

Neighbourhood Plan Consultation December 2020

The Analysis and Summary of All Responses

Haversham-cum-Little Linford Parish Council

Introduction

Due to the COVID pandemic the Parish Council were unable to hold their planned public consultation exercise on the Neighbourhood Plan as normal. Instead we issued a consultation report in early December 2020 to every household in the Parish. Two yellow questionnaires were inserted with every copy of the document to allow each adult to respond by the end of December 2020.¹ The Questionnaire was designed to gather and evaluate resident's responses to the short list of 5 potential small scale sites for housing development in the Parish put forward in response to a trail of all eligible landholders. It also sought views on a range of policy options for the final Neighbourhood Plan.

170 questionnaires were received from an estimated 860 adults living in the Parish; a response rate of 20%. Thus 1 in 5 adults have expressed their views, although the absence of a public consultation has limited the ability of the Steering Group team to explain the difficult and complex context of the process. All adults have had a chance to respond and give us their views, and it is reasonable to assume that those not responding do not have strong views on the proposals.² The previous survey conducted in July 2020 had 212 responses – however that survey had a different purpose in trying to estimate local housing needs in total for the Parish.

This report summarises the results of the survey, has been prepared by one member of the Steering Group, *[but has been independently validated by our consultants "Oneilhomer"]*. Appendix B summarises all individual comments made by parishioners. Many lengthy text submissions running to several pages have had edited down/paraphrased by the author of this report for the sake of comprehension and to enable fair comparisons of views. Copies will be scanned and added to the OneDrive shared folder for the NP.

Key Findings

- Site 6 on Wolverton Road New Haversham is the preferred site overall. However the views of New Haversham respondents are split with the majority against this site.
- Site 11, the triangle, in New Haversham is the second preference overall, with this site coming first for New Haversham respondents.
- There is a very strong and vocal group of respondents who want no development anywhere in the Parish and an equally strong group who do not want any development in Old Haversham.
- All policies proposed are supported but a significant minority of respondents are against policy 2 on Energy saving for new developments.

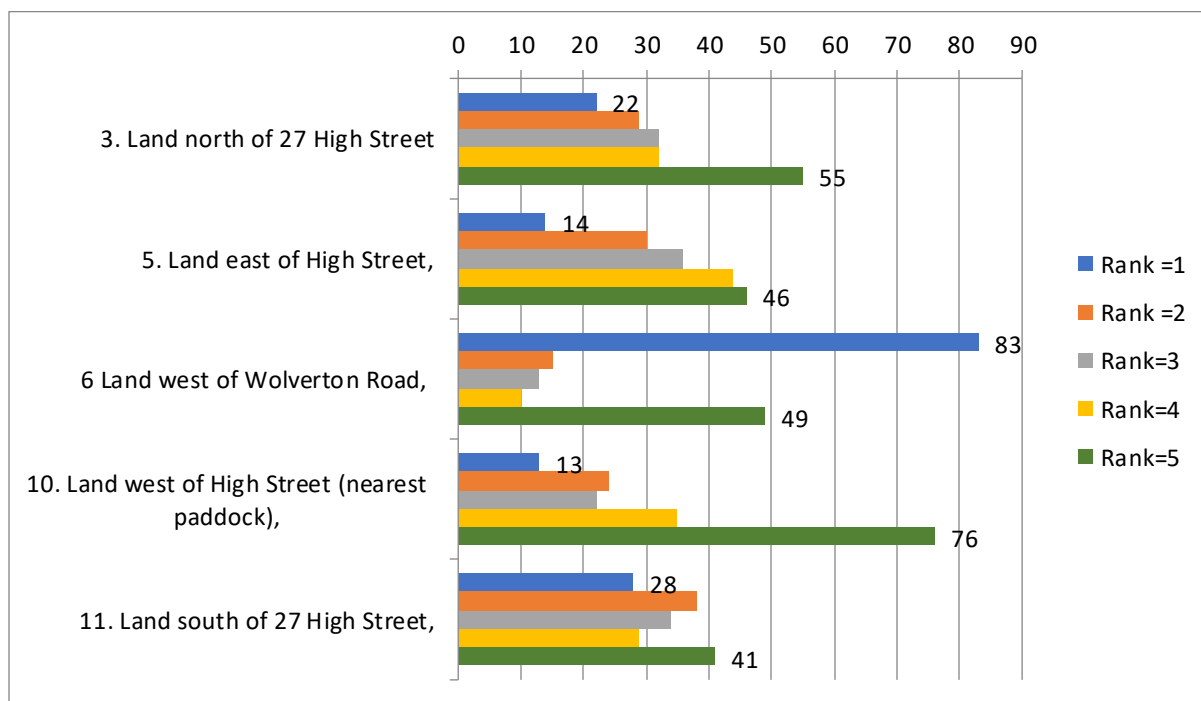
¹ See Appendix B. Extra copies were available on request for larger households.

