



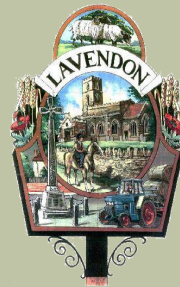
LAVENDON PARISH COUNCIL

# **Lavendon Neighbourhood Plan 2018 to 2031**



**Submission Version, February 2019**





## LAVENDON NEIGHBOURHOOD PLAN

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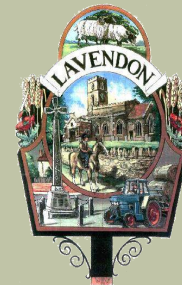
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## LAVENDON NEIGHBOURHOOD PLAN

# Foreword

Lavendon is the most northerly village in the county of Buckinghamshire. First mentioned in the Domesday book of 1086 as Lauuendene, we also have the remains of the twelfth century castle built by the De Bidun family. Much later the village was on the route of the Jarrow March on London of 1936.

Much has changed since these times and the village has gradually grown to accommodate the people who want to live in this attractive rural setting. The village does, however, have its own character and this is something that we all want to protect as the village moves forward and develops over the coming years.

The Lavendon Neighbourhood Plan has been developed to deliver, where possible, the local community's aspirations in terms of development, infrastructure, heritage protection, green spaces and bio-diversity enhancement and will be in force up until 2031, although it will be regularly revisited to ensure it is still meeting the objectives of the community. The preparation of the Neighbourhood Plan has been funded by a government grant.

Since work commenced on the preparation of the plan, significant housing development has been granted around the village. The objectives of the Neighbourhood Plan had to change to react to these developments, so we have focused upon integrating the new housing into the village and controlling further expansion, rather than steering gradual growth in line with the village's expectations as based on your questionnaire returns.

The Neighbourhood Plan, however, is very much a shared vision and wouldn't have been possible without the participation of our residents and the overall plan is the outcome of your thoughts, feelings and aspirations.

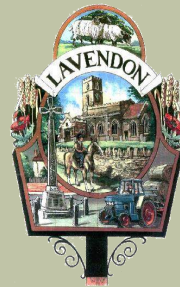


Neighbourhood planning was introduced through the Localism Act of 2011 to ensure that local communities are involved in the planning decisions that affect them. The Lavendon Neighbourhood Plan will become part of the Development Plan for Milton Keynes (Plan:MK) and the policies contained within it will be used by Milton Keynes Council to determine planning applications within our parish.

It has taken over a year to get to this stage and thanks must go to the steering group who have been involved from the start, our Clerk Jane who has kept us under "control" and Chris Akrill, a Planning Consultant, who has been central to getting the plan collated and produced.

What has been apparent throughout this process is that there is a real sense of community within Lavendon and this needs to be nurtured as we move forward. This as this is the real essence of our village, something we should be proud of and something that future generation can take forward.

Steve Axtell, Chairman, Lavendon Parish Council



## LAVENDON NEIGHBOURHOOD PLAN

# 1. Introduction

## Setting

- 1.1 Lavendon village is situated midway between Northampton and Bedford, to the north east of Olney. The northern boundary of the Parish follows the county boundaries of Northamptonshire and Milton Keynes, formally part of Buckinghamshire.
- 1.2 The village is set within a rolling predominately agricultural landscape, with arable fields interspersed with small areas of woodland. The River Great Ouse forms part of the southern boundary of the Parish and this river valley dictates the sloping topography of the area with the land generally falling north to south towards the river.



*Figure 1: View from the Church tower*



## Character

- 1.3 The village has grown in the centre of the key farms in the area, derived from the remaining manors, now known as Abbey Farm, Uphoe Manor, Castle Farm and Snelson Farm. Northampton Road and the High Street form the backbone of the village, which has also grown along Olney Road, Castle Road and Harrold Road.
- 1.4 The core of the village features many buildings constructed from local limestone, with slate or tiled roofs. More modern housing is located to the north and south west of the village.

## Historical Context

- 1.5 The origin of the village name is derived from a personal name and a place-name element from the Old English language, 'Lafan' and 'denu', which means 'Lafa's valley'. The village was referred to in the Domesday Book as Lauuendene and at that time much of the parish, formed from 10 manors would have been covered with woodland.
- 1.6 At Castle Farm are the earthworks of a motte-and-bailey castle created in the twelfth century by de Bidun family as the headquarters of their barony of Lavendon. The castle was last recorded in 1232.
- 1.7 The village was once the location of a Premonstratensian abbey, founded between 1155 and 1158 by John de Bidun. The abbey was suppressed in the Dissolution of the Monasteries in 1536. It stood at what is now Grange Farm.
- 1.8 According to the ecclesiastical census of 1563 Lavendon then had thirty-five families. By 1851 the population was 755, rising rapidly to a population of 916 in 1871. It soon declined thereafter to a population of 581 in 1951. In 1854, the village had numerous bakers, two shops, a butcher, a blacksmith, a carpenter, a shoemaker, a mason, a wheelwright and a flour-dealer. The village had all its three public houses the George, the Horseshoe and the Green Man, at least as early as the end of the eighteenth century, if not sooner. Part of the Green Man is dated 1678.
- 1.9 Lavendon never came to be dominated by a single family. Amongst the Farrer family's papers is a mid-18<sup>th</sup> century memorandum that "In the parish of Lavendon are four Manors", Snelson, the Castle, the Grange and Uphoe. Court rolls of the seventeenth and eighteenth centuries survive for all four.
- 1.10 From 1537 to 1788 Snelson and the Castle were combined in the same hands, and a single court was held for the two of them at least for the latter part of this period. In 1798 the Farrers bought the Castle, having already acquired Uphoe in 1719, and they remained lords of both manors until the 1920's.
- 1.11 A WW1 airfield was situated in the Harrold Road opposite Snip wood. This will shortly be commemorated by the ABCT (Airfields of Britain Conservation Trust), who will place a plaque at the village hall. This organisation is actively involved with this project nationwide.





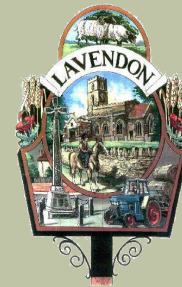
Premonstratensian abbey, fishponds and field system at Lavendon Grange. East of the village is a moated site (SAM) and associated enclosure at Uphoe Manor Farm.

- 1.15 The number of SAM's in the Parish demonstrate the long and rich history of the village. A plan extract showing the Conservation Area (brown shading), Scheduled Ancient Monuments (orange outline) and distribution of listed buildings (purple outline) within the village can be seen below.



*Figure 3: Lavendon Heritage Assets (Conservation Area, Scheduled Monuments and Listed Buildings)*

- 1.16 The Lavendon Conservation Area was designated in October 1979 and covers a large part of the village, as shown by the plan at Figure 3 above, recognising that the character of the village should be protected.



## 2. Plan Making Process

- 2.1 Preparation of the Neighbourhood Plan commenced in August 2017 and has involved an extensive amount of consultation and engagement with the local community and interested parties.
- 2.2 A consultation statement has been prepared alongside the Neighbourhood Plan detailing each stage of consultation tabling responses received and the actions taken by the Neighbourhood Plan Steering Group (NPSG) to shape the next iteration of the Neighbourhood Plan.

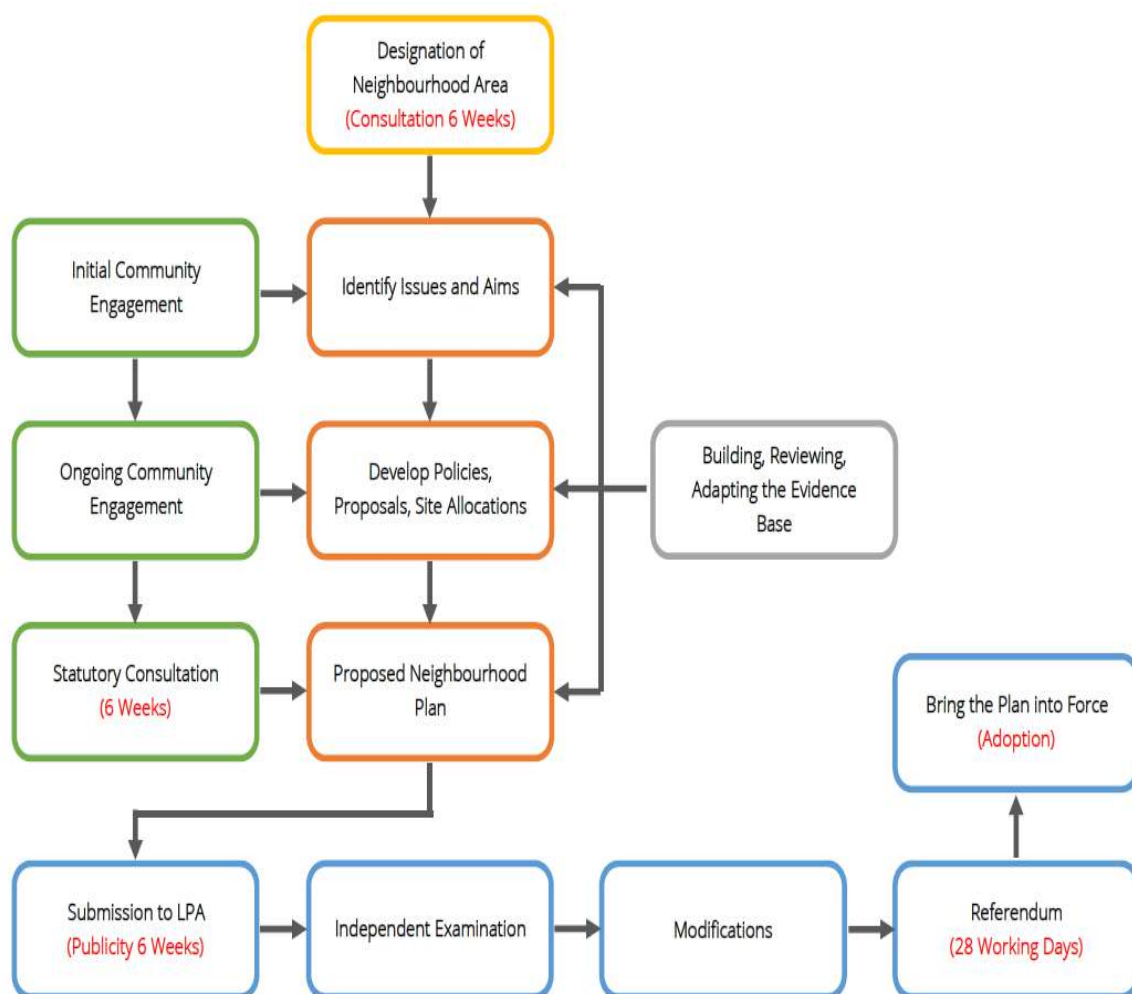


Figure 4: The Neighbourhood Plan Process

## Planning Policy Context

- 2.3 The updated National Planning Policy Framework (NPPF) was published in 2018. The Neighbourhood Plan must demonstrate that it is consistent with the approach suggested by the NPPF. Paragraphs 29 and 30 concern neighbourhood plan production and highlight the benefits that neighbourhood plans offer communities to develop a shared vision for their area.
- 2.4 Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing local decisions as part of the statutory development plan. A neighbourhood plan should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 2.5 Once a neighbourhood plan has shown that it generally conforms with the Local Plan's strategic policies and is brought into force, its policies take priority over non-strategic policies in the local plan where they are in conflict.

