

What do YOU think?



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Photo credit: Thank you to Laura Boddington who supplied most of the photographs.



Haversham-cum-Little Linford Neighbourhood Plan Steering Group

The Neighbourhood Plan Steering Group and Haversham-cum-Little-Linford Parish Council have been working for a considerable time to prepare a Neighbourhood Plan for the Parish. We have been assisted in this by Oneill Homer, a leading consultancy who have assisted Parish and Town Councils around the country to produce well over 100 Neighbourhood Plans, including several in Milton Keynes. The cost of this consultancy work has been paid for by a government grant.

What is a Neighbourhood Plan?

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications.
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- A powerful tool to ensure the community gets the right types of development, in the right place.

What is this document for?

We had hoped to hold a public meeting / exhibition to discuss the significant work undertaken so far and find out YOUR views of our policy intents and the potential development sites offered by landowners. Due to Covid-19 we have been unable to do this, so have produced this consultation document instead.

Please help

We ask you to read the ideas and options in this document and then complete and return the enclosed Questionnaire. We have provided two copies for each household – if you need additional Questionnaires to complete for a household with more than two adults, please email the Parish Clerk at haversham.ltinfordclerk@gmail.com.

It is **really** important for us to know what the community thinks before we produce a draft Neighbourhood Plan for Milton Keynes Council to review. They may suggest some changes, then the plan will be sent for examination to an independent Inspector. Once the Inspector has approved the draft Neighbourhood Plan it will be put to YOU, the community, in a YES/NO referendum to determine whether or not you accept the final Plan. If the final Neighbourhood Plan is approved by YOU the parishioners, it will become part of Milton Keynes Council's overall Planning Policy.

Why is it important to have a Neighbourhood Plan?

The Parish Council believe it is important that the local community can influence the environment, facilities and housing development in the Parish. We are also aware that there will be greater protection from speculative planning applications in the future with an approved Neighbourhood Plan in place which puts forward suitable housing development proposals.

Thank you

The Neighbourhood Plan Steering Group

What You Told Us

A public meeting, questionnaire and housing needs survey have been undertaken so that the Steering Group could understand what is important to YOU. This is what you told us:

Very important or important What YOU said



Protecting agriculture

96%

Preserving or enhancing community
facilities / preserving heritage

95%



Managing traffic

99%

Avoiding harm to biodiversity
and protecting sensitive
landscapes

96%



Protecting the characteristics
of the existing settlements



90%

Network of existing footpaths

92%



What You Told Us

Housing What YOU said

Very important or important
72% 1 or 2 bedroom houses

Very important or important
Bungalows **70%**

Very important or important
76% 2 or 3 bedroom houses

Very important or important
Specialist housing for
older retired people **70%**

51% 1 or 2 bedroom flats
Not important

Not important
4+ bedroom houses **50%**



What You Told Us

How important are our community facilities to you?

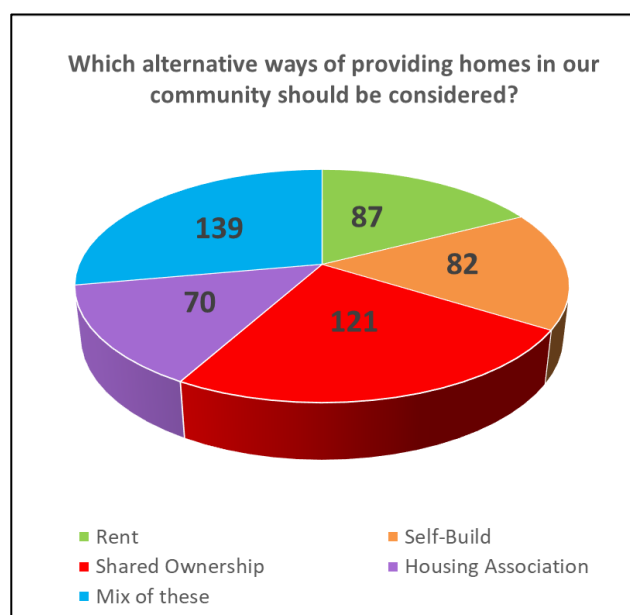
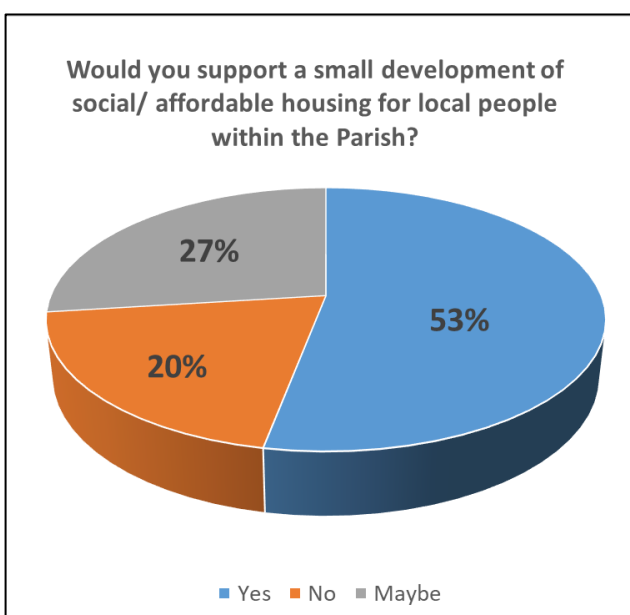
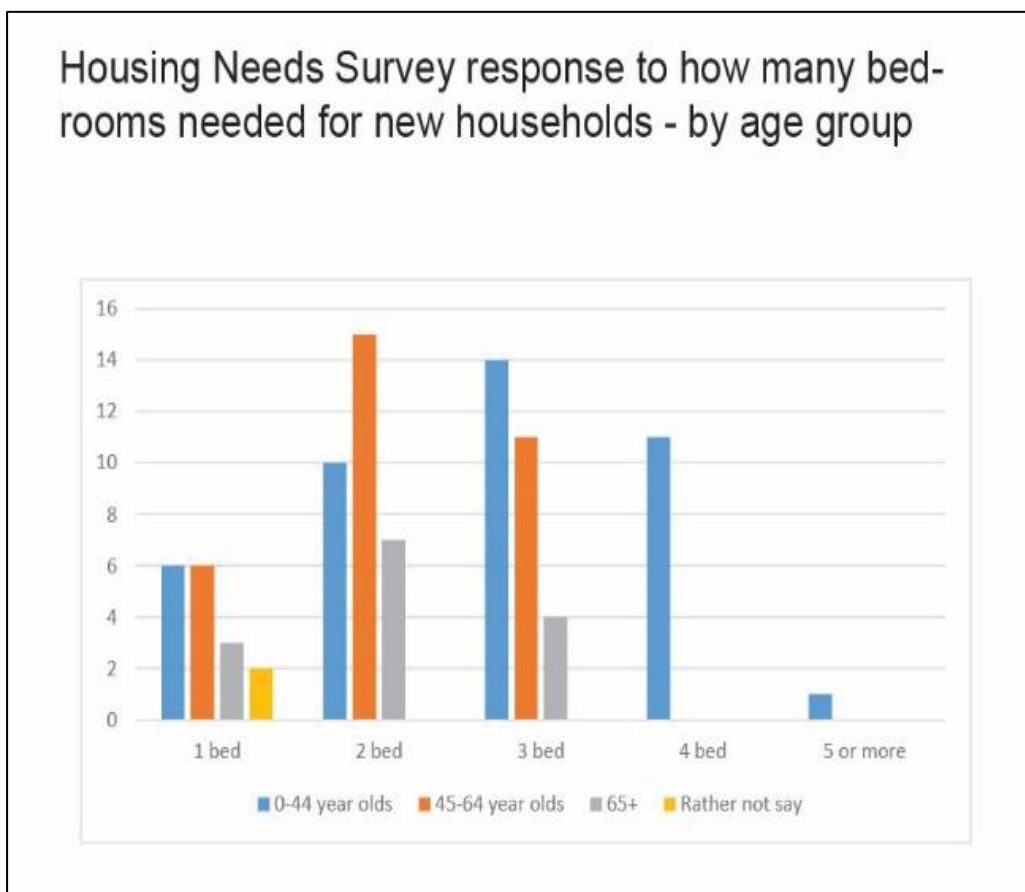
What **YOU** said

Very important or important

The Greyhound Public House	69%
St Mary's Church, Haversham	76%
St Leonard's Church, Little Linford	56%
The Recreation Ground, Manor Drive	90%
The Green, The Crescent	73%
The Social and Community Centre	91%
The Allotments	80%
Haversham School	92%
Sailing and angling amenity lakes	67%

What You Told Us

Many of you participated in a Housing Needs Survey. The information you gave us, as well as your responses to the Questionnaire within this booklet, will help the Steering Group and the Parish Council make their recommendations. Some key points from the Housing Needs Survey were:



Policy Intents



This section presents some of the key areas, other than site selection, in which we are likely to make policy proposals in the eventual complete Neighbourhood Plan. We have not presented all of the background or rationale for thinking here in order to keep it relatively short.

