

Haversham cum Little Linford Neighbourhood Plan

Report from the Environment and Design Task Group

Philip Turnbull, Pam Furniss, Laura Boddington and Kieron Tanner

Note: This report was originally completed in February 2020. Sections 1.3 and 2.3 were expanded in June 2021.

Since that time some changes have been made to topics included in this report such that the detail here no longer exactly corresponds to the submitted version of the Neighbourhood Plan. To help readers cross relate the two documents, this note identifies these changes, which are:

Paragraph 31 – Local Green Spaces

Four areas are recommended in this June 2021 E&D report. However, the fourth (Verge triangle on Wolverton Road) was removed after the pre-submission consultation (Policy HLL7). Milton Keynes Council had pointed out that it is too small to qualify under the ‘local green spaces’ criteria.

Paragraph 33 – Non Designated Heritage Assets

Six areas are recommended in this E&D report. The NP steering group reduced this to two under Policy HLL6.

Areas 1 and 2 were amalgamated into one (Land at Old Haversham). In addition, and based on comments received at the pre-submission consultation, the land covering the working farm buildings at Manor Farm was excluded.

Areas 4 and 5 were omitted because they are already protected by their archaeological value under the Milton Keynes and Historic England Heritage Registers.

Area 6 was excluded as it was decided that it was more appropriate to cover this under ‘important views’.

Annex 2A – Viewpoints

Ten ‘important views’ are identified in this E&D report with a map showing their locations. Policy HLL10 of the submission version of the NP retains these 10 and adds an 11th, corresponding to Area 6 mentioned above in relation to Non Designated Heritage Assets. There have also been some amendments to the directions and descriptions of the views.

Introduction

1. This report covers relevant issues and work completed by the Environment and Design (E&D) task group. It is intended as an input to the drafting of the Neighbourhood Plan (NP) for Haversham cum Little Linford (HcLL) Parish and is supported by a series of Annexes. Annex 1 lists E&D maps needed for the NP; a few of these in draft are now included in this revised report. Photos have not been included at this stage, but several have been taken and available for the NP.
2. A survey of residents was completed by the Parish Council in 2018. Results from this have influenced our work and recommendations and are referred to throughout this report.
3. The task group, with other local residents, conducted a Character Assessment of the three main settlement areas within the Parish: New Haversham (the Estate), Old Haversham (the Village) and Little Linford (including Mill Road, Haversham). Annex 2 summarises this work and provides the essential context within which all our proposals have been framed. Annex 2A consists of brief descriptions of the important viewpoints identified during the assessments.

4. Annex 3 describes the important historical heritage of the area with summary descriptions of all the listed buildings and historic monuments in the parish. Annex 4 gives details of the sites proposed as Local Green Spaces.
5. As part of our process, the E&D task group identified and contacted organisations/groups (listed in Annex 5) that have an interest in or responsibility for areas of environmental value. Their responses are also referenced in this report.

Part 1 – The Parish/Neighbourhood Plan Area

6. The Parish covers approximately 1100 hectares of predominantly agricultural land. Within this area there are three small settlements and a few scattered dwellings, with about 300 houses in total and a population of less than 1000. To the south are the River Ouse and several lakes. The Neighbourhood Plan Area (approved in February 2017) is the same as the area defined by the boundary of HcLL Parish (see Map 1).



Map 1 Haversham cum Little Linford parish boundary and designated Neighbourhood Plan area

1.1 Local policy context

7. The Borough-wide local plan (Plan:MK¹) was adopted in March 2019 after extensive consultations and approval by government inspectors. It covers the period 2016 to 2031 and provides the context for the HcLL Neighbourhood Plan.
8. Policy DS5 of Plan:MK presumes against any development in ‘open countryside’ outside of settlement areas defined in our Parish NP. Only New Haversham is currently defined by a settlement boundary; the other two settlement areas are categorised as ‘open countryside’. However, Old Haversham has been defined by a line designating the ‘settlement edge’.

¹ <https://www.milton-keynes.gov.uk/planning-and-building/plan-mk>

9. Policy DS6 of Plan:MK specifically protects the Linford Wood Nature Reserve and a protected footpath route along the river valley.

Local Flood Risk Management Strategy

10. Milton Keynes Council adopted a Local Flood Risk Management Strategy² in February 2016. It identifies land south of the three settlement areas within the Parish as at risk of flooding (i.e. the River Ouse flood plain), but not the settlement areas themselves. South of Little Linford along Little Linford Lane the risk is classed as high; but other areas are classed as low risk (see map x – to follow).

Minerals Local Plan

11. The whole parish lies within the primary focus area for minerals/minerals safeguarding area in the Minerals Local Plan 2017³ (see Map 2): sand and gravel in the south along the river valley and limestone to the north. These areas have also been designated as ‘Mineral Consultation Areas’, which means that consultation must take place to ensure due regard is given to mineral interests before any non-mineral development is approved. Planning permission will only be granted in very specific circumstances.
12. The Minerals Plan also designates the River Ouse valley between Manor Farm, Wolverton and the M1 as one of the preferred areas for extraction of gravel. This includes the area to the south of New Haversham and the High Street, Old Haversham. However this is not an area actually identified within the plan for mineral extraction. As it is also a Wildlife Corridor, it seems unlikely that mineral extraction would be proposed for this area. (Wildlife Corridors in Milton Keynes are a specific designation to Milton Keynes and represent linear pathways of habitats that encourage movement of plants and animals between other important habitats.)

1.2 Natural environment

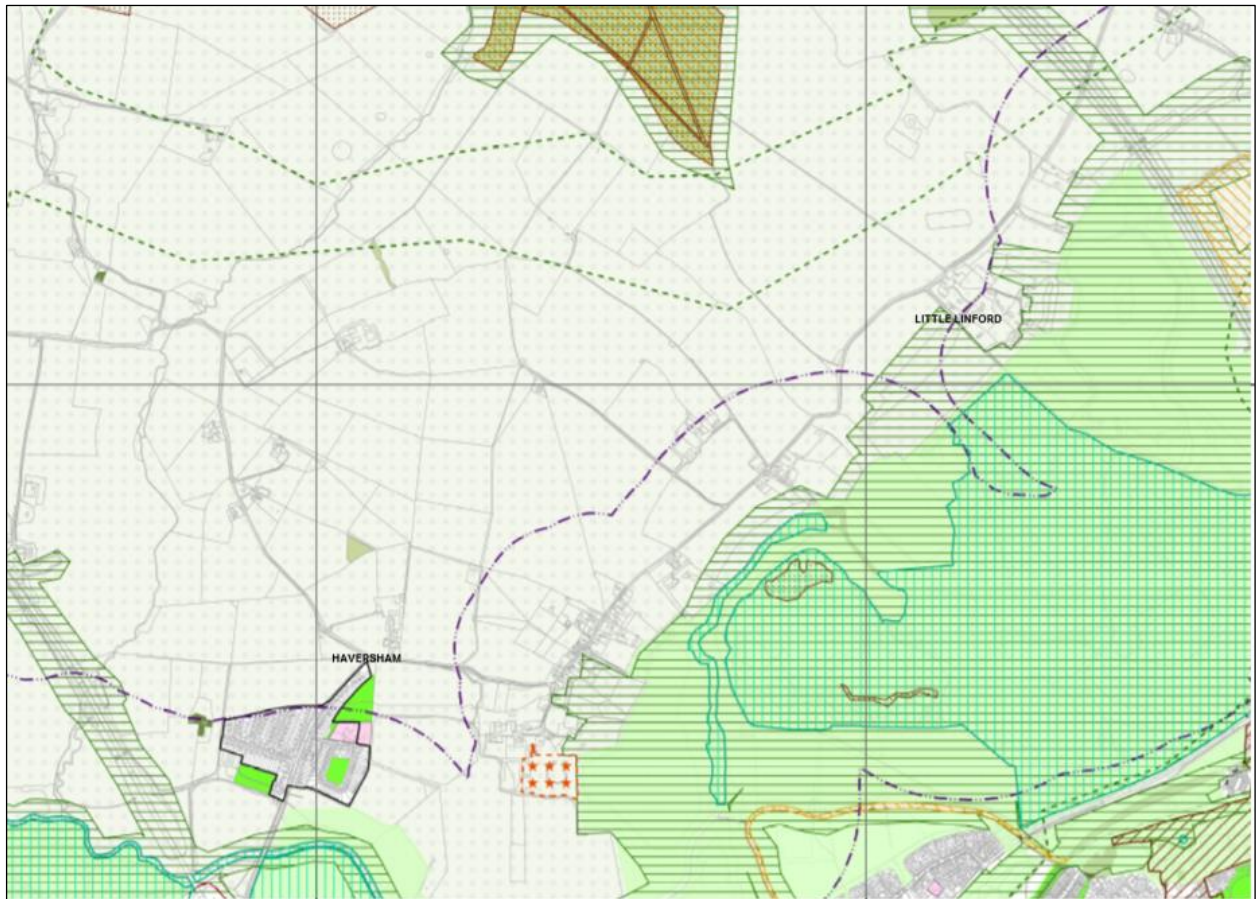
13. The three small settlement areas of the Parish are surrounded by agricultural land with fields, mature hedges, scattered farmhouses, trees, several lakes, and open countryside with many stunning views. In the 2018 survey, retaining this character of the area was the single most important priority for residents in any future development. In the open-ended question to residents about what was important to them, the most common issues raised were: protecting green spaces and the countryside (20 comments) and retaining the rural character of the existing settlements in the Parish (18 comments).
14. As well as agricultural land use to the west, east and north of the settlements, there is a vital Wildlife Corridor along the flood plain of the River Ouse, which includes many lakes created from past gravel extraction, but now used for recreation including fishing, the Haversham lake sailing club and a nature reserve (Linford Lakes). Areas on either side of the railway and the M1 are also designated Wildlife Corridors - see Map 2 (from Plan: MK Adopted Policies Map Sheet 1⁴ and also Milton Keynes Green Infrastructure Strategy 2018⁵.)

