

**HAVERSHAM-CUM-LITTLE LINFORD
NEIGHBOURHOOD PLAN**

SITE ASSESSMENT REPORT

FEBRUARY 2022

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EXECUTIVE SUMMARY

1. This report summarises the site assessment process that has informed the selection of housing site allocations in the Haversham-cum-Little Linford Neighbourhood Plan (HcLL NP). Haversham-cum-Little Linford Parish Council has been advised throughout this process by officers of Milton Keynes Council (MKC) and by the professional planning consultancy, O'Neill Homer.

2. The Parish Council is aware that the recently adopted Plan:MK requires no further housing site allocations to be made in Haversham to 2031 but assumes that 420 rural homes will come forward as 'windfall schemes' (i.e. approved planning applications for schemes consistent with its other policies). Although MKC have issued a housing requirement figure of 1, the Parish Council is also mindful of the provisions of §14 of the National Planning Policy Framework (NPPF) in respect of securing protection for its Plan and of the need for an immediate review of Plan:MK by 2022 (thereby replacing Plan:MK). It has therefore made housing site allocations of a total quantum that is consistent with its status as a 'Village and rural settlement' in the settlement hierarchy (per PPG §41-003).

3. A total of 5 sites out of the total number of 11 submitted sites qualified for Stage 2 assessment. Together these sites could deliver more than 100 new homes, which exceeds the indicative housing figure and is likely to be considered as disproportionately high in relation to the existing size of the village and its position (as a 'Village and rural settlement') in MKC's settlement hierarchy. The next stage of the assessment was therefore used to inform the choice of sites for allocation in the Plan.

4. Initially MKC decided that a Strategic Environmental Assessment (SEA) was not required. This informal assessment was therefore carried out to inform site selection. The outcome of this exercise is that Site nos. 3 and 10 perform the least well against sustainable development objectives and priority policy objectives whilst Site no. 6 has the fewest and least significant adverse effects to address. These effects can be addressed through appropriate mitigation measures; however the adverse impact for priority policy objective b) remains unresolved at Site nos. 3 and 10.

5. MKC changed their decision with regard to requiring an SEA on Heritage Assets. An SEA has therefore been undertaken and is included in the evidence base for the Neighbourhood Plan. The SEA did not change the outcome of the site selection.

6. The outcome of community consultation shows a very marked difference by area of residents. Site 6 was the preferred site overall however, the views of New Haversham respondents are split with the majority against this site. Site 11 was the second preference

overall, with Site 11 coming first for New Haversham respondents. The remaining sites would undermine the ability of the Neighbourhood Plan to pass the referendum in due course.

7. Following the community consultations the SG requested sketch schemes from landowners of Site 6 and Site 11. Site 6 revised its original proposal to incorporate a larger site and confirmed that a smaller site of a size that is consistent with its status as a 'Village and rural settlement' in the settlement hierarchy was no longer available. It was not considered appropriate to seek sketch schemes from Site no. 3 given that any scheme would continue to result in minor negative effects given its distance from the edge of the continued linear pattern of Old Haversham. Equally, whilst there was only a modest difference in Site no. 5, extending the linear arrangement further from its natural edge, it did not perform well in the community survey, ranking as one of the least preferred sites, and would undermine the ability of the Neighbourhood Plan to pass the referendum in due course.

8. The informal assessment and SEA indicated that Site 11 can avoid or mitigate any adverse effects and it performed well in the community survey, ranking as the second preference overall. The SG agreed that Site 11 most closely met the community's policy priority objectives. On this basis, Site 11 was recommended for allocation to deliver up to 16 new homes over the plan period.

1. INTRODUCTION

1.1 This report summarises the site assessment process that has informed the selection of housing site allocations in the Haversham-cum-Little Linford Neighbourhood Plan (HcLL NP). Haversham-cum-Little Linford Parish Council has been advised throughout this process by officers of Milton Keynes Council (MKC) and by the professional planning consultancy, O’Neill Homer.

1.2 The Parish Council is aware that the recently adopted Plan:MK requires no further housing site allocations to be made in Haversham to 2031 but assumes that 420 rural homes will come forward as ‘windfall schemes’ (i.e. approved planning applications for schemes consistent with its other policies).). Although, MKC have issued a housing requirement figure of 1, the Parish Council is also mindful of the provisions of §14 of the National Planning Policy Framework (NPPF) in respect of securing protection for its Plan and of the need for an immediate review of Plan:MK by 2022 (thereby replacing Plan:MK). It has therefore chosen to make housing site allocations of a total quantum that will be consistent with its status as a ‘Village and rural settlement’ in the settlement hierarchy (per PPG §41-003).

1.3 The assessment process comprised three stages. The first stage generated a schedule of potential development sites through a ‘call for sites’ exercise. The second stage disqualified sites that do not adjoin the current New Haversham settlement boundary or observed settlement edge of Old Haversham or are deemed unavailable in the plan period. The third stage carried out distinct tests: an informal technical assessment, an SEA on heritage assets, priority policy objectives and a community assessment via a community survey of site preferences. From the combination of the tests are drawn conclusions for site allocations and their necessary policy requirements.

1.4 A draft version of this report has been published alongside the Pre-Submission version of the HcLL NP for consultation in December 2021 – January 2022. A final version will take into account the representations made on both documents and will form part of the submission documentation.

2. STAGE ONE

2.1 The process began with the Parish Council forming a Steering Group (SG) to oversee the project on its behalf. The SG engaged with the local community to publicise the HcLL NP and to seek opinions and preferences on its vision and objectives for the last three years. At the end of 2019 it commenced a ‘call for sites’ exercise, which led to 11 sites in the Parish being put forward for their potential housing development.

