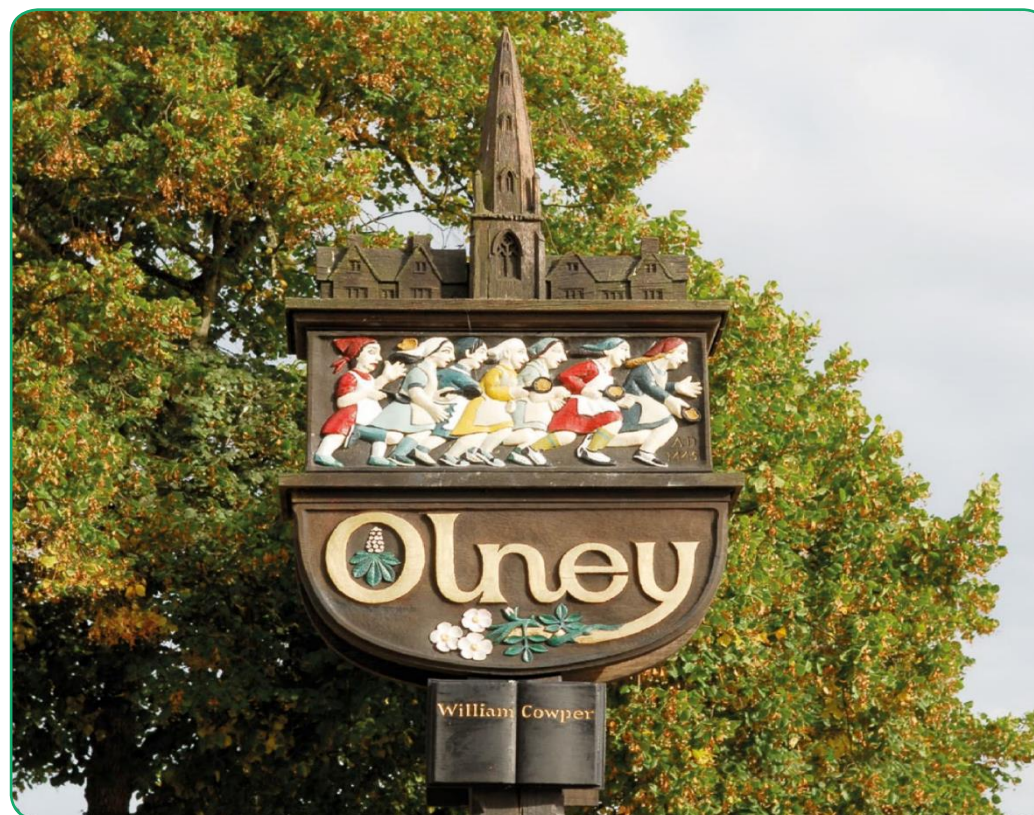


**OLNEY NEIGHBOURHOOD PLAN**  
**CONSULTATION STATEMENT**



**January 2017**

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## 1. CONSULTATION PROCESS

### Introduction

- 1.1** This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out that a Consultation Statement should contain:
- (a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - (b) explains how they were consulted;
  - (c) summarises the main issues and concerns raised by the persons consulted; and
  - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.2** The aims of the Olney Neighbourhood Plan consultation process were:
- (a) To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
  - (b) To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
  - (c) To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
  - (d) To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Steering Group's website) as soon as possible after the consultation events.