² <https://www.milton-keynes.gov.uk/planning-and-building/urban-design-and-landscape-architecture-udla/flood-and-water-management-drainage?chapter=3>

³ <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/minerals-policy>

⁴ <https://www.milton-keynes.gov.uk/planning-and-building/plan-mk>

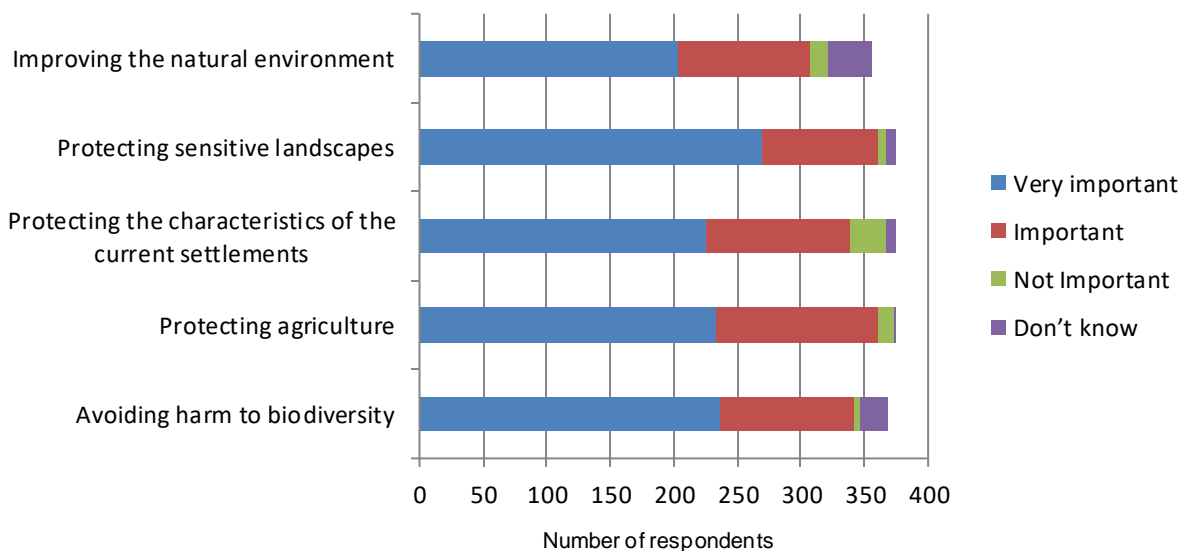
⁵ <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/green-infrastructure-strategy>



Map 2 indicating some of the key features. Copied from Plan:MK Adopted Policies Map Sheet 1. It shows: Settlement boundary (solid purple line); Community facilities (pink); Linear parks (pale green); Recreation and Open Space (bright green); Ancient woodland (dull green); Wildlife corridor (horizontal green lines); Biological Notification Site (vertical blue/green lines); Minerals Primary Focus area (purple dashed line); Schedule Ancient Monument (orange stars).

15. Little Linford Wood is an important ancient woodland and nature reserve in the north of the parish. It is owned and managed by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust and has several significant national and local designations. At national level, 6.41 of its approximately 42 hectares are Deciduous Woodland Priority Habitat (Natural England). At local level it is part of Yardley Chase Biodiversity Opportunity Area and also within Milton Keynes' M1 Wildlife Corridor. It was designated as Local Wildlife Site for its 'species-rich ancient woodland site with well-structured rides'. The woodland is open to the public. It is a haven for small mammals and woodland birds, and in particular contains a colony of dormice relocated from the building of the Channel Tunnel rail link.
16. In response to our consultation letter the Friends of Linford Lakes commented as follows 'Linford Lakes Nature Reserve is regarded as one of the most valuable areas of biodiversity in the county. The site and surrounding area are protected by both local and National Policies and we would hope to see these reflected within your Neighbourhood Plan'.
17. Haversham Sailing Club also emphasised the importance of preserving the natural environment in their response. They referred to an initiative to provide owl nest boxes in conjunction with the Wildlife Conservation Partnership. They also provided two other useful documents: a 'Haversham Environmental Summary' and 'A Lakeside Walk'.

18. There are several tree preservation orders (TPOs) defined in the Parish, mainly in Little Linford and some copses in the agricultural area (see map y). Other trees are highly valued features of the area, in particular the mature, well-shaped horse chestnut tree in front of the Greyhound pub, and also the impressive row of silver birches along Wolverton Road.
19. There are many attractive views around the parish that can be seen from roads and footpaths (see Annex 2A). The most significant and recurring characteristic of these views is the quiet, unspoilt rural setting of open fields and 'big' skies. Even though we are so close to the major conurbation of Milton Keynes, the parish retains an entirely rural character that is treasured by residents.
20. The chart below shows the number of respondents and their answers to a list of questions about the environment as part of the 2018 survey. The questions and the percentage of those saying these issues were important or very important were as follows: Avoiding harm to biodiversity (94%); Protecting agriculture (96%); Protecting the characteristics of the current settlements (90%); Protecting sensitive landscapes (96%); Improving the natural environment (86%).



1.3 Historic Heritage Assets

21. Parts of Haversham have existed as settlements for centuries. Old Haversham is recorded in the Domesday Book as having 29 households: 16 villagers, 8 smallholders and 5 slaves ⁶. Going back further, there is evidence of a Roman settlement in the area around Hill Farm and there have been several finds of Roman remains in the parish.
22. Annex 3 contains a summary of all listed buildings and historic monuments within the Parish. The historic buildings list includes St Mary's Church (Grade I), the Old Rectory and some associated buildings (Grade II), Haversham Grange (Grade II*), St Leonard's Church at Little Linford (Grade II*), and several historic ex-farmhouses now used as residential properties. Haversham Manor is not a listed building as it was rebuilt in more recent times. However, its grounds contain two important historic sites which are scheduled monuments: a medieval moat and fishponds, and a dovecote (Grade II). These are on private land and not accessible to the public. To the east of the River Ouse are the ruins of St Peter's Church (Grade II) ⁷.

