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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.

NPPF and the Local Plan

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.



Fig. 1 site location

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. 2 site aerial



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



Fig. 8 constraints plan

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. 10 sketch masterplan



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.