## 2. COMMUNITY AND STAKEHOLDER ENGAGEMENT

### List of meetings and consultations carried out by the Steering Group.

#### 2014

- 22<sup>nd</sup> January Meeting with Mark Harris and Becky Hahn of Milton Keynes Council to discuss preparation of plan
- March Article in March issue of Phonebox explaining decision by Olney Town Council to produce a Neighbourhood Plan and saying what it could and could not do, the need for consultation and how it would be produced.
- 4<sup>th</sup> April Meeting with Derek Bromley of Bidwells who are acting for the owners, the Page family trust, who own sites D, E, & G. After studying the Landscape Impact Study, the Ecology Report and Highways Access, Site D is identified as their preferred site
- 15<sup>th</sup> July Meeting with Nick Jackson of Francis Jackson Homes Ltd who have been retained by the Brock family the owners of Site A. They are investigating building about 50 homes on this site.
- 21<sup>st</sup> July. Meeting with Mark Harris of MKC. He undertook to send a letter giving the number of homes that needed to be included in the plan up to 2031.
- August Article in Phonebox giving progress report
- 3<sup>rd</sup> October Meeting with Richard Colson of APC consulting and Ian Bennett a developer working for the Hargreaves family, the owners of site B. Their initial thoughts on the development of the site are to have a mixed use of commercial buildings, a care home and houses.
- 13<sup>th</sup> October Attendance at Weston Underwood Parish Council meeting by Steering Group chairman. The current scope of the Neighbourhood plan was explained. The meeting which included about 24 members of the public stressed unanimously their objection to any development of site G.
- 21<sup>st</sup> October Attendance at the Olney Chamber of Trade Annual General Meeting.

- October Issue of Neighbourhood Plan Questionnaire to Olney residents. About 2,600 delivered and many more handed out. Article in Phonebox drawing attention to issue of questionnaire and advertising drop in sessions
- 8<sup>th</sup> November Drop-in session at the Olney Centre from 10am to 4pm for members of the public to discuss the plan.
- 20<sup>th</sup> November Second drop-in session from 4pm to 8pm.
- 7<sup>th</sup> December Stall at 'Dickens of a Christmas' fair.
- 12<sup>th</sup> December Meeting with Julian Buttel (David Coles Architects Ltd) and the Duncan Group who are proposing to put in a planning application for the second stage of site C.
- 18<sup>th</sup> December Meeting with Richard Colson and Ian Bennett - site B. General update and it was explained that no information would be released to the public or developers before the issue of the draft plan.

## **2015**

- January Article in Phonebox giving update on plan and explaining the need to carry out a professional housing needs analysis.
- 28<sup>th</sup> January Meeting with Jackson Homes (Site A). General update. They might consider putting in a planning application in the next two or three months
- 29<sup>th</sup> January Meeting with Newport Pagnell Town Council and two other parishes to discuss the Newport Pagnell Town Plan and the effect on neighbouring parishes
- 10<sup>th</sup> February Meeting with Stewart Patience (Anglian Water). It covered the general implications of the proposed new housing sites on Anglian Waters services, the capacity of the current water treatment centre, the restrictions on surface water drainage and information on their existing infrastructure.

4 <sup>th</sup> March	Meeting with Mr and Mrs Pibworth representing the owners of Site F. They were briefed on progress of plan and did not reveal any current plan for development of the site
15 <sup>th</sup> May	Meeting with the doctors of Cobbs Garden Surgery and Donna Derby of the Milton Keynes Clinical Commissioning Group. The necessity, location and size of a new doctor's surgery was discussed.
20 <sup>th</sup> May	Briefed Newton Blossomville Parish Council on progress.
17 <sup>th</sup> June	Meeting with Sam Dix of Milton Keynes Council. Handed over outline of Draft Plan for comment. Site assessments and Section 106 contributions were discussed.
3 <sup>rd</sup> July	Meeting with Sue Carbert, Headteacher of Ousedale School. Discussed current capacity and need for long term planning. School has capacity to meet local demand.
August	Issue of brief questionnaire on employment issues to 202 businesses in Olney
5 <sup>th</sup> August	Meeting with Nick Jackson of Francis Jackson Ltd regarding Site A – Lavendon Road <ul style="list-style-type: none"> <li>• They now have the site under option from landowners</li> <li>• They are considering putting in a planning application</li> <li>• We explained that the Steering Group would be issuing a consultation on housing in the near future.</li> </ul>
30 <sup>th</sup> August	Issue of over 3000 copies of Site Allocation consultation document to Olney residents. Accompanying article published in Phonebox magazine.
9 <sup>th</sup> October	Meeting about Site B with Richard Colson and Ian Bennett. They welcomed the fact that the preferred use for site B was for employment and showed a preliminary plan with a hotel, car showroom, care home and offices.
10 <sup>th</sup> October	Saturday 10am to 3pm. Drop in session for comments on the Site Allocation consultation document. Well attended.
15 <sup>th</sup> October	October 15 <sup>th</sup> Meeting with Glen Youngs, Headteacher at Olney Middle School.