⁶ <https://opendomesday.org/place/SP8242/haversham/>

⁷ <http://www.savestpeterschurch.com/history/>

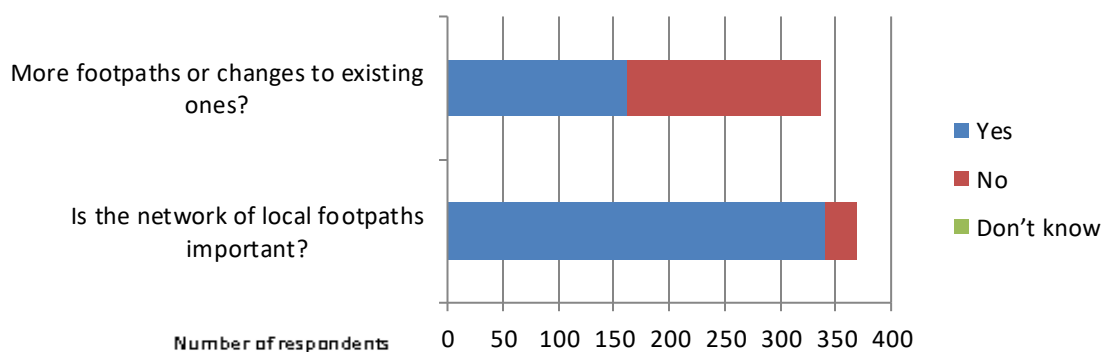
This area was once the settlement of Stanton Low and is now part of Stanton Low Park, owned by The Parks Trust. The railway viaduct across the River Ouse south of Haversham falls partly in the Parish and is also a listed building (Grade II).

23. There are also several buildings and associated locations in the Parish which are not listed or otherwise formally protected. See section 2.3 for our proposals on protecting some of these. In the 2018 survey, nearly all residents (95%) said that preserving the historic heritage of the Parish was important or very important to them.

1.4 Footpaths, bridleways and cycleways

24. Map z (to be added) shows the extensive network of existing footpaths and bridleways in the Parish. Residents identified footpaths as the third most important issue in their priorities for the future (after protecting green spaces/agriculture and village character). The river and farmland walks including the green spaces of The Crescent green and Recreation Ground came top of the list of the most enjoyable facilities in the Parish used by residents.

25. The chart below shows that 92% of survey respondents said the existing network of footpaths was important to them. Just under half also wanted new or improved footpaths.



26. There are currently no designated cycleways in the Parish, although National Cycle Route 6 follows the parish boundary in the south-west of the parish (along the railway line). Creating cycle routes was the fourth most important priority in the open-ended question on priorities for development.

1.5 Design

27. The built environment (houses, farms; street furniture etc.) in the Parish is mixed (see also Annex 2).

- Old Haversham follows the pattern of a traditional linear village set on both sides of High Street. All of it was originally built of local limestone and slate but several buildings are now of brick or stone facing. Several stone farm buildings and barns have been converted to residential use, including in Mill Road.
- Little Linford is a small settlement of mostly large houses, many rebuilt in recent years, but also contains St Leonard's church and a listed farmhouse.
- New Haversham is a planned development of mostly semi-detached brick or rendered brick housing, mostly built from the 1930s to 1950s. The original development was, at the time, primarily intended for middle income earners from the railway works in Wolverton. It is almost entirely privately owned, apart from a more recent small close of social housing.

28. The question in the resident survey on design asked: Is it important for future developments to be sympathetic to existing building styles by using similar materials and designs? - 84% said yes.

Part 2 – Proposals and Aspirations for the Future

Note: Proposals in this report are suggestions from the E&D task group and will be subject to wider consultation with opportunity for alternative and additional suggestions for inclusion in the final Neighbourhood Plan.

2.1 Environment

29. Retaining, and potentially enhancing, the existing rural and agricultural character of the Parish is the priority requirement of our vision for the future of the Parish. This includes preserving the green and blue (water) environment; the extensive views and the biodiversity of the area. Any housing development should be small scale and in keeping with this overall vision, and contingent with the three existing settlements.

2.2 Local Green Spaces and Wildlife Corridor

30. Neighbourhood plans allow for existing 'green spaces' to be officially designated as 'Local Green Spaces' in order to preserve them as community facilities for the future. The criteria (see NPPF 2019⁸, paragraph 100) for such designation are:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

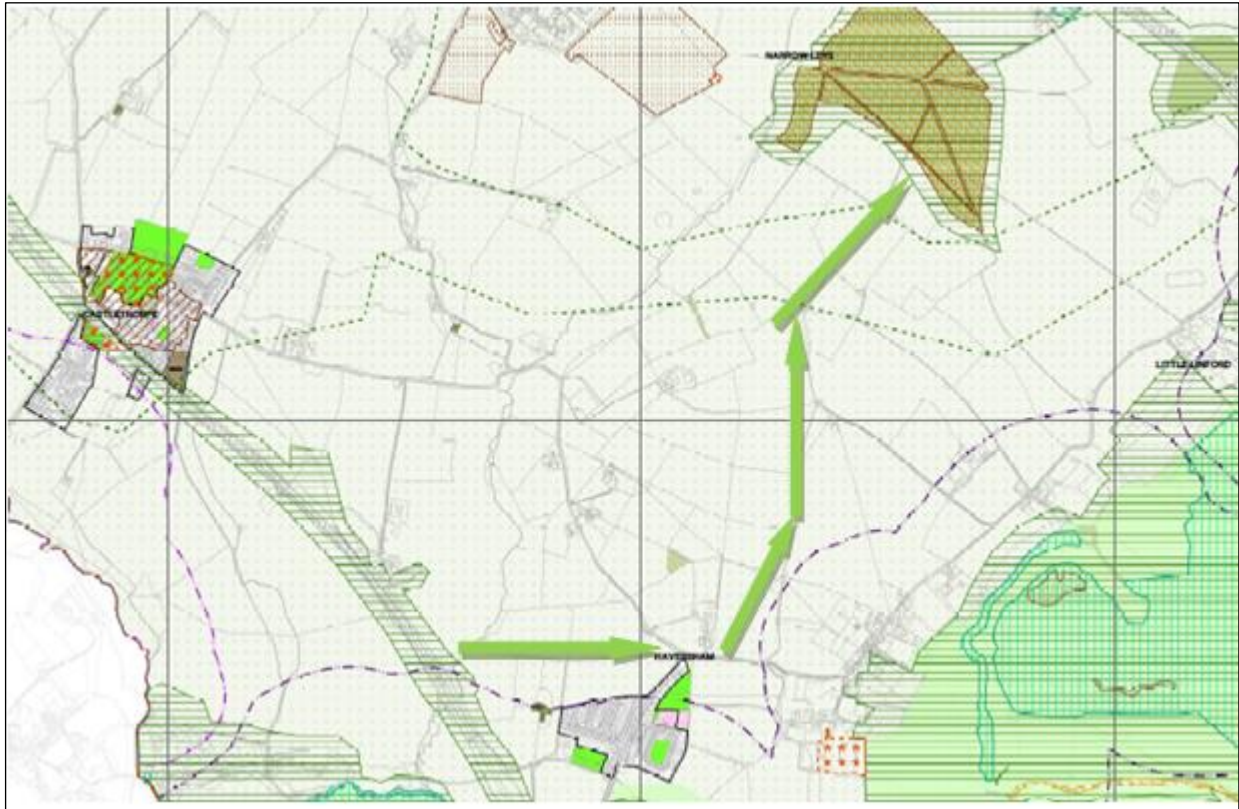
31. We believe that four areas in the Parish fit these criteria – see Annex 4. The first three of these are longstanding facilities within New Haversham owned by the Parish Council that were all picked out by residents as important to them in the survey. The fourth is a small green also in New Haversham and regularly used by residents and believed to be owned by MK Council. (We note that landowners need to be consulted before Local Green Space designation can be taken forward.)

