

# **WOBURN SANDS NEIGHBOURHOOD PLAN**

## **CONSULTATION STATEMENT**

**April 2013**

The initial Issues Meeting was held in 29 March 2012; a list of the organisations who attended the meeting is given in Appendix 1 of the Plan. The attendees at that meeting agreed:

- That the area to be covered by the Plan should be the Woburn Sands Parish.
- That the Woburn Sands Town Council should be the lead body in preparing the Plan but that the adjacent Parish Councils of Aspley Guise, Aspley Heath and Wavendon should be consulted at all stages of the plan preparation process.

Attendees at the meeting were invited to list the principal issues facing Woburn Sands under various headings. The responses were recorded on post-its and are given in Appendix 1 to this document. As far as possible all these issues have been addressed in the plan.

The Annual Town Council Meeting was held on 10 May 2012. At that meeting, attended by 26 residents, a presentation was made on the overall Vision for the Town and on the proposed Sustainability Objectives. It was at that meeting that the principles of the Design Statement (Appendix 3 to the Plan) were also discussed and agreed – residents were particularly concerned that the single most important characteristic of Woburn Sands was the ambience and environment of the Town; this is reflected in para 6.1 of the Plan.

The Vision and Objectives were revised slightly following the Town Meeting and incorporated in the Town Council's Summer Newsletter issued to all residents. They were also discussed with representatives of the adjacent Parish Councils at the Parish Liaison Meetings in July and November.

A preliminary draft of the Plan was published in July 2012 and sent to all the organisations who attended the Issues Meeting; a copy was also placed in the Library and on the Town Council website. The responses were generally favourable with the exception of a suggestion in the preliminary draft that part of Edgewick Farm should be set aside for a football pitch; there was strong objection to this and it was therefore deleted in subsequent versions of the Plan.

The Sustainability Objectives were refined into a formal Sustainability Appraisal during August; the first draft of this document was placed in the Library and on the website. An advertisement advising the existence of both the initial Plan and the draft Sustainability Appraisal appeared in the local paper (*Milton Keynes Citizen*). Copies were also sent on 12 September 2012 to English Heritage, Natural England, and the Environment Agency. These bodies made a number of comments but, in particular, asked for further details relating to the environment and historical nature of Woburn Sands. All these comments were incorporated in the later versions of both the Appraisal (see Appendix B of the Appraisal) and the Plan (see Section 3.1 of the Plan).

Both the Sustainability Appraisal and the Plan were revised during November and December in the light of comments received; meetings were also held with specific organisations to clarify particular points (eg Fulbrook and Swallowfield schools, Asplands Medical Centre and Edgewick Farm representatives). Final Consultation Drafts of both documents were then prepared and approved by the Town Council.

These were published in the first week of January 2013 for formal consultation. Copies were sent to all those who had previously expressed an interest (including the three statutory bodies referred to above) and Milton Keynes Council. Copies were also placed in the Library and on the website. Comments were requested by the end of February 2013 (ie giving a seven week period).

Attached as Appendix 2 is a schedule of the comments received with a note on the resultant amendments which have been made in the light of the comments.

Appendix 3 gives the names and contact details of all of those who have commented in writing on the Plan or Sustainability Appraisal.

**Woburn Sands Neighbourhood Plan**

**Issues raised at Issues Meeting on 29 March 2012**

(As written on individual post-it notes)

1. Area of Plan and Boundaries

- Larger catchment area as is practical; I see a problem with a greater number of small areas
- Cooperative relationship between parishes essential; more influence with bigger numbers
- Coherence of adjacent communities more important than political boundaries. Also ticked by another contributor
- Area of plan should include all parishes. Ticked by another contributor
- Boundary distinctions should be more flexible for services such as policing, emergency services, gritting etc. The distinctions are fine for parishes
- As small an area as it is Woburn Sands should include Burrows Close etc and area up to Fulbrook School - change of boundaries needed regardless
- More land needed for parish burials – St Michaels nearly full; use Scout Hut??
- Old scout hut land to be given/rented to St Michaels
- Local adjacent areas to be invited to join the establishment of a community plan
- Aspley Guise, Aspley Heath, Woburn Sands and Wavendon could be one unit – all run into one another; one side of road in Bucks and one in Beds!
- Would be good if Aspley Heath were to be included but preferable for them to join with A/Guise and for AG to create a Neighbourhood Plan
- AG/A heath and WS should have coordinated plans or the opportunity to exploit one over the other will be created

2. Areas for Development

- No more houses in Woburn Sands. Twice
- Build where Scout Hut is in Sandy Lane
- No more areas in Woburn Sands until Parklands completed
- No further development within WS boundary
- Do not develop allotments. Develop along railway line
- Alongside railway line – small units

