
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			<p>orientation of the site. <u>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.</u>”</p> <p>6.2.4 Delete paragraphs 5.16-5.21. Add new paragraph to read: <u>“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.”</u></p> <p>6.2.5 Amend paragraph 5.22 to read: “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. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the area are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.”</p>
Policy HLL5: High Quality Design			
Recommendation 7	7.1 Within “Policy HLL5 High Quality Design”: 7.1.1 Add an additional opening paragraph as follows: ‘A. Development proposals should acknowledge and respond to the Neighbourhood Character Appraisal,	Agreed	7.1 Amend Policy HLL5 to read: <u>“A. Development proposals should acknowledge and respond to the Neighbourhood Character Appraisal, attached as Appendix B.</u> BA. Development proposals, including

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	<p>attached as Appendix B.' Retitle subsequent paragraphs accordingly.</p> <p>7.1.2 From the paragraph now retitled 'B', delete "as follows" and the subsequent content up to the paragraph now titled "C".</p> <p>7.2 Create a new Appendix from the Neighbourhood Character Appraisal, titled Appendix B.</p>	<p>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 as follows: BUILT ENVIRONMENT i. Proposals should respect heritage assets and their settings in the locality in accordance with their significance. BUILDING FORM ii. Building heights should be of 1 or 2 storeys. STYLE iii. Extensions and other building work to existing buildings will be required to be constructed from materials and design matching the existing building and particular attention should be paid to conformity of form and design with the adjacent buildings. CB. 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</p>
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			<p>and traditional building materials. C. 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.”</p> <p>7.2. Create a new Appendix from the Neighbourhood Character Appraisal, titled Appendix B.</p>
<p>Policy HLL6: Non-designated Heritage Assets</p>			
<p>Recommendation 8</p>	<p>8.1 Within Policy HLL6 Non-designated Heritage Assets: 8.1.1 Amend Ai to read ‘Building group at Old Haversham’ and Aii as ‘Haversham Mill’.</p>	<p>Agreed</p>	<p>8.1 Amend Policy HLL6 to read: “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. Land Building group at Old Haversham; ii. Land at Haversham Mill. B. Development</p>

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	<p>8.1.2 Add to B, between “within” and “a”, ‘or significantly affecting’.</p> <p>8.2 In the supporting text to Policy HLL6:</p> <p>8.2.1 In paragraph 5.30 replace “many which are not” with ‘one which is not’.</p> <p>8.2.2 In paragraph 5.31 replace “It covers an area” with ‘The location is’.</p> <p>8.3 Add a full source reference for Plan H.</p> <p>8.4 Amend the related Policies Maps to:</p> <p>8.4.1 Add a Haversham Mill inset map showing the Area of Special Character as the site of the demolished old mill, the mill race, wharf and mill house only.</p> <p>8.4.2 Amend the boundary of the Haversham Area of Special Character to hug the existing listed buildings and the old School in the manner illustrated with my email dated 21st March 2023.</p>		<p>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.”</p> <p>8.2.1 Amend paragraph 5.30 (first sentence) to read: “The Old Haversham Area of Special Character (i.) includes several buildings and structures already listed, but also many one one which are is not.”</p> <p>8.2.2 Amend paragraph 5.31 (second sentence) to read: “It covers an area The location is well used by local walkers crossing the river at this point to the lakes and the Stanton Low parkland area.”</p> <p>8.3 Amend title of Plan H to read: “Plan H: Extract of MKCC Interactive mapping showing the extent of Archaeological Notification Sites in part of the parish (Source: Milton Keynes City Council)”</p> <p>8.4 Amend the related Policies Maps to:</p> <p>8.4.1 Add a Haversham Mill inset map showing the Area of Special Character as the site of the demolished old mill, the mill race, wharf and mill house only.</p> <p>8.4.2 Amend the boundary of the Haversham Area of Special Character to hug the existing listed buildings and the old School.</p>
Policy HLL7: Local Green Spaces			
Recommendation 9	Correct Policies Inset Map 1 New Haversham to show the correct Policy numbers.	Agreed	Correct Policies Inset Map 1 New Haversham to show the correct Policy numbers.
Policy HLL8: Walking, Cycling and Equestrian Routes			
Recommendation 10	Within “Policy HLL8 Walking, Cycling and Equestrian Routes”: <p>10.1 Move paragraph A to become a new paragraph 5.37 (and renumber subsequent paragraphs</p>	Agreed	10.1 Create new paragraph before 5.37 to read: “The Neighbourhood Plan identifies the existing walking, cycling and equestrian routes network, as shown on the