- The Recreation Ground next to the School and which also includes the children's playground, trim trail and skate ramp.
- 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.
- 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 charity) for horticulture.
- The grassy triangle of land with a tree and seat at the top of Wolverton Road and opposite the turning to Old Haversham.

32. We would also like to 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

⁸ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

nature reserve. This would make use of the existing network of footpaths and bridleways. See Map 3 below – green arrows indicate the proposed new Wildlife Corridor.



Map 3 indicating proposed new Wildlife Corridor (green arrows)

2.3 Non Designated Historic Assets

33. There are many buildings and associated locations in the Parish which are not listed or otherwise formally protected but are also considered of historic importance by the community. These non-designated heritage assets have been identified in line with Policy HE1 of Plan:MK and are listed below.

1. Land and buildings in the area surrounding Haversham Church, Haversham Manor, Old Rectory, 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). The site includes two old barns between footpath 43 and the church.
2. The Greyhound Public House and the interconnected 'Old Forge' building, including the old horse chestnut tree in front of The Greyhound.⁹
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 and the former settlement of Stanton Low.
5. Land of archaeological value surrounding Hill Farm.
6. Land surrounding St Leonard's Church in Little Linford.

⁹ Trees are usually protected through Tree Preservation Orders. The Parish Council will discuss this with MKC

34. The following table uses guidance from MK Council on what they would expect to see in any proposals for the process of including these assets in the official list of non-designated heritage assets. See <https://www.mkheritage.org.uk/hav/> for more details of many of these sites.

Asset	Description	Category of Asset B Building S Site L Landscape	Why is it important H Historic A1 Archaeological A2 Architectural	Local Value
1	Land and buildings in the area surrounding Haversham Church, Manor House, Moat, Fishponds and Dovecote. To cover both sides of the road down the hill to Old Haversham. Includes two old barns between the footpath and the church	B+S+L	H+A1+A2	Historic area of Old Haversham, which needs to remain largely as it is for posterity. Includes several buildings and structures already listed, but also many which are not. Land likely to cover remains of buildings structures etc. which may go back to 12C or before.
2	The Greyhound pub and the interconnected 'Old Forge' building. To include the old horse chestnut tree in front to pub.	B+L	H +A2	Contiguous with Asset 1. This is the only public house in Haversham. It is on the corner of High Street and is the first building seen when travelling down the road to old Haversham The Old Forge private house next door pre-dates the pub and is one of the oldest properties in Haversham.
3	Land surrounding the site of the demolished old mill at Haversham (bottom of Mill Road). Including the mill race; wharf and mill house (now a private house).	B+S+L	H+A2	Original mill (now demolished) was probably built before 1700. The old mill race is distinctive and clearly visible in landscape. The Mill house was recently sympathetically upgraded and extended. The area is well used by local walkers crossing the river at this point to the lakes and the Stanton Low parkland area.
4	Land of archaeological value surrounding the ruins of St Peter's Church in Stanton Low, including site of old manor house and gardens.	S+L	H+ A1	Remains may go back to 1st or 2nd Century, as this was the site of a Roman settlement. The ruins of the Church are listed, but not the surrounding area. Now part of the public parkland known as Stanton Low Park.

5	Land of archaeological value surrounding Hill Farm.	B+S	H+A1	Roman remains have been found in the area and also there are Roman Columns retained in one of the barn conversions. ¹⁰
6	Land surrounding St Leonard's Church in Little Linford.	B+S+L	H+A1	The Church itself is already a listed building. It is immediately next to the land that was once the manor house and also other historic buildings such as the original rectory. It has excellent views of the adjacent lake and a car park has also been provided in recent years by a local landowner for visitors to the Church.



Haversham Mill



Hill Farm Barn with Roman Columns



2. Blacksmiths next to the Greyhound **cleways**

35. Footpaths and bridleways form an essential part of the environmental infrastructure of the Parish. There are several small horse stables in the Parish used for recreational riding and access to the bridleway network is important for such horse owners.

36. Based on the views of residents in the survey, we suggest the following enhancements and new footpaths. We have split these into two categories:

1. Desirable short-term enhancements to existing routes:

- (i) 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;

¹⁰ See <https://www.mkheritage.org.uk/hav/docs/property/hillfarm.html>

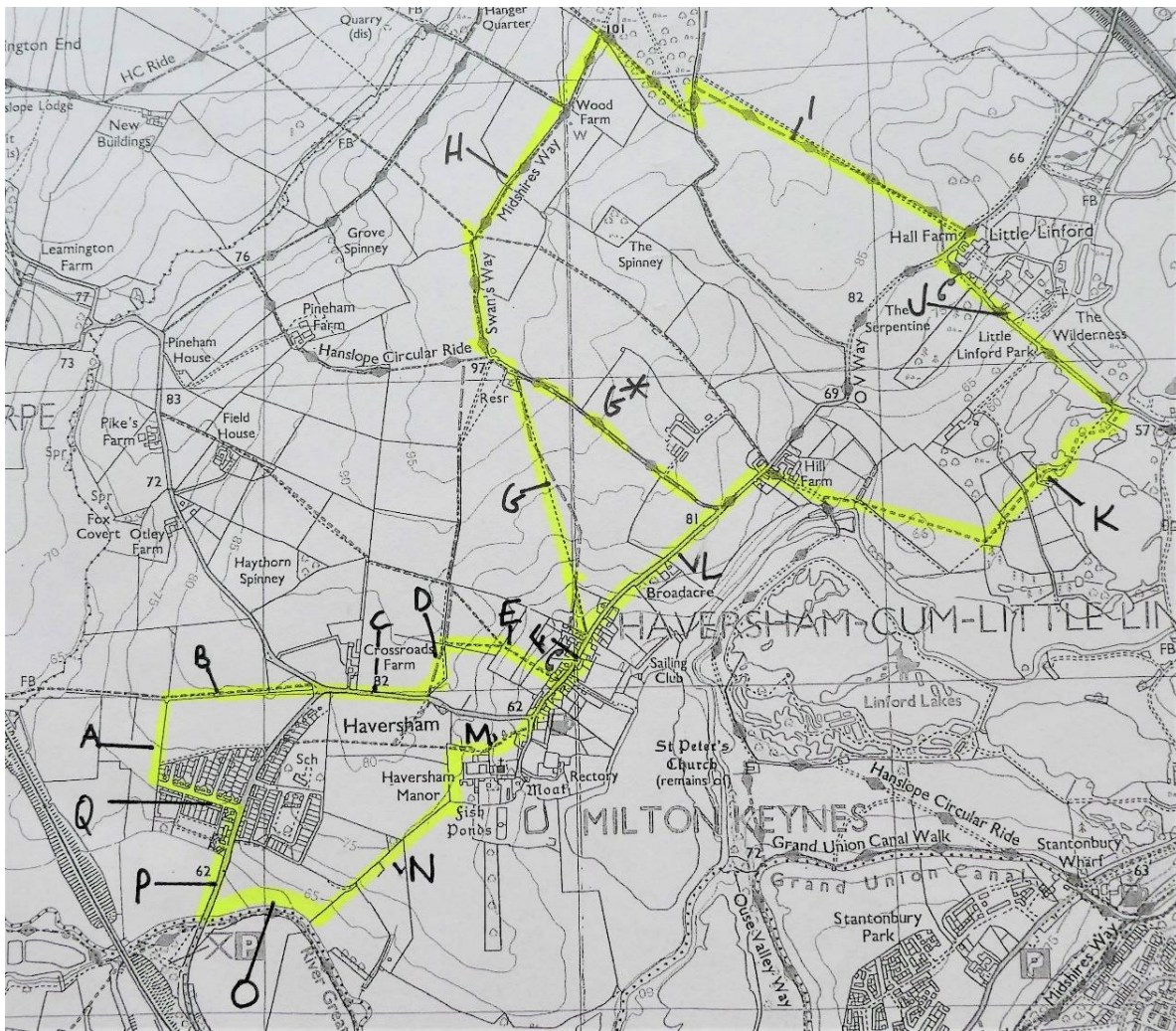
(ii) Designate as a public right of way the informal footpath from the end of Brookfield Road to the public footpath down to the railway at the top of the hill;

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

(i) A new footpath/bridleway bypassing the narrow hill road at the north east end of Haversham High Street;

(ii) 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 2(i) above. At present walkers and horse riders must use the busy narrow road with no pavement.