## Purpose of the Neighbourhood Plan

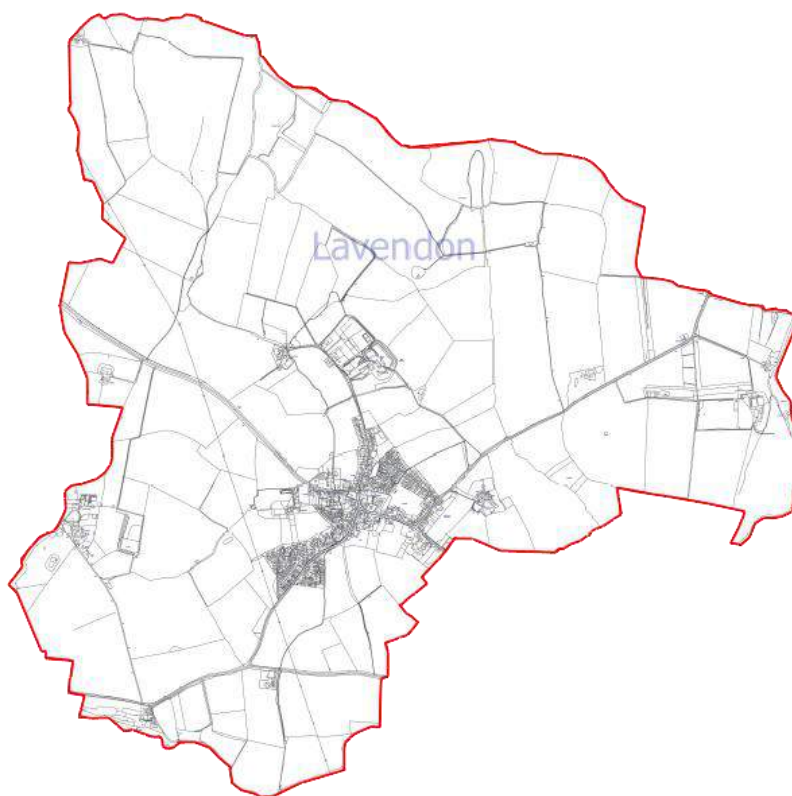
- 2.6 In April 2012, the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a neighbourhood plan.
- 2.7 The Neighbourhood Plan will shape the future growth of the village setting out design criteria for new development, necessary to protect the distinctive character of Lavendon. It will also protect important spaces from development and will ensure that the necessary infrastructure can be delivered to support the future needs of the village.

## Basic Requirements of the Neighbourhood Plan

- 2.8 Whilst there is considerable scope for the local community to decide the content of the Neighbourhood Plan and the policies therein, the plan must meet basic conditions.
- 2.9 The Basic Requirements include:
- Have appropriate regard to national planning policy.
  - Promote the principles of sustainable development.
  - Be in general conformity with the Development Plan policies for the local area.
  - Be compatible with EU obligations, for example environmental and human rights legislation.

## The Submitting Body and the Designated Area

- 2.10 This Neighbourhood Plan is submitted by Lavendon Parish Council, who are the qualifying body as defined by the Localism Act 2011.
- 2.11 In accordance with Part 2 of the Regulations, Lavendon Parish Council applied to Milton Keynes Council to designate the parish as a neighbourhood area for the purposes of producing the Neighbourhood Plan. This application was approved on the 10<sup>th</sup> October 2017.
- 2.12 The Neighbourhood Plan covers the whole of the parish of Lavendon, as defined by Figure 5.

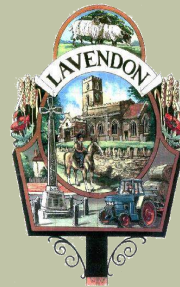


*Figure 5: The designated Lavendon Neighbourhood Plan Area*

## Plan Period, Monitoring and Review

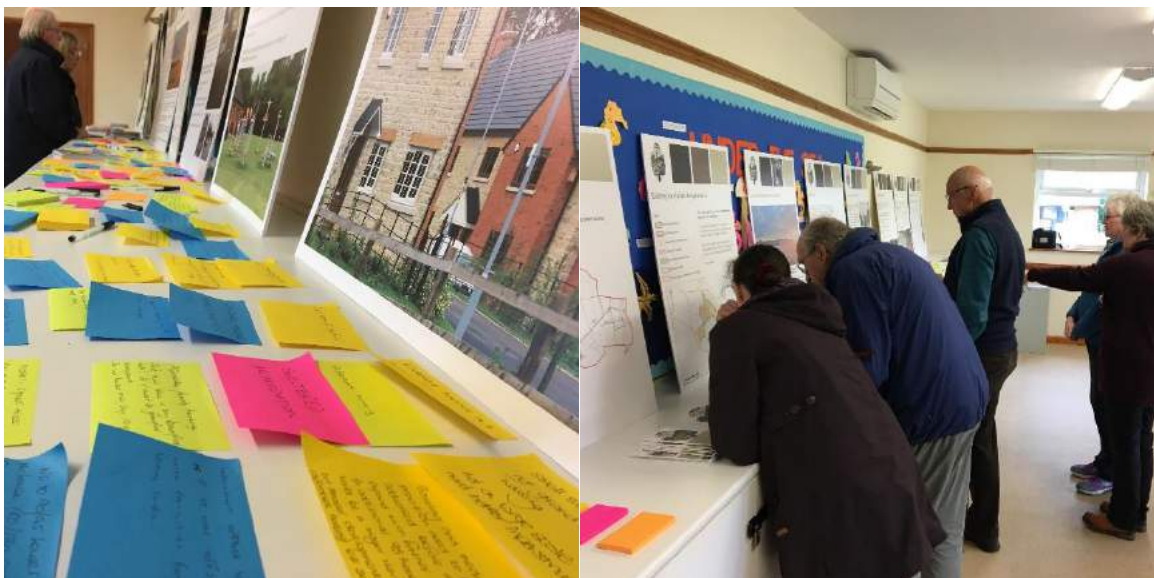
- 2.13 The Lavendon Neighbourhood Plan will form part of the Milton Keynes Development Plan documents and will run concurrently with the Milton Keynes Core Strategy until 2031.
- 2.14 The Lavendon Neighbourhood Plan is a response to the needs and aspirations of the local community as understood today. It is recognised that current issues and challenges are likely to change over the plan period and a review of the plan to accommodate new priorities may be necessary.

Lavendon Parish Council, as the qualifying neighbourhood plan authority, will be responsible for maintaining and periodically reviewing the plan. This will ensure that it remains relevant and conforms with other Milton Keynes Development Plan documents and national planning policy.



## 3. Community Engagement

- 3.1 At the heart of the preparation of the Neighbourhood Plan has been the engagement with the community to seek their views on the policies and proposals. An open day to launch the Neighbourhood Plan to the community was held in September 2017. Following this event, a Parish Survey was prepared and distributed to every household in the Parish in November 2017. Responses to the questionnaire were received in December 2017.



*Figure 6: The Neighbourhood Plan Launch Event*

- 3.2 It was requested that it be completed by every adult of eligible voting age. Younger members of household were encouraged to offer views as well through their parents or guardians, to capture as broad a profile as possible.
- 3.3 A total of 1044 questionnaires were distributed, and 320 completed copies were received, a response rate of 30%. The results of the questionnaire have been used to inform the direction of the Neighbourhood Plan. The results of the survey were analysed and incorporated into the draft version of the Neighbourhood Plan. A copy of the survey results can be seen in the accompanying consultation statement.
- 3.4 During the summer of 2018, the Neighbourhood Plan Steering Group asked for housing sites to be put forward by landowners in the Parish. This was advertised on the Parish Council web site, village notice boards, the village social media pages and in the Post Office.



3.5 The submitted sites were reviewed and incorporated into the Neighbourhood Plan. It was decided that the views of the community should be sought on the housing options to determine which sites should be taken forward. A second consultation event was held in November 2018 and the views expressed by members of the public have been used in this, the submission version of the Neighbourhood Plan.

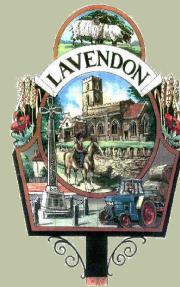


*Figure 7: Public consultation event on housing options*

## Key findings from the Consultation

3.6 The key findings from the consultation were:

- The countryside surrounding the village should be protected from development
- Opportunities to access the countryside should be sought
- There was support for new habitats
- Flooding was a major concern in the village
- Additional drainage works should be undertaken to reduce the risk of flooding
- Concerned that future development could increase the risk of flooding
- There is an urgent need for average speed cameras to reduce speeding in the village
- Additional traffic calming on the entrances to the village would help to slow traffic
- There is a need for new homes in the village
- New homes should be affordable
- Support was expressed for up to 10 new homes, beyond this level there was more responses in disagreement
- Housing should ideally be located within the existing settlement on infill sites and brownfield land
- Housing should be high quality, efficient and respect the character of the village



## 4. Our vision

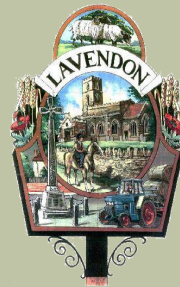
### Challenges for Lavendon

- 4.1 There are several challenges facing our village during the lifetime of this Neighbourhood Plan, including unprecedented amounts of housing growth and increasing traffic passing through Lavendon.
- 4.2 These include:
- The integration of substantial new housing development into the existing community.
  - Protecting the countryside surrounding Lavendon from further development.
  - Improving environmental diversity.
  - Delivering a mix of housing types that are affordable.
  - Identifying improvements to local services and facilities in response to future population growth.
  - Addressing the speed of traffic running through the village to make the community as safe as possible.
  - Protecting and enhancing the character of the village.

### Vision statement

- 4.3 The Neighbourhood Plan Steering Group adopted the following vision to inform and direct the policies contained within this Neighbourhood Plan.

To allow the integration of new housing into the existing village community and ensure that Lavendon Parish remains a desirable place to live and work, surrounded by attractive and accessible countryside, rich in environmental diversity and heritage.



