

Neighbourhood area applications – publicity and comments received

Central Milton Keynes Town Council	
Proposed Neighbourhood Area	The parish of Central Milton Keynes following the parish boundary.
Publicity period	Tuesday 8 May to Tuesday 19 June 2012
Publicity methods	<ul style="list-style-type: none"> • MKC website (http://www.milton-keynes.gov.uk/planning-policy/displayarticle.asp?ID=86338) • Public notice in the MK Citizen newspaper • Item in the Members Weekly News for all councillors • Email to all parish councils • Item in the Tuesday Bulletin • Included in the Council's Consultation finder on the website

Central Milton Keynes		
Source	Summary of Comments	MKC officer response
Campbell Park Parish Council	No comment	Noted
Bedford Group of Drainage Boards	General comment - neighbourhood plans should include a section on flood risk management such that consideration can be given to flood risk, existing assets and their performance, the important role of riparian ownership and the need for the maintenance of assets.	Noted – officers to disseminate this information parishes undertaking neighbourhood plans.
D2 Planning for X- Leisure (Milton Keynes) Ltd.	<p>X-Leisure wants to take an active part in the preparation of plans and proposals for CMK and are already a member of the CMK Alliance. The neighbourhood area predominantly includes CMK and as such the designation as a business neighbourhood area would be appropriate and is supported</p> <p>The neighbourhood area should, however, be amended to exclude the Campbell Park area for the following reasons:</p> <ul style="list-style-type: none"> • Campbell Park is not included in CMK in either the local plan or Core Strategy, nor are there proposals to include it • Campbell Park is predominantly residential in character and different in character to the rest of CMK • Inclusion of Campbell Park could dilute the emphasis of the CMK business neighbourhood. 	<p>It should be noted that Campbell Park is included within the CMK development boundary as defined in Figure 7.1 of the Core Strategy. As such Campbell Park is considered to be an integral part of CMK.</p> <p>Although to date Campbell Park has been developed primarily for residential use, the Core Strategy (Table 5.7) identifies that over 100,000sqm of office floorspace has been permitted in Campbell Park. In the long term therefore, Campbell Park has the potential to have much more of a commercial character which would bring it closer in character to the primarily commercial nature of CMK as a</p>

	<p>The business neighbourhood plan should provide a flexible framework for businesses operating in CMK and should identify ways to reduce the burden on businesses by making it easier for changes of use to take place as well as other forms of development.</p>	<p>whole.</p>
<p>Great Linford Parish Council</p>	<p>GLPC shares a common boundary with CMK.</p> <p>GLPC questions whether, given that the CMK area is primarily commercial in character, would the neighbourhood plan adequately represent the interests of the CMK residents. GLPC asks MKC to consider the possibility of a revised neighbourhood area that includes people living in the adjacent areas such as Coniburrow and Downs Barn. People living in these areas currently have no direct say in the neighbourhood plan process and will be excluded from the referendum even though they will experience the impact of further growth in CMK.</p> <p>GLPC would therefore like MKC to give consideration to other options, such as a joint parish council/CMK Town Council working arrangement and will be seeking a position and representation on the CMK Alliance steering group.</p> <p>CMK is already a business neighbourhood area frontrunner; it is a predominantly business area with further business land uses supported by the core Strategy. As such GLPC consider it appropriate to designate the area as a business neighbourhood area.</p>	<p>The CMK Alliance steering group which is leading the neighbourhood plan process, has equal representation for groups representing residents as well as businesses.</p> <p>Whilst, at present, residents of the surrounding grid squares are not directly represented on the CMK Alliance steering group, there is nothing to stop them from contributing to the neighbourhood planning process.</p> <p>It is too early to say that residents in surrounding grid squares will be excluded from the referendum, as the area that a referendum should cover would be one matter to be considered when the plan is examined. For an area such as CMK, which serves a much wider than just local area, it is considered likely that it there would be an argument for the referendum area to be extended beyond the CMK neighbourhood plan area.</p>