3. Housing

- Create clear development boundaries and allow sensible infill only plus conversions
- Only small industrial units along railway
- Edgewick Farm to be sacrosanct – no development. Ticked by another
- Restrict MK Council putting undesirable families in vacant rental accommodation
- More homes for first time buyers. Mentioned three times

- No flats to be built. Ban multi-occupancy houses. Minimal new house builds. Must provide two off-road parking spaces
- Distinct boundary between MK and Woburn Sands – do not merge one into another
- Parklands, as presented, (ie 50% flats/social housing) would spoil WS. Need to limit development here

#### 4. Employment

- Main employers are residential homes
- Should be proper premises not huts. Should not be “computer-based” – such firms upsticks and go far too easily
- Really sad that almost everyone leaves the village to work – anything would be good
- Need another butcher
- Leisure centre would provide employment

#### 5. Retail

- Community run co-operative fruit and veg shop
- Farmers market/local produce in town hall every week/month
- Encourage small retail outlets by reducing rates
- Maintain independent shops
- Retail proposals should primarily promote local business not national chains. They should always require local parish approval
- Specialist shops should be encouraged; impossible if Tesco move in. This is a long term issue
- We should have a butcher; proper greengrocers would be good
- Keep retail development within High Street
- Hooray for Tesco! Ticked by another
- Retail outlets diminishing – need to protect High Street retailers
- Keep the village tradition – need a butcher
- Risk of retail development off the High Street
- Manage risk of retail development away from High Street
- No satellite retail development outside the core High Street. Our community High Street is the hub and must remain so
- Would reduced business rates encourage retailers?

#### 6. Education

- Edgewick Farm could be used better for cross border education with local schools from Bedfordshire. Superb site for education and needs more use
- Parklands makes it necessary to have a WS school
- Provide Upper School facilities in Woburn Sands – currently local children suffer from distance education and friends
- Modernise Fulbrook – very 60s

- Extend catchment area for settlements close to WS – ie WS can use Beds schools and Aspley Guise/Heath use Bucks schools. Parental choice
- Consider possibility of upper school within WS parish
- Maintain three tier system at Fulbrook but ensure that WS village feels that this is part of WS
- Fulbrook is now an Academy and controls its own affairs

## 7. Transport and Parking

- Traffic in High Street is already very bad. It would get worse if Tesco come and only drastic road improvements would overcome
- Consider No Parking on High Street especially around new pedestrian crossing. Cars really speed up to this and it could do with flashing lights
- Improve/maintain public transport
- How will WS be affected by new Centre Parcs?
- Parking on yellow lines must be prevented. Equally parking on pavements and parking facing the wrong way
- Consider pedestrianizing the High Street at certain times
- Remove the height gauge in car park please
- If you want people to shop you need more parking
- Police parking on double yellow lines
- Time residential parking in car park
- Use Swan car park in daytime (payable). Most use Swan in evening
- Permanent traffic wardens in High Street
- Traffic lights to operate at peak times at junction of Newport Road and Cranfield Road

## 8. Medical services

- Please no more old peoples homes – too many funerals
- We have enough nursing/residential homes and need no more
- Reduce number of nursing homes
- Will MKC put in more medical facilities for Wavendon developments?
- Care in the community for the elderly and mentally frail, isolated, immobile residents. Small facility already exists in AG village hall 2 days /week funded by MK/Beds Social Services and Age UK. Need purpose built facility to offer better service staffed by paid manager and cook and volunteers
- Carers and district nurses based in villages to help elderly
- Commissioning of medical services is largely Bedfordshire based.

## 9. Community Development

- We should insist that the Parklands developer provides a small sports hall
- Police presence needs to be within whole community and not bound by county boundaries

- Increase police presence
- Agree preferential rates for use of halls for local organisations
- Lower hiring rates for local groups. Additional tick by another
- Library extended to facilitate meeting room

#### 10 Recreational and Sports facilities

- Maintain the allotments as they are. Three notes to this effect
- Increase allotments provision
- The indoor sports hall would be an excellent idea as would a bubble cover for the tennis courts in winter
- We have no sports facilities – every other estate in MK has either a cricket or football pitch, tennis courts or swimming pool
- Make tennis courts public access
- Security of tenure for tennis and bowls club. Two notes
- Maintaining Edgewick Farm as an area of biodiversity with public access. No developments
- Maintain Edgewick Farm as an environmental area for the benefit of the local community. One other similar
- Wider usage of Edgewick Farm
- Football with a pavilion and sports hall
- Need WS swimming pool and gym. Three notes
- Leisure complex to include community bar

#### 11 Other

- Improve street lighting, better street cleaning and more litter bins
- Provide a purpose built Youth Club by railway in Parklands