² Our consultants say that typically the level of response to surveys of this kind range from 10% to 30%

Views on the Shot listed Sites

Question 2 asked: “Please rank these sites 1 – 5 in order of preference (1 most preferred, 5 least preferred)”. It was clear than for those respondents who were against development in general “most preferred” was interpreted as “least disliked”. Nevertheless the ranking still make logical sense in terms of choosing which (if any) sites to be earmarked for potential development in the final plan. Ranks reported as the same (e.g. several ranked 5) were retained as reported. Those left blank were scored as 5 as it was clear from the comments that respondents did not support them.

All respondents



New Haversham Respondents



Old Haversham and other area respondents

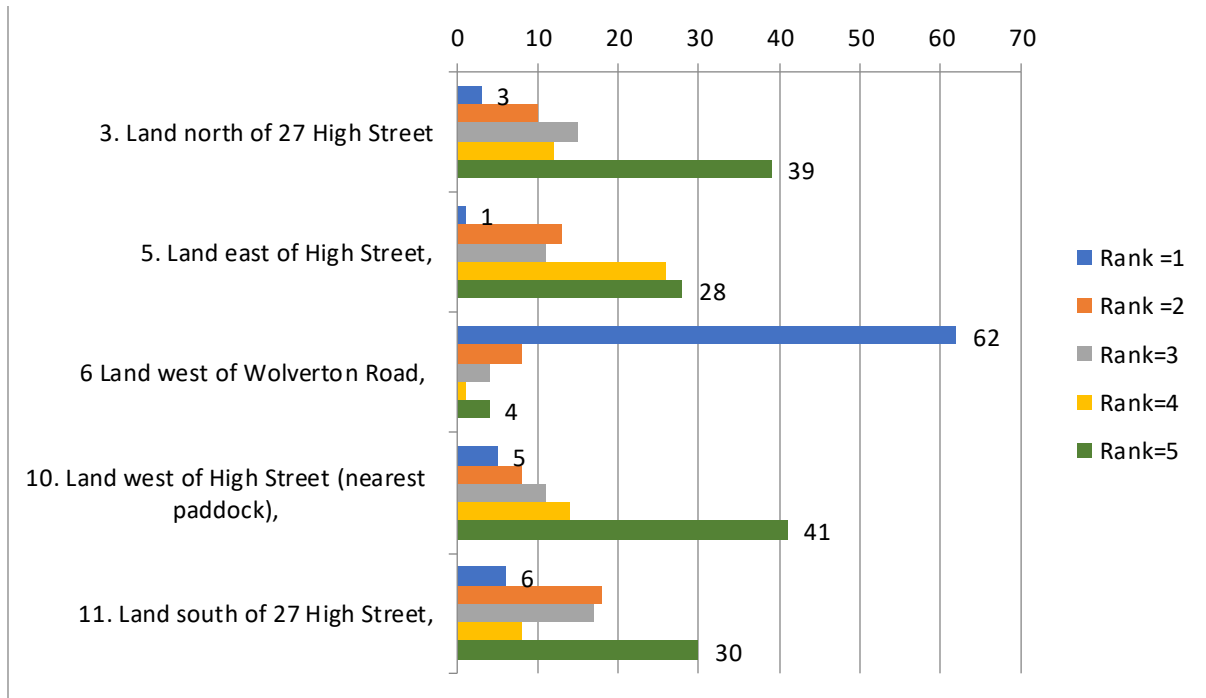


Table 1: Average Ranking Scores by location of Respondents

| Location | Responses | Site 3. | Site 5. | Site 6 | Site 10. | Site 11. |
|----------------|------------|-------------|-------------|-------------|-------------|-------------|
| New Haversham | 91 | 2.95 | 3.12 | 3.55 | 3.65 | 2.77 |
| Old Haversham | 60 | 4.05 | 4.00 | 1.23 | 4.17 | 3.83 |
| Little Linford | 4 | 4.50 | 4.00 | 2.50 | 1.50 | 2.50 |
| Outlying areas | 15 | 3.33 | 3.20 | 2.00 | 3.93 | 2.33 |
| All | 170 | 3.41 | 3.46 | 2.57 | 3.81 | 3.10 |

Overall site 6 on Wolverton Road in New Haversham is the clear preferred site (lowest average score);³ followed by the Infill site 11 in Old Haversham sometimes known as the triangle. The least favoured site or most disliked site (highest score) was site 10 (the Paddock). This was also an Old Haversham infill site, but set back from the High Street behind existing housing.

The results show a very marked difference by area of residents. Old Haversham residents are overwhelmingly in favour of development in New Haversham (site 6) and often expressly stated that they do not want any development in the old village. There is no clear second choice site for them although site 11 (the “triangle”) comes out marginally better than the others.

In Contrast New Haversham residents were themselves split into two distinct categories: a majority who strongly disliked site 6 in New Haversham (45 out of 91); and a sizable minority who actually

³ Those respondents who would accept development elsewhere, but not in their area, had only one site in New Haversham to choose from. This clearly boosted the rankings of site 6 compared to the others.

favoured it (21). Their views on the other sites in Old Haversham were split with a small margin in favour of site 11 (the triangle infill site).

Write in comments received about the sites ranged across a wide spectrum and are summarised in the table below (see Appendix A for a full listing of the actual comments).