The Steering Group have tried to meet the wishes of the majority of residents from our initial 2018 Public Meeting, the Community Questionnaire and the Housing Needs Survey which followed, but set within the context of planning guidance and legislation on what is appropriate to be covered by a Neighbourhood Plan.

We would now like the views of residents on these ideas before firming up the policy intent into definitive “policies”. Once agreed and part of an approved Neighbourhood Plan, these policies would be used as a guide to future development in the Parish by both private developers and public authorities, including the Parish Council.

Design and Energy Efficiency



The Steering Group carried out “Character Assessments” for Old Haversham, New Haversham and Little Linford. These describe the particular features and qualities of each settlement and the report on this will be published separately on our website in due course.

We want any new developments to reflect the character of each area in the Parish. For example: In the case of Old Haversham, we suggest any new development(s) should use local stone rather than brick and other building materials. For New Haversham, development(s) should replicate the mix of brick/render used in the existing houses and buildings should be of similar scale and spacing to the existing mix of detached and semi-detached houses.

Superfast or ultrafast broadband connections would be standard for any new development(s) as provided for in Policy CT9 of Plan:MK. We are not able under government regulations to insist on the highest energy efficiency standards or carbon neutral development(s). However we propose to provide incentives to developers to use such standards.

Policy Intent 1: Any development(s) to be of the highest quality design and energy efficiency standards and to also reflect the distinctive character of each part of the Parish. The policy will include a series of key design principles.

Policy Intent 2: Development(s) where all of the building units meet best international standards for energy saving, will be exempted from a specified list of regulatory planning requirements. It is anticipated this will encourage higher energy saving standards to be adopted. ¹

¹ We will acknowledge that it may not be possible to deliver 100% in all cases. The proposed “PassivHaus” design standard is very high and specific.

Non-designated Heritage Assets



There are a number of listed buildings and historic monuments within the Parish, which are protected under planning laws. However In addition to 'listed buildings', there are numerous buildings and areas of special character that we consider to be of historic importance. These include:

1. Land and buildings in the area surrounding Haversham Church, Haversham Manor, Moat, Fishponds and Dovecote, together with land extending northwards from the church to, and beyond the old school. To cover both sides of the road down the hill to Old Haversham (southern end). Includes two old barns between footpath 43 and the church.
2. The Greyhound Public House and the interconnected 'Old Forge' building. To include the old horse chestnut tree in front of The Greyhound. ²
3. Land surrounding the site of the former old mill at Haversham, including the mill race, wharf and mill house.
4. Land of archaeological value surrounding the ruins of St Peter's Church in Stanton Low, including site of old manor house and gardens.
5. Land of archaeological value surrounding Hill Farm.
6. Land surrounding St Leonard's Church in Little Linford.

Policy Intent 3: Decision makers should take account of the presence of such historic assets when judging the effects of any development proposal(s) (Plan:MK Policy HE1).

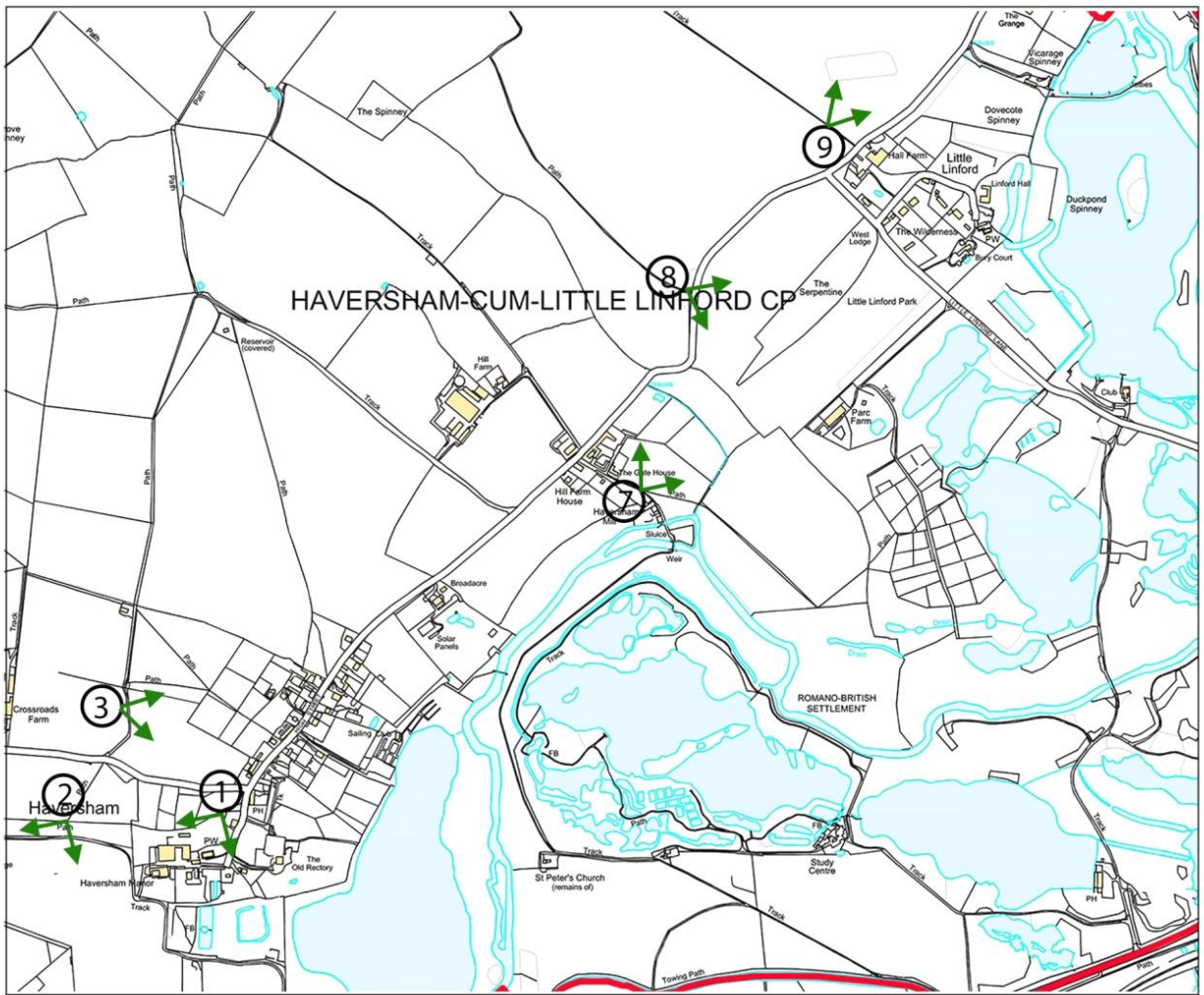
² Trees are usually protected through Tree Preservation Orders. The Parish Council will discuss this with MKC.

Important Views





We believe that any new development(s) should be required to protect the existing rural character of the Parish, including important views that can currently be enjoyed by all residents and visitors. Views we think worthy of protection, taking into account accessibility from a Public Right of Way, are described below and shown in the following two maps.

1. Attractive view across pastureland of St Mary's Church and the old barns of Haversham Manor with both historic and aesthetic appeal.
2. Extensive view across the Great Ouse valley with the old water tower in the foreground. Sense of wide open space; quiet and undisturbed.
3. Extensive view from rising land that looks over the old village to the sailing lake and St Peter's church. Diverse and attractive scene with mixed character of buildings in the village, yachts on the lake with parkland beyond and the ruin of St Peter's visible through the trees.
4. Across the river valley towards the arches of the 19th century railway viaduct over the River Great Ouse with agricultural fields in the foreground, again combining historic and aesthetic value.
5. This point has uninterrupted views in all directions of fields edged by mature mixed hedges with trees (hawthorn, ash) and the roofs of houses in New Haversham in the distance.
6. This view highlights the avenue of silver birch trees and wide grass verges that give a unique character to New Haversham.
7. Wide views across undulating open farmland with many trees in the distance
8. Another broad and extensive view across the river valley and the lake with open fields and trees.
9. Wide view across rising land with open cultivated fields scattered with areas of woodland.
10. Wide views over Old Haversham and the lakes with Milton Keynes in the distance.