Site Name	Area
1. Land north east of Old Haversham, High Street	4 Ha
2. Land adjacent and behind 27 High Street, Old Haversham	8 Ha
3. Mixture of Site 1 and 2	Undefined
4. Old Dutch Barns, Hill Farm, Old Haversham	0.3 Ha
5. Land east of High Street, Old Haversham	0.9 Ha
6. Land west of Wolverton Road, New Haversham	7.5 Ha
7. Land west of High Street (furthest paddock), Old Haversham	2 Ha
8. Haversham Manor Farm, Old Haversham	4.8 Ha
9. Land west of High Street (middle paddock), Old Haversham	1 Ha
10. Land west of High Street (nearest paddock), Old Haversham	0.8 Ha
11. Land south of 27 High Street, Old Haversham	1 Ha

Table A: Original submissions

2.2. However, not all of the submitted sites were considered to be of a size that is consistent with its status as a 'Village and rural settlement' in the settlement hierarchy (per PPG §41-003). The group offered landowners of Sites 1-3, 6-8 a further opportunity to resubmit sites that were small (as per NPPF §68a).

Site Name	Area/Capacity
3. Land north of 27 High Street, Old Haversham	1 Ha (25)
4. Old Dutch Barns, Hill Farm, Old Haversham	0.3 Ha (3-10)
5. Land east of High Street, Old Haversham	0.9 Ha (10)
6. Land west of Wolverton Road, New Haversham	1 Ha (20-23)
9. Land west of High Street (middle paddock), Old Haversham	1 Ha (30)
10. Land west of High Street (nearest paddock), Old Haversham	0.8 Ha (24)*
11. Land south of 27 High Street, Old Haversham	1 Ha (15-18)

Table B: Stage 1 Sites

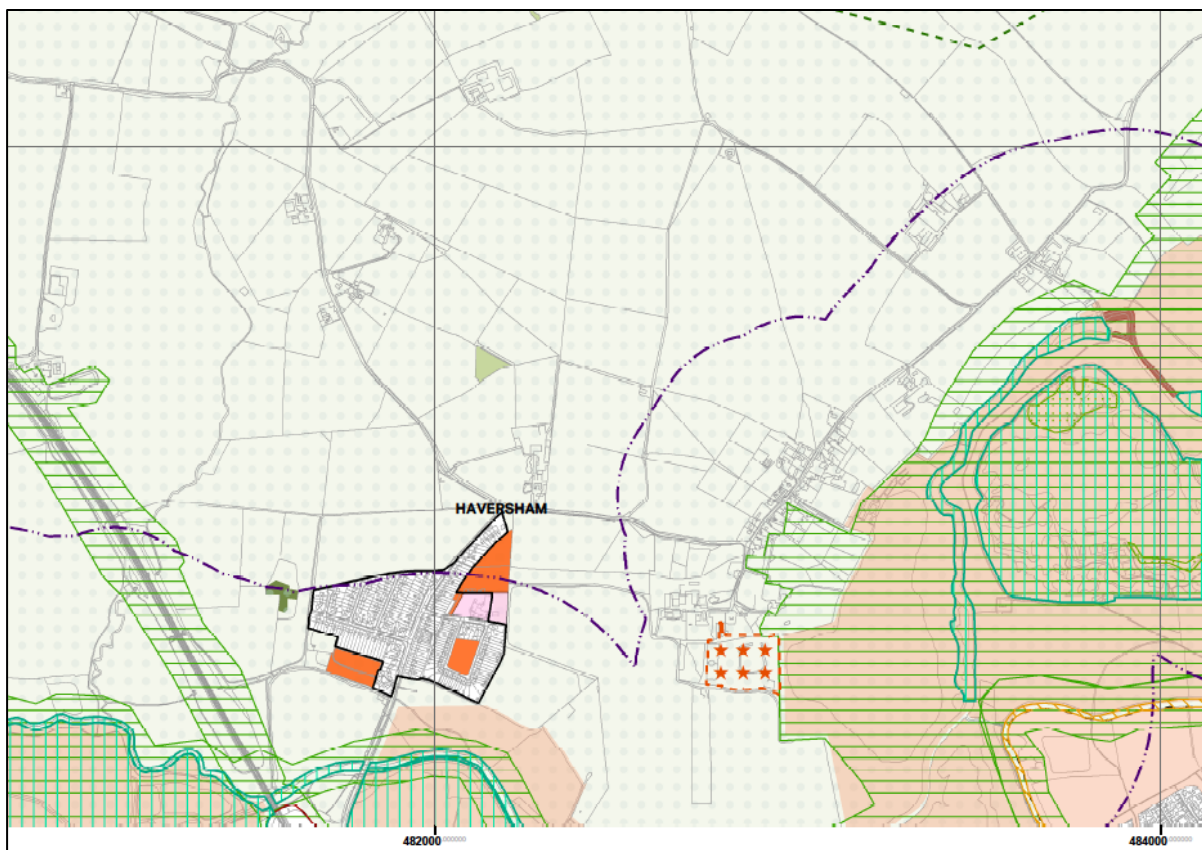
2.3 The sites that were finally submitted were numbered and are shown in Table B above. *The table includes a stated or estimated gross site area and an indicative housing capacity at 30 dwelling per hectare for Site 10. Following the community consultation Site 10 clarified that their proposal would include significantly fewer units than 30 dwellings per Ha. The informal technical assessment has been updated to assess a smaller scheme, but it has not altered the outcome.

3. STAGE TWO

3.1 Of the 7 sites, one (Site 4) does not qualify for Stage 3 as it does not adjoin the existing settlement boundary of New Haversham or the observed settlement edge of Old Haversham (as shown on Plan A). This is an exclusionary criterion as both the NPPF and Plan:MK require housing site allocations to be sustainable in their location. In practice, this requires a sequential approach to be taken, whereby priority is given to promoting new development inside the existing settlement boundary and then on its immediate outside, if there are no or insufficient available sites within the boundary. Only if there are no such candidate sites should those that do not adjoin the boundary be considered and this is clearly not the case here.