Agreed that there was room for physical expansion of the buildings.

- 20<sup>th</sup> October      October 20<sup>th</sup> Meeting with Steve Dunning, Headteacher at Olney Infant Academy. Agreed there was room for physical expansion of the buildings.
- 22<sup>nd</sup> October      Meeting with Sam Dix of MKC. Subjects included a general review of the latest consultation, approaches from landowners, Core Strategy Clause 9.1, Community asset transfer, traffic and highways issues, 5 year housing target, MKC's view on flooding of Site A, and the long term education strategy.
- 2<sup>nd</sup> November      Meeting with Barwood, potential developers of Site F. Explained that this site had come fourth for housing sites in the questionnaire responses.  
The Steering Group would examine putting some sort of reserved status on that site.
- 11<sup>th</sup> December    Meeting with Frances Jackson potential developer of Site A. They explained that they were about to submit a planning application for 50 dwelling on this site.

## **2016**

- 21<sup>st</sup> January      Meeting with Barwood. They were pleased with the draft of the Neighbourhood Plan which showed a section of Site F being 'safeguarded' as a part of a strategic reserve.
- 28<sup>th</sup> January      Attendance at Examiner's public hearing for Newport Pagnell's Neighbourhood Plan.
- 7<sup>th</sup> March          Olney Town Council agreed that the Consultation Edition of Olney Neighbourhood Plan could be issued to all interested parties.
- 31<sup>st</sup> March        Meeting with Sainsbury's. They explained they were about to resubmit their application on site B retail site which had been refused by Milton Keynes Council. They also intended to of appeal to Planning Inspectorate.
- April                Article in Phonebox magazine giving notice of the start of the six week consultation period for the Draft Plan.
- 11<sup>th</sup> April          Meeting with Bidwells and MKC's footpath officer on possible Right of Way footpath on Site D.

- 5<sup>th</sup> May Meeting with J Robinson (MKC) to discuss S106 questions
- 7<sup>th</sup> May Drop-in meeting at the Olney Centre to discuss the Neighbourhood Plan during the formal pre-submission consultation period.
- 23<sup>rd</sup> May Meeting with Simon Simms (MKC) to discuss S106 payments in regard to education.
- 27<sup>th</sup> May Providence Land acting for the owners of sites D & E put forward their initial proposals for the development
- 19<sup>th</sup> July Further meeting with Providence Land to discuss their written proposals
- 27<sup>th</sup> July Meeting with Providence Land to agree content of relevant entry in the Neighbourhood Plan for Site D & E



### 3. REGULATION 14 PRE-SUBMISSION CONSULTATION

**3.1** The Neighbourhood Plan Steering Group finalised the Draft Plan in March 2016. The Regulation 14 Pre-Submission Consultation ran for a six-week period from 4<sup>th</sup> April 2016 to 16<sup>th</sup> May 2016. The consultation was publicised by:

- (a) An article in the Phonebox magazine which is delivered to every property in the parish making people aware of how and where they could view the plan. The magazine is distributed to 22,500 properties, in the area shown below.



- (b) Copies of the plan made available in the town council office and the local library.
- (c) Notices posted in The Olney Centre and in the noticeboard in the centre of the town at Market Place;
- (d) Consultation page on the [Olneyplan.com](http://Olneyplan.com) website;
- (e) News article on the Parish Council website [www.olneytowncouncil.gov.uk](http://www.olneytowncouncil.gov.uk)

#### **Distribution to Statutory and Non-Statutory Consultees**

**3.2** In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by email or letter. In addition, a range of parties that the Steering Group considered were likely to have an

interest in the plan were also contacted by email / letter. All parties were advised how to access a copy of the plan, and how to respond to the consultation.

**3.3** A copy of the text of the email/letter sent to consultees is shown in Appendix A.

**3.4** The full list of statutory consultees that were contacted to is listed in Appendix B.

**3.5** A list of non-statutory consultees is shown in Appendix C.

### **Responses**

**3.6** In total there were 28 respondents to the Pre-Submission Consultation. This reflected a mixture of local residents, business owners, landowners and other stakeholders.