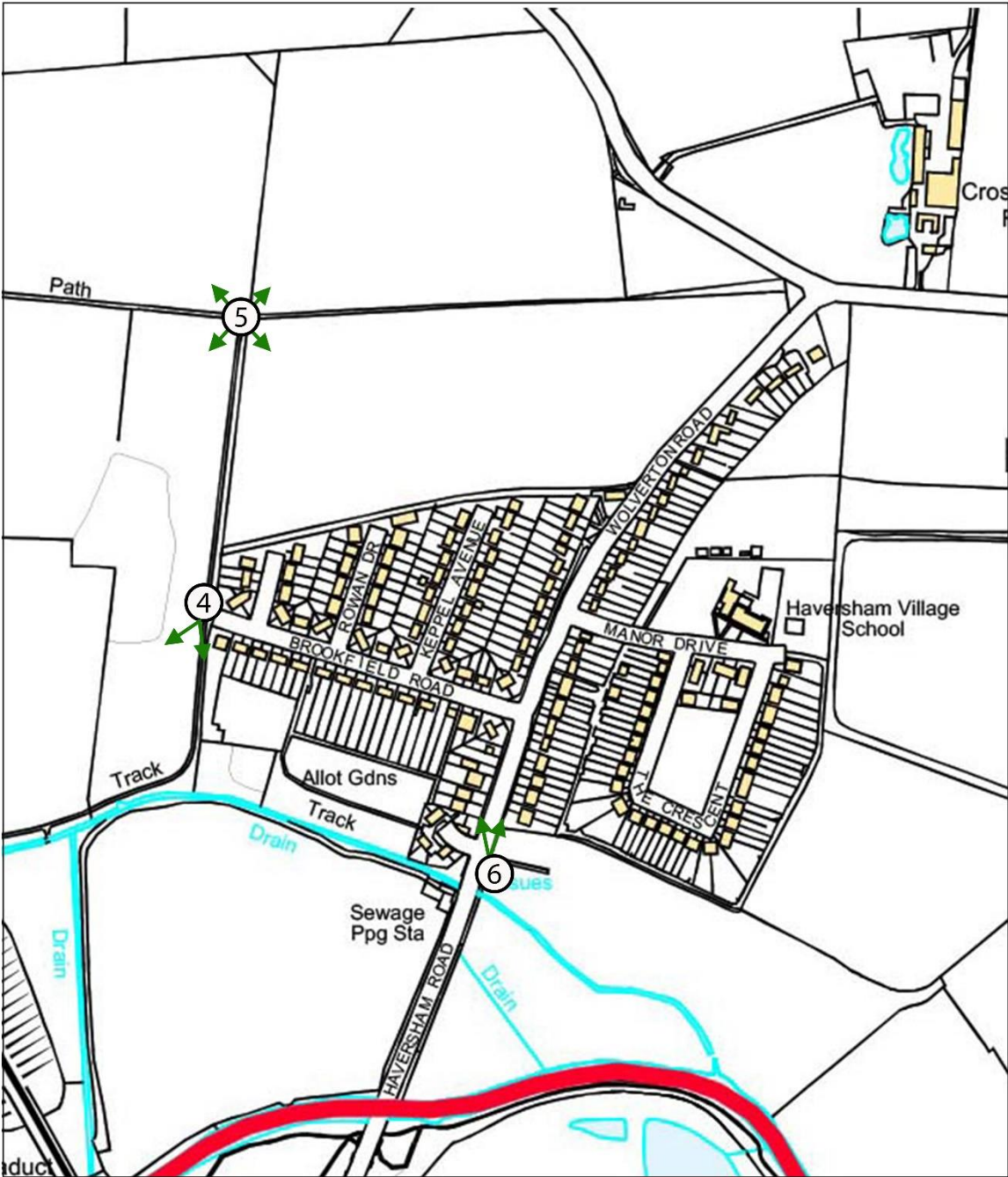


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Haversham cum Little Linford Neighbourhood Plan Important Views



-  Parish Boundary
-  Important Views

Important Views Map 1



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Haversham cum Little Linford Neighbourhood Plan
Important Views

-  Parish Boundary
-  Important Views

Important Views Map 2

Policy Intent 4: Development proposal(s) should recognise and take account of our list of “Important Views” in their design to ensure that its key features can continue to be enjoyed. Proposals which would obstruct or undermine important views will not be supported.

Designated Local Green Spaces



Neighbourhood Plans are able to identify for special protection, areas of green space which are important to local communities and which need to be retained for the future. Four local green spaces are proposed for designation of which the first two already have restricted covenants on them:

1. The Recreation Ground next to the School and which also includes the children's playground, trim trail and skate ramp.
2. The Green within the Crescent. This is a grassy area with some mature trees, encircled by housing, and well used as a play area by local children.
3. The Allotments off Brookfield Road. Although not open to the public, these are owned by the Parish Council and are let to residents (and one local Community Interest Company) for horticulture.
4. The grassy triangle of land with a tree and seat at the top of Wolverton Road and opposite the turning to Old Haversham. This area is valuable clear space that aids visibility at a complex road junction.

Policy Intent 5: Proposals for development on the land designated as "Local Green Spaces" would be inappropriate and will be strongly resisted.

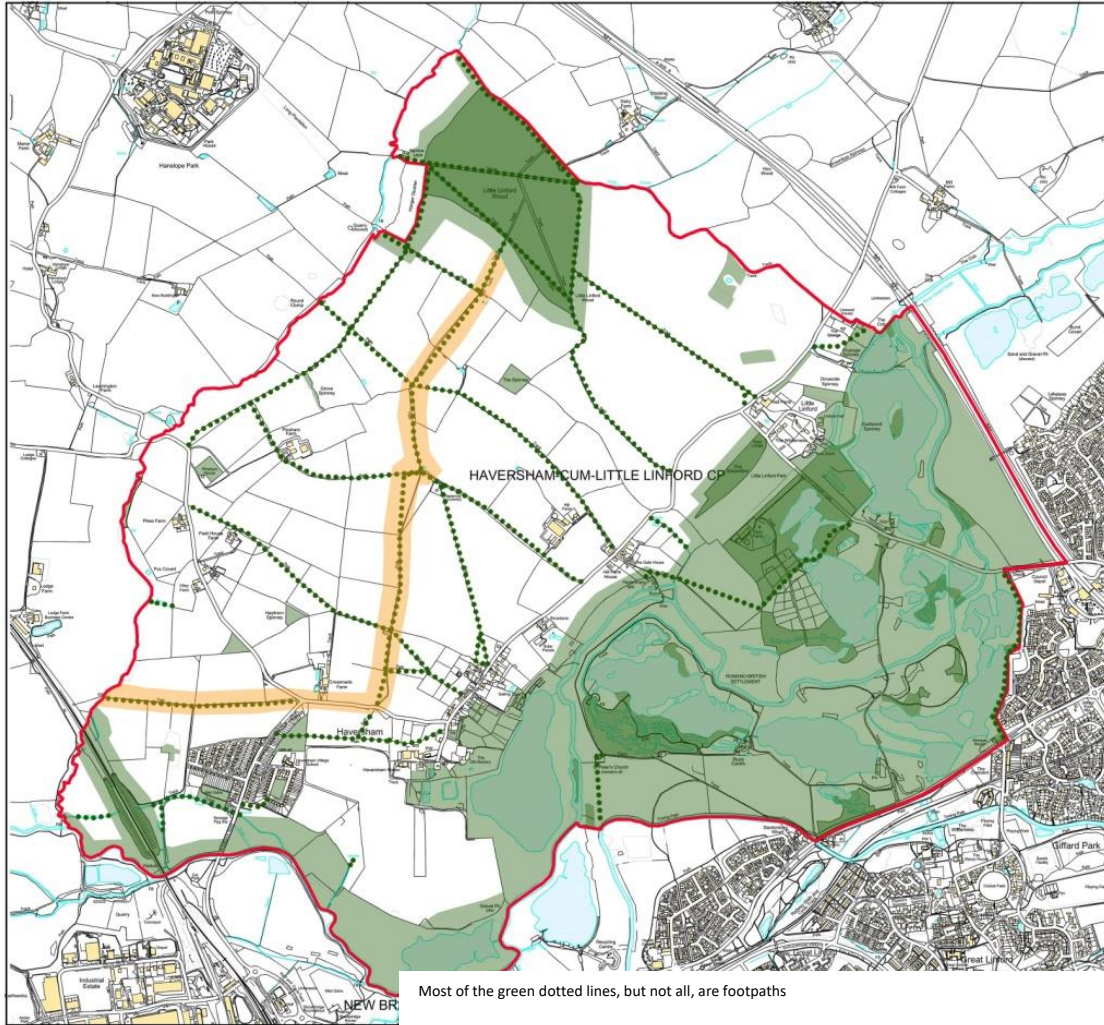
Green and Blue Infrastructure Network

This is the term used in planning to indicate the public spaces and water networks of benefit to the community. Green infrastructure includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens. Walking and cycling routes, other than roads and street pavements, are included, but are addressed in the next section. Blue infrastructure includes rivers, streams, canals and other water bodies.