(iii) 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'. (see Map 4).



Map 4 Proposed 'Circular Walk' route. See below for section details.

Sections A, N and O would require new access/right of way/permission to be sought from current landowner/s.

A - access commonly already used (in process of being applied to be made an official public footpath) path from the western end of Brookfield Road northwards to the existing public footpath

B - existing public footpath

C - road (with path)

D - existing public footpath

D* (not shown on map) – continuation of D, existing footpath/bridleway joins path between G and H, alternative to route E, F, G.

E - existing public footpath

F - High Street (with path)

G - existing public footpath/bridleway

G* - shortened walk using existing bridleway to section L

H - existing public footpath/bridleway

I - existing public footpath/bridleway

J - Little Linford Lane (without path)

K - existing public footpath

L - junction of Mill Road south west to High Street (without path)

M - existing public footpath

N - new access would need to be granted from west boundary of Haversham Manor south then south west to the north bank of the River Ouse

O - new access would need to be granted for small section of the north bank of the River Ouse in a westerly direction to meet Wolverton Road

P - Wolverton Road (with path)

Q - Brookfield Road (with path)

37. 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. The only realistic option would be a new cycleway 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 redesignation as a combined cycle and pedestrian route. (Note the section to the south of the river bridge is outside the parish boundary so would need collaboration with Wolverton and Greenleys Town Council.)

2.5 Design

38. Policy D1 of Plan:MK specifies the high quality required for new developments in Milton Keynes as a whole. Although this is mainly aimed at larger scale developments; these standards would also apply to any smaller scale developments envisaged for the Parish. Particularly relevant are: continuity of street frontage; soft and hard landscaping such as tree planting and adequate off street car parking. In addition any new small scale developments should lie within or contiguous with, the existing settlements and fit seamlessly with the visual characteristics of those settlements; and be of no more than two stories high.
39. In the case of Old Haversham, we propose that any new developments should reuse old limestone and slate or new limestone of the same type, as the original cottages along High Street. The current mix of building materials in Old Haversham detracts from the historic nature of this part of the Parish so for any future building, local stone should be favoured over brick and other building materials.

40. For New Haversham, developments should replicate the mix of brick and 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.
41. Any new development should incorporate appropriate design features to ensure low energy use, low water use and low carbon footprint.
42. The Parish environment could also be enhanced in its visual character by some limited tree planting in suitable places. For example, along the Recreation Ground/field boundary and perhaps along some footpaths/bridleways (e.g. footpath numbers 39 and 37), on the Crescent Green, as part of the wildlife corridor enhancement and along the proposed new circular path. Suggestions for other possible sites should be encouraged.

ANNEXES

Annex 1 Maps

The list below are features identified by E&D group to be shown on maps. It is expected that the other task groups will want to add to this list.

Some of these features are now included on draft maps in this revised report but more maps will be needed, produced to an appropriate quality for the final NP.

NP area, boundaries and policies:

Parish boundary/NP area with settlement areas and other main features

Minerals Plan designated areas

Flood risk zones

Existing:

Public footpaths, bridleways, cycleways

Green areas/environment designations, including

- ancient woodland
- TPOs
- other important trees (e.g. silver birches)
- lakes
- wildlife corridors
- all areas with any environmental designation e.g. Biodiversity Action Plan areas.

Listed buildings and Scheduled monuments (included in Annex 3)

Viewpoints (see Annex 2A)

Proposed:

Local Green Spaces

Footpaths etc - proposed new paths and location of improvements eg stile removal, and extension to wildlife corridors

Annex 2 Character assessments

Three character assessment walks were undertaken in the main settlement areas within the parish (see table below). Members of the Environment and Design Task Group were joined by Parish Councillors and other members of the community.

Area	Date of walk	Participants
Old Haversham	10 May 2019	8
New Haversham	15 May 2019	5
Little Linford and Mill Road, Haversham	29 May 2019	8

We based our process on recommendations from Planning Aid England (Royal Town Planning Institute) and used their pro forma with the following headings:

- Topography
- Land uses
- Layout
- Roads, streets, routes
- Spaces
- Buildings
- Landmarks
- Green and natural features
- Streetscape
- Views.

Notes were made under each of these headings and photos taken (or planned to take in better weather) of significant views, landmarks and other distinctive features. Summaries of the three assessment walks are below, followed by the full notes.

Summaries of the key defining characteristics

Old Haversham

An archetypal small country village in a rural setting with a church, a pub and a characterful mix of housing styles including many built of local stone. The houses are all built along the road which is framed by the hills at either end that descend into the village. Fields surround the houses and are accessible via several footpaths. The sailing lake is an attractive feature visible from several places.

New Haversham

A quiet residential area in a rural setting with a general sense of space provided by roadside grassed areas and well-spaced houses with front and back gardens. Most houses, predominantly semi-detached, were built in the twentieth century and are typical examples of styles of that time. The distinctive silver birch trees along Wolverton Road and several other mature trees add character. The Recreation Ground and Crescent green are important public open spaces. All houses and roads are in close proximity to the surrounding fields.

Little Linford and Mill Road, Haversham

Little Linford and Mill Road are separate areas within the parish that were combined for practical convenience in the appraisal process. Both are small, quiet residential areas surrounded by farmland.

Little Linford is a secluded hamlet consisting mainly of large, detached houses of mixed ages and styles. There are several mature trees along the cul de sac leading to the church.

Mill Road is a small residential development featuring dwellings converted from mid-19th century farm buildings that retains most of the external characteristics of the original buildings.