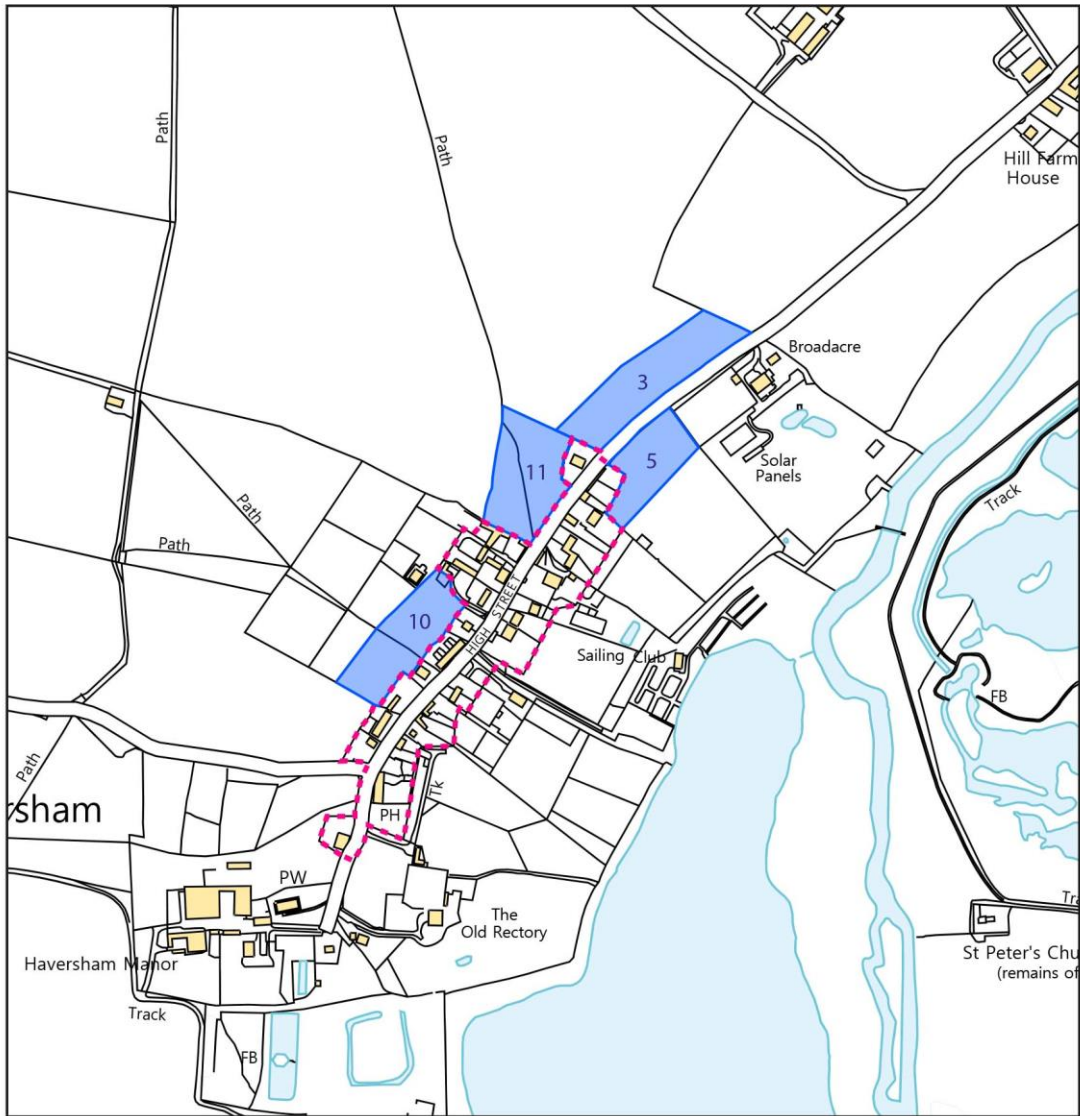
3.2 In making allocation decisions, the NPPF requires that sites are available, as well as suitable and achievable. Sites 1 and 2 are no longer available, but Site 3, a smaller part of Site 2, has been made available. Site 9 has a degree of inter-dependence on Site 10. Specifically, Site 9 can only be accessed through Site 10 which has direct access to the High Street. As a result, it has not proceeded as it is not deliverable. Sites 7 and 8 declined to resubmit sites smaller in size and as such the land has not been made available for development in the neighbourhood plan period.

3.3 The MKC Minerals Plan 2017 shows part of the Parish, including parts of the Old and New Village, lying within a Primary Focus Area for sand and gravel extraction (Policy 2) and a Minerals Safeguarding Area (Policy 18) – their normal effect is to sterilise land from development prior to extraction unless it is clear that the development site will not prejudice the economic extraction of the mineral. MKC has suggested that sites here are not likely to be economically viable however, they will review sites in the near future.



Plan A: MKC Minerals Plan 2017 Extract showing Primary Focus Area for Future Sand & Gravel Extraction (purple dash dot line) (Source: MKC)

3.4 As a result, a total of 5 sites qualifies for Stage 3 assessment (see plans below). Together these sites could deliver between 132 – 145 new homes, which exceeds the indicative housing figure and is likely to be considered as disproportionately high in relation to the existing size of the village and its position (as a ‘Village and rural settlement’) in MKC’s settlement hierarchy (as per Planning Practice Guidance §41-103). The next stage of the assessment is therefore needed to inform the choice of sites for allocation in the Plan.



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Haversham Neighbourhood Plan
Site Assessment Plan 1: June 2020