The Neighbourhood Plan will define the extent of the existing Green and Blue Infrastructure Network and opportunities to improve its connectivity.


We propose an extension to the Wildlife Corridors already designated along the railway line and the River Ouse valley that would link up with Little Linford Wood nature reserve. This would make use of the existing network of footpaths and bridleways. The orange shading in the map overleaf indicates the proposed new Wildlife Corridor.

Policy Intent 6: Any development(s) that lie within the network, or adjoin it, should consider how they may improve the network, or at the very least not undermine its connectivity of spaces and habitats.



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Haversham cum Little Linford Neighbourhood Plan Green Infrastructure Network

-  Parish Boundary
-  Existing Green Infrastructure Network
-  Opportunity wildlife corridor

Footpaths and Bridleways



These are part of the green and blue network; but have been given a separate section here because of their importance to residents.

The Steering Group has undertaken a review of the existing network of walking and riding routes in the Parish. We have identified a number of possible opportunities to improve their connectivity and would now like to hear the views of residents.

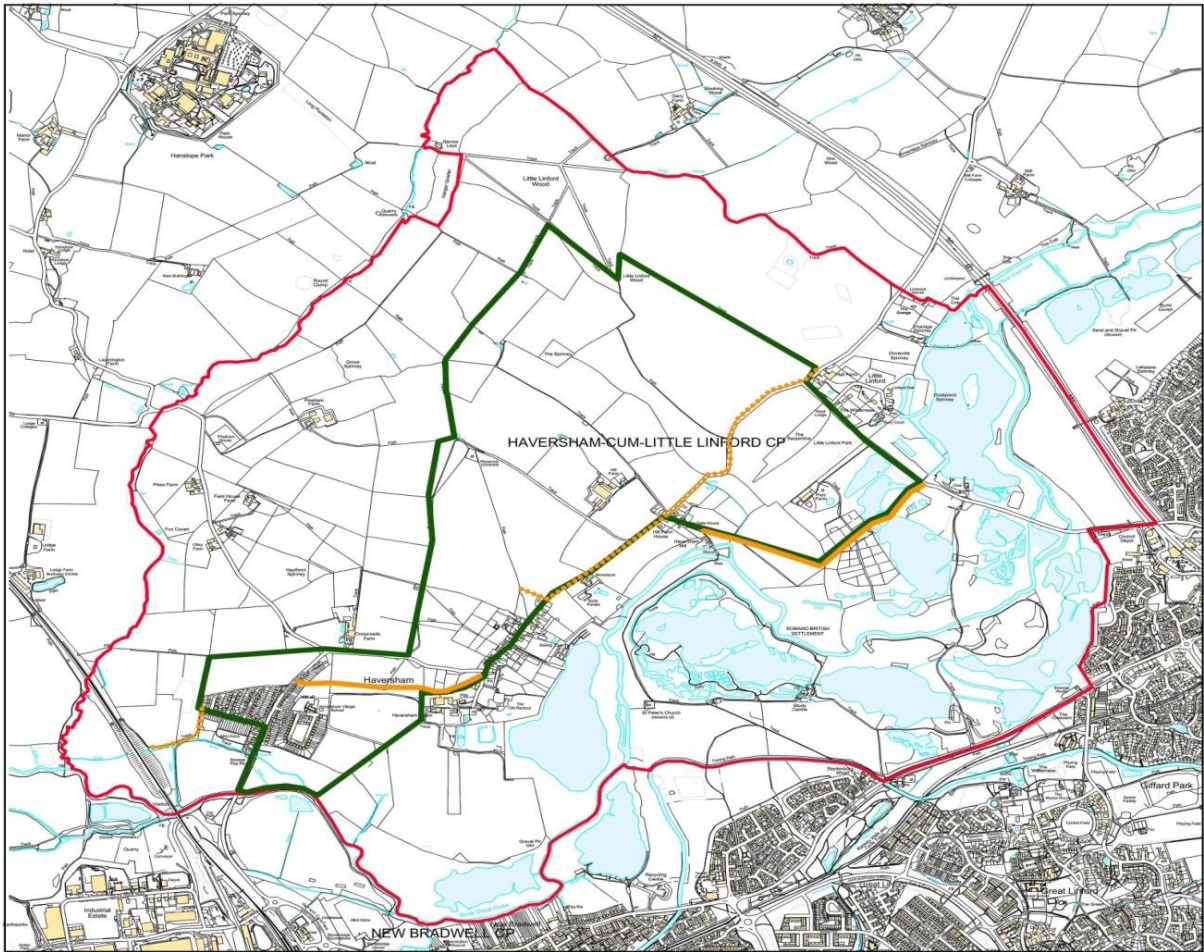
These are shown on the map below, and include:

A. Desirable short-term enhancements to existing routes:

1. 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.
2. 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.





B. Longer term aspirations for new routes (subject to resources and wider consultation):

1. A new footpath/bridleway bypassing the narrow hill road at the north east end of Haversham High Street.
2. A new footpath/bridleway from Old Haversham to Little Linford via Mill Road avoiding the road traffic. This would be an extension of the new footpath above. At present walkers and horse riders must use the busy narrow road with no pavement.
3. A new path along the North bank of the river and then up to Haversham Church.
4. 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'. (Green line on map).



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Haversham cum Little Linford Neighbourhood Plan Walking routes aspirations

-  Parish Boundary
-  Desirable short-term enhancements to existing routes
-  Longer term aspirations for new routes
-  Proposed circular walk

Cycleways

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. We believe that the only realistic option would be a new cycle way along the east side 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 re-designation as a combined cycle and pedestrian route.³

³ The section to the south of the river bridge is outside the parish boundary so would need collaboration with Wolverton and Greenleys Town Council.

Community Facilities

To be designated as a Community Facility, such facilities must be currently or recently in use for the social wellbeing or social interests of the local community with a realistic expectation that they will continue to be of such use in the future. They do not need to be in public ownership but the designation would ensure the community has an opportunity to comment on any proposed future use and potentially purchase the facility prior to it being offered for sale on the open market in order to maintain a healthy social wellbeing amongst the neighbourhood.



Our proposals are listed below:

1. Haversham School and Social Centre (one building containing two separate assets);
 - a. School.
 - b. Social and Community Centre.
2. The Recreation Ground.
3. Allotments.
4. The Crescent Green.
5. The Greyhound Pub, including the garden and parking areas.
6. Little Linford Wood Nature Reserve.
7. Linford Lakes Nature Reserve.
8. Haversham Sailing Club and lake.
9. Fishing lakes in current use within the Parish.

New Social and Community Centre Building

There was some support noted in the Community Questionnaire for a new Social and Community Centre or Village Hall building. In some Neighbourhood Plans new community facilities such as a village hall have been tied to the funds a parish might receive as a result of housing development. This option was examined by the Steering Group with a detailed review of:

- Capital costs.
- Ongoing running costs.
- Anticipated demand.
- Management resources.

The Steering Group concluded that for such a project to be viable, a large housing development would be needed - which the community has indicated would be unacceptable. The Steering Group therefore decided against including a proposal for a new Social and Community Centre in the Neighbourhood Plan.

Policy Intent 7: Land and buildings in the Parish which meet the definition will be designated as Community Facilities for their protection from unnecessary loss.

Traffic

Mitigation of traffic problems, such as speeding, safety and noise, were a high priority for residents in the Community Questionnaire. The topic however is out of scope of local neighbourhood plans, except where it interacts with development proposals.