## 5. Environment

### Context and justification

- 5.1 The review of the Neighbourhood Plan questionnaire has revealed that the residents of Lavendon strongly support the protection and enhancement of green spaces, habitats and local wildlife. Therefore, under the scope of the Neighbourhood Plan there is an opportunity to implement several measures aimed to preserve and enhance the environment of the Parish.
- 5.2 Through the Neighbourhood Plan, opportunities to improve the environment and biodiversity of the Parish will be sought where possible for the benefit of existing and future generations. This could include new wildlife habitat and landscape features, alongside ensuring that new development protects existing landscape features and delivers a positive net gain in biodiversity.
- 5.3 The policies support proposals to improve access to the countryside including the delivery of connections between Lavendon and the surrounding villages. Proposals that encourage cycling and walking, aiding sustainable travel choices will be supported, subject to compliance with other policies in the Neighbourhood Plan.

### Objectives

- To protect the countryside surrounding Lavendon from inappropriate development.
- To promote access to the countryside for recreation and enjoyment where possible.
- To support the provision and enhancement of habitats for wildlife.
- To seek opportunities to enhance the quality of the environment within the Parish, including biodiversity and wildlife networks.
- To ensure any development proposals do not adversely impact natural features including mature trees and hedgerows.
- To support appropriately located sustainable development and renewable energy technology, which does not harm the character or appearance of the village and contributes to mitigate against climate change.

# Policies

## POLICY E1: BIODIVERSITY OFFSET AND DEVELOPMENT

Development proposals that enhance the natural environment and contribute to biodiversity nett gains within the Parish will be supported, subject to compliance with other policies of the Neighbourhood Plan. Biodiversity Improvements will help in mitigating against the adverse effects that development has on the environment.

- New development will be expected to acquire baseline information on the environmental value of the site and demonstrate how its quality can be maintained or enhanced through the introduction of adequate mitigation. Proposals that would benefit the wider Parish will be looked at favourably.
- To avoid habitat fragmentation and maintain/enhance existing ecological networks, on-site mitigation will be encouraged. Where this cannot be achieved, development proposal will have to demonstrate why and contribute towards effective off-site mitigation projects, in close liaison with the Parish Council.
- Planting of high-quality native trees and shrubs will be expected as part of the development landscaping scheme.
- Developers will be expected to maintain new planting schemes for a period of 2 years from completion of construction works, either directly or through the appointment of a management company. The developer will be expected to remove and replace any dead/dying/decaying vegetation identified within that timeframe.

The Parish Council will encourage early engagement and discussion to identify strategies that could assist in the delivery of this policy.

## POLICY E2: ACCESS TO THE COUNTRYSIDE

Proposals to improve public access to the countryside will be encouraged and supported, including the opening of new footpaths, bridleways and cycling routes to improve connections between Lavendon and the surrounding villages.

#### POLICY E3: TREES AND HEDGEROWS

All development proposals should identify any significant trees within the site or affected by the proposals and demonstrate how these trees will be protected in accordance with BS5837 or the equivalent standards.

Mitigation and protection schemes will be implemented prior to construction work commencing and must be retained in good order throughout the construction period.

If the loss of trees and/or other established vegetation cannot be avoided, all development proposals will have to allow for clear, effective measures to offset the loss of biodiversity. This may include (but may not be limited to) planting new, high-quality trees and/or funding off-site planting schemes (although on-site mitigation is encouraged).

Proposals by landowners to improve the health, quality and number of trees within the Parish will be supported, including those within woodland and field margins.

## Implementation

- 5.4 These policies will be implemented through consultation with Milton Keynes Council during the planning application process. Early discussion and communication with the Parish Council when formulating a scheme will assist developers to obtain feedback on their proposals.



*Figure 8: Saint Michaels Church, Lavendon*

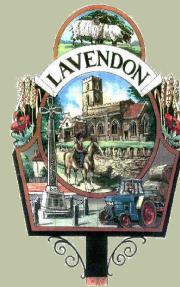


## Community project... improving our environment

- 5.5 *The Parish Council will take a lead in enhancing the ecological and biodiversity value of land that they control, through habitat creation and adopting alternative management practices. In turn this could encourage other land owners to do the same on their own sites, with support and guidance if required.*
- 5.6 *To protect existing natural capital, improve biodiversity and the quality of green spaces and to support the provision of ecosystem services, the Parish Council will work to deliver environmental and biodiversity enhancements through the implementation of dedicated management plans. The proposed actions may include but are not limited to the following:*
- *Copse –Improvements will be sought through a new management plan that could include new habitat features (i.e. habitat log piles) and installing additional bird and bat boxes.*
  - *Playing Field - Planting trees within the grounds; developing shrubs and stands of wildflowers along the boundaries; installing habitat boxes with a focus on birds, bats, hedgehog and invertebrates.*
  - *Roadside verges - Introduction of wildflowers along selected sections of the grass verge.*
  - *Allotments – creation of dedicated features to provide wildlife habitat (i.e. compost heaps and introduction of pollinator-friendly plants) and introduction of sustainable management practices such as water harvesting, etc.*
  - *Enhancement of the new community open space (see Policy CF2).*



*Figure 9: Tree planting and woodland footpaths at the Copse.*



## 6. Character and Design

### Context and justification

- 6.1 Lavendon has a distinct character that makes the village a special place to live and work. There are numerous buildings designated as heritage assets and attractive views through the historic core of the village along Northampton Road and the High Street.



*Figure 10: View looking up Northampton Road*

- 6.2 The Neighbourhood Plan allows the community to have a say in future development proposals and ensure that they respect the character and appearance of the village, the Conservation Area, Scheduled Ancient Monuments and Listed Buildings.
- 6.3 The National Planning Policy Framework emphasises the weight that should be afforded to the protection of heritage assets. Proposals will be required to consider the significance of nearby heritage assets; the level of detail should be proportionate to the importance of the assets.



- 6.4 Good design should contribute towards making places better for people, providing buildings that are fit for purpose, adaptable and sustainable. The delivery of good design is key to the planning system and a requirement of the National Planning Policy Framework
- 6.5 The choice of high-quality building materials, stone walls and good landscaping will help development proposals to respect and blend into the character of the village. The Neighbourhood Plan seeks to ensure that the village evolves in a managed way for the benefit of future generations.



*Figure 11: Cottages feature a blend of materials and some fine detailing*



*Figure 12: Relatively recent new housing within the village.*

## Objectives

- To maintain and enhance the character of the village, ensuring that changes are carefully considered to be harmonious with existing buildings and development.
- To integrate new development into the village, to avoid a sense of 'add-on' estates.
- To ensure that new buildings and extensions are designed to the very best standards and reflect the rural setting of the village and use high-quality materials that enhance the surroundings.
- To ensure that new development protects important views, buildings and character elements that the community cherish.

## Policies

### POLICY CD1: CONSERVATION AND HERITAGE

Development proposals should protect, conserve and, wherever possible, enhance the significance of heritage assets, including the Scheduled Ancient Monuments and the character of the Conservation Area and their settings.

This will include consideration of the following:

- The setting of any nearby listed buildings and their curtilages.
- The setting of Scheduled Ancient Monuments.
- Impact on the character and setting of the Conservation Area.
- Site specific design issues, including demonstration that proposals would make a positive contribution to the street scene, would be sympathetic to the character of neighbouring properties and would incorporate high-quality materials.

Development proposals that would harm the character and setting of the Conservation Area and heritage assets will be resisted.

### POLICY CD2: HIGH QUALITY DESIGN

All new development should demonstrate high quality design, respect the character and appearance of the surrounding area and enhance the quality of design within the village wherever possible. Development proposals that seek to enhance the character and quality of the Conservation Area will be supported.

Continued overleaf...

## POLICY CD2: HIGH QUALITY DESIGN CONTINUED

A central part of achieving high design is responding to and integrating with local surroundings and landscape context, as well as the built environment, through:

- Using high quality materials that complement the existing palette of materials used within the area.
- Using stone walling and / or green hedging as appropriate for highway boundaries wherever possible, in keeping with the existing streetscape.
- Ensuring safe access for pedestrians, cyclists and road users.
- Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact.
- Innovative design that is sustainable in its design, construction and operation.
- Promoting high quality interior spaces and the use of natural light and solar gain.
- Adopting the principles of sustainable urban drainage, where appropriate.

All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.

Parking should be designed so that it fits in with the character of the proposed development.

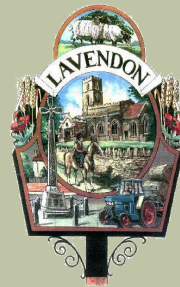
Considerations should include:

- Garages designed to reflect the architectural style of the house they serve.
- Garages set back from the street frontage.
- Parking located in between houses (rather than in front) so that it does not dominate the street scene.

## Implementation

- 6.6 These policies will be implemented through consultation with Milton Keynes Council during the planning application process. Early discussion and communication with the Parish Council when formulating a scheme will assist developers to obtain feedback on their proposals.





## 7. Flood Risk

### Context and justification

- 7.1 Lavendon is located on the slopes of the Great Ouse river valley, with the rolling landscape falling broadly to the south and west from higher ground in the north and east. This can lead to flooding situations occurring during storm rainfall, predominately caused by surface water run-off from the roads and fields overwhelming the drainage system.
- 7.2 The Environment Agency Flood Map for Planning identifies parts of the village as being at risk from surface water (Pluvial) flooding.

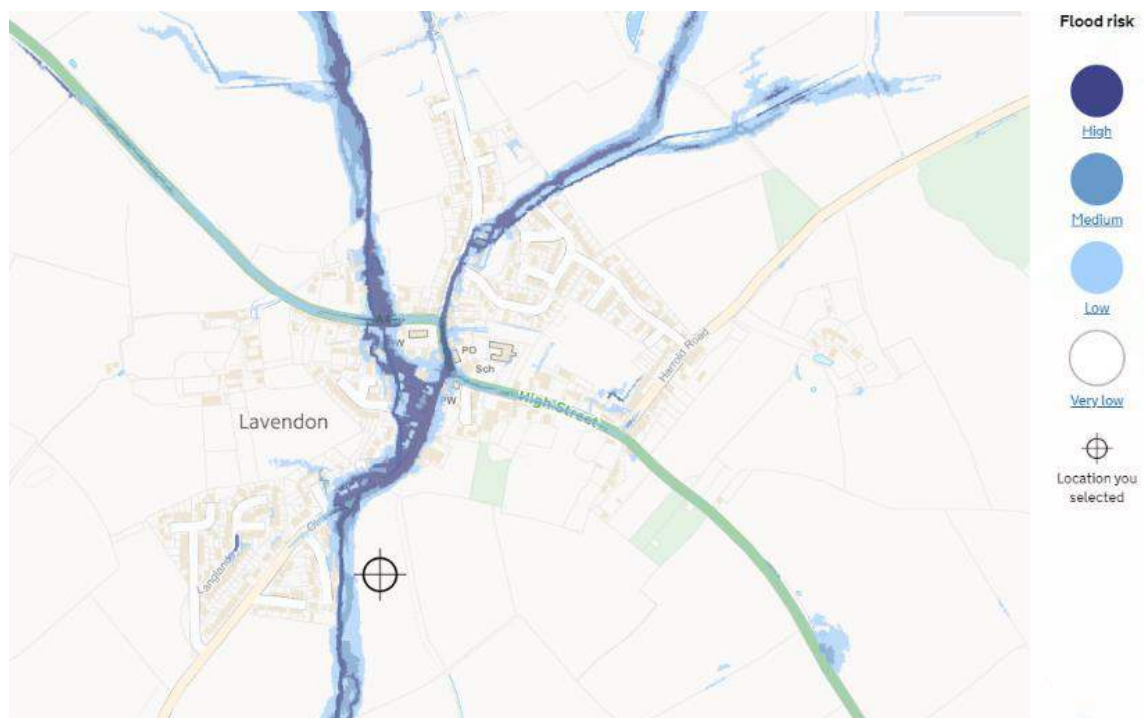


Figure 13: Environment Agency surface water flood risk map.