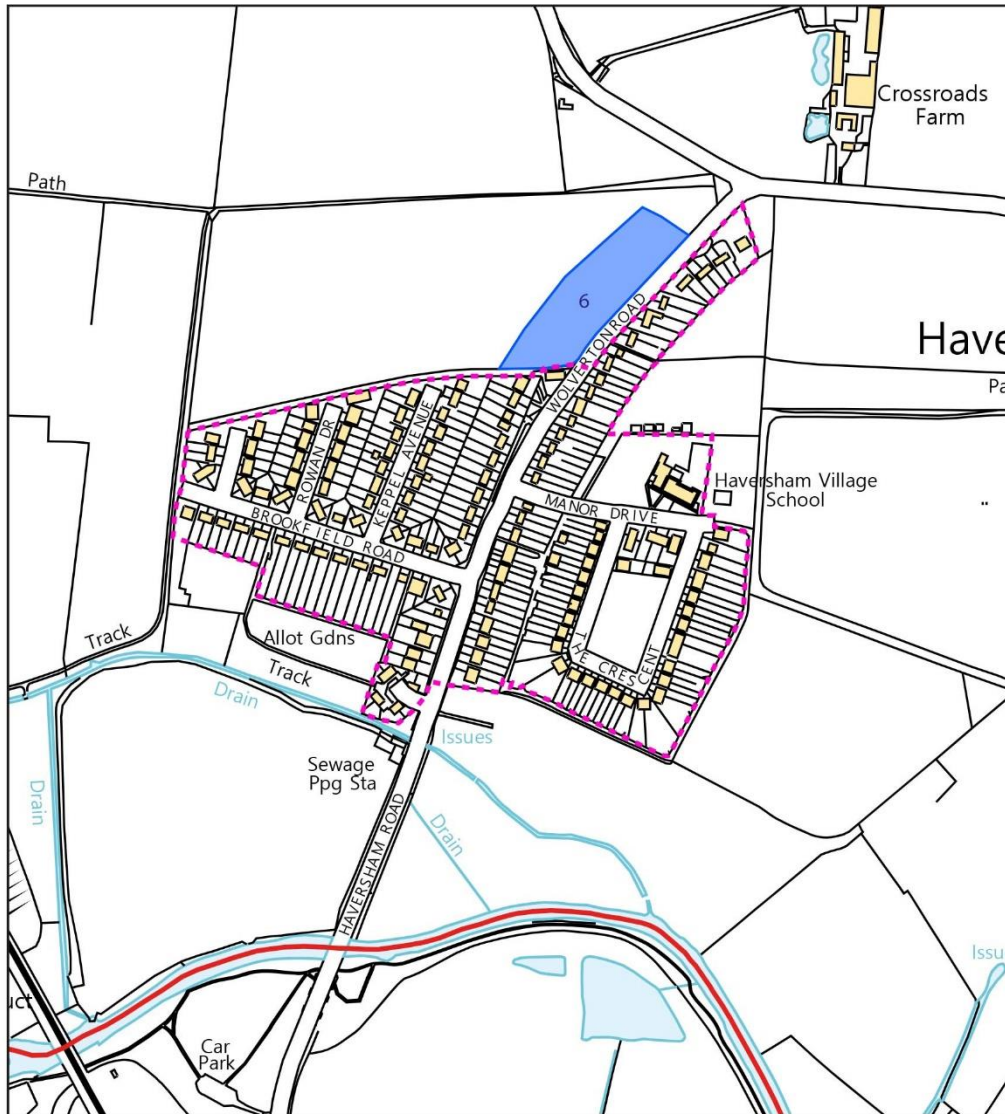
 Parish Boundary

 Site Boundary

 Observed Settlement Boundary:
Old Haversham

- 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



Plan B2: Stage 2 Sites

4. STAGE THREE

4.1 This third stage of the process combines three assessment exercises: an informal technical assessment, an SEA on heritage assets and a community survey. The first provides an assessment of the technical attributes of the sites against the objectives of sustainable development (as defined in the NPPF) and the priority policy objectives drawn from community engagement exercises to date:

- a) Delivers predominantly affordable housing;
- b) Will preserve the character of the village in the surrounding landscape, e.g. sites should maintain the linear nature of the High Street at old Haversham;
- c) Will preserve local biodiversity value that cannot be replaced;
- d) Will not significantly worsen existing traffic congestion and/or safety issues; and
- e) Will deliver low energy use, low water use and zero carbon footprint housing.

4.2 The second indicates the preferences of the local community of each site for development. This bears in mind that the Plan can only be made following a successful referendum in due course. In which case, the first may be tempered by the second, but only if there is a compelling case to do so.

4.3 To inform both exercises, the SG has sought additional information from the owners/promoters of each of the Stage 2 sites (see Appendix A). There are no indicative proposals and scheme layouts at this stage, only offers of meeting priority policy objectives. The percentage of affordable homes being offered on each site is presented in Table C below.

Site Name	Area/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	1 Ha (15-18)	30-35%

Table C: Stage 2 Sites

Informal Technical Assessment

4.4 MKC has confirmed that an SEA will not be required, however an informal technical assessment has been carried out to inform site selection.

4.5 The exercise has included the assessment of the 5 sites as shown in Table C above. It has used the objectives of achieving sustainable development set out in the NPPF (economic, social and environmental effects) and the priority policy objectives a) – e) listed in paragraph 4.1 above. The absence of mains drainage has also been considered in the assessment as there is no access to mains drainage in Old Haversham.

4.6 The potential for social, economic and environmental effects – major positive (++), minor positive (+), neutral (0), major negative (--) and minor negative (-) of each site (not taking into account mitigation measures), together with a summary commentary, has been outlined in Table D overleaf. The report does not itself give weight to the objectives and does not seek to rank the sites, as this is not the purpose of this exercise.

Objectives	Economic	Social	Environmental	a) Affordable Homes	b) Village Character	c) Biodiversity	d) Road safety and traffic issues	e) Climate Change	Mains Drainage
Site details									
3. Land north of 27 High Street, Old Haversham	0	++	-	++	-	-	--	-	-
<p>The site will have a positive social effect by providing new homes in the parish to meet local needs. There is the potential for a negative effect on the wider landscape as the site lies within an Area of Attractive Landscape (AAL). There is also a low risk of surface water flooding on a small part of the site (see Appendix B). Without mitigation measures development on this site is expected to lead to negative environmental effects, but it is considered that suitable measures could deal with these issues. The site can provide up to 12 new affordable homes and has the potential to increase the linear development along the High Street but would require suitable design and layout to preserve the rural character of the village lane. However, the site also appears disconnected from the existing linear arrangement. Development therefore has the potential to lead to adverse effects in this regard. There are no biodiversity designations however there is likely to be some interest in existing hedgerows and its loss could lead to adverse effects, although such effects can be mitigated. The High Street suffers from vehicles travelling at excessive speeds. Access onto the High Street would be on an incline with the potential for issues with visibility. PassivHaus buildings could be incentivised as part of a scheme in this location, however it cannot be made a requirement and the landowner has not offered meet this policy objective. There is no mains drainage connection.</p>									