Character assessment notes

Character category	Old Haversham	New Haversham	Little Linford (LL) and Mill Road (MR)
Topography Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	The High Street lies along the foot of a slope with views uphill to the north and west and flatter land towards the lakes in the south and east.	Slightly undulating with a general slope from north to south, towards the valley of the Great Ouse river.	Gently undulating
Land uses Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	Residential with gardens along High Street surrounded by permanent pasture (used by horses and cattle) and some arable land. There are several lakes in former gravel pits to the east. Recreational uses include the sailing club, equestrian facilities, walks and the pub.	Residential surrounded by fields, some arable and some permanent pasture. Ruin of old farm buildings in field at end of Brookfield Road.	Two small residential areas surrounded by agricultural land
Layout Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)	Layout is linear along High Street. Some houses are set back slightly more than others but all have frontages on the High Street (apart from the small development of old farm buildings in Granary Close) i.e. there is no second line of development behind the main road.	Houses are mostly semi-detached with gardens front and back. Wide grass verges are a distinctive feature of Wolverton Road. 1930's semi-circular development and central green on The Crescent is an unusual design.	LL: collection of individual houses on Little Linford Lane and Church Lane with varied plot-sizes and layouts MR: mostly converted farm buildings of varying shape and size, reflecting their original functions.
Roads, streets, routes Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc	High Street (from The Greyhound northwards) is a narrow country road that carries a lot of through traffic. The part of High Street to the south of The Greyhound is very quiet and not a through route. Pavements, where present, are narrow. Several public footpaths across the surrounding fields are well-used by residents but not all are	Wolverton Road is the main artery through this part of Haversham. It is the only through road; all other roads are cul de sacs. Pavement on left (going north) is incomplete at lower and upper ends and does not extend beyond the houses on that side of the road. Pavement on the right is complete but narrow in places.	LL: Little Linford Lane is a narrow country road with no pavement that carries significant amounts of traffic. Prone to flooding near the river bridge towards Newport Pagnell. Church Lane is a quiet leafy cul-de-sac leading off LL Lane to the church. MR: quiet gated lane down to Haversham Mill. It is a public road with right of vehicular access to St Peters church and beyond but in practice, the road is

	<p>adequately maintained by landowners.</p> <p>The hills at both ends of the village are known to be dangerous for pedestrians. A footpath is needed on the hill at the north end of High Street.</p>	<p>Traffic calming measures on Wolverton Road are reasonably effective.</p> <p>Footpaths in surrounding fields are well-used, especially by dog walkers.</p> <p>Path from the end of Brookfield Road is not currently a public right of way.</p>	<p>probably not suitable for most cars.</p> <p>Several public footpaths across fields, generally well maintained.</p>
<p>Spaces</p> <p>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc</p>	<p>Churchyard</p> <p>Glebe Field/church car park (opposite the church)</p> <p>'The Triangle'</p>	<p>Recreation ground: with play area, skate ramp and trim trail</p> <p>Allotments</p> <p>Crescent Green</p> <p>Wide verges and other grassed areas give a sense of space and openness to the area</p> <p>Two small green spaces on left and right at the top of Wolverton road with trees and a bench</p>	<p>Small churchyard of St Leonard's Church</p> <p>A car park for the church has been created off Church Lane.</p> <p>The area is mostly open farmland but not public access spaces.</p>
<p>Buildings</p> <p>Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc</p>	<p>Buildings are mixed styles with some detached, semi-detached, terraced, and bungalows.</p> <p>Stone buildings are a dominant feature with some red brick and other colours.</p> <p>Roofs are mostly slate with some tiles.</p> <p>Many front garden walls are also built from local stone (Jurassic limestone).</p>	<p>Predominantly semi-detached with a few detached, short terraces and bungalows. House extensions of various styles are common.</p> <p>Mixed building styles reflecting different dates of construction from 1930s onwards. Many have a combination of red brick with partial render and tiled roofs.</p> <p>Beech Tree Close is the most recent addition, built in approx. 2001.</p>	<p>LL: Mixed styles, sizes, designs and ages of houses, mostly brick of various colours. Mostly tiled roofs.</p> <p>Some large detached houses, mostly built or significantly extended in latter half of 20th century.</p> <p>MR: Converted 19th century stone-built former farm buildings with some red brick sections and slate roofs. Also a few more recent houses of brick with tiled roofs.</p>
<p>Landmarks</p> <p>Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)</p>	<p>St Mary's Church,</p> <p>The Greyhound,</p> <p>The Old School,</p> <p>Water tower,</p> <p>The Grange,</p> <p>Fingerpost sign,</p> <p>Horse chestnut tree.</p>	<p>Railway viaduct is on the edge of this part of the parish and visible from several places.</p> <p>Haversham School / Social Centre buildings and car park</p>	<p>LL: St Leonard's Church (not visible from surrounding roads).</p> <p>Old stone gate post on LL Lane.</p> <p>Hall Farm - old farmhouse, not visible from road</p> <p>MR: Hill Farm - old farmhouse</p> <p>Haversham Mill and bridge over the river.</p>
<p>Green and natural features</p> <p>Trees, hedgerows, streams, rivers, ponds, lakes, woodland,</p>	<p>Horse chestnut tree</p> <p>Several mature trees at southern end of High</p>	<p>Mature trees in several places, particularly:</p>	<p>LL: Several mature trees on Church Lane and grounds of Hall Farm.</p>

<p>landscaped areas, etc</p>	<p>Street, in the churchyard and surrounding area.</p> <p>Sailing lake and other lakes (not accessible to the public).</p> <p>Small copse behind the Triangle, and mature field maple tree (with TPO).</p>	<ul style="list-style-type: none"> • silver birch trees on Wolverton Road are a distinctive feature • trees on Crescent Green • rowan trees on the corners of Rowan Drive • beech tree by Beech Tree Close <p>Mature hedgerows in adjacent fields with hawthorn and other species.</p>	<p>Some scattered areas of woodland in surrounding fields, most not publicly accessible.</p> <p>River and lakes to south-east.</p>
<p>Streetscape</p> <p>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc</p>	<p>Stone garden walls</p> <p>Old finger post near the pub.</p> <p>Narrow pavements</p>	<p>Haversham village signs (red brick with decorative painted signs and planters):</p> <ul style="list-style-type: none"> • at southern end of village on Wolverton Road; • on road heading west towards Hanslope. <p>Bench at north end on grass triangle.</p>	<p>LL: Several high stone walls, especially along Church Lane.</p> <p>Large double gates of different styles.</p> <p>The last few yards of Church Lane towards the church are gravel (public road but not adopted)</p> <p>High hedge around Hall Farm.</p> <p>Phone box, letter box and litter bin on LL Lane.</p>
<p>Views</p> <p>Important views in and out of the character area (record location of viewpoint, and direction and extent of view)</p>	<p>See Annex 2A</p>		

Annex 2A Viewpoints



Map 5 Viewpoint (VP) locations (to be redrawn for the separate areas at larger scale and with addition of directional arrows)

VP	Grid Ref (SP)	Location and direction	Description and value
1	828429	From footpath 43 in the field behind the old school looking south and west.	Attractive view across pastureland of St Mary's church and the old barns of Haversham Manor with both historic and aesthetic appeal.
2	824428	From footpath 43 in the field west of the stile and stream, looking south.	Extensive view across the Great Ouse valley with the old water tower in the foreground. Sense of wide open space; quiet and undisturbed.
3	826432	From footpath 39, looking east over and beyond the old village	Extensive view from rising land that looks over the old village to the sailing lake and St Peters 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 Peters visible through the trees.
4	816427	From field at end of Brookfield Road looking south and west	Across the river valley towards the arches of the 19 th century railway viaduct over the River Great Ouse with agricultural fields in the foreground, again combining historic and aesthetic value.
5	817430	From footpath 40 due north of VP 4 on the corner of four fields, 360° view	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	819425	From southern end of Wolverton Road looking north	This view highlights the avenue of silver birch trees and wide grass verges that give a unique character to New Haversham.
7	838436	From Mill Road looking east and north	Wide views across undulating open farmland with many trees in the distance
8	835436	From the road towards Little Linford, near the end of footpath 29, looking south and east	Another broad and extensive view across the river valley and the lake with open fields and trees.
9	843444	From the north end of Little Linford Lane looking north	Wide view across rising land with open cultivated fields scattered with areas of woodland including Little Linford Wood in the distance
10	828437	From footpath 31 looking east and south	Wide views over old Haversham and the lakes with Milton Keynes in the distance