Table 2: Summary of Comments made on Potential Development Sites

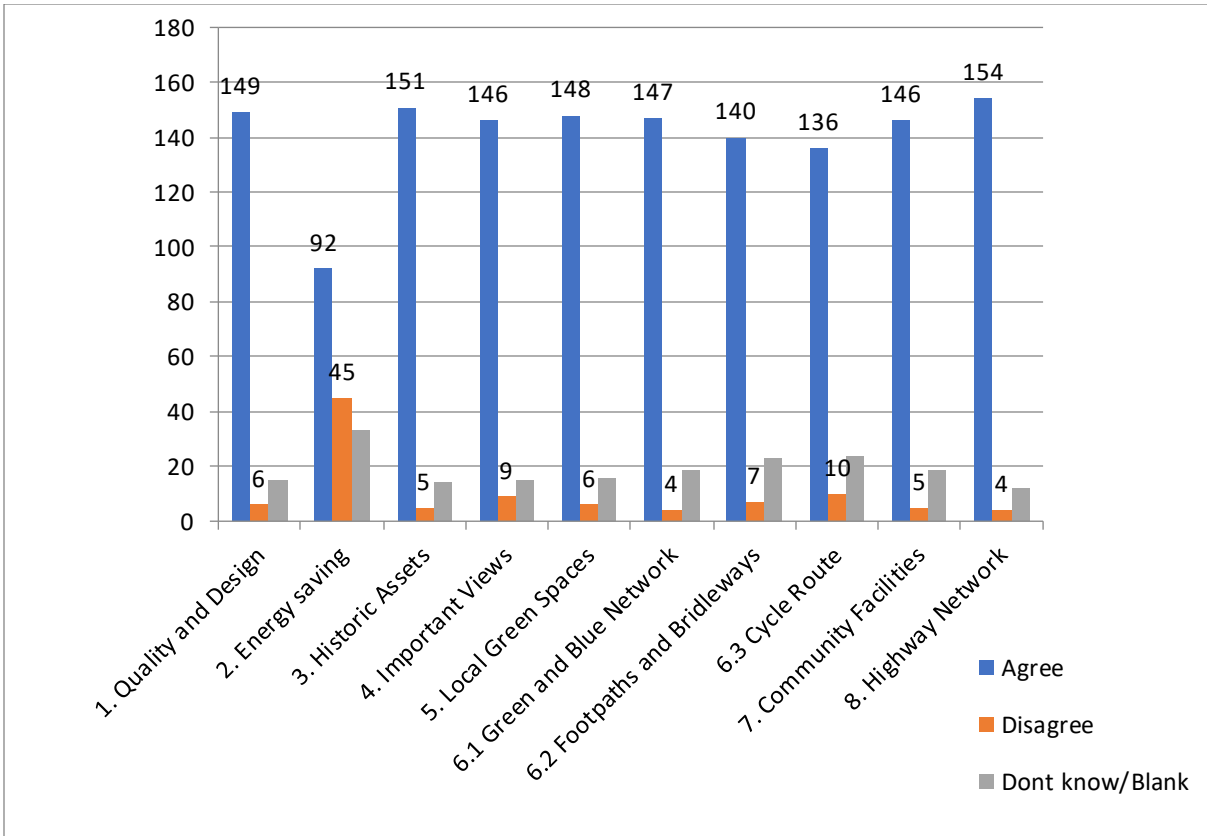
| Comments on: | Yes/Positive | No/Negative |
|--|--------------|-------------|
| Some housing development would be acceptable | 12 | 23 |
| Any developments in Old Haversham at all? | 0 | 20 |
| Other comments on Old Haversham sites | 3 | 20 |
| Higher percentage of Social Affordable Housing | 6 | 3 |
| Other General comments on all sites | 3 | 20 |
| Site 3 Old Haversham, North | 3 | 19 |
| Site 5 Old Haversham, East | 2 | 12 |
| Site 6 – Wolverton Road, North | 24 | 10 |
| Site 10 Old Haversham, Paddock | 4 | 14 |
| Site 11 – Old H triangle | 10 | 10 |

There was a strong a vocal minority of respondents who do not want any development at all in the Parish and who are likely to vote against any Neighbourhood plan that includes any development proposals. There is an equally strong and vocal group of residents, mostly, but not all, from Old Haversham, who want no development whatsoever in the old village area.

Most respondents accept, sometime reluctantly, the arguments presented in the Consultation document that some development is acceptable, particularly if it helps prevent over-development, such has occurred elsewhere in North Milton Keynes. In terms of the individual sites the only one with more positive comments than negative was site 6 on Wolverton Road; while site 11 was equally split between positive and negative comments.

Potential Policies for the Neighbourhood Plan

Question 3 asked “Please indicate below whether or not you agree with the proposed policies”. Three tick boxes for Agree/Disagree/Don’t know were offered. For presentation purposes those who left a section blank were coded with the “Don’t knows”.



All policies were supported by the majority. The highest support was for: policy 8 on ensuring traffic and highway mitigation with any developments; and also policy 3 on protection of historic assets.

The lowest support and the most significant disagreement or don't know categories was for the policy on energy saving designs for housing.