We therefore propose a policy along the following lines:

Policy Intent 8: Where appropriate and necessary, development proposal(s) should make contributions to improve the safety of the highway network and, through effective mitigation, make the parish a safer place for all.

Economy, Employment and Agriculture

The Steering Group does not envisage promoting any new areas for employment in the Neighbourhood Plan, except within agriculture. Preserving and promoting agriculture in the Parish was the single most important issue for residents. The Neighbourhood Plan should therefore support the conversion of existing farm buildings from an agricultural use to a business class use, to promote farm diversification.

Policy ER8 (Employment Uses and Retail Policy) of Plan:MK covers all relevant areas; and therefore we believe there is no need for a separate policy on this within the Neighbourhood Plan.



Site Assessment

This section summarises what has been done so far to evaluate potential housing development sites within the Parish. This work has been driven by the information and feedback from the Public Meeting, the Community Questionnaire and the Housing Needs Survey.

Haversham-cum-Little Linford Parish Council has been advised throughout this process by officers of Milton Keynes Council and by the professional planning consultancy, Oneill Homer, funded mainly by a grant from government funded organisation *Locality*.

Milton Keynes Council's recently adopted Plan:MK requires no housing site allocations to be made in the Parish until 2031 and assumes 420 homes across all parts of rural MK will come forward as 'windfall schemes' – ad hoc development proposals coming through the normal planning process. However, Plan:MK will also be reviewed by 2022 which could lead to a change in site allocations.

The Parish Council are also aware that under the provisions of Paragraph 14 of the National Planning Policy Framework (NPPF) there will be greater protection from speculative applications in the future with an approved Neighbourhood Plan in place which puts forward suitable housing development proposals.

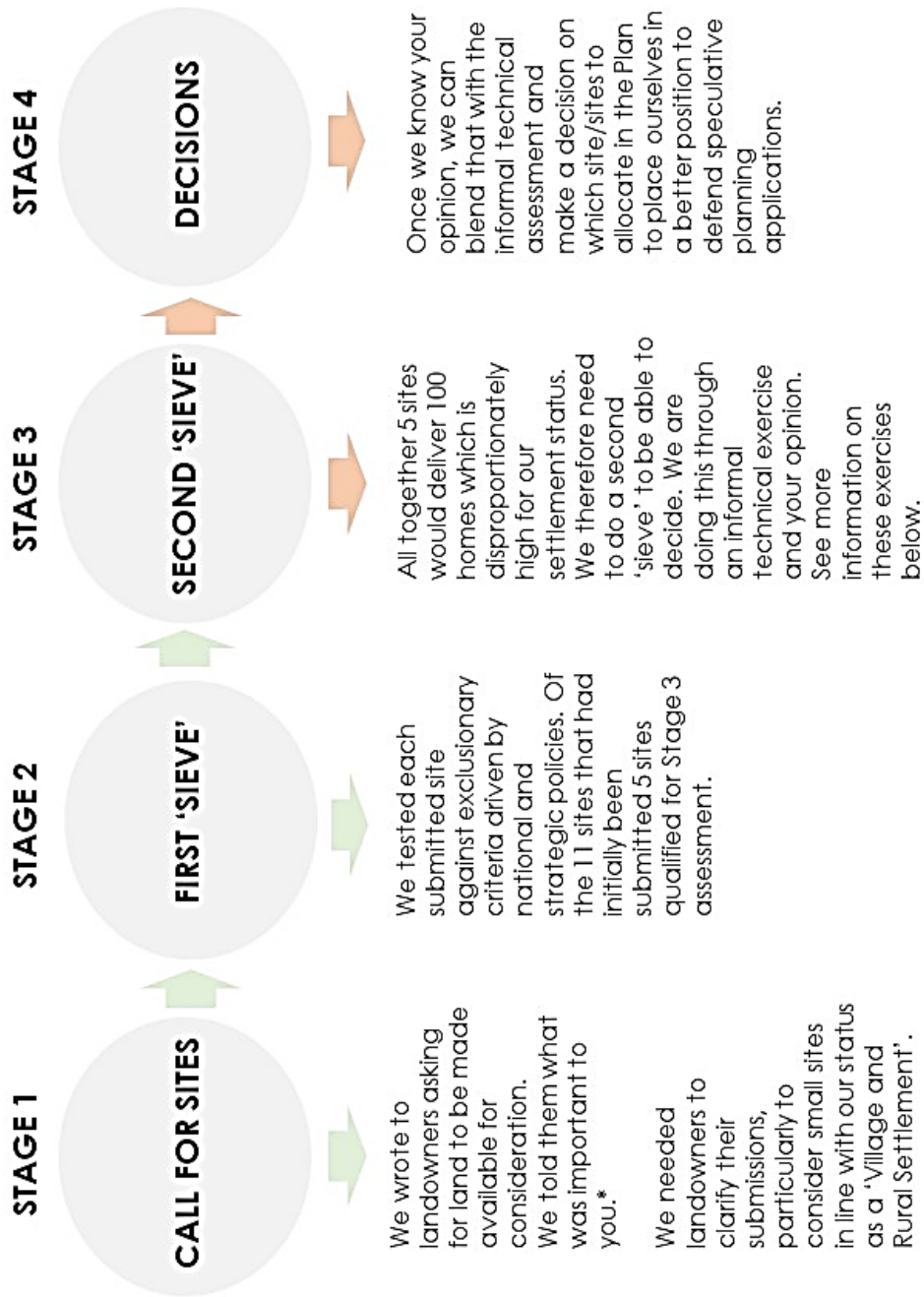
You told us during earlier consultations that some limited housing development that meets the needs of the community would be acceptable. The Parish Council are therefore considering making one or more housing site allocations, consistent with our status as a 'Village and Rural Settlement'.

The Site Assessment process comprises four stages as follows:






- Call for sites
- First 'sieve'
- Second 'sieve'
- Decisions

This Neighbourhood Plan Consultation is part of stage 3, the second 'sieve', and further details on the entire process are shown on the following pages.

SITE ASSESSMENT PROCESS



*Priorities you highlighted in the Questionnaire and Housing Needs Survey:

-  Predominantly affordable housing
-  The character of the village in the surrounding landscape
-  Local biodiversity value
-  Avoid making traffic congestion and/or safety issues worse
-  Low energy use, low water use and zero carbon footprint housing

STAGE 3

SECOND 'SIEVE'

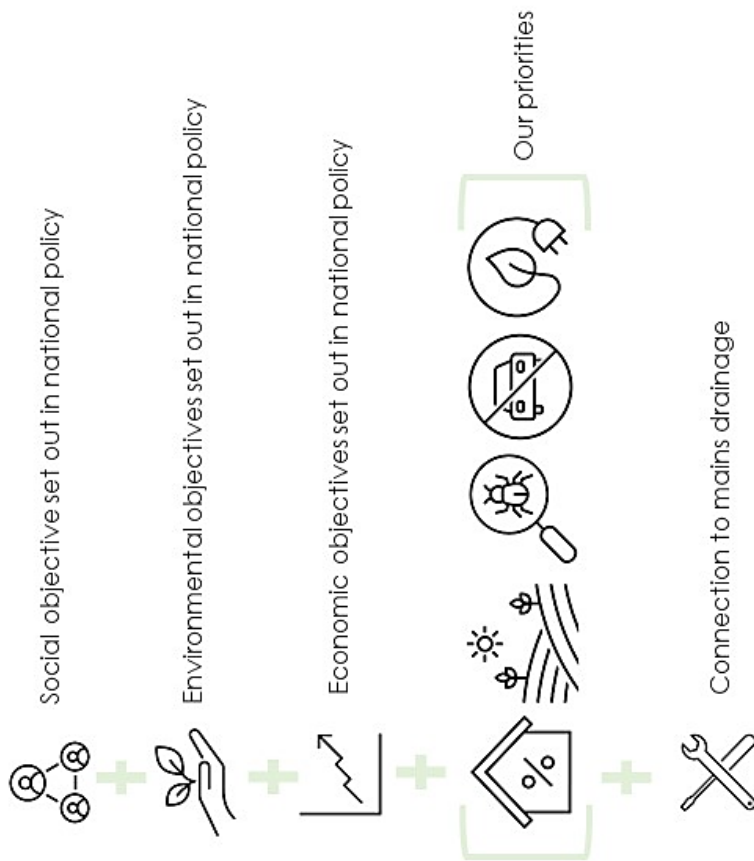
COMMUNITY OPINION

We now need to understand YOUR views to help inform the choice of site(s) for potential allocation in the Neighbourhood Plan.