- 7.3 The Neighbourhood Plan promotes the creation of new flood attenuation measures and requires development proposals to adopt effective surface water management to ensure that the risk of flooding is not exacerbated elsewhere.

- 7.4 Other improvement works to the drainage system surrounding the village will be delivered through discussion with landowners surrounding the village to investigate ways of holding surface water in the higher catchment area to reduce the risk of storm water flooding in the centre of the village.
- 7.5 A programme of maintenance for the drainage systems within and around the village will also be investigated by the Parish Council, including establishing riparian ownership, to improve ditch capacity by regular clearance and maintenance. Opportunities to improve storm water flow and remove restrictions should also be sought and supported.

## Objectives

- To promote sustainable development.
- Responding to climate change.
- To require development to be safe from flooding and not exacerbate the risk of flooding elsewhere.
- To encourage the improvements in drainage systems to capture surface water run-off before it reaches the village where possible.



*Figure 14: Example of a flood attenuation pond.*

## Policies

### POLICY FR1: DEVELOPMENT AND FLOOD RISK

To promote sustainable development and combat climate change, all new housing within the Parish will be expected to adopt sustainable drainage schemes.

Surface water runoff should be attenuated on site whenever possible, and if achievable, should be combined with semi-natural balancing ponds to provide enhanced biodiversity and new wildlife habitats.

Encouragement will be given to enhancement of up-catchment flood storage, to hold surface water runoff away from the village.

### POLICY FR2: DELIVERY OF NEW FLOOD STORAGE PONDS

Support will be given to proposals to create new up-catchment flood storage ponds, to hold back surface water during storm events or in circumstances where the infiltration is inadequate.

The ponds should be located where connectivity between them utilising by existing vegetation can be achieved where possible, to provide a series of linked natural habitats.

The Parish Council will work with Milton Keynes Council, the Environment Agency and landowners to identify suitable locations and secure funding towards the scheme.

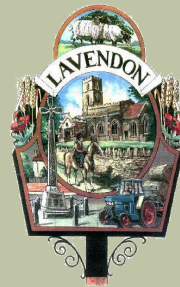
## Implementation

- 7.6 The Neighbourhood Plan will deliver these policies through the planning application process when considering development proposals and through discussion and agreements reached with land owners and other agencies concerned with drainage in the village.

### *Community project... reducing flood risk*

- 7.7 *In order to aid and improve the drainage throughout the village, a working group will be established to clear drains and ditches of vegetation and debris, subject to safe access being achievable and landowner's permission.*





## 8. Highways and Transport

### Context and justification

- 8.1 Lavendon is located on the main Northampton to Bedford Road, the A428. It also caters for traffic moving east to west from the Bedfordshire villages towards Olney and Milton Keynes.
- 8.2 Views on traffic, speeding and the risk of accidents were issues covered by the resident's survey questionnaire. It was evident that the around 75% of residents who responded felt that additional traffic calming, improved signage and average speed cameras were needed.



*Figure 15: The A428 in the centre of the village.*

- 8.3 Private cars dominate for journeys out of the village as to be expected for a rural area. The village has a limited bus service, which provides a vital lifeline for those residents who do not use a car and need to access services in the surrounding towns and was relatively well used by around 14% of respondents.
- 8.4 Presently, the speed limit changes from the national speed limit 30 mph at the village boundary when heading north and south on the A428. Olney Road has a similar arrangement changing from the national speed limit to 30mph on the edge of the village, although there is no gateway feature here.



*Figure 16: Damage to the War Memorial following a road traffic accident.*

- 8.5 The aim would be to unify the location of entrance signs into the village with the speed limit change and establish a clearer feature or signage that signals to drivers they have entered a settlement. Support will be given to the creation of new village entrances to better define the transition from rural roads to the speed limited and to help reduce vehicle speeds.
- 8.6 In addition, support will be given to alterations to the A428 through the village that improve pedestrian safety and the perception of safety, reducing the dominance of the carriageway as it passes through the village. This should be focused around the centre of the village, namely in the vicinity of the village store, the primary school and war memorial.



## Objectives

- To investigate appropriate signage and warnings to drivers to reduce speed upon entering the village, whilst avoiding an over proliferation of signs.
- To promote the delivery of average speed cameras through the village.
- To encourage improved access to the countryside and the maintenance of footpaths, bridleways and cycling routes throughout the Parish.
- To consider ways to improve off-road car parking for existing properties, where this can be achieved without adverse impacts on the character of the village streets.
- To require all new development to meet or exceed Milton Keynes Parking Standards.
- To support the rural bus services and ensure that the new homes in the village have information available to promote non-car transport choices.

## Policies

### POLICY HT1: HIGHWAYS AND NEW DEVELOPMENT

New development proposals will be expected to demonstrate that a safe and satisfactory access can be achieved, including the delivery of visibility splays to meet the requirements of the Highway Authority.

Proposals should demonstrate how pedestrian access to village facilities and services can be achieved, with connections to the existing footpath network delivered wherever possible.

The integration of new development into the village through non-car modes of transport is essential to avoid isolated estates and promote social inclusion. This will also ensure that new development will successfully support the village facilities and new residents will become part of the community.



*Figure 17: HGV traffic passing through the village.*

#### POLICY HT2: VILLAGE HIGHWAY ENHANCEMENT

Proposals for the improvement of the highways passing through the village will be supported where they result in a benefit to residents and non-car users. Proposals could include the following:

- Wider pavements.
- Average speed cameras.
- Installation of sensitively designed street furniture to create pedestrian 'safe-zones'.
- Road surface treatment to visually encourage drivers to slow down and be aware of pedestrians and cyclists.
- Improved village gateways to signal to drivers that they should slow down.

Funding will be sought from developer contributions and other available sources to secure these improvements.

#### POLICY HT3: PARKING

All new development proposals will be expected to provide sufficient on-site car parking to meet the requirements of the Milton Keynes Design Standards as a minimum level.

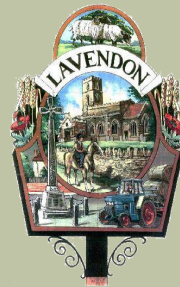
Parking spaces should be located in a manner that ensures that parked cars do not dominate the street scene and do not form clusters of frontage car parking.

## Implementation

- 8.7 These policies will be delivered in conjunction with the requirements of the Milton Keynes Residential Development Design Guide and will be applied through the consideration of planning applications. Contributions will be sought from developments towards the village entrance improvements from development proposals.

### *Community project... improving car parking*

- 8.8 *A working group has been established to plan for and deliver an expansion of the car park serving the village hall to the rear of the building. This will greatly improve car parking capacity and reduce instances of on-street car parking in the area.*



## 9. Community

### Context and justification

- 9.1 Lavendon has a strong sense of community offering a range of facilities and services to residents, including two churches, a primary school, children's nursery, shop and post office, village hall and popular public houses serving food. These are complemented by green spaces in the village including a well-equipped recreation area with sports and play equipment and allotments.



*Figure 18: The former village school, now a children's nursery.*

- 9.2 Lavendon has a bus service, which provides a vital lifeline for those residents who do not drive, connecting the village to Newport Pagnell, Olney, Milton Keynes, Northampton and Bedford. As with all rural bus routes, there is pressure to reduce services in response to funding restrictions and this is a matter of great concern to those who rely upon this service.

- 9.3 It is recognised that the Neighbourhood Plan cannot control the provision of bus services in Lavendon. Nevertheless, it is important to recognise the role that bus services play to our community, meeting the needs of those who do not drive or have access to a car. The objective to support the bus services and respond to any proposed changes is one that the Parish Council will embody and take forward when representing the interests of the village.

## Objectives

- To support community facilities including the Churches and the Village Hall.
- To ensure that the policies in the Neighbourhood Plan are inclusive and meet the needs of the young, the elderly and those in between.
- To support the continued use of the bus service in the village and respond to any proposed changes to the service.

## Policies

### POLICY CF1: COMMUNITY FACILITIES

There will be a presumption in favour of the protection of existing community facilities for current and future generations. Proposals that would involve the loss of a community facility, or its change of use to a non-community beneficial use, will not be supported without evidence to justify the loss and suitable alternative provision first being secured.

For the avoidance of doubt, community facilities within the village are defined as:

- Baptist Church
- St. Michaels Church
- Lavendon Village Hall
- The recreation area
- The copse
- The allotments

Proposals for improvements to existing community facilities, or additional services and facilities within the village, will be supported subject to consideration of the potential for noise, disturbance, fumes or smell, traffic generation and car parking.

#### POLICY CF2: COMMUNITY OPEN SPACE

Land at Harrold Road as shown on the proposals map is designated as community open space and shall be protected from built development. Use of this land for the benefit of the community will be supported and could include:

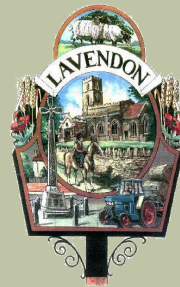
- Space for informal recreation and dog walking, connected to the existing public footpath network.
- Community led tree planting schemes and biodiversity enhancements.
- Planting of a community orchard.
- Nature and play trail.
- Cycling track.

The Parish Council will formulate a management plan for the community open space, which will be maintained with the help of volunteers.