**3.7** The schedule of comments and the respective responses made are shown in Appendix D. As a result, the Neighbourhood Plan was amended as indicated in Appendix D.

## Appendix A. Text of letter/email sent to statutory and non-statutory interested parties at the Regulation 14 stage

Olney Town Council has now published the draft '**Olney Neighbourhood Plan**' for a formal 6 week public consultation period.

The Draft Plan can be viewed by using the following link:

[\*\*Olney Neighbourhood Plan – Draft\*\*](#)

Further information on the plan can be found on the [Neighbourhood Plan Website](#)

Copies of the document will also be available to view in **Olney Town Council Offices** and in **Olney Library**.

### **How to respond to the Consultation**

The Consultation is running for 6 weeks between **Monday 4<sup>th</sup> April and Monday 16th May 2016**. All comments must be received by 5pm on the closing date. Please note, all comments will be made publicly available so we are therefore unable to keep your responses confidential.

Please send us any comments you have on the plan to [consultation@olneytowncouncil.gov.uk](mailto:consultation@olneytowncouncil.gov.uk)

Alternatively, you can post your comments to us at: **FREEPOST RTHY-ZXGT-TKKA, Olney Town Council, The Olney Centre, High Street, Olney, MK46 4EF.**

Kind regards

Liam Costello  
**Town Clerk**  
**Olney Town Council**  
01234 711679

## Appendix B. List of statutory bodies for Pre-Submission Consultation

Milton Keynes Council

South Northamptonshire District Council

Wellingborough Council

Northamptonshire County Council

Weston Underwood Parish Council

Yardley Hastings Parish Council

Emberton Parish Council

Clifton Reynes & Newton Blossomville Parish Council

Lavendon Parish Council

Stoke Goldington Parish Council

Ravenstone Parish Council

Coal Authority (*asked not to be consulted further after being contacted at Neighbourhood Plan Area consultation stage*)

Homes and Communities Agency;

Natural England;

Environment Agency;

English Heritage;

Network Rail;

Highways England

Milton Keynes Clinical Commissioning Group

Western Power Distribution

Anglian Water

Milton Keynes Equality Council

St Peter and St Paul Church

Sutcliff Baptist Church

Cowper Memorial United Reform Church

Our Lady Help of Christians R C Church

Olney Chamber of Trade

Community Impact Bucks

## Appendix C. List of non-statutory bodies and interested parties for Pre-Submission Consultation

Olney Youth Centre

GKA Planning

Sainsbury's

Indigo Planning

Duncan Group

Co-op

Francis Jackson

Mr and Mrs Hargreaves,

CC Town Planning

Bidwells

Howard Sharp & Partners LLP

Bedford Railway Transport Association

Barwood Development Securities Ltd

Cobbs Garden Surgery

Uniquesolve Enterprises Ltd

David Coles Architects

Robinson Hall

Scorpion Enterprises Ltd

407 individuals who had registered to be kept informed about developments of the plan.

## Appendix D. Schedule of responses to the pre-submission consultation

Submission No.	Person / Body	Summary of main issues	Steering Group Response
<a href="#">Cons-01</a>	Emberton PC	Consideration of bypass should only be given if it is away from the centre of town	Reserved routes are outside of settlement boundary
<a href="#">Cons-02</a> <a href="#">Cons-02a</a>	Anglian Water	<p>Submitted a RAG risk assessment for all sites, and commented on each individually. Due to proximity to Olney Water Recycling Centre (WRC), all site allocations will need a detailed Odour Assessment, which AW would like to comment on. All sites are expected to require improvements to the existing foul sewerage network.</p> <p><b>Site A:</b> Welcome SUDS approach.</p> <p><b>Sites D and E:</b> Welcome SUDS approach.</p> <p><b>Site F (reserve):</b> If this site comes forward it is expected to require improvements to both the existing water supply and foul sewerage networks.</p> <p><b>Site B and C: (employment):</b> Welcome SUDS approach. Need clarity on uses of site. Allocation for employment use, but reference made to residential care use.</p> <p><b>Site H:</b> distance required to be kept from pumping station.</p> <p><b>Site R:</b> general risks as noted above.</p>	<p>Include requirement in the plan for all site allocations within 400m of Olney Water Recycling Centre (WRC) to prepare detailed Odour Assessment to demonstrate that these sites can be developed without having an adverse impact on future occupants of any premises. All sites to be required to liaise with AW about capacity of existing foul and water networks.</p> <p>Noted</p> <p>Noted</p> <p>Policy amended to require improvements to both the existing water supply and foul sewerage networks.</p> <p>Policy restrict use to B class uses.</p> <p>Policy amended to ensure dialogue with Anglian Water</p> <p>Noted</p>