We have shown each site's location and on what basis the land is being made available. There are no indicative proposals and scheme layouts at this stage,

INFORMAL TECHNICAL ASSESSMENT

Each of the five sites has been evaluated by a professional planning consultancy, O'Neill Homer, through an informal technical assessment as Milton Keynes Council did not require a formal assessment. The final assessment will be published alongside our official documents during formal consultation processes of the plan.



Unsurprisingly the assessment has shown that there are matters that will need to be addressed at all of the sites and we need to make some difficult decisions on the things we are willing to trade off to achieve our goal. That is why we need your help so that it is easier to make those decisions.

Summary of informal technical assessment

 All sites will contribute to the social objective of sustainable development set out in the NPPF.

 There is a potential for all of the sites to lead to negative environmental effects.

 A neutral economic effect is predicted for all sites.

 See sites table.



All sites will have an impact. We'll need to secure high quality design schemes for all sites. In some cases the impact may simply be too great.



All sites will have an impact but the NPPF requires that impacts are minimised and biodiversity is left in a better state than before.




All sites will need to ensure road safety and deal with traffic issues, but it will be harder or simply not possible for some.



Landowners have indicated whether they intend to provide zero carbon footprint housing. We hope to incentivise such schemes but cannot make it a requirement.

 There is no mains drainage in Old Haversham.

 The assessment is a separate technical exercise but we just wanted to highlight to you that each site is being considered on a technical basis in accordance with national policies.

Stage 3 Sites

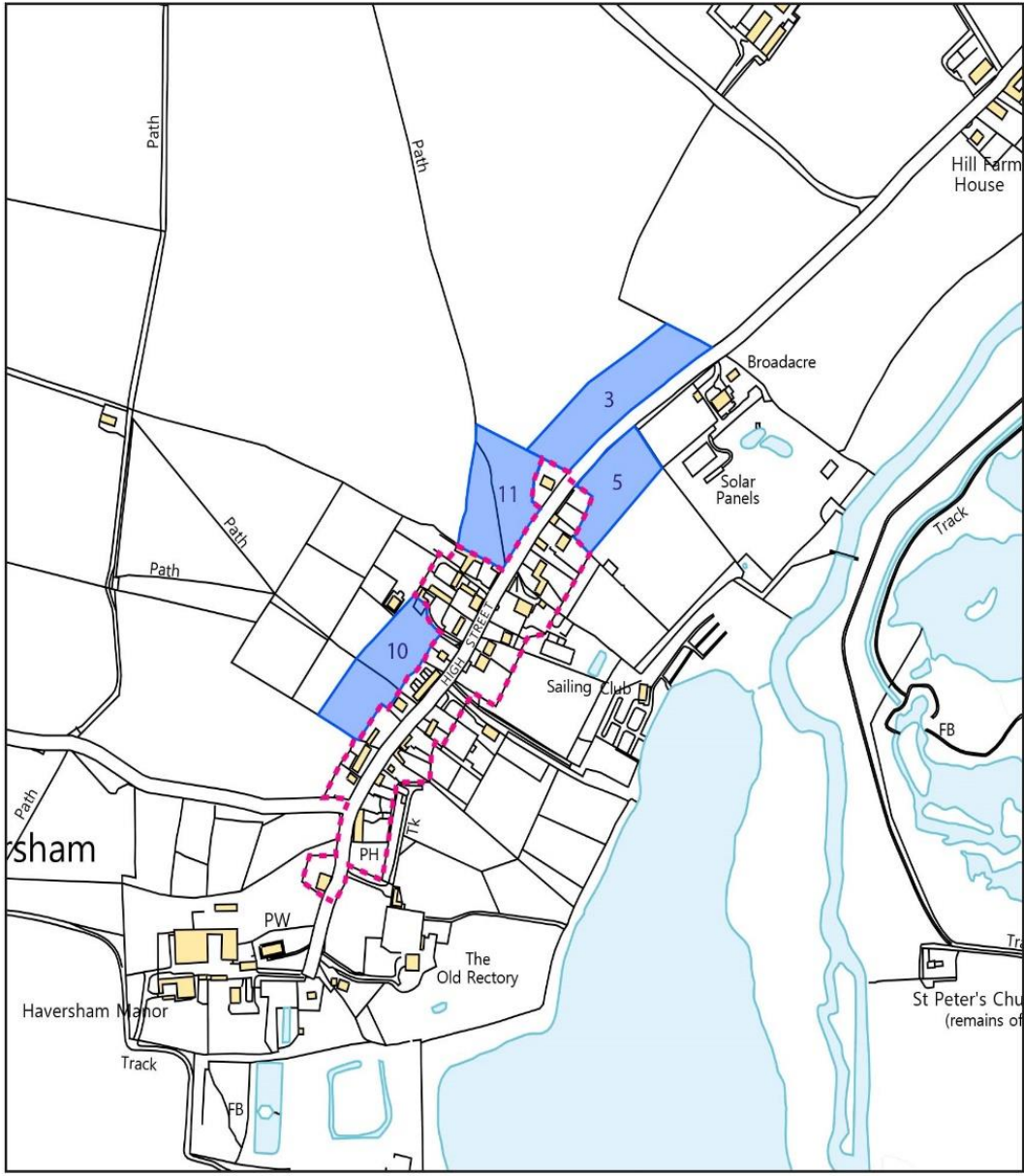
This process has led the Neighbourhood Plan Steering Group to arrive at five potential sites which might be suitable for the small scale development and types of uses previous consultations have shown would be of interest to the community.

STAGE 3 Sites

Site No.	Site Name	Area	Housing Capacity	Affordable Homes
3	Land north of 27 High Street, Old Haversham	1 Ha	30	40%
5	Land east of High Street, Old Haversham	0.9 Ha	10	40%
6	Land west of Wolverton Road, New Haversham	1 Ha	20-23	31%
10	Land west of High Street (nearest paddock), Old Haversham	0.8 Ha	25	60% – 80%
11	Land south of 27 High Street, Old Haversham	0.708ha	15-18	30-35%
Use the site number to see where each site is located as shown on the maps.			The amount of homes landowners have said they intend to provide. Where they have not, we have been informed that 30 dwellings per hectare would be expected in our area.	The percentage of affordable homes the landowner has committed to.




Please note these site numbers have been retained from the initial “Call for Sites” process explained on page 24. Site numbers 1, 2, 4, 7, 8 and 9 were eliminated during Stage 2.

The following pages give the information the Steering Group have received from these remaining five land owners or their representatives. Please read it carefully, along with the proposed Policy Intentions, and then complete and return the enclosed Questionnaire.