### *Community project... reducing litter*

*With significant traffic passing through the village, littering has been a problem. A working group has been established to clear litter from the verges and along the roads in the village on a periodic basis. This helps us to demonstrate the spirit of our community and improve the environment of our village.*





# 10. Housing

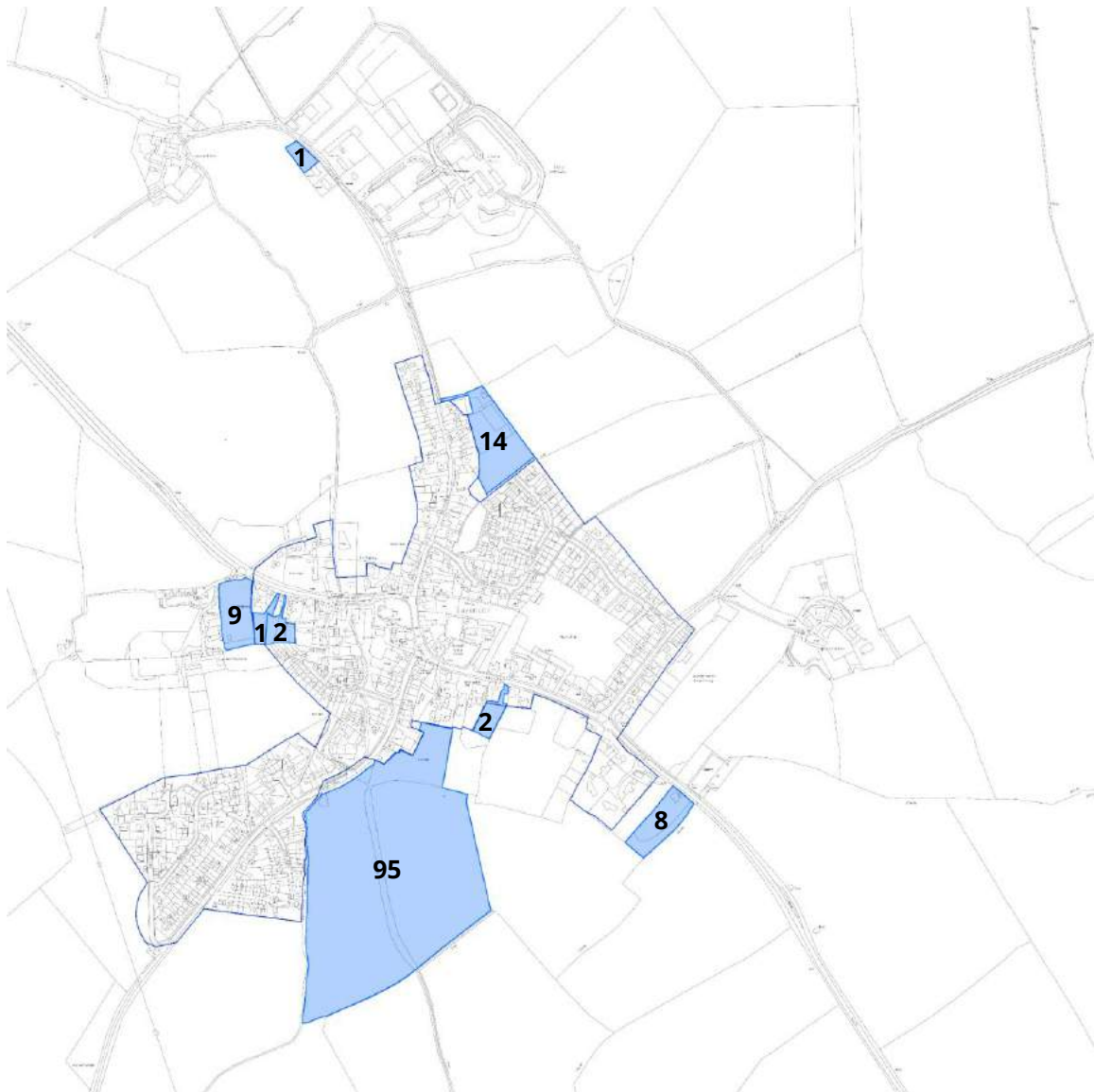
## Context and justification

- 10.1 The National Planning Policy Framework describes the achievement of sustainable development as the purpose of the planning system, (NPPF, Para 7). Plans and decisions should apply a presumption in favour of sustainable development and should plan positively to meet the development needs in their area, (NPPF, Para 11).
- 10.2 Neighbourhood plans should not promote less development that set out in strategic policies for the area (NPPF, Para 29) and once in force take precedence over the non-strategic policies of the local plan (NPPF, Para. 30).



*Figure 19: Recent construction of new housing within the village.*

- 10.3 Consultation has taken place with the community prior to the preparation of the Neighbourhood Plan to identify views on the type of housing needed in the village and the overall amount over the plan period. The survey results have been considered in the light of recent planning permissions, which have allowed a considerable amount of new housing in the village.
- 10.4 The location of the planning permissions for new housing at the current time can be seen at Figure 19 below.



*Figure 20: The existing settlement boundary (blue outline) and recent housing permissions (blue shading), with number of houses approved shown.*

- 10.5 The village settlement boundary is defined by Plan M:K, which updates the boundary defined by the 2005 Local Plan, and now includes developments recently completed in the village. These are:
- Old Brickyard, New Row (7 dwellings)
  - 45a Northampton Road (1 dwelling)
  - 37 Northampton Road (2 dwellings)

- 10.6 Excluded from the settlement boundary at the present time because the developments have not commenced are:
- Land north of the Glebe (14 dwellings)
  - The Old Stone Yard, Bedford Road (8 dwellings)
  - Land South of Olney Road (95 dwellings)
  - Land at Castle Road (1 dwelling)
- 10.7 In total these planning permissions and appeals, both recently completed and not yet started deliver an additional 128 dwellings to our village.

## Survey results and call for sites

- 10.8 The questionnaire results have highlighted that 68% of respondents supported 1 to 5 new dwellings, as opposed to 32% not supporting that number. For 6 to 10 dwellings, support was given by 60% of respondents, versus 40% not supporting. Up to 20 dwellings, the level of support was broadly similar at 45%, with 55% not supporting that amount.
- 10.9 To determine where future development could be delivered, a call for sites was made in August 2018, which resulted in four sites being put forward by landowners. One of these sites (Site 1) has been granted planning permission by Milton Keynes Council, leaving the remaining three sites to be considered for inclusion within the Neighbourhood Plan.
- 10.10 The sites were presented to the village community as part of the draft plan consultation in September 2018, and all comments and feedback has been assessed. The results of this exercise can be seen at Annex B.
- 10.11 The inclusion of no further housing within the Neighbourhood Plan is not an option that would be compliant with National Planning Policies. The Neighbourhood Plan must be positively prepared, meeting the housing needs of the designated Neighbourhood Area. To take a robust position and ensure that the Neighbourhood Plan cannot be challenged by a speculative developer in the future, it is recommended that the Neighbourhood Plan allocates one of the proposed housing sites.

## Objectives

- To ensure that new housing proposals within the Parish show general accord with the wishes and needs of the community in relation to scale, location and mix of dwellings.
- To require new housing to be carefully integrated into the built form of the village and not cause harm to existing important views or heritage assets.
- To secure commitment that any new housing will be highly sustainable, both in construction and operation to reduce the building's carbon footprint.
- New housing should use high quality materials and include measures to enhance the biodiversity of its setting.

# Policies

## POLICY H1: DEVELOPMENT STRATEGY

The Lavendon village settlement boundary, as shown on the Neighbourhood Plan Proposals Map, has been defined to shape the physical growth of the village over the plan period.

There is a presumption in favour of sustainable development within the settlement boundary, provided that the proposals comply with the provisions of the Lavendon Neighbourhood Plan and the Milton Keynes Development Plan.

Development proposals, including windfall development, should:

- Preserve and enhance the character and appearance of the Conservation Area and the setting of Scheduled Ancient Monuments and listed buildings.
- Protect and wherever possible, enhance the rural character of the village.
- Preserve the wider landscape setting of the village.

Outside of the settlement boundary the remainder of the Parish is defined as countryside. Development proposals will be supported where they are appropriate to the rural area and are in accordance with the NPPF and the

## POLICY H2: WINDFALL INFILL DEVELOPMENT

Small scale residential proposals will be supported where such proposals are located within the defined settlement boundary and where the following criteria can be met:

- The proposal would be an infill plot appropriately located between existing buildings.
- It would not have an adverse impact on the character and setting and of the Conservation Area, or cause harm to the setting of a Listed Building or the setting of Scheduled Ancient Monuments.
- The proposal can be situated without harming the amenities and privacy of existing neighbours.
- The proposal includes good design, high quality materials and respects local vernacular.
- Acceptable access arrangements can be achieved, and on-site parking can be provided to meet the demands of the development.
- The scheme would not increase the risk of flooding elsewhere.

### POLICY H3: INTEGRATION OF NEW HOUSING

Proposals for new housing development, including details submitted for schemes with outline planning permission, should be well integrated with the village and demonstrate how they will ensure that new residents can access facilities and services.

Opportunities to provide new footpath links, open spaces and areas for community recreation should be included where possible, to ensure that the wider community benefits from new development within the village.

Proposals that lead to 'enclosed or private' housing estates, segregated from the community should be avoided.

This policy will apply to all housing development proposals, including outline planning permissions where reserved matters applications have not been made or determined.

Developers should demonstrate how the policy can be achieved and engage with the Parish Council to determine suitable options to integrate their proposals into the community.

## New housing allocation

- 10.12 The Neighbourhood Plan makes an allocation for new housing off Harrold Road. The development shall provide up to eight new dwellings, on an area of land no greater than 0.75 hectares. This site received the least number of comments during the public consultation feedback, as detailed in the site analysis at Annex B.
- 10.13 Development proposals will be expected to provide a mix and range of housing types and sizes, including lower cost housing and bungalows. The houses should present a frontage to Harrold Road and be of high-quality design appropriate to the approach to the village. Proposals will be expected to provide landscaping to the boundaries to create a new 'edge' to the settlement and also to protect the amenities of the existing residents on The Glebe.
- 10.14 The development will be expected to provide surface water attenuation to ensure that surface water run off is unchanged and there is no greater flood risk to existing dwellings. There should also be net gain in biodiversity and a detailed planting and management plan to demonstrate that the scheme will improve habitat for wildlife.
- 10.15 The development of this site presents an opportunity to provide a sports field for the village, located adjacent to the new housing allocation, which would be secured through a legal agreement or statutory undertaking.



#### POLICY H4: HARROLD ROAD NEW HOUSING ALLOCATION

Land west of Harrold Road adjoining the existing settlement is allocated for a new housing development of up to 8 dwellings. The development, including gardens and amenity space, shall be no greater than 0.75 hectares to control the size and scale of the proposal.