<p>5. Land east of High Street, Old Haversham</p>	0	++	-	+	-	-	--	++	-
<p>The site will have a positive social effect by providing new homes in the parish to meet local need. There is the potential for a negative effect on the wider landscape as the site lies within an AAL. Without mitigation measures development on this site is expected to lead to negative environmental effects, but suitable measures could deal with these issues. The site will only provide 4 affordable homes and has the potential to continue linear development along the High Street but would require suitable design and layout to preserve the rural character of the village lane. Development therefore has the potential to lead to adverse effects in this regard. There are no biodiversity designations however there is likely to be some interest in existing hedgerows and its loss could lead to adverse effects, although such effects can be mitigated. The High Street suffers from vehicles travelling at excessive speeds. Access onto the High Street would be on an incline with the potential for issues with visibility. The landowner has confirmed that a scheme would deliver zero, or near zero, carbon units. There is no mains drainage.</p>									
<p>6. Land west of Wolverton Road, New Haversham</p>	0	++	-	+	0	-	+	-	0
<p>The site will have a positive social effect by providing homes in the parish to meet local need. There is a high risk of surface water on a small part of the site and a low risk of surface water flooding on a different small part of the site. Without mitigation measures development on this site is expected to lead to negative environmental effects, but suitable measures could deal with these issues. The site will deliver 7 affordable homes. Appropriate design and layout measures could secure development that would preserve the character of the village and the wider landscape in this setting, but no detail has been provided. There are no biodiversity designations however there is likely to be some interest in existing hedgerows and its loss could lead to adverse effects, although such effects can be mitigated. Access to the site would be from Wolverton Road which benefit</p>									

	<p>from traffic calming measures and bus services 33 and 33A but remains a busy road. PassivHaus buildings could be incentivised as part of a scheme in this location, however it cannot be made a requirement and the landowner has not offered meet this policy objective. New Haversham is on mains drainage.</p>								
<p>10. Land west of High Street (nearest paddock), Old Haversham</p>	0	++	--	++	-	0	-	0	-
<p>The site will have a positive social effect by providing new homes in the parish to meet local need. There is the potential for a negative effect on the wider landscape as the site lies within an AAL regardless of the number of new homes proposed. Furthermore, the site lies within the setting of Grade II listed Pike’s Farm and there is the potential for groundwater flooding and a high risk of surface water flooding on a small part of the site. Footpath no. 36 intersects the middle of the site. Without mitigation measures development on this site is expected to lead to major adverse environmental effects. Careful consideration of suitable measures could deal with these issues. The site could deliver up to 20 affordable homes but this may be less due to the landowner confirming that development would not be proposed at 30 dwellings per Ha. The site extends behind the established building line, and it is considered would intrude unacceptably into the rural setting of the village. This type of backland development would undermine the linear village character. As pastureland it is considered to hold little biodiversity value the site provides an opportunity to secure better biodiversity value which is broadly in line with the landowner commitments. The development would utilise the existing field access from the High Street but there are potentially visibility issues at the entrance to the site. The landowner has indicated a willingness for the provision of environmentally friendly development, but no further detail has been provided. There is no mains drainage connection.</p>									

11. Land south of 27 High Street, Old Haversham	0	++	-	+	+	-	+	-	-
<p>The site will have a positive social effect by providing new homes in the parish to meet local need. There is the potential for a negative effect on the wider landscape as the site lies within an AAL. Without mitigation measures development on this site is expected to lead to negative environmental effects, but suitable measures could deal with these issues. There is a high risk of surface water on a small part of the site and a low risk of surface water flooding on a different small part of the site. Bridleway no.32 intersects the site but is proposed to be rerouted, and bridleway no. 33 bounds the site to the south and west. The site could provide 6 affordable homes and has the potential to continue linear development along the High Street with the proposal indicating a response to this feature. There are no biodiversity designations however there is likely to be some interest in existing planting, including a TPO tree located within the site, which could lead to adverse effects, although such effects can be mitigated. Access to the site would be from the High Street, which is a busy minor road, but there remains good visibility. PassivHaus buildings could be incentivised as part of a scheme in this location, however it cannot be made a requirement and the landowner has not offered meet this policy objective. There is no mains drainage connection.</p>									

Table D: Site appraisal against sustainable development objectives and priority policy objectives (prior to mitigation measures)

4.7 The outcome of the informal assessment is that all sites will contribute to the social objective of sustainable development. A neutral economic effect is predicted for all sites. All sites will contribute to the provision of affordable housing with Site nos 3 and 10 securing the largest number. However, Site nos 3 and 10 also perform the least well with major adverse environmental effects predicted at Site no. 10 due to its backland location in relation to the linear development of Old Haversham. The report also indicates that Site no 6 has the fewest and least significant adverse effects to address.

4.8 All sites provide an opportunity to secure a biodiversity net gain and although Site nos 3 and 5 perform the least well on road safety and traffic issues mitigation measures in agreement with the highways authority are considered achievable, including the provision of permissive paths to increase active travel and improve connectivity. There is already a commitment from Site nos 5 and 10 to consider the provision of zero carbon homes; however, this could not be made a requirement and the Neighbourhood Plan will incentivise such schemes to come forward in any event. None of the sites in Old Haversham have access to mains drainage and the implementation of inappropriate non mains drainage could therefore lead to environmental harm. Site 6 has access to mains drainage.