<a href="#">Cons-03</a>	Jim Kerr	<p>Supports ONP13</p> <p>Questions ONP14 for retail</p>	<p>Noted</p> <p>SG disagree with point raised and feel an expanded Olney would benefit from an edge of town supermarket.</p>
<a href="#">Cons-04</a>	Milton Keynes Council	<p>Additional strategic policies need to be added to the list in para 1.14</p> <p>Proposals map should show existing policy OY4 and conservation area</p> <p>ONP1 – clarification on whether 30% affordable housing to be required on all sites or across plan area.</p> <p>ONP3 – suggest adding ‘up to’ 50 dwellings for flexibility</p> <p>ONP4 - suggest adding ‘up to’ 250 dwellings for flexibility.</p> <p>Suggested revised wording of “planted before first occupation”</p> <p>Questions whether masterplan required for a combined site, or each individually.</p> <p>ONP8 – clarification on whether policy sets maximum or minimum numbers. Neighbourhood plans should not set any additional local technical standards.</p> <p>ONP7 – Threshold for affordable housing should be 15 and not 10 to be in conformity with MKC plan</p>	<p>Agreed to add to list</p> <p>Agreed. Proposals map amended.</p> <p>Policy amended to clarify that requirement is for each site.</p> <p>Agreed. Wording amended.</p> <p>Agreed to add ‘up to’ to wording.</p> <p>Agreed to revised wording</p> <p>Wording amended to clarify that it is for the combined site.</p> <p>Wording amended to include ‘close to’, and ‘and encouraged to be built to’</p> <p>Agreed, policy amended.</p>



		<p>Local connections policy should be brought into the plan.</p> <p>Impractical to include Yardley Hastings in local connections policy as it is in the neighbouring county.</p> <p>Tenure split is inconsistent with MKC policy. Would like it changed to be consistent to meet borough-wide demand</p> <p>MKC would not be able to agree to a policy to reserve all affordable housing for local people. MKC policy is to base housing allocations on need rather than locality.</p> <p>ONP17 – policy needs to be more specific about what measures are needed.</p> <p>ONP13 – needs to be amended to reflect residential permissions that have been granted</p> <p>ONP14 – suggests that steering group wish to retain this policy in the light of recently withdrawn retail interest</p> <p>ONP15 – better expressed as action or objective as opposed to policy.</p>	<p>Agreed</p> <p>Remove Yardley Hastings from local connections policy</p> <p>Tenure split amended to be in more general conformity with MKC policy, although not replicating it. The steering group wished to stay as close to the wishes of local people as possible, whilst being conscious of MKC policy.</p> <p>Policy amended to reserve 25% affordable housing for local people. The rest to be available to meet borough wide need.</p> <p>Policy is general rather than specific around the advancement of Objective 8.</p> <p>Policy will be amended to reflect outline consent granted. However, residential development on this site is not supported on the grounds that it is not sustainable development.</p> <p>SG consider policy still valid as town expands.</p> <p>Narrative included as para 11.3 and policy ONP15 deleted.</p>
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<p><a href="#">Cons-04a</a></p>	<p>Milton Keynes Council</p>	<p>Further submission clarifying their position on affordable housing for local people as set out in policy ONP7.</p> <p>MKC cannot support ONP7 as drafted. Current MKC Affordable Housing policy does not have any local connections policy, Consequently they want all affordable housing to be available to meet borough-wide need.</p> <p>Current MKC policy is that the 30% affordable housing tenure split is 5% shared ownership and 25% social rent, whereas ONP7 has 15% shared ownership and 15% social rent.</p> <p>They suggest that the policy as drafted is not in general conformity with their plans.</p>	<p>Steering group have compromised their position by altering policy ONP7</p> <p>Policy amended from 100% of affordable houses reserved for local people, to 25% of affordable to be reserved for local people.</p> <p>Policy amended on tenure split from 15% shared ownership and 15% social rent, to 10% shared ownership and 20% social rent.</p> <p>The steering group feels that it is important that the neighbourhood plan reflects the wishes of local people. This compromise approach is consistent with that adopted by the Woodcote Neighbourhood Plan which past examination and referendum.</p>
<p><a href="#">Cons-05</a></p>	<p>Woolf Bond Planning</p>	<p>Para 4.2 objective 1 should reflect the strategic housing needs of Milton Keynes as opposed to the people of Olney.</p> <p>Policy ONP8 overly prescriptive of the market mix of housing.</p> <p>Concerned about lack of site assessments to inform the proposed approach to site release.</p> <p>Housing number of 300 is not based upon a robust evidence base. Suggest that plan should include a degree of flexibility to allocate Site F during the plan period if needed.</p>	<p>Wording of objective 1 amended to include reference to Core Strategy requirement for Olney</p> <p>Policy based upon need identified in neighbourhood plan housing needs survey.</p> <p>All sites were assessed in Site Selection Report, available in the supporting evidence.</p> <p>Housing number was informed by the advice set out in the email from MKC dated 18/02/2015 (SE13 of the supporting evidence). That advice covers the period to 2031 and ultimately concludes that a figure of 200 – 225 would be appropriate. In</p>