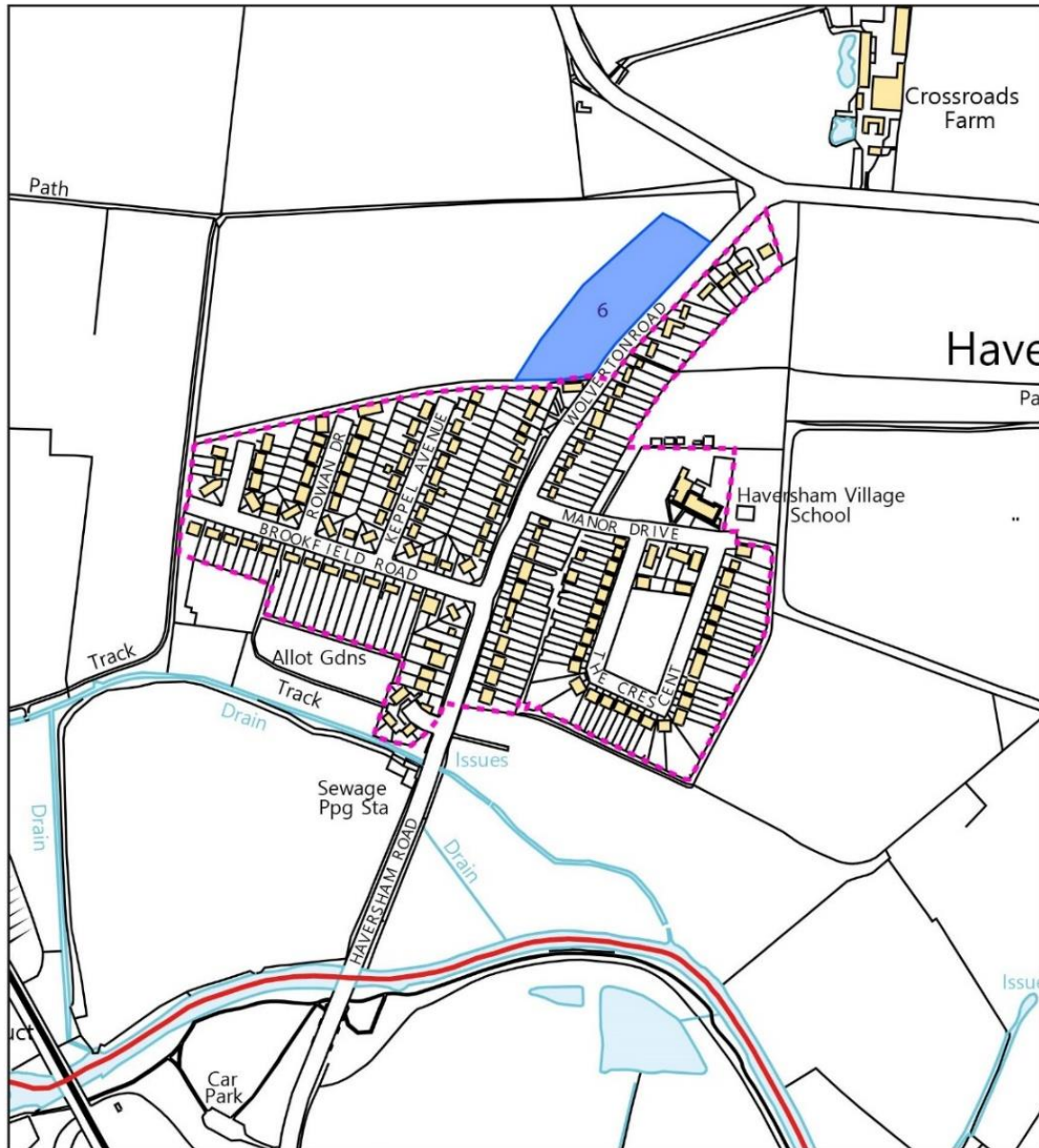


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Haversham Neighbourhood Plan
 Site Assessment Plan 1: June 2020

-  Parish Boundary
-  Observed Settlement Boundary: Old Haversham
-  Site Boundary
- 3. Land north of 27 High Street, Old Haversham - 1.0ha
- 5. Land east of High Street, Old Haversham - 0.9ha
- 10. Land west of High Street (nearest paddock), Old Haversham - 0.8ha
- 11. Land south of 27 High Street, Old Haversham - 1.0ha

Plan B1: Stage 2 Sites



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Haversham Neighbourhood Plan
 Site Assessment Plan 2: June 2020

-  Parish Boundary
-  Site Boundary
-  Settlement Boundary: New Haversham
- 6. Land West of Wolverton Road, New Haversham - 1.0ha

Plan B2: Stage 2 Sites

Site 3 – Land north of 27 High Street, Old Haversham

Information provided by Landowner

Our planners have drawn up a layout which shows a mix of 2, 3, 4 and 5 bedroomed houses. The benefit to the village with this location is a footpath could be provided as part of this development up the hill to Broadacre.

We have yet to do all of this site's constraints. So before you put a number of dwellings we normally need to study in detail the highway solution, the footpath solution, the site's ecology, archaeology, underlying ground conditions, play areas, public open space, landscape impact and water attenuation. Ideally we would be looking at 13 to 14 houses per acre. But I expect on this site we are looking at less than 25 units when the above are taken into account. So this scheme would deliver 10 affordable homes and 15 open market homes.

We would leave it to the Milton Keynes Housing Officer and the Housing Association we are working with to put forward the exact housing mix. We are happy for this site to be 40% affordable and 60% open market. We will need the open market houses to sell to make the site viable. It is very important from my clients' point of view that any development would create a legacy for Haversham village and a sense of place.

The type of housing we would consider building would have the character of the old village of Haversham whilst retaining the village's linear layout. This development would be built to the latest energy efficiency sustainable housing.

We have the alternative of 50% affordable and 50% open market if we were to go for a Rural Exception Site anyway. The mix of dwellings would be based on the Milton Keynes Housing officer's requirements, and the wishes of the affordable housing association we are working with.



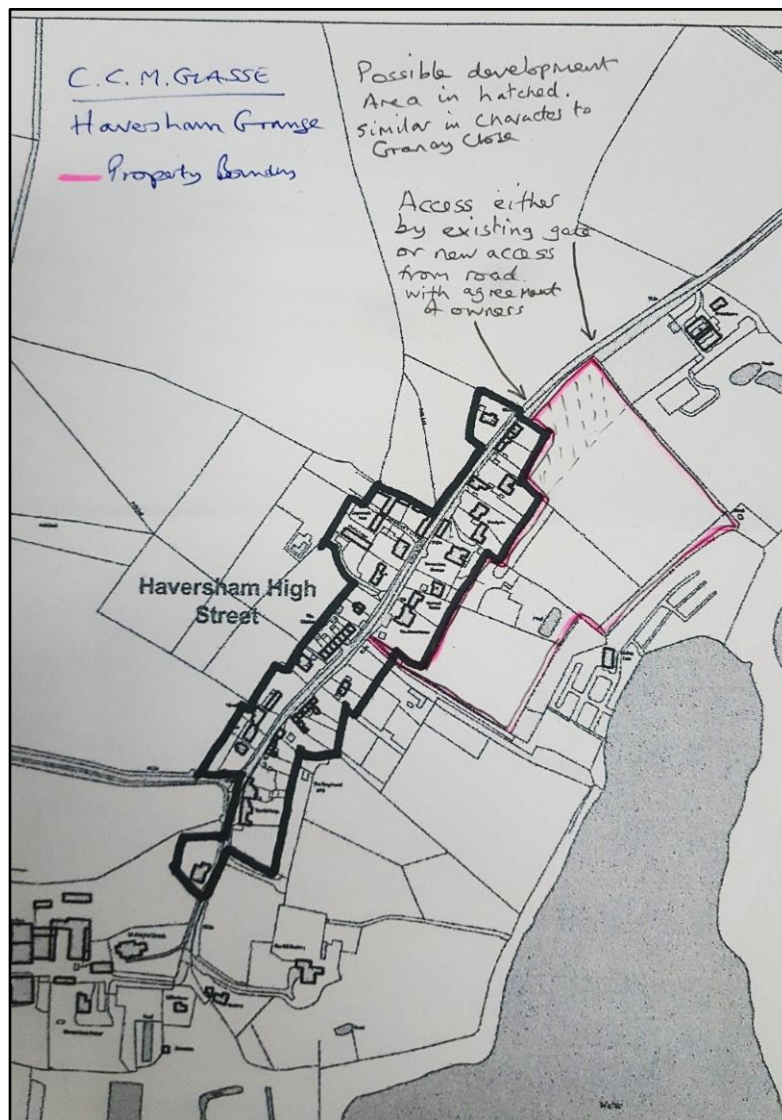
Promap¹² © 2017 Promap Ltd. All rights reserved.

Site 5 – Land east of High Street, Old Haversham

Information provided by Landowner

Please find attached a photo of your map with a rough potential outline (the hatches area) for a possible development

Clearly this is very preliminary and there seems to be little consensus on what is affordable housing. However we anticipate that all the housing will be high quality with low running costs and impact on the environment. Carbon miles of raw materials will be kept low by using local materials such as stone from Olney quarries and wood. There would be likely 10 zero or near zero carbon units with 40% being affordable by being smaller, rented or shared ownership. There is little biodiversity on the location which is why it was chosen over the other obvious site we thought of. It would also allow a permissive footpath or bridleway to be constructed to allow access up the hill toward Little Linford which currently has no access other than walking on a particularly dangerous road. We believe all of the below issues can be met.



Site 6 – Land west of Wolverton Road, New Haversham

Information provided by Landowner

Please find a reduced red line area for land west of Wolverton Road. We previously submitted a larger site area for consideration – this reduced area responds to the request for a smaller area to be put forward for consideration. It is our expectation that this site could accommodate c.20-23 units at a density appropriate to the edge of village location. We would expect the site to deliver 31% affordable housing in line with the Plan:MK policy requirements, which equated to 6 or 7 dwellings dependant on the overall site capacity. I trust this is acceptable to you. If you need anything further to aid the consideration of the site, please let me know.