4.9 In respect of landscape effects the allocation policy of a site(s) could include mitigation measures relating to scheme layout and the creation of effective landscaping on the most sensitive site boundaries and avoiding environmental harm by requiring appropriate non mains drainage. High quality design schemes will preserve the character of the village in the surrounding landscape and appropriate safeguarding measures to deal with flood risk and footpaths can deal with these matters. However, Site no. 10 would continue to lead to adverse effects due to its position in relation to the linear development of Old Haversham and the wider landscape. Minor negative effects will continue to result from development at Site no. 3 given its distance from the edge of the continued linear pattern of Old Haversham. Site no. 5 would continue, but also extend, the linear arrangement further from its natural edge, although this is only a modest difference. Suitable highway mitigation measures ought to be possible to secure at Site nos 3 and 5, but there remain visibility issues at Site 10 given the extent of the land that has been available for development, and the capacity of the High Street remains a concern locally. Wolverton Road benefits from traffic calming measures and bus services 33 and 33A; however, this remains a busy road and its effect continues to be reflected at Site no.6. Table E overleaf demonstrates an assessment with such measures being implemented.

4.10 The SEA on heritage assets is published alongside this Site Assessment Report and the Pre-Submission Neighbourhood Plan. The SEA concluded *“the preferred approach presented by the draft Plan does not lead to any significant negative effects. Any potential effects to the historic environment by the allocating of Land south of 27 High Street, Old Haversham have been mitigated in policy HLL2 by requiring a pre-application archaeological assessment.”*

Objectives									
Site details	Economic	Social	Environmental	a) Affordable Homes	b) Village Character	c) Biodiversity	d) Road safety and traffic issues	e) Climate Change	Mains Drainage
3. Land north of 27 High Street, Old Haversham	0	++	0	++	-	+	0	0	0
5. Land east of High Street, Old Haversham	0	++	0	+	0	+	0	++	0
6. Land west of Wolverton Road, New Haversham	0	++	0	+	++	+	+	0	0
10. Land west of High Street (nearest paddock), Old Haversham	0	++	-	++	-	++	-	+	0
11. Land south of 27 High Street, Old Haversham	0	++	0	+	++	+	+	0	0

Table E: Site appraisal against sustainable development objectives and priority policy objectives (with mitigation measures)

Community Assessment

4.11 As outlined above, it is also necessary to consider the ranking of those sites in a Community Survey. It was undertaken on the sites in December 2020 and the community was invited to rank the sites in order of preference. It was clear that for those respondents who were against development in general “most preferred” was interpreted as “least disliked”. Nevertheless, the ranking still makes 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.



Table F: Sites Community Ranking

4.12 Although the survey and engagement activities have been effective in terms of the number of local people engaging with the project, it is acknowledged that no survey can provide a definitive view of community opinion. However, experience elsewhere suggests that those people that do engage at this stage of a neighbourhood plan project are also more likely to comment at the Pre-Submission (Regulation 14) and Pre-Examination Publicity (Regulation 16) stages, as well as to turn out to vote at the referendum. It is therefore a helpful insight and its conclusions must be given some weight in the final selection of sites.

4.13 The outcome of community consultation shows a very marked difference by area of residents. Site 6 is the preferred site overall, however the views of New Haversham respondents are split with the majority against this site. Site 11 is the second preference overall, with Site 11 coming first for New Haversham respondents. The remaining sites may undermine the ability of the Neighbourhood Plan to pass the referendum in due course.

5. RECOMMENDATIONS FOR SITE ALLOCATIONS

5.1 Following the community consultations the SG requested sketch schemes from landowners of Site 6 and Site 11. Site 6 revised its original proposal to incorporate a larger site and confirmed that a smaller site of a size that is consistent with its status as a 'Village and rural settlement' in the settlement hierarchy was no longer available. As per paragraph 2.2 of this Report, the site was therefore excluded from consideration.

5.2 Landowners at Site 11 agreed to provide the SG with a sketch scheme to demonstrate how the site would meet priority policy objectives which has been attached at Appendix C.

5.3 It was not considered appropriate to seek sketch schemes from Site no. 3 given that any scheme would continue to result in minor negative effects given its distance from the edge of the continued linear pattern of Old Haversham. Equally, whilst there was only a modest difference in Site no. 5, extending the linear arrangement further from its natural edge, it did not perform well in the community survey, ranking as one of the least preferred sites, and would undermine the ability of the Neighbourhood Plan to pass the referendum in due course.

5.4 The informal assessment and SEA indicated that Site 11 can avoid or mitigate any adverse effects and it performed well in the community survey, ranking as the second preference overall. The SG agreed that Site 11 most closely met the community's policy priority objectives. On this basis, Site 11 was recommended for allocation to deliver up to 16 new homes over the plan period. The informal assessment has indicated how Site 11 should seek to avoid or mitigate any adverse effects and these requirements have been made in the allocation policy.

APPENDIX A: SITE INFORMATION

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.



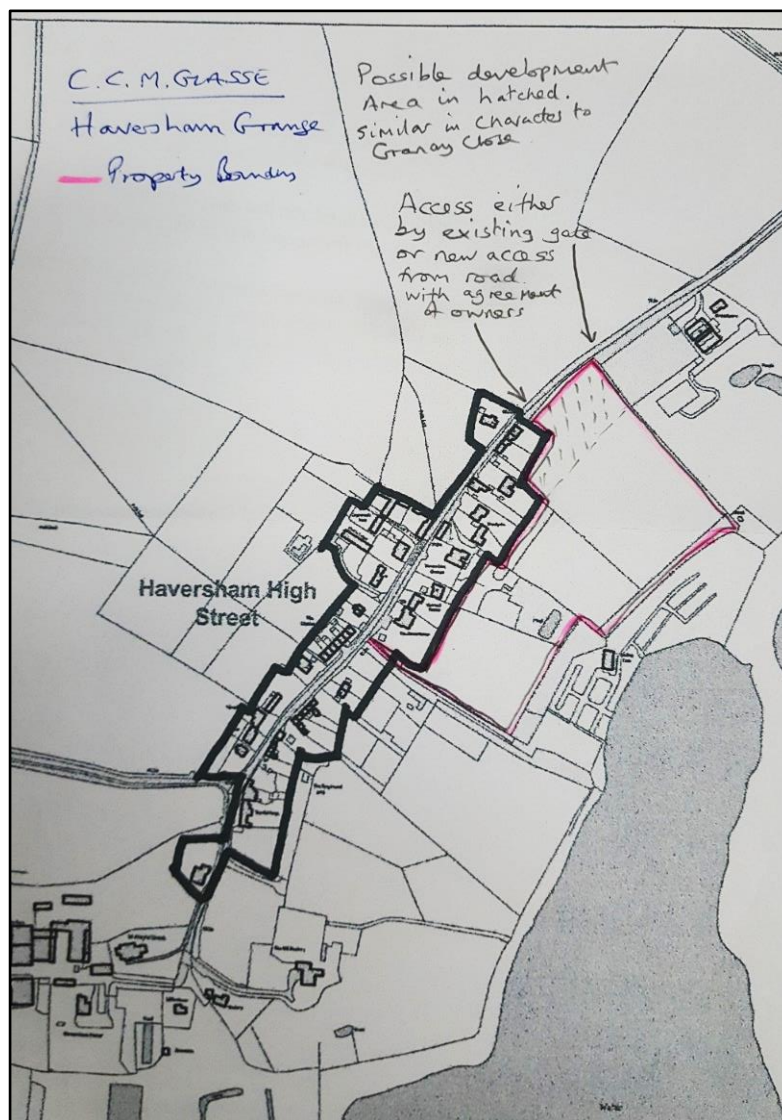
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Site 5 – Land east of High Street, Old Haversham