		<p>Questions the evidence base used to determine site allocations, and are of the view that Site F should be allocated during the plan period.</p>	<p>allocating 300 dwellings the plan is being positively prepared to cover the period of Plan:MK</p> <p>Para 16.4 makes clear that the plan will be reviewed every 5 years to consider whether a successor plan is required to ensure that the plan does not become out of date. Site assessments indicated that there was little to differentiate Site F from Sites A, D or E. Allocating Site F as a reserve site gives the plan the required degree of flexibility.</p>
<a href="#">Cons-06</a>	CC Town Planning	<p>Consider that basic conditions statement should contain reference to the policies in the emerging Plan:MK</p> <p>Support new settlement boundary</p> <p>ONP13 – needs to be revised to reflect recent permissions on Site C</p> <p>Would like a wider mix of uses on Site B.</p> <p>Would like '<i>alternative uses will be refused consent</i>' to be deleted from ONP13</p>	<p>Plan:MK is in its infancy and therefore not appropriate to include any reference to emerging policy direction.</p> <p>Noted</p> <p>Reference to permissions will be included in plan, although there is a significant outstanding issue, related to the odour assessment and safe distance of dwellings from sewage works, that is still unresolved. Steering Group do not believe it to be sustainable development, and therefore will not support residential use.</p> <p>With the potential loss of Site C from employment uses, it is more important that Site B be reserved for B1, B2 and B8 uses. Policy amended to allow complementary C1, C2 and D1 uses.</p> <p>Need to ensure that sufficient B1, B2 and B8 land to sustain the town's growth. Alternative uses</p>

			allowed, subject to B1,B2 and B8 being dominant uses.
<a href="#">Cons-07</a>	Ian Bennett	General comment of support for the plan.	Noted
<a href="#">Cons-08</a>	Alison Stringfellow	Housing figure not justified  Objects to allocation of Sites D and E. No assessment of the grade of agricultural sites being used.	Housing number was informed by the advice set out in the email from MKC dated 18/02/2015 (SE13 of the supporting evidence). That advice covers the period to 2031 and ultimately concludes that a figure of 200 – 225 would be appropriate. In allocating 300 dwellings the plan is being positively prepared to cover the period of Plan:MK.  Both sites considered to be of equal agricultural value.
<a href="#">Cons-09</a> <a href="#">Cons-09a</a> <a href="#">Cons-09b</a>	Providence Land Ltd	ONP1 - Support housing numbers set out in the policy, but would like consideration of higher number with Plan:MK being prepared.  ONP2 - Support the allocation of Sites D and E, but would like consideration to be given to increasing the size of the allocations (expansion westwards) to provide more opportunity for a green infrastructure-led scheme with a softer edge to the countryside.  ONP4 - Do not believe it is necessary to require the precise density of the scheme within the policy, as it is already a matter dealt with in the adopted Local Plan and it would be preferable for the	The Plan covers to 2031, which is the period that Plan:MK will cover.  Following discussions with Providence Land Ltd, revised site boundary agreed. Housing numbers still the same. Site boundary of reserve Site F amended to tie in with Site E boundary.  Policy revised to remove housing density, but will stipulate around 250 dwellings as the housing number with an appropriate mix.