Table 3: Summary of Comments on Policies

| Policy | Agree/Positive | Disagree/Negative |
|------------------------------|----------------|-------------------|
| General comments on policies | 3 | 9 |
| 1. Quality and Design | 6 | 1 |
| 2. Energy saving | 1 | 4 |
| 3. Historic Assets | 3 | 1 |
| 4. Important Views | 2 | 1 |
| 5. Local Green Spaces | 9 | 1 |
| 6.1 Green and Blue Network | 3 | 0 |
| 6.2 Footpaths and Bridleways | 9 | 1 |
| 6.3 Cycle Route | 5 | 5 |
| 7. Community Facilities | 6 | 0 |
| 8. Highway Network | 15 | 2 |

All the proposed policies were supported by those commenting, but many of those in favour asked for them to be strengthened (8, 5 and 1) or for additional facilities to be added (9, 6.2, and 3). Only one policy (2) had more negative comments than positive and one had an equal split (6.2).

Other Comments

Additional comments received on other issues were varied. Three respondents thanked the team for their work and praised the document. Two said they did not have enough information; and two others said that there was not enough time given for the responses. Thankfully only one person said the whole thing was a waste of time.

*Report prepared by Philip Turnbull
On behalf of the Neighbourhood Plan Steering Group,
January 2021*

APPENDIX A

Individual Comments Received

| | Positive | Negative |
|---|---|---|
| Some housing development Acceptable | <p>Infill development will not help provide affordable homes;</p> <p>Keep the village feel but supports some development and more facilities</p> <p>Some suitable development is supported (2)</p> <p>Allow nothing more than 10 homes</p> <p>In fill and linear developments supported</p> <p>Smaller developments acceptable if they prevent larger ones.</p> <p>Keep village feel and scenic views; manage traffic and provide parking spaces for any new homes.</p> <p>Need some development in both old and new or residents will be suspicious.</p> <p>Consider a new development site away from existing developed areas</p> <p>Ensure uniform design and look.</p> <p>Need to consider larger scale development</p> <p>All for some development= 12</p> | <p>Development would only help the bank account of the landowners</p> <p>Any development would make traffic/safety problems worse (4).</p> <p>Any development would be bad for biodiversity and loss of agricultural land</p> <p>Any would lead to demand for further development (2)</p> <p>No development at all (8).</p> <p>Disgusting proposals.</p> <p>Noise problems.</p> <p>All developments would unacceptably increase traffic (4)</p> <p>No development in existing settlements for 15 years.</p> <p>All for no housing development at all= 23</p> |
| No developments wanted in Old Haversham | | <p>All old H sites unsuitable due to access; infrastructure; traffic; Social housing and planning rules etc.(12)</p> <p>Why are four out of five sites in the area of highest need of protection and no facilities? (5)</p> <p>Why include old H sites when past applications have been turned down</p> <p>NP should have no developments in Old H.</p> <p>No development in Old H due to protecting character</p> <p>Total = 20</p> |
| Other comments on Old H sites (23) | <p>Any developments in Old H must retain the character of village and be linear.</p> <p>Need for mains sewerage before allowing any development in Old H. (2)</p> <p>Total = 3</p> | <p>No mains facilities in Old H and Prices too high in Old H for local needs.</p> <p>No sewerage (5)</p> <p>Poor drainage/flood risk (3).</p> <p>3 of the 4 in old H are inappropriate and should not have been included.</p> <p>Old H not suitable for low cost housing</p> <p>Traffic issues (4)</p> <p>Old H developments would change the character of the village (2)</p> <p>Not suitable location for children with unsafe walking route to school (2)</p> <p>Total = 20</p> |