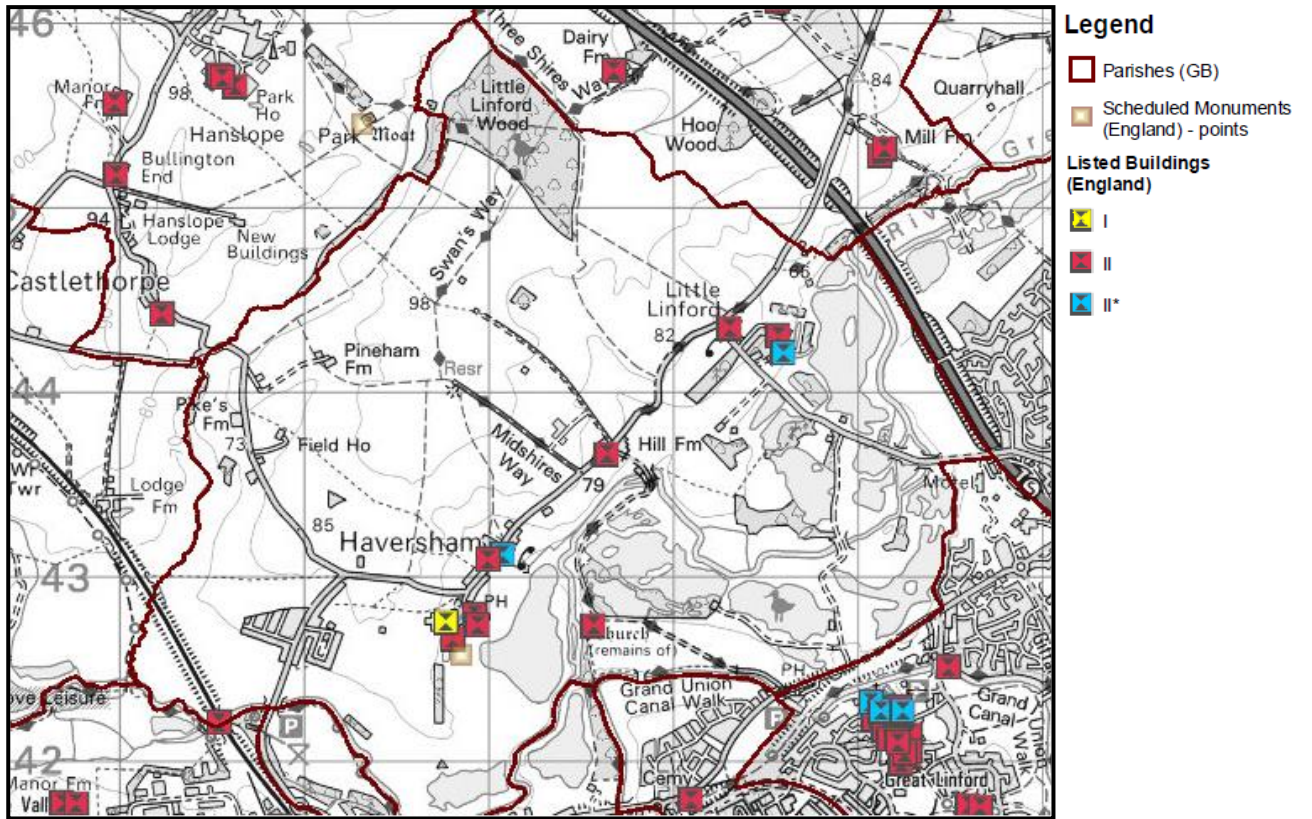
Annex 3 Historic heritage

The table below contains a summary of all listed buildings and historic monuments within the Parish. It is taken from the website of Historic England (www.historicengland.org.uk), which includes more detailed schedules on the history and building materials of each listed building or historic monument. The locations of each of these sites are shown in Map 6.

<u>Name/ Location</u>	<u>Category</u>	<u>UID</u>	<u>Description</u> (Edited version of formal listing)
<u>Haversham</u>			
Wolverton Viaduct	Grade II	1389687	<p>Railway viaduct. Built 1837-8 for the London and Birmingham Railway, engineer Robert Stephenson, widened on the east side 1878-82 by the London and North Western Railway to accommodate two additional lines. Built in red brick in English bond, repaired in blue engineering bricks with red sandstone dressings. Blue engineering brick used throughout in the widened part.</p> <p>It is the most impressive of the several viaducts on the line, being taller, more elaborately treated and with wider arches. It was one of the principal landmarks of the first trunk railway and one of the earliest viaducts on this scale.</p>
Parish Church of St Mary	Grade I	1212152	<p>Parish Church. C12 nave, late C12 tower. C13 chancel rebuilt, south aisle C14, but enlarged circa 1340. North aisle of C13 enlarged c1360. C14 south porch. Nave clerestory C15. Coursed rubblestone with limestone dressings lead roofs except to south porch which has old tile roof. South east chapel has C17 straight mullion square head east window. Norman west window with chevron outer order on columns with volute capitals. Tower has 2- light openings within round arch, battlemented parapet. South porch has small east trefoiled window.</p> <p><u>Interior:</u> Chancel arch of chamfered orders, c1325. South nave arcade of 2 chamfered orders, octagonal piers and moulded capitals. East respond has knot corbel. North nave arcade c1360 as south but with moulded label and head stops. In south chapel, piscina with trefoiled ogee heads. C14. 2 niches in nave east wall. North aisle benches, C16 with cut poppy heads to bench ends.</p> <p><u>Stained glass.</u> South aisle, west end window and chancel north side, west window 1496, figures including St. John Baptist. In south chapel east window fragments of figures and cross, C15. East window by J.T. Micklethwaite circa 1890.</p>
Dovecote at Haversham Manor and To South of St Marys Church	Grade II	1115928	<p>Dovecote. Dated 1665. Coursed rubblestone, old tile roof. Square on plan with pyramid roof surmounted by cupola and wrought iron weather vane Doorway in west wall, 3-light oak framed window on south wall, high up. Date stone on north wall, inscribed 'M.T. 1665'. (Maurice Thompson purchased the manor in 1664). Walls lined with stone nest-boxes.</p>
Moated site, fishponds and associated earthworks 150m south-east of Haversham Manor	Schedule	1011300	<p>Despite having suffered some disturbance in the past, the site survives largely intact and is a good example of its class. The central platform contains archaeological evidence relating to the occupation of the island, including the survival of buried structural foundations relating to the buildings that originally stood upon it. Environmental evidence relating to the landscape in which the monument was constructed will survive in the deeper ditch deposits and in the fishponds.</p> <p>The moated enclosure is rectangular in shape. The central platform of the moat is raised slightly above the surrounding land surface. The interior</p>