		<p>density of the site to emerge from a design-led approach</p> <p>30m wide shelter belt next to the reserved route for a possible future by-pass is considered to be overly prescriptive. Would like some flexibility in the policy wording to explore other options</p> <p>Welcome the opportunity to incorporate a community use but perhaps there could be flexibility in the wording to allow for circumstances in which another site was found to be more suitable or if such a use was found not to be needed.</p>	<p>Need to ensure an efficient use of greenfield land to be in general conformity with development plan. Policy amended to include the requirement of a Landscape and Biodiversity Strategy to be produced as part of the masterplanning exercise, which will include consideration of a 30m wide shelter belt.</p> <p>Policy to be amended to give some flexibility to off-site community provision if it was felt to be more appropriate.</p>
<p><a href="#">Cons-09c</a> <a href="#">Cons-09d</a></p>	Providence Land Ltd	Meetings held with Providence Land to discuss the possibility of an alternative boundary for Site D / E , including the provision of 4 hectares of land to provide new public open space and land for green infrastructure on Site D.	Site D / E will layout revisions agreed, including the provision of 4 hectares of public open space. Wording of policy ONP4 and Proposals Map revised to reflect agreed changes.
<a href="#">Cons-10</a>	Bidwells	General endorsement of the Neighbourhood Plan policy for Sites D and E.	Noted
<a href="#">Cons-11</a>	Steve Wilkinson	Concerned about flooding across Site A	Development on Site A will only be approved with a Flood Risk Assessment that shows that the development can be delivered without adverse impact.

<a href="#">Cons-12</a>	Francis Jackson Homes	Supportive of the inclusion of Site A as a housing site	Noted
<a href="#">Cons-13</a>	Natural England	Advise that any allocations on best and most versatile land are justified in line with para 112 of the NPPF	All greenfield allocations along the west of the town are of similar quality.
<a href="#">Cons-14</a>	Historic England	<p>Would like more information and background of conservation area to be included in the plan.</p> <p>Would like amended wording for objective 6 to included “significance”</p> <p>Comment on design principles that should be in the plan. Would like further character studies of area and complementary policies</p> <p>Doesn’t consider that policy ONP3 is adequate, and would like a detailed investigation of the archaeological potential of the sites, particularly Site R, and an assessment of the degree of harm to the significance of the Monument and any other archaeological remains before it could be considered appropriate to take sites forward</p>	<p>Steering group content with conservation policies in core strategy and Local Plan, and therefore there will be no specific conservation area policies. The Neighbourhood Plan is not intended to be a mini Local Plan.</p> <p>Objective wording amended.</p> <p>As new housing site allocations are edge of town, outside and remote from the conservation area, it is not considered appropriate to impose design criteria on those developments that are appropriate to the conservation area.</p> <p>The policy as written requires an assessment to be carried out, which must demonstrate no adverse impact on heritage assets. The implication is that if this condition is not met then planning consent will be refused. Requirement for archaeological assessment to be carried out added to ONP14 Policy HE1 of the Local Plan is still in place and provides additional policy guidance.</p>