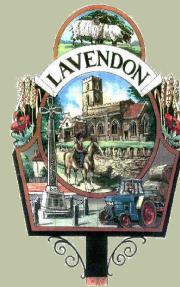
Proposals will be supported where it can be demonstrated they:

- Provide a balanced mix of housing, including a range of house types and sizes suitable for meeting a range of needs.
- Be very sensitive to the site surroundings and nearby heritage assets and demonstrate that the scheme will make a positive contribution to the character and appearance of the area.
- Incorporate good design, high quality materials and local vernacular design details.
- Provide a high-quality landscaping scheme to the site boundaries and demonstrate through an effective management plan that there will be net gain in biodiversity.
- Ensure that the proposed houses are highly sustainable, including energy efficiency measures and meet lifetime homes standards.
- A single point of access should be taken from Harrold Road.
- Parking spaces and turning areas should be provided to fully meet the needs of each house and should include visitor spaces and turning for refuse and delivery vehicles.
- Provide future residents with landscaped shared spaces and private amenity gardens.
- Include stone walls to the boundaries of the site where appropriate, to reflect those found elsewhere in the village.
- Ensure that the relationship of the new dwellings to neighbouring properties is carefully considered to avoid creating significant adverse impacts in terms of amenity, light, privacy and noise.
- Provide on-site attenuation for drainage and prevent surface water runoff causing a greater level of flood risk elsewhere.

The developer(s) will also be expected to make provision for community open space, as specified by Policy CE2 and secured through legal agreement or statutory undertaking. This should be located on land adjacent to the housing allocation and accessible from the existing public footpath network ensuring that the new housing allocation is well connected to the rest of the village.

## Implementation

These policies will be implemented through the development management process and with early engagement from developments, including informal discussions prior to applications being made if necessary.



# 11. Business and Employment

## Context and justification

- 11.1 Lavendon features a number of employment opportunities, including the public houses, car repairs, the village stores and Tustings leather goods. In addition, there are residents who work from home on a self-employed basis. The village is also surrounded by farms, and whilst agricultural employment is not as significant to the village as it once was, it remains important to the rural way of life.
- 11.2 When asked how businesses in Lavendon should be supported, over half of respondents to the village survey felt that better mobile phone reception and faster broadband were important. Whilst internet access speed within the village has improved, the need to ensure online connectivity remains as fast as possible remains. This is particularly important to support flexible home working and ensuring access to an increasingly digital world.



Figure 21: The village store and post office

## Objectives

- To support local businesses to grow within the Parish and encourage employment opportunities such as home working.
- To secure faster and reliable broadband access to all those who need it within the village is a key objective, allowing Lavendon to best meet future digital needs.

## Policies

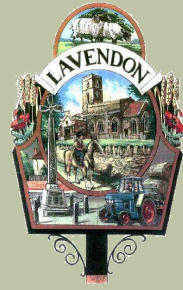
### POLICY BE1: BUSINESS AND EMPLOYMENT

Applications for development that will create employment will be positively supported subject to meeting the following criteria:

- The site is located within the defined settlement boundary or is an existing building suitable for conversion. New buildings outside of the settlement boundary will be supported in accordance with NPPF policy on the rural economy and the Milton Keynes Development Plan.
- The proposed development can be accommodated into its surroundings in terms of design, materials and is sympathetic to the character of the area.
- There would not be an adverse impact on the amenity of neighbouring properties and the character of the area by virtue of parking, lighting, noise, vibration and fumes.
- The development can be safely accessed by the expected volume and size of vehicles, including staff and deliveries and would not generate traffic to such an extent that would harm the rural character of the village.

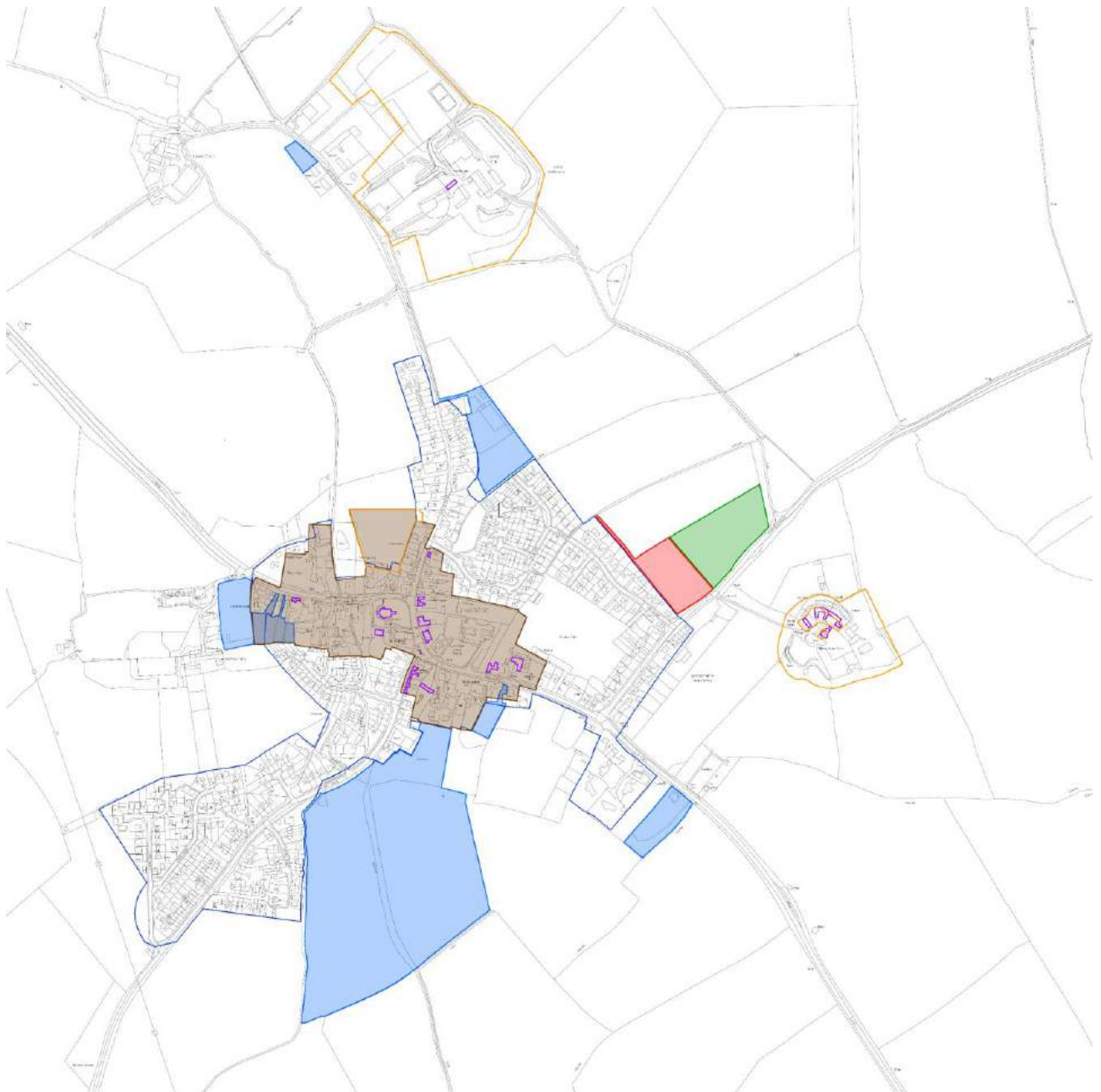
## Implementation








- 11.3 This policy will be applied through the consideration of planning applications in conjunction with Milton Keynes Council.



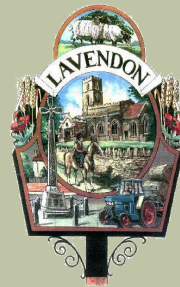
## LAVENDON NEIGHBOURHOOD PLAN

# Proposals Map



-  Conservation Area
-  Scheduled Ancient Monument
-  Listed Buildings
-  Settlement Boundary
-  Housing development with planning permission
-  Housing Allocation
-  Community Open Space





LAVENDON NEIGHBOURHOOD PLAN

# **Annex A: Listed Buildings**

# Listed buildings in Lavendon Parish

Building	Listing No.	Grade	Address
Lavendon Grange	1289456	2	Warrington Rd Lavendon MK46 4HL
Lavendon Abbey and fishponds	1011309	scheduling	Warrington Rd Lavendon MK46 4HL
Sundial Lavendon Grange	1289457	2	Warrington Rd Lavendon MK46 4HL
Piers and wall south of Lavendon Grange	1212665	2	Warrington Rd Lavendon MK46 4HL
Abbey Farm House	1212681	2	Warrington Rd Lavendon MK46 4HL
Stable block and barn south of Lavendon Grange	1212665	2	Warrington Rd Lavendon MK46 4HL
Lavendon Mill House	1212624	2	Olney Rd Lavendon MK46 4HJ
Lavendon War Memorial	1458137	2	Olney Rd junction High St MK46 4EU
The Rectory	1365718	2	2 Olney Rd Lavendon MK46 4EU
The Forge	1365720	2	1 Olney Rd Lavendon MK46 4EU
7-11 Olney Rd	1212623	2	7-11 Olney Rd Lavendon MK46 4EU
The Post Office	1365714	2	11 and 13 High St Lavendon MK46 4EX
The Green Man P.H.	1365716	2	High St Lavendon MK46 4HA
15 High Street	1365715	2	15 High St Lavendon MK46 4EX
35 High St	1212616	2	35 High St Lavendon MK46 4HA
St Michaels Church	1212619	1	High St Lavendon MK46 4JD
Manor Farmhouse	1212617	2	High St Lavendon MK46 4HA
Haddon Cottage The Old Deanery	1212562	2	1 High St Lavendon MK46 4EX
Uphoe Manor Farmhouse	1212603	2	Harrold Rd Lavendon MK46 4HX
Moat and enclosure Uphoe Manor	1011305	scheduling	Harrold Rd Lavendon MK46 4HX
Large barn Uphoe Manor	1212560	2	Harrold Rd Lavendon MK46 4HX
Small barn Uphoe Manor	1212561	2	Harrold Rd Lavendon MK46 4HX
Cart shed Uphoe Manor	1212608	2	Harrold Rd Lavendon MK46 4HX
Harrold Lodge Farmhouse	1159546	2	Harrold Rd Lavendon MK46 4HX
The Bury ringwork of associated earthworks	1011295	scheduling	Northampton Rd Lavendon MK446 4EY
33 Northampton Rd	1212621	2	Northampton Rd Lavendon MK46 4EY
Castle Farmhouse	1212559	2	Castle Rd Lavendon MK46 4JG
14 Castle Rd	1289464	2	14 Castle Rd Lavendon MK46 4JD
Site of Lavendon Castle	1009542	scheduling	Castle Rd Lavendon MK46 4JG

Source: Historic England (March 2018)



LAVENDON NEIGHBOURHOOD PLAN

# **Annex B: Consideration of Potential Housing Sites**

## Call for Sites

- B1. A call for sites to identify potential housing land was undertaken and initially closed in August 2018. Four sites were suggested, the locations of which have been shown on the plan overleaf, (see Figure 29). Each respondent has been given an opportunity to refine their proposal and provide more details on the intended development. The sites have been assessed and considered on a comparative basis and the results of this exercise formed part of the public consultation event held on the draft plan in September 2018. All feedback and comments on the suggested sites were collated to determine which options were supported, or in the event that there was limited support for any site the Neighbourhood Plan would consider the option(s) that generated the least amount of objection.
- B2. It is apparent from the options put forward from the call for sites that none of them are brownfield locations and all are outside of the existing settlement boundary. All options are on greenfield sites and whilst this type of location was not strongly supported by the respondents to the questionnaire, the lack of alternatives leaves limited choice.