			<p>surface of the platform is disturbed and uneven particularly in the northern half indicating the survival of sub-surface building remains.</p> <p>In the south-western corner of the platform, separated from the edge of the moat by a narrow bank, is a rectangular hollow its close proximity to the edge of the moat suggests that it is likely to be the remains of a small fishpond.</p> <p>To the east of the moated enclosure a recently constructed lake approaches to within 50m of the moat edge; in the area between are the truncated remains of fragmentary banks and hollows which are thought to represent the remains of village cross or garden plots.</p> <p>A roughly rectangular hollow which lies adjacent to the north-eastern corner of the moat may represent the remains of a second early fishpond. To the east of the moat some 60m upslope is a large fishpond which appears later in date. A second smaller pond of similar age lies to the north.</p>
The Old Rectory	Grade II	1320193	<p>Former Rectory, now house. Early C18 with 1861-1862 north range. C18 elevations red brick with flared headers. Victorian range red and orange brick. Old tile roofs. 5 bays, 2 storeys plus dormers, Victorian range across north and projecting to west to form letter L-plan, 2 storeys plus attic. C18 part has central door and mid C19 Doric porch, 2 sashes to left, bay window to right. 5 sashes to 1st floor with early C18 thick glazing bars. 3 hipped dormers with 2-light casements, flanking stacks of old thin bricks. South front of 2 builds, 2 left bays early C18 with thick upper floor glazing bars to sashes. Interior has mid C19 fireplaces and metal rosettes to cornice friezes in downstairs rooms.</p>
Summerhouse and Walled Garden to North of the Old Rectory	Grade II	1115929	<p>Walls C18 or early C19, summerhouse 1861 to 1862. Walls outer skin coursed limestone inner skin brick. Tiled copings. Summerhouse brick and slated roof. Walls round three sides of square to north of Old Rectory with summerhouse in centre of north wall. Gabled front with arched centre door flanked by windows to form Palladian front coggled eaves to open pediment.</p>
Pike's Farm	Grade II	1320194	<p>C18, altered. Coursed rubblestone, slate roofs. 5 bays, 2 storey plus dormers, with 2 rear wings at right angles, both of two storeys and late C18 or early C19. South east front has central entry with 6 panel door, rectangular fanlight and panelled reveals. To south west gable of main block is french door with margin panes. Britannia fire insurance plaque on right hand gable.</p>
Haversham Grange	Grade II*	1212158	<p>House, in C14 grange to Lavendon Abbey. C14 with crossing rebuilt 1628, C16, C19 alterations. Coursed rubblestone with dressing. Old tile roofs. 2 bay medieval hall house with raised cruck, cross passage and rebuilt cross wing. 2 storeys plus attics. C16 chimney stack inserted backing onto cross passage and floor inserted in open hall. C19 service building and south lateral stack in chequered brick.</p> <p>West elevation has deeply moulded C14 doorway with hood mould on carved heads, diamond window over. 1st floor has to left bay of hall range, gabled window with coped gable on kneelers and small gable window above. North gable coped on kneelers and carved finial, also datestone 'TTE 1628'. South stack stepped and panelled. Traces of hall window to left of C14 doorway. Hall window complete to rear: North east range. C18 with outside steps to hayloft, south east wing C19 slate roofed.</p> <p><u>Interior:</u> An important example of C14 domestic architecture. Screen passage beyond C14 door has 2 arched openings, one half-blocked, mouldings similar to outer door, then to left timber doorway arch, probably also contemporary. C16 inserted stack backs onto cross passage. Hall truss has raised crucks with arch braced Collar and kingpost. Crucks have wide yoke. Long curved purlin braces.</p>

Hill Farmhouse	Grade II	1289663	Early C19. Coursed rubblestone, slate roofs. 2 storeys, 4 bays, double pile house. North front cement rendered pilastered and corniced entrance in bay 2, panelled reveals, panelled door. Some windows have cement gauged flat arches with keystones. 3 first floor sashes to bays one to three. Stacks flank entry bay. South east or garden front has 2 bay windows, sashes above.
<u>Little Linford</u>			
Hall Farm	Grade II	1212150	Farmhouse. C17, C18 and C19. Coursed rubblestone, south elevation part brick. Plain roof tiles. 4 bay south front, left hand bay extending north to form letter-L plan. 2 storeys. South front. 3 left hand bays stone, right hand bay chequer brick. Bay window to outer bays, blocked door to second bay from left, tripartite sash to third. 1st floor sashes. North elevation with west wing roof extended eaves and modern dormer. Central door with stone architraved and pedimented doorcase. Interior has features salvaged from Little Linford Hall including doorcases with lugged architrave surrounds and overdoors; friezes and cornices with wave mould and egg-and-dart friezes. Also chimney pieces. These are described in RCHM II. 179 MON. 2, Linford hall and dated to late C17.
Gate Piers and Gates to West of Linford Hall	Grade II	1115927	Gate piers. Mid C19, formerly to Linford Hall, now demolished. (The present house is a modern one). Cast iron piers and wrought iron gates. Short lengths of railing to each side of piers. Piers hollow square sections, chamfered sides with bases. Corniced caps with ogee saddleback tops. Scroll tops to gates.
Church of St Leonard and St Andrew	Grade II*	1212140	Parish church. Early C13. South aisle C14, rebuilt c18 or C19. Chancel and north aisle rebuilt C19. Rubblestone with limestone dressings. Old tile roof. 2 bay chancel with reused C13 lancet windows. Nave without clerestory. South aisle has C13 doorway, reset, with nail-head enrichment and C14 2 light tracered windows and one 3-light square headed C16 window. West window 3-light 4 centred head. North aisle has C14 2-light tracered windows. West gable has C13 gabled bellcote with 2 arched openings for bells, the jambs and central mullion having attached shafts. C19 north porch. <u>Interior:</u> north arcade C13, 2 bays with chamfered orders and moulded octagonal capital to cylindrical column. South Arcade of nave 3 bays also with octagonal moulded capitals and octagonal columns. Font of tub type on square chamfered base, C13. Plaster ceiling to nave with moulded wall plate and curved braces to wall posts. Cambered tiebeams. C15. Chancel arch reponds C13 arch C19. Wall tablets: In chancel 2 ovals with carved wreath surrounds to Sophia Knapp 1795, and Matthew Knapp, 1787. Other C18 and C19 tablets to Knapp family.
<u>Stanton Low</u>			
Ruins of Church of St Peter	Grade II	1125226	Ruins of former parish church. Norman and C15, restored early C20 but now a fragmentary ruin. Rubble limestone, walls only. The E. wall of the chancel almost complete, with the arch of a C14 window.



Map 6 Listed buildings and scheduled monuments

Annex 4 Local green spaces proposals

Test 1: proximity to edge of nearest settlement

Test 2: demonstrably special and holds a particular significance (beauty, historic significance, recreation value, tranquillity, richness of wildlife, other)

Test 3: extent of area (ha)

LGS	Location	Current use	Test 1	Test 2	Test 3
1	Recreation Ground	Playing field, children's playground, trim trail, skate ramp	adjacent	A much loved and well-used community area. Frequently used for fitness purposes on the trim trail by our residents, for community events such as the fireworks display and cricket match, as well as for after school outdoor play and even birthday parties. It is also well used by dog walkers who can walk their dogs (on leads) on the footpath to the lower part of the village, helping to keep our community connected. It also is the location of a skateboard ramp, a facility which was installed as a direct result of members of the parish working in partnership with the parish council and charitable organisations.	approx 1.5 ha
2	Crescent Green	Open grass area with a few trees	within	This open space, enhanced by a few attractive mature trees, gives the Crescent a unique character within our village. It is well used by local children and appreciated by residents for the tranquillity and sense of peace which a green space can afford, this could be seen as particularly valuable in modern times of densely populated living and busy lives.	approx 0.5 ha
3	Allotments	Allotments with some mature trees on boundary	adjacent	Many parishioners tend allotments but the appreciation of this facility spreads wider than those currently renting and maintaining their plots. The allotments provide an opportunity for home grown produce, healthy exercise and a haven of tranquillity for allotment holders. Allotments have been sited here since 1947 and as such are seen as integral to the character and appeal of this part of our village. Finally, for some, the allotments also serve as an aspirational reminder of sustainable lifestyles and low carbon, self-sufficient values and goals.	approx 1.0 ha
4	Verge triangle	Grass verge with bench and memorial tree	adjacent	This small area is mostly used and appreciated by a steady stream of daily dog walkers as the upper and lower villages access footpaths to the west of the parish and beyond. There is a bench and tree which (outside of rush hour) serve as a pleasant and valued quiet spot for rest and contemplation with views of Crossroads farm where grazing cattle are typically present.	less than 0.02 ha

Annex 5 Organisations and websites consulted

Local

Berks, Bucks & Oxon Wildlife Trust

Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC)

The Parks Trust

Friends of Linford Lakes Nature Reserve (formerly Hanson Environment Study Centre)

Haversham Sailing Club

Angling Club

MK Council (Plan:MK, Minerals Plan, Flood Risk Assessment, <https://mapping.milton-keynes.gov.uk/>)

Neighbourhood Plans of local villages: Castlethorpe, Ravenstone, Sherington, Hanslope

Other

National Planning Policy Guidance

Historic England

Magic Maps

Planning Aid England (RTPI)