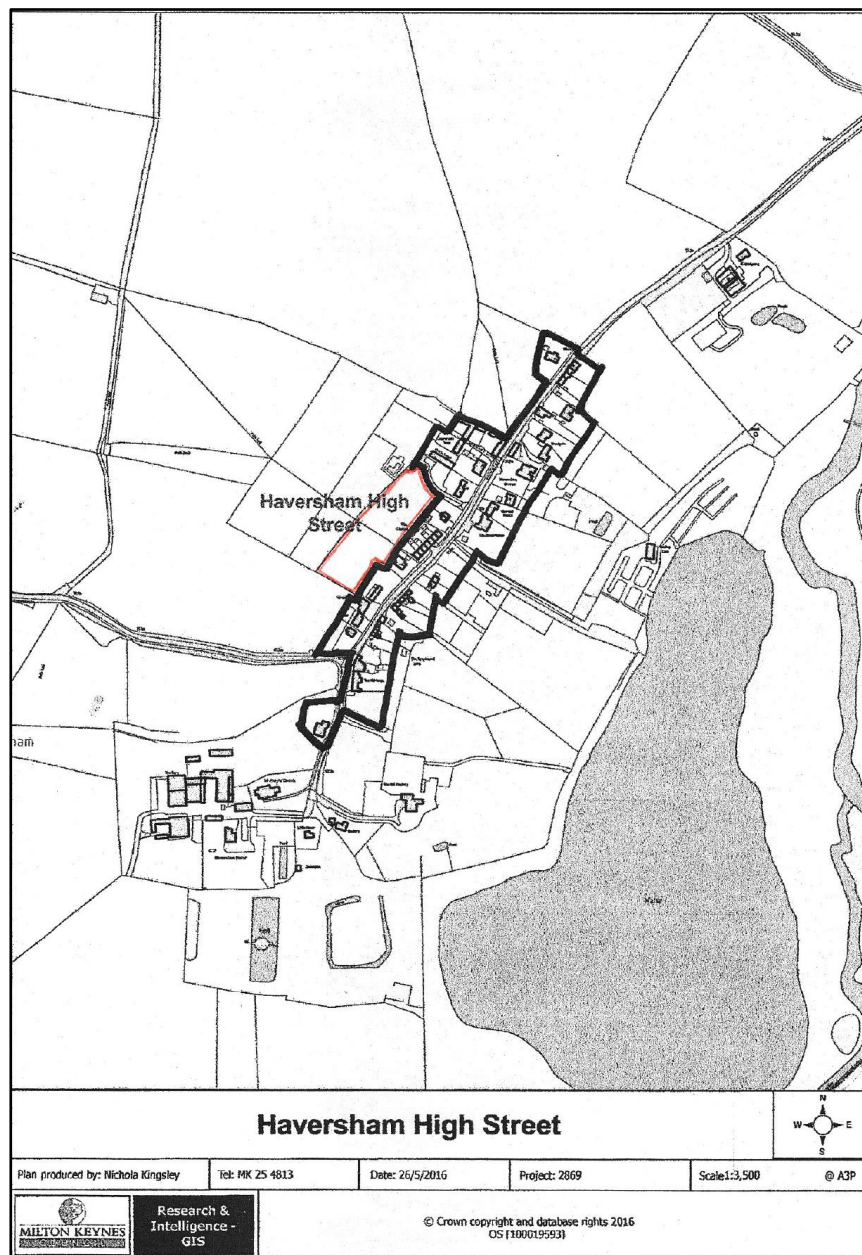


Site 10 – Land west of High Street (nearest paddock), Old Haversham

Information provided by Landowner

If in future planning permission was sought we would expect between 60-80% to be affordable housing and all to be environmentally friendly, as green as possible and in keeping with the village.

We don't really know [how many dwellings we expect to put onto the site]. We have no plans to build in the near future. We wouldn't expect to have an estate, more like a few houses and in keeping with the village, with perhaps an area for children as there isn't anything in the village, if people thought there was a need for it.



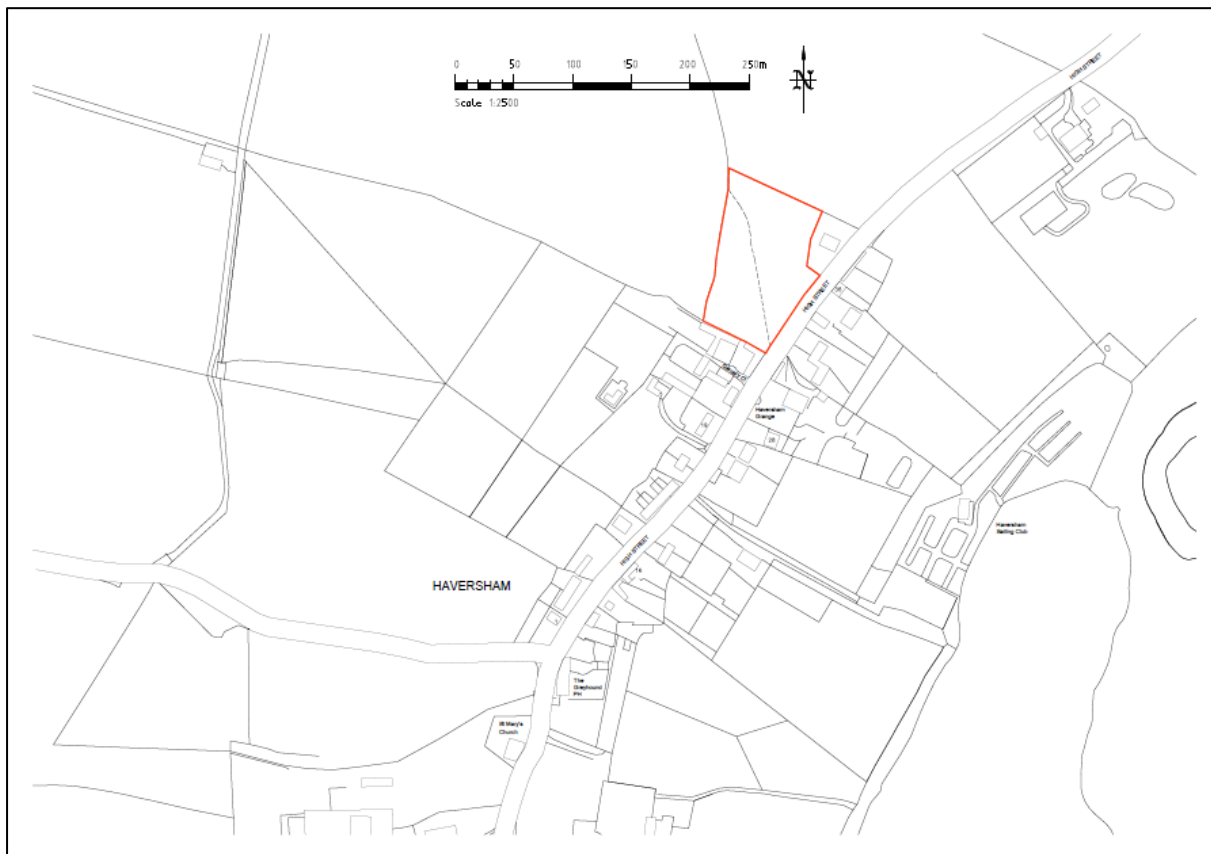
Site 11 – Land south of 27 High Street, Old Haversham

Information provided by Landowner

To offer the most balanced use of the plot, we have been recommended a development of 15-18 dwellings. We understand that this would offer a comfortable layout whilst not overcrowding the plot. We would expect these dwellings to consist of circa 30-35% of affordable housing. The dwellings would be built using traditional building methods of a scale and material that preserves the character of the village.

The proposal will consist of a mixture of 3 to 4 bedroom, 2 rise detached and semi-detached properties with off street parking and gardens. Construction materials used in the surrounding properties could be used as reference points such as stone, rendered properties with slate roofing.

Initial ideas from our feedback are based around a layout that will include 2 to 3 statement homes along the front line of the plot adjacent to the High Street to maintain the linear nature, scale and visual character of the village. The majority of the properties will occupy the space behind, laid out in a formation to maintain views of the open countryside beyond. All of the properties will be accessed via one shared drive leading directly off the High Street. A bridle path runs diagonally across the site which the property would retain and redirect along the external boundary line to maintain access. To the North of the plot there is open countryside.



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