## Site selection methodology

- B3. When considering locations for new development, an assessment of potential options around the village has been undertaken. The sites were assessed on a comparative basis against a range of criteria that included:
- Applying a clear preference in accordance with the National Planning Policy Framework (NPPF) and the wishes of the community, for new housing to be located on previously developed land (brownfield sites), over and above greenfield development;
  - If that is not possible and greenfield locations are considered, then they should be within the existing settlement boundary, or closely related to it. Locations that would be detached from the settlement boundary within the countryside and which would adversely impact upon the rural setting of the village should be avoided.
  - Potential sites should not have significant adverse impacts upon the heritage assets within and surrounding the village, including the Conservation Area, Scheduled Ancient Monuments and Listed Buildings;
  - Potential sites should avoid locations that are at risk of flooding if lower risk opportunities are suitable, in accordance with the NPPF and applying the sequential test and exceptions test;
  - Other factors such as access, utilities, feasibility, land availability, and whether housing could be realistically delivered within the timeframe of the Neighbourhood Plan.



## Consideration of potential housing sites

- B4. As highlighted above, the call for sites process resulted in four sites being suggested by landowners around the village. These sites could deliver around 24 new homes if all the sites were to be supported and allocated by the Neighbourhood Plan.



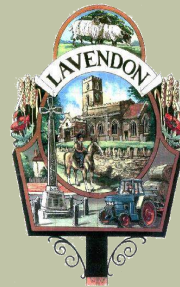
*Figure 22: Potential Housing Allocations put forward for consideration*

- B5. The suggested sites have been assessed against a standardised site selection methodology to assess their suitability for inclusion within the Neighbourhood Plan. The sites are indicated on the map at Figure 29.
- B6. It should be noted that planning permission has been granted for a single dwelling on Site 1 (January 2019), so further assessment of this site has now been excluded from this analysis.

Site Ref	Site 2	
Site Address	Castle Farm, Castle Road, Lavendon	
No. of units proposed?	4 detached units in courtyard setting (0.23 ha)	
Location type?	Greenfield	✓
	Previously developed	
Within settlement boundary?	Outside	✓
	Within existing area	
Relationship to settlement boundary?	Linear	
	Extension	
	Detached or remote	✓
Relationship to settlement generally?	Does not adjoin the settlement boundary or the permitted housing development north of The Glebe. Would be additional housing on the north side of Castle Road.	
Flood Risk Designation?	Zone 3 (High Risk)	
	Zone 2 (Medium Risk)	
(tick all that apply)	Zone 1 (Low Risk)	✓
Surface Water Flooding risk?	High	
	Medium	
	Low	✓ (Part low risk on south east boundary)
	Very Low	
Land use?	Specify Use	Agricultural
Public footpaths on site?	Yes	
	No	✓
	Describe	
Heritage constraints nearby?	Yes	✓
	No	
	Describe	Lavendon Castle SAM and Listed Buildings to the north
Highway access constraints?	Yes	
	No	✓
	Describe	Castle Road relatively narrow and has limited capacity for additional traffic. Traffic and highway safety raised by a number of respondents to the exhibition
Utilities constraints?	Yes	
	No	✓
(Specify type)	Unknown	
Assessment	Proposal is for four dwellings arranged in a rural style courtyard setting. Development would assist with social sustainability and help to support services and facilities in the village. Site is remote from the settlement boundary and near to a proposal that MKC refused permission for its countryside location. Heritage impact would have to be very carefully considered. Traffic growth on Castle Road was a concern raised by several comments at the exhibition.	
Community benefits?	Not specified but could be discussed.	

Site Ref	Site 3	
Site Address	Land off Harrold Road, adjacent to The Glebe, Lavendon	
No. of units proposed?	5 detached (0.75 ha) varied to 8 mixed units	
Location type?	Greenfield	✓
	Previously developed	
Within settlement boundary?	Outside	✓
	Within existing area	
Relationship to settlement boundary?	Linear	
	Extension	✓
	Detached or remote	
Relationship to settlement generally?	Development would extend the settlement along Harrold Road. Assumed it would run along existing edge of built form, but boundary not specified in the call for sites response. Additional information received to clarify the boundary of the site being sought.	
Flood Risk Designation?  (tick all that apply)	Zone 3 (High Risk)	
	Zone 2 (Medium Risk)	
	Zone 1 (Low Risk)	✓
Surface Water Flooding risk?	High	
	Medium	
	Low	
	Very Low	✓
Land use?	Specify Use	Agricultural
Public footpaths on site?	Yes	
	No	✓
	Describe	Public footpath runs along the northern boundary and into the village centre.
Heritage constraints nearby?	Yes	
	No	✓
	Describe	
Highway access constraints?	Yes	✓
	No	
	Describe	Access to the site could be taken from Harrold Road.
Utilities constraints?  (Specify type)	Yes	
	No	✓
	Unknown	
Assessment	Proposal is for a mix of 5 dwellings to meet community needs. Scheme varied to include 8 dwellings, but with a wider range of house sizes and styles. Proposals would assist with social sustainability and support services and facilities in the village. Site adjoins the settlement boundary. Extends development on the approach to the village on Harrold Road, careful screening and boundary treatment would be needed, which could offer biodiversity improvement opportunities. Adjacent land offered for community uses and habitat improvement.	
Community benefits?	Opportunity to secure community open land for the benefit of the village, which could be used for a variety of purposes including habitat creation, sport and recreation.	

Site Ref	Site 4	
Site Address	Land at Uphoe Manor Farm, Bedford Road, Lavendon	
No. of units proposed?	14 detached and semi-detached dwellings (2 to 4 bedrooms) varied to 8 units	
Location type?	Greenfield	✓
	Previously developed	
Within settlement boundary?	Outside	✓
	Within existing area	
Relationship to settlement boundary?	Linear	
	Extension	✓
	Detached or remote	
Relationship to settlement generally?	Would be remote from the settlement boundary in the countryside. Adjacent to existing housing to the south and on the opposite side of the road.	
Flood Risk Designation?	Zone 3 (High Risk)	
	Zone 2 (Medium Risk)	
(tick all that apply)	Zone 1 (Low Risk)	✓
Surface Water Flooding risk?	High	
	Medium	
	Low	
	Very Low	✓
Land use?	Specify Use	Agricultural
Public footpaths on site?	Yes	
	No	✓
	Describe	
Heritage constraints nearby?	Yes	✓
	No	
	Describe	Upper Manor Moated site SAM and Listed Buildings to the north west. Field reported to contain ridge and furrow features.
Highway access constraints?	Yes	
	No	✓
	Describe	Access to Bedford Road preferred. Could have an alternative access to Harrold Road. Highway safety raised as a concern at the exhibition.
Utilities constraints?	Yes	
	No	✓
(Specify type)	Unknown	
Assessment	Proposal is for a range of housing types including some 2 and 3-bedroom lower cost homes. Varied to reduce the site size and number of dwellings. Development would assist with social sustainability and support services and facilities in the village. Site is an extension of the settlement boundary although not directly adjoining the boundary. New housing development permitted on the Stone Yard to the south of the site. Heritage impact would have to be very carefully considered. Site is relatively well contained, but the layout and extent of housing will be important. Potential impact on the tranquillity of the cemetery raised at the exhibition. Concern raised over access if this was to be onto the A428.	
Community benefits?	Not specified but could be discussed.	



## LAVENDON NEIGHBOURHOOD PLAN

### Call for sites comparison findings

- B7. Having considered the potential housing sites put forward in response to the call for sites, the following points are highlighted:
- No sites are located within the settlement boundary.
  - All of the suggested sites are on greenfield land.
  - Site 2 is located off Castle Road and proposes four dwellings. The site is detached from the existing settlement boundary and could not be easily added to the settlement boundary as an extension.
  - Site 3 is located off Harrold Road and offers the opportunity to improve the community access to the countryside for recreation and sport, alongside habitat creation and biodiversity enhancement. The settlement boundary could be extended to accommodate this adjoining site.
  - Site 4 is located off Bedford Road and offers a range of house types and styles to suit different budgets and needs. It is close to a Scheduled Monument, so the relationship would have to be carefully considered. The settlement boundary is separated from the site by a strip of gardens. The boundary could be extended to link the site to the existing settlement.
- B8. Feedback should be sought through the public consultation exhibition on the potential sites to determine views on the options, before a final allocation or allocations are made in the submission version of the Neighbourhood Plan.

### Public Consultation feedback

- B9. Public consultation of the draft Neighbourhood Plan was undertaken in September 2018. All of the proposed sites submitted to the call for sites were displayed on boards and feedback sought from attendees.
- B10. The table overleaf at Figure 30 shows a count and calculated percentage of the main topics raised for each site. These results have been presented in the form of a bar chart at Figure 31 to allow direct comparison between the feedback for each site and topic area.