**SCHEDULE OF COMMENTS ON FINAL CONSULTATION DRAFT**

*Note. A number of minor textual suggestions of a non-substantive nature were made. These are not listed below but have been incorporated in the final Plan where appropriate*

<b>Organisation</b>	<b>Comment</b>	<b>Response</b>
English Heritage	<p>Would like to see inclusion of reference to preservation of historical character of Conservation Area in Objectives.</p> <p>Include a specific policy for the conservation and enhancement of the historic environment.</p> <p>Assess Policies against Objectives.</p>	<p>Agreed and amended accordingly.</p> <p>Reference added in para 6.1.</p> <p>Cross references provided in schedule of objectives.</p>
Brian Barber Associates (on behalf of Wavendon properties)	<p>Finalisation of Neighbourhood Plan should await formal approval of MKC Core Strategy. In particular there remains uncertainty over the final housing targets for the rural areas of MK pending withdrawal the RSS</p> <p>The Parklands development should not count against the Core Strategy target for rural housing</p> <p>Policy WS5 (No development outside the existing envelope) contravenes the draft Core Strategy Policy CS9 which does not preclude expansion of the boundaries of key Settlements</p> <p>In view of the above the Plan does not comply with the NPPF paras 184 &amp; 185 which require compliance between Neighbourhood Plans and local strategy documents</p>	<p>Plan takes account of the draft Core Strategy. Discussions with the Inspector on possible changes to the CS do not affect policies in the Woburn Sands Plan.</p> <p>The Town Council, supported by both residents and adjacent parish councils, does not share this view. Milton Keynes Council support the Town Council's view. (See para 36 of the Sustainability Appraisal and Sections 2.3 and 6.3 of the Plan)</p> <p>WS5 reflects the views of the Town Council, residents and adjacent parish councils, and is supported by MKC</p> <p>See above comments. MKC has confirmed its support for the policies in the Plan (See Section 2.3)</p>



<p>Savills (On behalf of the Bedford Estate)</p>	<p>Important that the Plan should conform with the Core Strategy which has not yet been agreed.</p> <p>Policy WS2 specifically incorporates local objection to the development of Greens Hotel. Since this scheme already has planning permission (and is thus part of already local policy) this reference should be deleted.</p> <p>Policy WS5 (No development outside the existing envelope) contravenes the draft Core Strategy.</p> <p>Policies WS6 (Housing Balance) and WS8 (Employment) are too restrictive.</p>	<p>See above comments.</p> <p>Agreed - reference deleted.</p> <p>See above comments.</p> <p>These policies to remain in Plan pending final wording of the Core Strategy.</p>
<p>Milton Keynes Council</p>	<p>A Housing Needs Assessment to cover the specific area of the Plan would be useful.</p> <p>Reference to Greens Hotel in Policy WS2 should be deleted.</p>	<p>No statistically robust survey exists.</p> <p>Agreed.</p>

NOTE: No further comments on the Final Consultation Draft were received from either the Environment Agency or Natural England (Statutory consultees) who had previously commented on the first draft.

## Addresses of those submitting written comments

Martin Small Planning Advisor English Heritage South East Eastgate Court 195 – 205 High Street Guildford Surrey GU1 3EH	Natural England Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
Neville Benn Environment Agency Bromholme Lane Brampton Huntingdon Huntingdon PE28 4NE	
Tim Northey Savills Wytham Court 11 West Way Oxford OX2 0QL	Philip Smith Brian Barber Associates The Granery Spring Hill Office Park Harborough Road Pitsford Northampton NN6 9AA
Alastair Ewing 3 Hardwick Road Woburn Sands	James Rolton 57 Fletton Dell Woburn Sands MK17 8EZ
Fran Fry Vice Chair Woburn Sands & District Society <a href="mailto:Fran.fry@wsds.org.uk">Fran.fry@wsds.org.uk</a>	Molly Fitzgerald Aspley Guise Parish Council 10 Bedford Street Aspley Guise Milton Keynes, MK17 8DL
Adrienne Rutter DEGA Project Committee 3 Parkway Woburn Sands MK17 8UH	Emma Barter Asplands Medical Centre Asplands Woburn Sands
Mrs K Brewer Head Teacher Swallowfield Lower School Weathercock Close Woburn Sands MK17 8SL	Stephen Cardwell Head Teacher Fulbrook Weathercock Lane Woburn Sands MK17 8NP
Mark Wathen <a href="mailto:markwathen@hotmail.co.uk">markwathen@hotmail.co.uk</a>	J M Bartlett Secretary Edgewick Farm Advisory Group 5 Farjon Court Old Farm Park Milton Keynes MK7 8RE