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	<p>accordingly); amend the wording to replace “protecting” with ‘recognising’.</p> <p>10.2 Redesignate paragraphs B & C as A & B and amend the new paragraph A by replacing “network” with ‘network of walking, cycling and equestrian routes’.</p>		<p>Policies Maps, for the purpose of recognising the function and amenity of existing routes.”</p> <p>10.2 Amend Policy HLL8 to read: “A. The Neighbourhood Plan identifies the existing walking, cycling and equestrian routes network, as shown on the Policies Maps, for the purpose of protecting the function and amenity of existing routes. BA. 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. CB. 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.”</p>
<p>Policy HLL9: Green and Blue Infrastructure</p>			
<p>Recommendation 11</p>	<p>11.1 Within “Policy HLL9 Green and Blue Infrastructure”:</p> <p>11.1.1 Move paragraph A to become a new paragraph 5.41 (and renumber subsequent paragraphs accordingly); amend the wording to replace “designates” with ‘recognises’, replace “for the purpose of providing” with ‘as’, and replace the last sentence with: ‘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 England¹, and the existing network of footpaths and bridleways as</p>	<p>Agreed</p>	<p>11.1.1 Create new paragraph before 5.41 to read: “The Neighbourhood Plan designates recognises a Green and Blue Infrastructure Network, as shown on the Policies Map, for the purpose of providing 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, playing fields, woodlands, rivers, streams, lakes, other water bodies and land of biodiversity value as defined by Natural England¹ and also includes the existing network of footpaths and bridleways as identified for Policy HLL8.”</p>

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	<p>identified for Policy HLL8.’ Provide the relevant source reference footnote for Natural England.</p> <p>11.1.2 Redesignate paragraphs B & C as A & B and amend the new paragraph A by replacing “Network” with ‘Green and Blue Infrastructure Network as shown on the Policies Map’ and replace “are required to have full regard to maintaining and improving” with ‘should maintain and improve’.</p> <p>11.1.3 Amend the new paragraph B by replacing the first sentence with: ‘Proposals that would undermine the integrity of the Network will not be supported unless other material considerations outweigh the harm to the Network.’</p> <p>11.2 Reduce the existing paragraph 5.41 to: ‘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://bucksmknep.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 Strategy Area [https://bucksmknep.co.uk/projects/gi-opportunities-mapping/?location=zone08], especially its promotion of habitat creation and linkage.’</p> <p>11.3 In paragraph 5.44 provide a source reference for the “Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust Core and Recovery Zone in their Nature Recovery Network”: www.bbowt.org.uk/nature-recovery-map.</p>	<p>¹ Land of biodiversity value in Haversham are identified as Priority Habitats here https://magic.defra.gov.uk/magicmap.aspx</p> <p>11.1.2 Amend Policy HLL9 to read: “A. The Neighbourhood Plan designates a Green and Blue Infrastructure Network, as shown on the Policies Map, for the purpose of providing an environmental support system for the community and wildlife. The Network comprises Local Green Spaces, Linear Parks, Nature Reserves, playing fields, woodlands, rivers, streams, lakes, other water bodies and land of biodiversity value and also includes the network of footpaths and bridleways. BA. Development proposals that lie within or adjoining the Green and Blue Infrastructure Network as shown on the Policies Map are required to have full regard to maintaining and improving 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. CB. Proposals that will lead to the loss of land lying within would undermine the integrity of the Network and that will undermine its integrity will not be permitted 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.”</p> <p>11.3 Amend paragraph 5.41 to read: “The policy defines the presence of Green and Blue Infrastructure assets in the parish. By doing so it refines Plan:MK Policy NE4. Its purpose is linked with the vision and principles of Green Infrastructure in Buckinghamshire and Milton Keynes</p>
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			<p>(https://bucks.mknep.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 as a means of providing environmental support for the community and wildlife. It also responds to the location of the parish in Ouse Valley Green Infrastructure Strategy Area (https://bucks.mknep.co.uk/projects/gi-opportunities-mapping/?location=zone08), especially its promotion of habitat creation and linkage.”</p> <p>11.4 Amend paragraph 5.44 (first sentence) to read: “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 (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.”</p>
Policy HLL10: Important Views			
Recommendation 12	<p>12.1 Reword “Policy HLL10 Important Views” as follows: ‘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.’</p>	Agreed	<p>12.1 Amend Policy HLL10 to read: “A. The Neighbourhood Plan identifies Important Views, as shown on the Policies Maps. B. 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</p>