| | | |
|---|--|---|
| <p>High percentage of Social Affordable Housing</p> | <p>Affordable homes needed (2) Higher percentage of social and affordable housing required More social housing needed (2) Make 40% the minimum for affordable housing;</p> <p>Total = 6</p> | <p>Do not support large percentage of social housing No affordable housing as that will reduce house prices in area. 30% social housing not 40%</p> <p>Total = 3</p> |
| <p>Other Comments on types of properties</p> | | <p>No flats No 5 bed houses (2). should be 2/3 bed and bungalows Where are the needed bungalows? Need for detached properties with garden, garage and parking</p> <p>Total = 6</p> |
| <p>Other General comments on all sites (23)</p> | <p>No sites with more than 20 houses are consistent with PlanMK. Lower density please and in keeping with character for all Ensure parking space for all new developments.</p> <p>All = 3</p> | <p>Current traffic problems main issue Not enough info to rank properly (3); Does not like ranking method; Assessment by landowners of housing capacity is flawed. Ensure no provision for extensions to development in future years Drainage is a major issue neglected here; Use any development to improve infrastructure in Old H Would like to see details of sites rejected. Any development would mean a reduction in biodiversity Too much development if all these sites were allowed (4) Recent purchase of farm land by developers should be considered when considering sites. Too many houses on all proposals look for sites for just 1 or 2 houses Prevent overdevelopment like Hanslope etc (2) Consider school places and health facilities</p> <p>All = 20</p> |
| <p>Site 3 Old H North</p> | <p>Acceptable if fewer houses and in keeping with rural setting Would provide adequate housing capacity. More space to prevent overcrowding,</p> <p>Total = 3</p> | <p>Too large a development. Opens up too much land for future development (2) Too many houses (2) would extend the village and not supported (3) Too high a density (2) traffic problems (3) drainage/flooding problems (3) on hill, dangerous and road too narrow (2) Access problems</p> <p>Total = 19</p> |

| | | |
|---------------------------------|---|---|
| <p>Site 5 Old H East</p> | <p>Will add a footpath up the hill (2)</p> <p>Total = 2</p> | <p>would extend the village and not supported (2)</p> <p>drainage problems (2)</p> <p>Traffic problems (3);</p> <p>On hill, dangerous and road too narrow (2)</p> <p>Access problems (2)</p> <p>Retain right of way</p> <p>Total = 12</p> |
| <p>Site 6 – Wolverton Road</p> | <p>Only site with mains drainage; bus routes; gas, school etc. (3)</p> <p>Site could be expanded further in future;</p> <p>Within the existing building footprint</p> <p>Could support many more houses and was intended for development 60 years ago.</p> <p>Natural place for development.(2)</p> <p>In keeping with look of village.</p> <p>Most suitable for smaller and social housing</p> <p>New H more suitable for affordable houses and with access to facilities</p> <p>Better access for traffic</p> <p>Would provide adequate housing capacity.</p> <p>Ideal and would help link old and new.</p> <p>Close to School.</p> <p>Supported and could be larger;</p> <p>Only logical/viable/sensible site (4)</p> <p>Natural continuation of the current development on Wolverton Road.</p> <p>Could be used to help with traffic calming measures</p> <p>Well suited for development</p> <p>Supported as infill site</p> <p>Total = 24</p> | <p>Opens up too much scope for future large scale development.(2)</p> <p>Allowing development at 6 would open up the floodgates</p> <p>does not protect agriculture</p> <p>would destroy views (3)</p> <p>Would increase traffic unacceptably (2)</p> <p>Water runoff problems</p> <p>Total = 10</p> |
| <p>Site 10 Old H Paddock</p> | <p>Would be hidden and hence not spoil the views within the existing building footprint</p> <p>would have the least impact and would improve viability of Greyhound Pub</p> <p>Within the built up area and has highest percentage of affordable homes</p> <p>Total = 4</p> | <p>Site is not linear. (2)</p> <p>Would cause problems for wildlife and Traffic (2)</p> <p>Particularly inappropriate, blocking views and non-linear.</p> <p>Not in keeping with character of village (2)</p> <p>Too high a density (2)</p> <p>Lack of privacy for existing properties (3)</p> <p>Has access problems and a negative impact on views</p> <p>Would create flooding problems</p> <p>Total = 14</p> |
| <p>Site 11 – Old H triangle</p> | <p>Within the existing building footprint (2)</p> <p>infill and more in keeping with PlanMK (2).</p> <p>Acceptable if fewer houses and in keeping with rural setting</p> <p>A natural place/well suited for any development (3)</p> <p>Would have the least impact and would improve viability of Greyhound Pub</p> <p>Supported as infill site</p> <p>Total = 10</p> | <p>Need to keep as green space (3)</p> <p>not linear - like an estate</p> <p>Not in keeping with character of village (2)</p> <p>too many houses proposed (3)</p> <p>Would be bad for wildlife.</p> <p>Total = 10</p> |