Topic	Site 2		Site 3		Site 4		Total
	Count	Percentage of Topic Comments	Count	Percentage of Topic Comments	Count	Percentage of Topic Comments	
Open countryside	6	35%	3	18%	8	47%	17
Greenfield	6	67%	3	33%	0	0%	9
Site is remote from the settlement	6	75%	0	0%	2	25%	8
Generates extra traffic	15	88%	1	6%	1	6%	17
Access to narrow	5	100%	0	0%	0	0%	5
Danger to pedestrians	5	100%	0	0%	0	0%	5
Poor / dangerous junction with main road	7	50%	1	7%	6	43%	14
Will have impact on heritage assets	1	14%	1	14%	5	71%	7
Lack of facilities and services	7	64%	2	18%	2	18%	11
Would disturb peace and quiet	0	0%	1	20%	4	80%	5
Need more affordable housing	6	33%	6	33%	6	33%	18
Need housing for elderly / young	4	29%	6	43%	4	29%	14
Risk of flooding	1	100%	0	0%	0	0%	1
<b>Total</b>	<b>69</b>		<b>24</b>		<b>38</b>		<b>131</b>
	<b>Site 2</b>		<b>Site 3</b>		<b>Site 4</b>		
Share of all comments made for all sites	<b>53%</b>		<b>18%</b>		<b>29%</b>		<b>100%</b>

Figure 23: Topics raised in the public consultation with counts and percentages

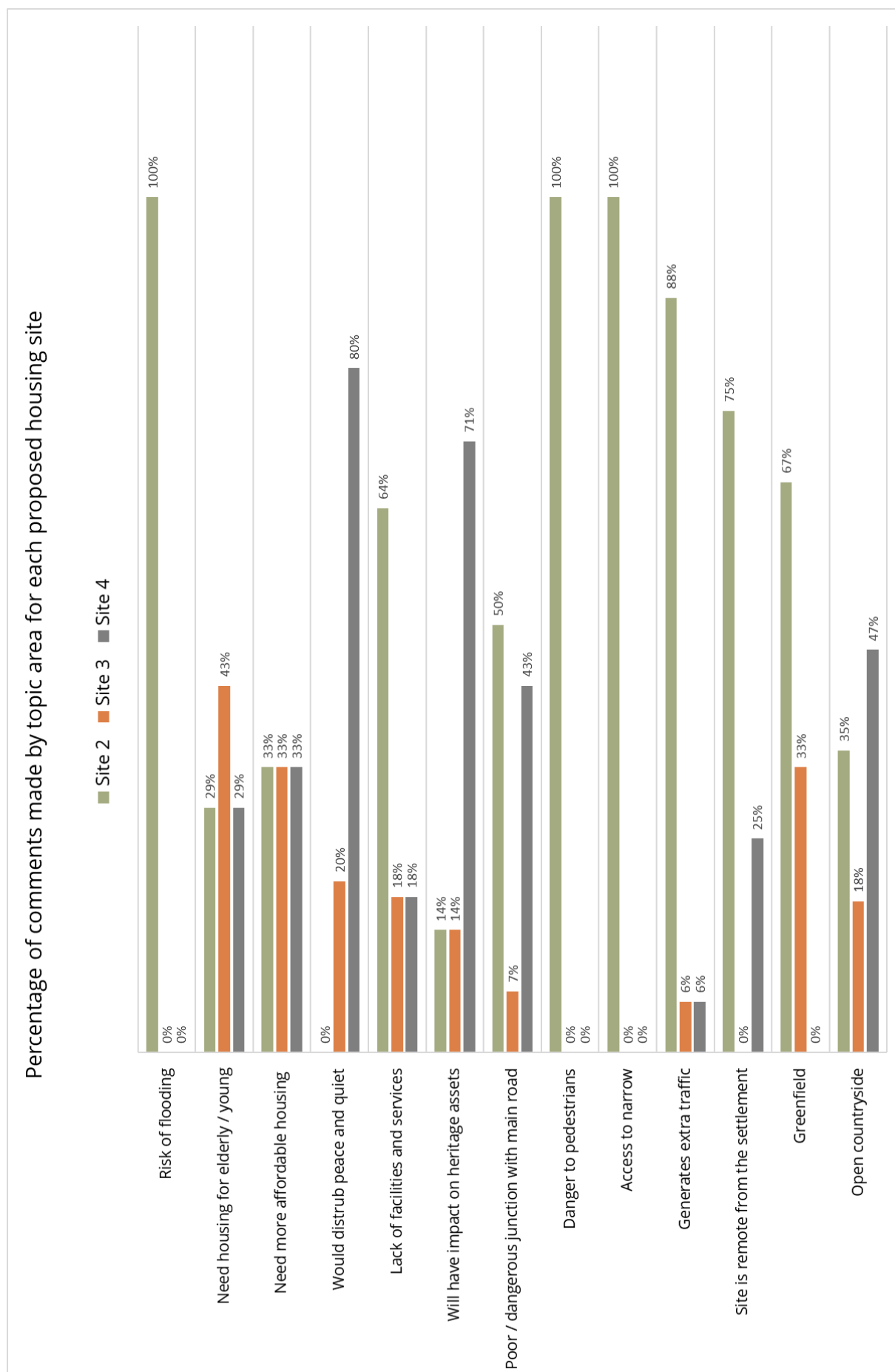
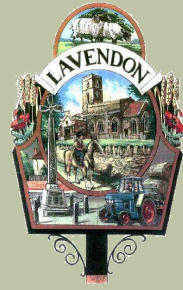


Figure 24: Summary of topics raised in the public consultation for the proposed housing sites

## Assessment and Recommendations

- B11. Considering the details of these results reveals that Site 2 received 53% of the comments made, compared to 18% for Site 3 and 29% for Site 4. More of the comments for Site 2 related to the access being narrow, additional traffic creating danger for pedestrians using the road and the location of the site being greenfield / countryside, detached or remote from the settlement.
- B12. On the basis that Site 2 generated the most negative comments, we have discounted it and will not take the proposal forward into the Neighbourhood Plan.
- B13. Site 4 generated the next highest level of comments, with the largest proportions of these commenting on the location being in open countryside, poor or dangerous access arrangements, the potential for impact on heritage assets and disturbance of the peace and quiet of the adjacent cemetery.
- B14. Site 3 generated the least number of comments, those comments made related to the greenfield location outside of the settlement boundary, generating extra traffic, dangerous road junction and the potential for impact to heritage assets. However, overall the number of comments made against this site were significantly lower than the other two options.
- B15. For all sites, the need to provide a mix of housing types to meet the needs of the elderly and young people and to ensure that the houses were affordable were raised by a number of responses.
- B16. As Site 3 attracted the least number of adverse comments from the public attending, the exhibition and the subsequent consultation, it is recommended that the Neighbourhood Plan takes this site forward as a proposed housing allocation. The Neighbourhood Plan should define the developable area, as well as, the number and mix of housing units to be provided.

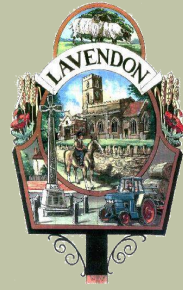


LAVENDON NEIGHBOURHOOD PLAN

# **Annex C: Community Projects**

- C1. These community projects are included within the Neighbourhood Plan to address points raised by the village questionnaire survey and consultation results. They set out projects that will be led by the Parish Council or other working groups to deliver improvements to the village and the surrounding Parish.
- C2. They do not form part of the land use policies of the Neighbourhood Plan.
- C3. Development proposals that would aid the delivery of community projects would be viewed favourably, but only if such proposals do not conflict with the other policies of the Neighbourhood Plan or Local Plan.





LAVENDON NEIGHBOURHOOD PLAN

## **Annex D: Glossary**

**ADOPTION** – The final confirmation of a development plan by a local planning authority.

**BIODIVERSITY** – The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

**BROWNFIELD LAND** – Land that has been previously developed.

**CHANGE OF USE** – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

**COMMUNITY** – A group of people that who hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

**COMMUNITY ENGAGEMENT AND INVOLVEMENT** – Involving the local community in the decisions that are made regarding their area.

**COMMUNITY RIGHT TO BUILD** – Allows local people to drive forward new developments in their area where the benefits (e.g. profits from letting homes) could stay within the community. These developments must meet minimum criteria and have local support demonstrated through a referendum.

**CONDITIONS** – Planning conditions are provisions attached to the granting of planning permission.

**CONFORMITY** – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

**CONSERVATION AREA** – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

**CONSERVATION AREA CONSENT** – Consent needed for the demolition of unlisted buildings in a conservation area.

**CONSULTATION** – A communication process with the local community that informs planning decision-making

**CORE STRATEGY** – A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

**DEVELOPMENT** – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

**DEVELOPMENT MANAGEMENT** (also known as Development Control) – The process of administering and making decisions on different kinds of planning applications.

**DEVELOPMENT PLAN** – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

**FLOOD ZONE** – A designation to categorise the risk of flooding. Flood Zone 1 Low Risk, Flood Zone 2 Medium Risk, Flood Zone 3a High Risk, Flood Zone 3b Functional Floodplain.

**GENERAL (PERMITTED DEVELOPMENT) ORDER (GPDO)** – The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission.

**GREENFIELD SITE** – Land where there has been no previous development.

**GREEN INFRASTRUCTURE** – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

**GREEN SPACE** – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

**HIGHWAY AUTHORITY** – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

**INDEPENDENT EXAMINATION** – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

**LISTED BUILDINGS** – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

**LISTED BUILDING CONSENT** – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

**LOCALISM** – Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.

**LOCAL AUTHORITY** – The administrative body that governs local services such as education, planning and social services.

**LOCAL PLAN** – The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

**LOCAL PLANNING AUTHORITY** – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

**LOCAL REFERENDUM** – A direct vote in which communities will be asked to either accept or reject a particular proposal.

**MATERIAL CONSIDERATIONS** – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

**MIXED USE** – The development of a single building or site with two or more complementary uses.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)** – The government policy document adopted in July 2018 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**NEIGHBOURHOOD AREA** – The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced.

**NEIGHBOURHOOD PLAN (NP)** – A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

**NEIGHBOURHOOD PLANNING** – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

**OPERATIONAL DEVELOPMENT** – *“The carrying out of building, engineering, mining or other operations in, on over, or under land”*; part of the statutory definition of development (the other part being material changes of use of buildings or land).

**PERMITTED DEVELOPMENT** – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

**PARKING STANDARDS** – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

**PLAN-LED** – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

**PLANNING GAIN** – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through Section 106 Planning Obligations or the setting of a Community Infrastructure Levy.

**PLANNING PERMISSION** – Formal approval granted by a council allowing a proposed development to proceed.

**PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT** – The concept introduced in 2018 by the UK government with the National Planning Policy Framework to be the ‘golden thread running through both plan making and decision taking’. The NPPF gives five guiding principles of sustainable development: living within the planet’s means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**QUALIFYING BODY** – Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

**REFERENDUM** – A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

**SCHEDULED ANCIENT MONUMENT** – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

**SETTING** – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

**SIGNIFICANCE** – The qualities and characteristics which define the special interest of a historic building or area.

**SITE ALLOCATION PLAN** – A plan accompanying a planning policy document or statement which identifies sites within the plan area on which certain kinds of development are proposed, e.g. residential or retail development.

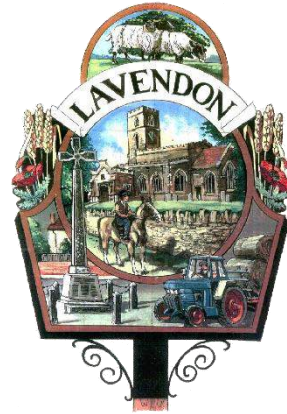
**STATEMENT OF COMMUNITY INVOLVEMENT** – A formal statement of the process of community consultation undertaken in the preparation of a statutory plan.

**STATUTORY UNDERTAKER** – An agency or company with legal rights to carry out certain developments and highway works. Such bodies include utility companies, telecom companies, and nationalised companies. Statutory undertakers are exempt from planning permission for many minor developments and highway works they carry out.

**SUSTAINABLE DEVELOPMENT** – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

**TOWN AND COUNTRY PLANNING ACT 1990** – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.





## LAVENDON PARISH COUNCIL



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