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

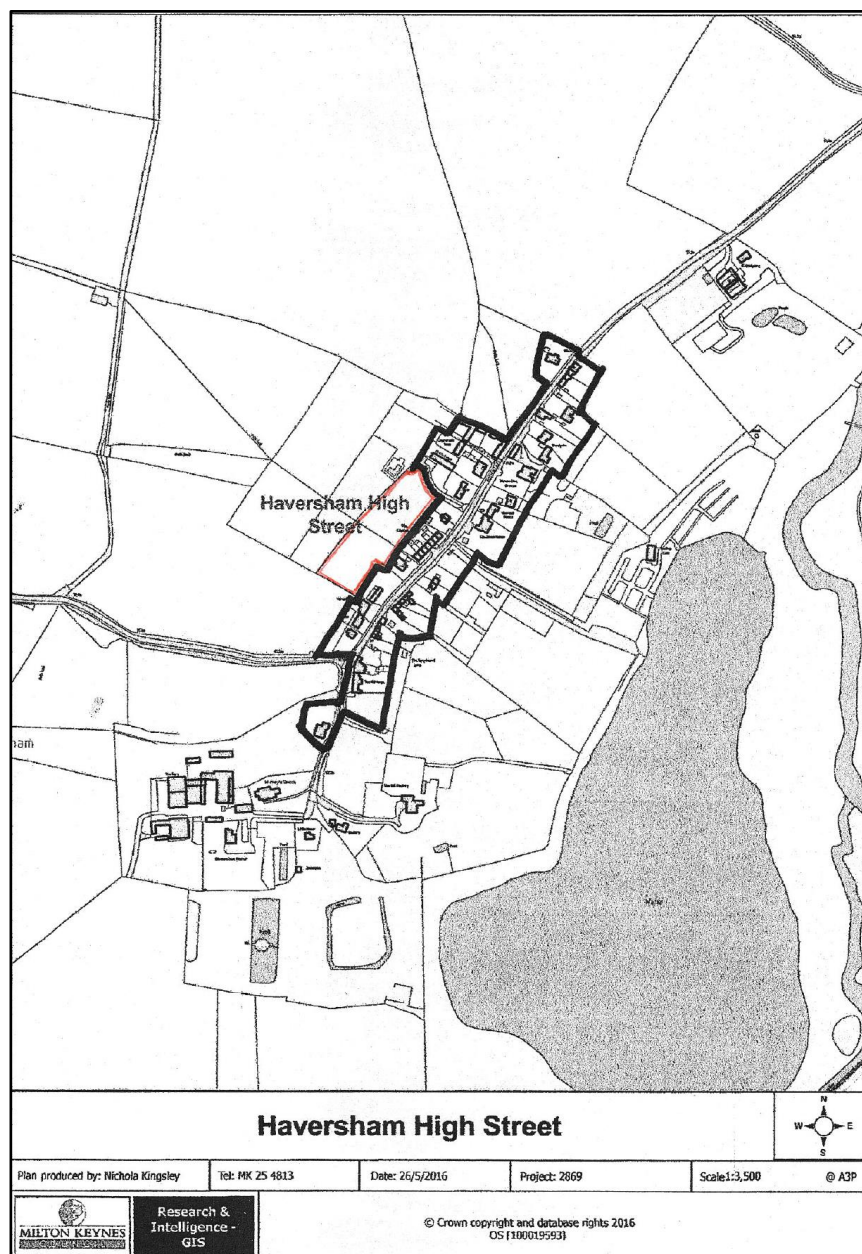
Please find a reduced red line area for land west of Wolverton Road. We previously submitted a larger site area for consideration – this reduced area responds to the request for a smaller area to be put forward for consideration. It is our expectation that this site could accommodate c.20-23 units at 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.