Woburn Sands Town Council	
Proposed Neighbourhood Area	The parish of Woburn Sands following the parish boundary.
Publicity period	Tuesday 8 May to Tuesday 19 June 2012
Publicity methods	<ul style="list-style-type: none"> • MKC website (http://www.milton-keynes.gov.uk/planning-policy/displayarticle.asp?ID=86338) • Woburn Sands Town Council website (http://www.woburnsands.co.uk/?page_id=484) • Public notice in the MK Citizen newspaper • Item in the Members Weekly News for all councillors • Email to all parish councils • Item in the Tuesday Bulletin • Included in the Council's Consultation finder on the website

Woburn Sands Town Council Neighbourhood Area	
Source	Comments received:
Campbell Park Parish Council	Summary of Comments
Aspley Guise Parish Council	No comment
Bedford Group of Drainage Boards	Supports the proposed neighbourhood area
	General comment - neighbourhood plans should include a section on flood risk management such that consideration can be given to flood risk, existing assets and their performance, the important role of riparian ownership and the need for the maintenance of assets.
J Wardley	Local resident with concerns about new development and impact on local facilities. Need for local control over development in order to protect the character and attractiveness of the existing villages and town. It is important that a neighbourhood area is strongly thought about for the area.
James Farmer	Proposes the removal of Woodleys Farm site from the proposed neighbourhood area. The site has been identified in the SHLAA and evaluated by MKC as a possible area of future expansion. Until the outcome of the Core Strategy examination is known, the site should be removed to allow a more flexible approach for the site to come forward, without the interference of Woburn Sands Town Council.
	MKC officer response
	Noted
	Noted
	Noted – officers to disseminate this information parishes undertaking neighbourhood plans.
	Noted
	The Woodleys Farm site does not form part of the Strategic Site Allocation in the Core Strategy and there are no outstanding planning proposals for the development of it as a strategic housing site.
	At present it would be appropriate to keep the

The site adjoins the East-West rail link and should be excluded from the neighbourhood plan area in case it is required as an emergency site allocation to fund the route.

site within the defined Neighbourhood Area.
Should the situation change following the Core Strategy examination resulting in the inclusion of the site in a strategic site allocation, the neighbourhood plan would have to respect and be in broad conformity with such an allocation (ie the neighbourhood plan could not propose less housing on the site than was proposed in a higher level plan).

Wavendon Parish Council	
Proposed Neighbourhood Area	The parish of Wavendon following the parish boundary.
Publicity period	21 May to 2 July 2012
Publicity methods	<ul style="list-style-type: none"> • MKC website (http://www.milton-keynes.gov.uk/planning-policy/displayarticle.asp?ID=86338) • Wavendon Parish Council website (http://www.wavendonparishcouncil.co.uk/development-of-a-neighbourhood-plan.html) • Public notice in the MK Citizen newspaper • Item in the Members Weekly News for all councillors • Email to all parish councils • Item in the Tuesday Bulletin • Included in the Council's Consultation finder on the website

Wavendon Parish Council Neighbourhood Area		
Area	Comments received:	
Source	Summary of Comments	MKC officer response
Aspley Guise Parish Council Bedford Group of Drainage Boards	Supports the proposed neighbourhood area General comment - neighbourhood plans should include a section on flood risk management such that consideration can be given to flood risk, existing assets and their performance, the important role of riparian ownership and the need for the maintenance of assets.	Noted Noted – officers to disseminate this information parishes undertaking neighbourhood plans.
J Wardley	Local resident with concerns about new development and impact on local facilities. Need for local control over development in order to protect the character and attractiveness of the existing villages and town. It is important that a neighbourhood area is strongly thought about for the area.	Noted
Barton Willmore for Gallagher Estates	Whilst not objecting to the principle of WPC seeking to prepare a neighbourhood plan, Gallagher Estates are concerned that the neighbourhood area included in the land within the Strategic Land Allocation as identified in the Core Strategy and for which a Development Framework is being produced. Any duplication or interference with the delivery of	The neighbourhood plan would not be able to affect the Strategic Land allocation in an adopted Core Strategy as the plan needs to be in broad conformity with strategic policies. It is also to be hoped that the parish council