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	<p>12.2 Amend both paragraph 5.45 and the title of Table A to reference the new ‘Appendix C Important Views’ formed from the document titled “Supporting evidence for Policy HLL10 Important Views”.</p>		<p>the Policies Maps which would have a significant adverse impact on an Important View will not be permitted unless other material considerations outweigh the harm to the Important View(s)."</p> <p>12.2 Include new Appendix C Important Views (formed from the document titled “Supporting evidence for Policy HLL10 Important Views”).</p> <p>Amend paragraph 5.45 (second and third sentences) to read: “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 published in the evidence base alongside the plan.</p> <p>Amend the title of Table A to read: “Extract from Supporting evidence for Policy HLL10 Important Views July 2022 (full version included at Appendix C)”</p>
<p>Policy HLL11: Local Community Uses and Public Houses</p>			
<p>Recommendation 13</p>	<p>13.1 Bring the title of Policy HLL11 in line with the Policies Maps: ‘Local Community Facilities and Public Houses’</p> <p>13.2 Reword “Policy HLL11 Local Community Uses and Public Houses” as follows: ‘Development proposals requiring a planning consent which would involve the loss of any community facility identified on 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.’</p>	<p>Agreed</p>	<p>13.1 Amend title of Policy HLL11 to read: “Local Community Facilities and Public Houses”</p> <p>13.2 Amend Policy HL11 to read: “A. The Neighbourhood Plan identifies the following local community uses and public houses in the parish as shown on the Policies Map: a. Haversham Village School b. Haversham Social & Community Centre c. The Recreation Ground d. Allotments behind Brookfield Road and Beech Tree Close e. The Crescent Green f. The Greyhound Pub, 2 High Street g. St Mary’s Church, High Street h. Haversham Sailing Club, 24 High Street i. St Leonard’s Church, Church Lane, Little Linford B. Development proposals requiring a planning consent which would involve the loss of any community facility identified on the Policies Maps will be supported only if: i) There is no longer a need for the</p>

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	<p>13.3 Amend paragraph 5.47 to remove the opening sentence and amend the Policies Maps to remove the double identification of Local Green Spaces.</p>		<p>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 change the use of the identified community facilities of the policy will be determined against the provisions of Policies CC3 (Protection of community facilities) and L2 (Protection of open space and existing facilities) of Plan:MK.”</p> <p>13.3 Amend paragraph 5.47 to read: “In some cases, the facilities are included in Policy HLL6 as a Local Green Space, as it will also form part of key open space in the parish. 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.”</p> <p>Amend the Policies Maps to remove the identification of The Recreation Ground, The Crescent Green and Allotments as Community Facilities.</p>
<p>Policy HLL12: Managing Road Safety</p>			
<p>Recommendation 14</p>	<p>Amend “Policy HLL12 Managing Road Safety” to read as follows: ‘Save for householder applications, development proposals should address and ensure highway safety as is necessary to mitigate their traffic impacts.’</p>	<p>Agreed</p>	<p>Amend Policy HLL12 to read: “A. Save for householder applications, new developments are expected to contribute to improving development proposals should address and ensure highway safety within the parish where it is appropriate and as is necessary in order to mitigate their traffic impacts. B. Where appropriate and necessary, development proposals will be supported</p>

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			where they make contributions to improve the safety of the highway network and through effective mitigation, make Haversham-cum-Little Linford a safer place for all highway users.”
The Referendum Area			
	I consider the Neighbourhood Area to be appropriate and no evidence has been submitted to suggest that this is not the case. I therefore <i>recommend</i> that the Plan should proceed to referendum based on the Neighbourhood Area as approved by Milton Keynes City Council on 8th February 2017.	Agreed	