Comments on Policies

| Policy | Positive | Negative |
|-------------------------------------|--|---|
| General comments on policies | Good balance between development and protection in policies Good set of policies. | 99% will agree to all of these so pointless to ask. None of these are wide enough or robust enough (3) Need for additional policies on drainage (2); traffic management (1) and mains infrastructure for any new developments (1) Wording of policies is rather "woolly" Total = 9 |
| 1. Quality and Design | Need for trees and landscaping Critical/high priority (4) Need high speed broadband for all properties not just new developments Total = 6 | Could make the houses too expensive Total = 1 |
| 2. Energy saving | strongly supported | Might lead to houses that do not reflect local character Need more detail No relaxation of planning requirements (2) |
| 3. Historic Assets | Add listed buildings (2) Add Haversham Grange | Biased choice to support the development proposals |
| 4. Important Views | More notable views need to be added to the list. Very important | View 10 missed from map |
| 5. Local Green Spaces | Add footpath through development 11 Add development site 11 (3) Needs to be stronger (3) e.g. insert "prevented" or "not accepted" Add area outside pub Support adding more Total = 9 | Need more detail |
| 6.1 Green and Blue Network | Needs to be stronger (2) Need to also protect trees | |
| 6.2 Footpaths and Bridleways | Improve the footpath up the hill from Greyhound pub Safe walking route from Old H to LL Need to link Linford Lakes to network - missed opportunity No safe walking route out of old H Support adding more Especially footpath to LL Should not be dependent on housing development Strongly support, widen the pavement to roundabout. Too narrow for dual use For all residents including dog walkers | Concentrate on better maintenance of existing footpaths and bridleways |

| | | |
|--------------------------------|--|---|
| | Total = 9 | |
| 6.3 Cycle Route | <p>Extend redways to old H Need Redways strongly supported No room for this Support but ensure safety with any new route</p> <p>Total =5</p> | <p>Do not like combined pedestrian and cycle routes/ not safe (2) Proposals are inadequate Widen the footpath on Wolverton Road and do not permit cyclists Path not wide enough, would need an extended or new bridge</p> <p>Total = 5</p> |
| 7. Community Facilities | <p>Relocate the social centre Relocate some CFs and improve them Need shop and medical practice No official body should interfere with ownership rights Set up fundraising for a new social centre Consider a larger social centre and larger school</p> <p>Total = 6</p> | |
| 8. Highway Network | <p>Reduce traffic speeds (3) Pedestrian crossing on Wolverton Road (3). More traffic control measures needed (2) Not strong enough Very important Supported but might not be achievable Manage traffic and provide for vulnerable road users Improve safety of roundabout to Manor Drive Stop lorries and install speed cameras on Wolverton Road Widen road from Pub to Old H</p> <p>Total = 15</p> | <p>No compulsory purchase for new roads. Prefer to keep old rural style roads. Concern that policy might open up the possibility of a Haversham bypass road.</p> |

General comments not about the sites or the policies

| | |
|-----------------|--|
| Positive | <p>Thank you for your hard work Great job Thanks for hard work excellent document Welcome the emphasis on preserving and protecting the environment</p> |
| Negative | <p>Lack of transparency (no details of original proposals before filtering). Not enough involvement with residents. Housing needs survey not accurate as it missed my response and possibly others No vision in plan for the future; No reference to housing needs Consultation period too short(2). More consultation needed including public meeting Need more information to help share the "vision This exercise is a waste of time as it is all a "done deal"</p> |
| Other | <p>Link between old and New H needs improvement to unite the communities. More scope for development in Wolverton by demolishing old warehouses</p> |