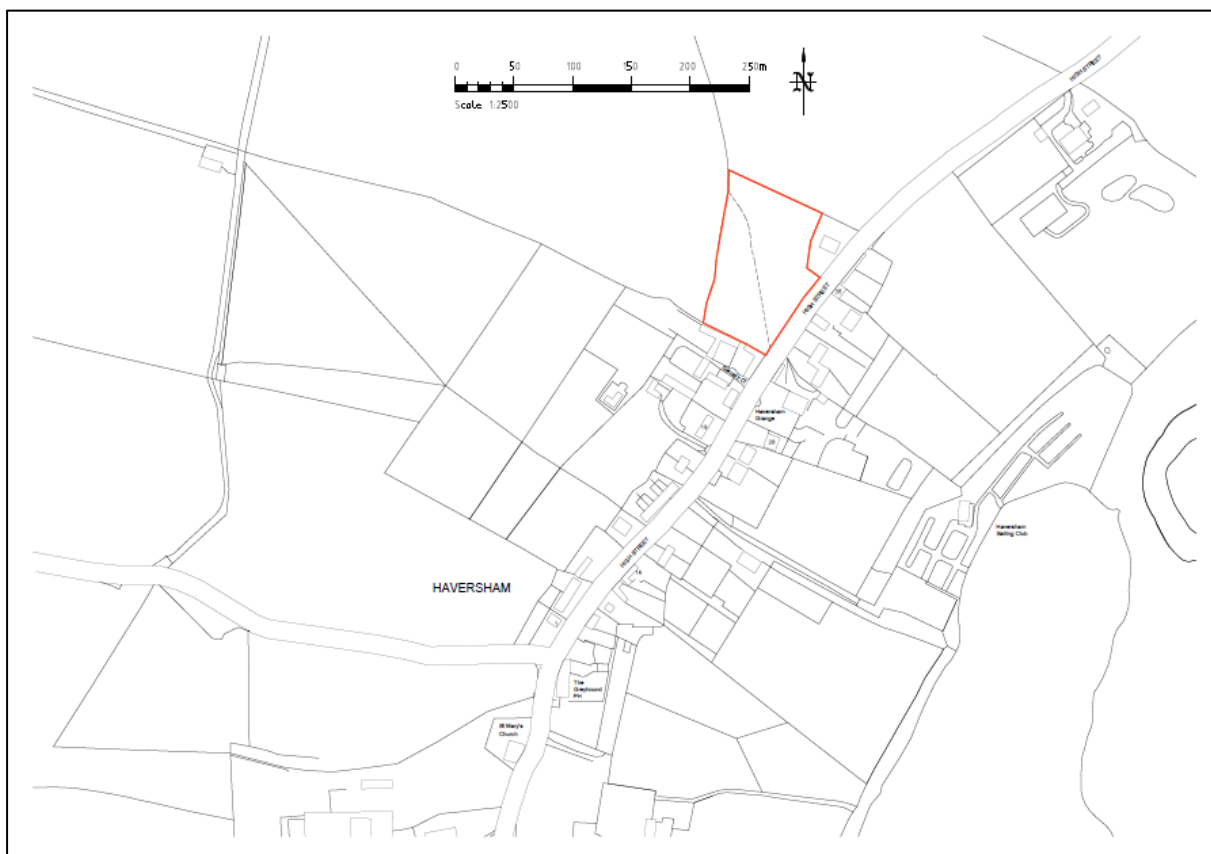
Site 11 – Land south of 27 High Street, Old Haversham

Information provided by Landowner

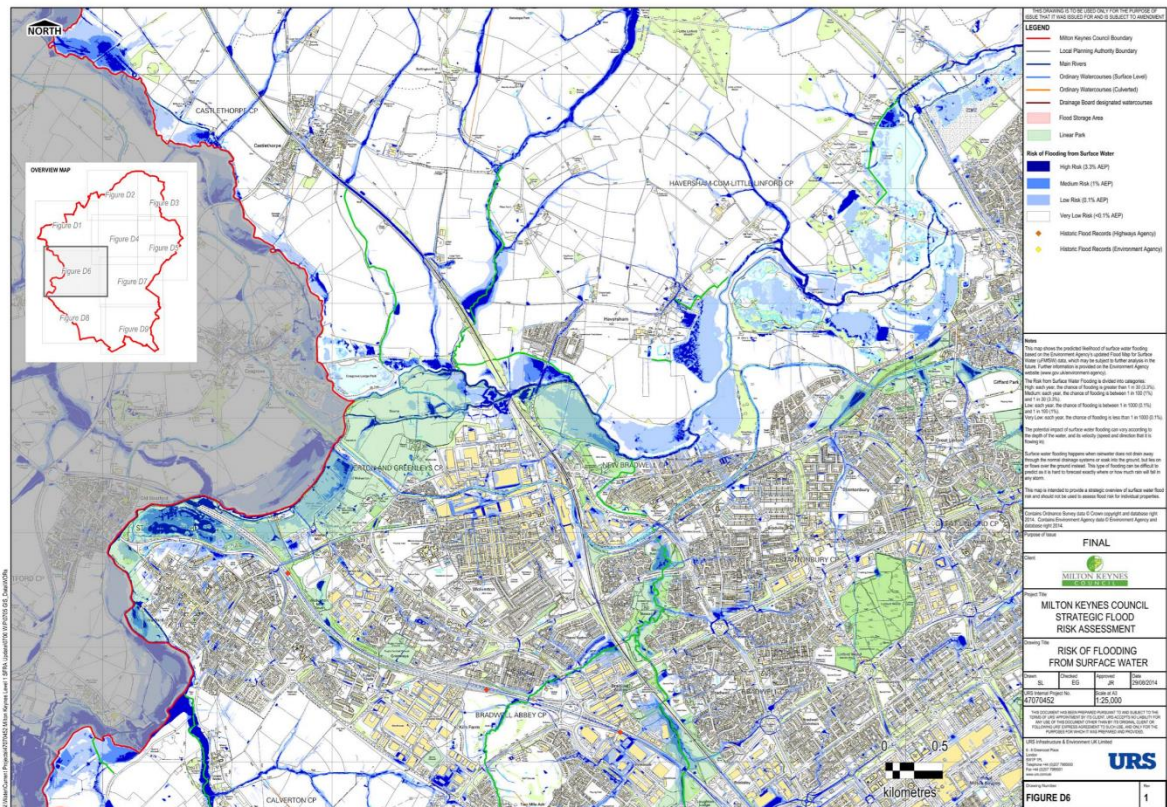
To offer the most balanced use of the plot, we have been recommended a development of 15-18 dwellings. We understand that this would offer a comfortable layout whilst not overcrowding the plot. We would expect these dwellings to consist of circa 30-35% of affordable housing. The dwellings would be built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



APPENDIX B: BASELINE EVIDENCE



Extract from The Milton Keynes Strategic Flood Risk Assessment Level 1 2015

APPENDIX C: SITE 11 DESIGN PROPOSALS

See separate document titled '*Appendix C - Site 11 Design Proposals.pdf*'