	<p>the SLA that could potentially arise from neighbourhood planning would be inappropriate and not in accordance with the NPPF.</p> <p>Gallagher Estates would like to see the SLA excluded from the Neighbourhood Area.</p>	<p>would not be seeking to duplicate the work already underway on the preparation of the draft Development Framework for the area.</p> <p>Further discussion is needed with Wavendon Parish Council on this matter – it would be beneficial if further information could be prepared by Wavendon Parish Council to explain their reasons for preparing a neighbourhood plan and to clarify its intended scope. This might go some way to allaying the concerns of landowners in the area.</p>
<p>David Lock Associates for Burford Group and Merton College</p>	<p>Object to the proposal for a neighbourhood plan and the inclusion of clients' land within the Neighbourhood Area and request that the application be refused.</p> <p>The proposed Neighbourhood Area covers extensive areas of land that are already developed; which have the benefit of planning permission or which are the subject of policies in the Core Strategy and an emerging Development Framework. All other land in the parish is controlled by policies which generally protect open countryside. A neighbourhood plan would contribute nothing more unless there are some very local issues for the village and, if so, the plan should be confined to the village envelope of Wavendon.</p> <p>Neither the Burford Group nor Merton College have been approached by Wavendon Parish Council for their views or agreement to the inclusion of their land in the Neighbourhood Area. We do not know the parish council's intentions or reasons for the application.</p> <p>Our clients object to the inclusion of the 18 hole golf course – it is a private golf course, designated as open space – we see kits removal from the plan area.</p> <p>The inclusion of the Strategic Land Allocation in the application is unnecessary, unwarranted and liable to</p>	<p>As above</p>

	<p>confuse all parties given that the Development Framework SPD for the area is being prepared with wide consultation by Milton Keynes Council including input from the Parish Council.</p> <p>The parish council's statement accompanying the Neighbourhood Area that explains why the area is considered to be suitable for neighbourhood planning extends to only three bullets which are either not relevant or without substance.</p>	
<p>David Lock Associates for Places for People</p>	<p>Place for People do not wholly agree with the extent of the Neighbourhood Area.</p> <p>Places for People are responsible for delivering Brooklands, a large scale mixed use development that represents the final stage of the wider strategy for the Eastern Expansion Area (EEA). There is a comprehensive range of planning policy and guidance to successfully steer Brooklands and the EEA which negates the need for any further layer of planning policy.</p> <p>Whilst, therefore, we support the principle of a neighbourhood area for Wavendon as an area of future change, we believe that it is not necessary for the land to the north of the A421 to be included in the proposed plan area.</p>	<p>Given that the area to the north of the A421 is comprehensively planned it is worth discussing this matter further with the parish council.</p> <p>There are benefits in reducing the overall extent of the neighbourhood area as a smaller, more tightly focussed neighbourhood plan area would allow the parish to focus its time and resources on the key local issues.</p>
<p>Revise SR4</p>	<p>The Neighbourhood Area proposal includes Church Farm. The new Church Farm development will be integrated into both Old Farm Park and Wavendon Gate infrastructure and will impact more on these communities than on Wavendon.</p> <p>Revise SR4 would like to suggest that the parish boundary be redrawn to move Church Farm into Walton Parish. This would ensure that residents of the affected area could be involved in a neighbourhood plan that Walton Community Council is currently discussing.</p> <p>Failing this, a happy medium could be a joint neighbourhood plan relating solely to Church Farm, prepared by both</p>	<p>There are no plans to revise parish boundaries in this area at present.</p> <p>It is not considered appropriate for a neighbourhood plan to be prepared just for Church Farm, as the site is allocated for development in the Core Strategy and the neighbourhood plan would have to be in conformity with that.</p> <p>It would be expected that parishes working on a neighbourhood plan collaborate and consult with their neighbours to consider any mutual</p>