APPENDIX B

The Questionnaire Used in the Survey

Please tell us what YOU think

This questionnaire should be filled in by one or more adults in your household. If you need more copies email the Parish Clerk at haversham.ltlinfordclerk@gmail.com Please put the completed questionnaire in an envelope and put through the letterbox or post to one of the following addresses: Frost Cottage, 16 High Street, Haversham; or 108 Wolverton Road, Haversham. Please mark your envelope NEIGHBOURHOOD PLAN. **Responses received after Wednesday 30 December may not be considered.**

***Note on Data Protection:** The information you provide on this form will be held by Haversham-cum-Little Linford Parish Council (the Council) and used by them to assess the public views on the consultation proposals for the Neighbourhood Plan (NP). Individual responses will only be seen by NP team and our consultants and will not be passed to others without your permission. The information you provide on this form will be held for a minimum of 3 years, after which period it will be reviewed for further retention or destroyed in a secure manner. All personal information held by the Council will be held safely in a secure environment.*

Question 1: Please let us know where you live in the Parish (tick appropriate box)

| | | | | | | | |
|---------------|--------------------------|---------------|--------------------------|----------------|--------------------------|-------------------|--------------------------|
| New Haversham | <input type="checkbox"/> | Old Haversham | <input type="checkbox"/> | Little Linford | <input type="checkbox"/> | Outlying Property | <input type="checkbox"/> |
|---------------|--------------------------|---------------|--------------------------|----------------|--------------------------|-------------------|--------------------------|

Question 2: Please rank these sites 1 – 5 in order of preference (1 most preferred, 5 least preferred)

| | Possible Development Sites | Area/Hectares | Housing Capacity | Affordable Homes | Your Ranking |
|-----|---|---------------|------------------|------------------|--------------|
| 3. | Land north of 27 High Street, Old Haversham | 1.0 | 30 | 40% | |
| 5. | Land east of High Street, Old Haversham | 0.9 | 10 | 40% | |
| 6. | Land west of Wolverton Road, New Haversham | 1.0 | 20-23 | 31% | |
| 10. | Land west of High Street (nearest paddock), Old Haversham | 0.8 | 25 | 60% – 80% | |
| 11. | Land south of 27 High Street, Old Haversham | 0.708 | 15-18 | 30-35% | |

Feedback: Please let us know if you have any comments on the locations and/or development proposals of these sites

Question 3: Please indicate below whether or not you agree with the proposed policies

| | |
|--|--|
| <p>Policy Intent 1: Any development(s) to be of the highest quality design and to also reflect the distinctive character of each part of the Parish. The policy will include a series of key design principles.</p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |
| <p>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. <i>(There are incentives to developers to use such standards)</i></p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |
| <p>Policy Intent 3: Decision makers should take account of the presence of such historic assets when judging the effects of any development proposal(s). <i>(Six non designated heritage sites have been proposed for such protection).</i></p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |
| <p>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. <i>(Nine views have been proposed for such protection).</i></p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |
| <p>Policy Intent 5: Proposals for development on the land designated as "Local Green Spaces" would be inappropriate and will be strongly resisted. <i>(Four sites have been proposed for such protection).</i></p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |
| <p>Policy Intent 6: Any development(s) that lie within the Green and Blue 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.</p> <p><i>We have proposed a number of short term and some longer term improvements to the network of footpaths and bridleways</i></p> <p><i>We have proposed 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.</i></p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |
| <p>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. <i>Nine such community facilities have been proposed for such protection.</i></p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |
| <p>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.</p> | <p>Agree: <input type="checkbox"/> Disagree: <input type="checkbox"/> Don't know: <input type="checkbox"/></p> |

Feedback: Do you have any views or comments on any of the above policies?