

Walton Neighbourhood Plan

Summary of representations received at Regulation 16 (publicity of a submitted neighbourhood plan)

Respondent	Summary of representation
Historic England	<p data-bbox="539 472 1348 658">Disappointed that the opportunity has not been taken to include the conservation and enhancement of heritage assets in the Neighbourhood Plan Vision, however, welcome the introduction of the reference to the heritage assets in the Plan area in paragraph 41 (and we welcome paragraph 42).</p> <p data-bbox="539 703 1348 931">We note from the Consultation Statement that there are not considered to be any identified buildings or features of local interest. Nor are we aware of any archaeological sites on the Milton Keynes Historic Environment Record. Therefore it appears that such references are not relevant to this Neighbourhood Plan.</p> <p data-bbox="539 976 1348 1126">According to our records, none of the identified development or community reserve sites would be near any of the designated heritage assets in the Plan area. We therefore have no comments on any of these.</p> <p data-bbox="539 1171 1348 1630">The areas of local open space shown on the map on page 30 and in Figure 2 include the scheduled monument of the Shrunken Medieval Village at Caldecotte on the east side of Caldecott Lake. We therefore welcome the protection afforded to such spaces by Policies WNP 9 – Caldecotte Lakeside and WNP 17 – Open Space and Leisure. Although Policy WNP 17 does allow for the development of additional parking spaces we are confident that the scheduled monument is sufficiently protected by legislation and Policy WNP 9, which does not allow any development around Caldecotte Lake other than in the locations shown on the map on page 30 (which are away from the scheduled monument).</p> <p data-bbox="539 1675 1348 2007">We welcome Policy WNP16 as being consistent with the principle of paragraph 58 of the National Planning Policy Framework (NPPF). Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan and we would suggest that the Community Council consider a characterisation study and design guide to support and reinforce Policy WNP 16 – Design Principles.</p>

	In conclusion, Historic England finds nothing in the Walton Neighbourhood Plan to suggest to us that it fails to meet any of the basic conditions.
Natural England	Natural England does not have any specific comments on this final version of the Walton Neighbourhood Plan.
Collins Coward on behalf of Hewlett Packard	Hewlett Packard Enterprise (“HPE”) welcomes the Neighbourhood Plan but has one concern relating to Policy WNP3 – Hewlett Packard. The Policy as drafted proposes a Local Equipped Area of Play (“LEAP”) which would form part of the development. This is agreed and forms part of the planning permission 15/02337/OUT. However, the location will be subject to reserved matters applications and may be located outside the Neighbourhood Plan Area. The proposed LEAP will be located to best serve the new residential development and its location will be agreed with the Milton Keynes Council. A NEAP is not required by the Planning Permission nor is one necessary as each development site within Wavendon Triangle will be required to provide a suitable LEAP. Accordingly, it is proposed the following wording is substituted into Policy WNP3 at the fifth bullet: <i>“A Local Equipped Area of Play (“LEAP”) to be provided within the site subject to Planning Permission 15/02337/OUT which incorporates the area defined under Policy WNP3 of the Walton Neighbourhood Plan”</i> .
MSD Animal Health	<p>Broadly supportive of the Walton Neighbourhood Plan. Grateful if consideration could be given to some of the text in Policy WNP1. Would like to see some acknowledgement that Intervet UK has a long term presence in the area and wish to see “residential-led” refined to “residential and employment mixed use development”. This would align with the Core Strategy and the 2015 Development Brief for Land adjoining Walton Manor. A residential led development would also be contrary to the principles established through the MKC corporate Plan and Economic Development Strategy and could constrain expansion and operations at the Walton Manor Campus site.</p> <p>Would appreciate amendment of the wording in WNP1 so as not to preclude vehicular access from H9. Policy WNP1 seeks the primary access from Groveway, H9, with “no additional access to the existing employment area from this Gateway”. This approach is inconsistent with a mixed residential and employment development, the approach also implies increased reliance on Hulwell Gate for employment traffic</p>

	<p>which already mixes with residential and pedestrian traffic. It is worth noting that the Development Brief identifies new access to serve an employment use at the northern end of the site.</p> <p>Additionally, Intervet uses a pre-existing access from H9, Groveway to access their site on an emergency basis and already have formal proposals to expand and improve this access for future campus development (current planning application 16/00540/FUL). Seek reassurance that WNP1 would not prevent future development in line with Policy CS3 of the Core Strategy.</p> <p>Lastly seek clarification that the wording that maintains all existing hedgerows would not preclude necessary access works from removing limited sections of it.</p>
<p>Cushman & Wakefield for Royal Mail Group</p>	<p>Policy WNP 6 (Caldecotte 'Site C') of the Plan identifies the land adjacent to Parcelforce National HQ at Caldecotte Lake Drive, as potentially suitable for a range of uses, including residential-led mixed use development. Commercial and leisure uses are also understood to be supported at this location.</p> <p>The protection of Royal Mail and Parcelforce's existing operations, together with the amenity of any incoming neighbouring land uses are crucial issues for Royal Mail, particularly where there is potential for sanctions to be placed upon them when sensitive uses are permitted within close proximity to Royal Mail and Parcelforce's existing sites. National Planning Policy Framework (NPPF) Paragraphs 123 and 109 support the protection of existing businesses and their operations, and Paragraph 123 in particular states that planning policies and decisions should aim to recognise that existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.</p> <p>In this instance, residential uses are proposed in close proximity to an existing Parcelforce office located within an established business park. Whilst it is recognised that this has a lower potential for land use conflicts than a residential use in close proximity to a Royal Mail delivery office or mail centre, there is still the potential for amenity impacts to residential occupiers and for disruptions to the office.</p>

	<p>In the event that the Council adopts the proposed Walton Neighbourhood Plan, Royal Mail requires that the Council adopt a robust policy position to ensure that any sensitive land uses within the Neighbourhood Plan area (such as residential uses) do not prejudice the future use and operations of existing surrounding employment uses including Parcelforce National HQ.</p> <p>Royal Mail supports the intention within Policy WNP 6 (Caldecotte 'Site C') to make improvements to the Water Mill roundabout to provide an additional arm to serve this land parcel and any future redevelopment. Royal Mail requests that it be kept informed of proposals for highways improvements in sufficient time in advance to enable for alternative transport arrangements to be put into effect to facilitate courier scheduling.</p>
National Grid	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>There may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p>