	Wavendon and Walton parish councils.	issues or impacts.
Terence O'Rourke for O&H Properties	<p>O&H Properties own a large area of land to the south of the Wavendon which falls within the proposed Neighbourhood Area. The land was previously part of the South East Strategic Development Area and remains suitable for a strategic expansion of the city. As such our clients raise concerns over the inclusion of this land in a neighbourhood plan due to its potential wider importance.</p> <p>Also question the inclusion of any strategic land in the Neighbourhood Area in advance of the adoption of the Core Strategy. The formation of a neighbourhood plan in advance of the Core Strategy adoption is premature.</p> <p>Therefore object to the inclusion of client's land in the Neighbourhood Area. They have not been approached by the Parish Council for their views on the inclusion of their land in the plan area.</p>	<p>Further discussion is needed with Wavendon Parish Council on this matter – it would be beneficial if further information could be prepared by Wavendon Parish Council to explain their reasons for preparing a neighbourhood plan and to clarify its intended scope. This might go some way to allaying the concerns of landowners in the area.</p>
David Lock Associates for Gazeley UK Ltd	<p>Gazeley is responsible for the delivery of Magna Park as part of the wider strategy for the EEA. There is a comprehensive range of planning policy and guidance that provides a platform for local views to be expressed and to shape developments at Magna Park. Existing legal agreements also make it difficult to change agreed commitments. As such it is not necessary for the land north of the A421 to be included in the proposed neighbourhood plan area.</p>	<p>Given that the area to the north of the A421 is comprehensively planned it is worth discussing this matter further with the parish council.</p> <p>There are benefits in reducing the overall extent of the neighbourhood area as a smaller, more tightly focussed neighbourhood plan area would allow the parish to focus its time and resources on the key local issues.</p>
Bidwells for Connolly Homes	<p>Wish to register an objection to the proposed Neighbourhood Area. Generally, the application is poorly mad with insufficient detail, it does not set out the intended scope of the Plan to detail how the parish council intends to prepare a neighbourhood plan. There is insufficient justification to demonstrate the need to include the full extent of the civil parish and specifically the Strategic Land Allocation.</p> <p>A neighbourhood plan on the basis of the currently</p>	<p>The neighbourhood plan would not be able to affect the Strategic Land allocation in an adopted Core Strategy as the plan needs to be in broad conformity with strategic policies.</p> <p>It is also to be hoped that the parish council would not be seeking to duplicate the work already underway on the preparation of the draft Development Framework for the area.</p>

	<p>application could cause unnecessary duplication with the established process that is underway for the Core Strategy and the Development Framework for the SLA. Planning applications for the development of the SLA are likely to come forward in advance of the adoption of a neighbourhood plan – as such the SLA should be omitted from the plan area.</p> <p>We are not aware of any scoping exercise by the parish council to inform the plan area or the extent of support for a neighbourhood plan. Neither the landowner nor the promoter of the Church Farm site have been contacted by the parish council prior to the application being made.</p> <p>One of the reasons for wanting to do a Neighbourhood Plan is to provide an opportunity for community engagement. Milton Keynes Council has embraced the spirit of localism and provided opportunities for the local community to get involved in the SLA process through stakeholder groups and consultation.</p> <p>The application should be rejected, or the SLA removed from the area.</p>	<p>Further discussion is needed with Wavendon Parish Council on this matter – it would be beneficial if further information could be prepared by Wavendon Parish Council to explain their reasons for preparing a neighbourhood plan and to clarify its intended scope. This might go some way to allaying the concerns of landowners in the area.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------