		<p>ONP3 – Archaeological Assessment should not assess effect on ecology and biodiversity</p> <p>Would like Policy ONP2 and ONP14 to include a requirement that the development of the two sites should be such as to avoid, minimise or mitigate harm to the significance of the scheduled monument or any other significant archaeological interest.</p>	<p>Policy wording amended, and remove reference to ecology and biodiversity.</p> <p>The policy as written requires an assessment to be carried out, which must demonstrate no adverse impact on heritage assets</p>
<a href="#">Cons-14a</a>	Historic England	Reviewed their opinion on the need for a Strategic Environmental Assessment, and recommended that one be prepared.	S.E.A. to be prepared
<a href="#">Cons-15</a>	Paul and Isobel Coli	Supports the proposals in the plan	Noted
<a href="#">Cons-16</a>	Alan Smith	<p>Supports the additional housing, but would like to ensure that any new cycle ways are built in a manner that ensures the safety of pedestrians, particularly those who are visually impaired.</p> <p>Would like to see the bypass to support the development</p> <p>Would like the re-introduction of the Northampton – Olney – Bedford rail link.</p>	<p>Any new cycle ways will be built to the relevant highway standard and be DDA compliant.</p> <p>Additional paragraph 14.3 added about working with MKC and SEMLEP to bring forward plans for a bypass.</p> <p>Bypass routes are protected in the plan.</p> <p>Not considered feasible.</p>
<a href="#">Cons-17</a>	Brian Wilson	Supports the plan's proposals.	Noted

<a href="#">Cons-18</a>	David Ferguson	Objects to Sites C, B, S, R and A. would like to see the re-introduction of the Northampton – Olney – Bedford rail link, with the ‘Handley Route’ protected.	A section of the ‘Handley Route’ referred to has already been built upon, and therefore it would not be appropriate to reserve the route.
<a href="#">Cons-19</a>	Simon Barber	Objects to Sites C, B, S, R and A. would like to see the re-introduction of the Northampton – Olney – Bedford rail link, with the ‘Handley Route’ protected.	A section of the ‘Handley Route’ referred to has already been built upon, and therefore it would not be appropriate to reserve the route.
<a href="#">Cons-20</a>	Martin Ward	Concerned how the increase in traffic is going to be managed and effect on parking	Parking and traffic is addressed in objectives 8 and 9.  Additional paragraph 14.3 added about working with MKC and SEMLEP to bring forward plans for a bypass.
<a href="#">Cons-21</a>	Richard Pill	Objects to Sites C, B, S, R and A. would like to see the re-introduction of the Northampton – Olney – Bedford rail link, with the ‘Handley Route’ protected.	A section of the ‘Handley Route’ referred to has already been built upon, and therefore it would not be appropriate to reserve the route.
<a href="#">Cons-22</a>	Malcolm Johnson	General support for the plan’s proposals	Noted
<a href="#">Cons-23</a>	Alex Morton	All new housing should be along Aspreys, away from the flood plain.	Development on Site A will be required to demonstrate through a Flood Risk Assessment that there will be no adverse impact.
<a href="#">Cons-24</a>	Brian Lilley	Supports Site A for elderly residents, and supports Site R for retail use.	Noted



<a href="#">Cons-25</a>	Olney Pre-School	<p>Highlights lack of capacity in Olney to meet pre-school demand, a situation that will be exacerbated by the government policy to fund 30 hours of childcare for all 2 year olds, and population growth with 300 additional dwellings. Would like reference to early years' education to be included in section 8.</p> <p>Would like preschool to be considered for the community use site on Site D / E</p>	<p>Will amend section 8 to included reference to early years' education.</p> <p>Will be considered as part of the town council's Development Committee for developer contributions.</p>
<a href="#">Cons-26</a>	Lindsay Filbee	<p>Considers Site A to be unsuitable for housing due to flooding of the site, which could lead to flooding on Midland Road.</p>	<p>Development on Site A will only be approved with a Flood Risk Assessment that shows that the development can be delivered without adverse impact.</p>
<a href="#">Cons-27</a>	David & Cynthia Hellyn	<p>Would like the A509 de-trunked if the bypass is not to be built. Too many HGV's pass through town.</p>	<p>Bypass routes are protected in the plan. Additional paragraph 14.3 added about working with MKC and SEMLEP to bring forward plans for a bypass.</p>
<a href="#">Cons-28</a>	Colin Stickland	<p>Approves of the focus and balance of the plan</p>	<p>Noted</p>