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14th April 2022

BY EMAIL ONLY

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Our Ref: _____

EW/R/1708/NP/Walton

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Project No: _____

EW/R/1708

Dear Sir/Madam

Re: East West Rail Company Representation on Modifications to the Walton Neighbourhood Plan (Submission Version) Consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

Adams Hendry Consulting Ltd submit this response on the Walton Neighbourhood Plan (Regulation 16 Submission Consultation Version) to Milton Keynes Council on behalf of our client, East West Rail Company (EWR Co).

EWR Co is the organisation responsible for delivering East West Rail (EWR), a major rail project and Nationally Significant Infrastructure Project (NSIP) which is aiming to deliver both new and enhanced rail infrastructure to provide frequent, fast, and reliable rail links for communities between Oxford, Milton Keynes, Bedford, and Cambridge. The EWR route is split into six sections where improvements are to be made to existing infrastructure, and new connections are to be constructed. The Walton Neighbourhood Plan area is located in the vicinity of Section B: Bletchley & Marston Vale Line as shown on the EWR consultation library [webpage](#)¹.

Policy WNP6 – Caldecotte ‘Site C’

EWR Co welcome the proposed modification to Policy WNP6 – Caldecotte Site C in the Walton Neighbourhood Plan in recognition of emerging EWR proposals. The insertion of the wording “*Applicants will be required to demonstrate that they have engaged with East West Rail as part of their preparation and submission of an application on the site*” from the supporting text into Policy WNP 6 is fully supported by EWR Co.

EWR Co are yet to confirm the preferred option at Bow Brickhill Level Crossing, however one option currently being considered by EWR Co, requires land within site allocation WNP6 (HS4 in the adopted Plan:MK) to accommodate part of a new multi-user (vehicular / pedestrian / cycle) crossing over the existing railway. Therefore, engagement between the promoter of this site and EWR Co will be essential.

EWR Co supports the widening of proposed uses for the Caldecotte Site C site in Policy WNP6 from solely residential uses, as set out in Plan:MK (which appears to allocate the site solely for housing), to include support for both commercial and leisure uses on the site. The flexibility given could potentially allow for the provision of uses which are more complimentary to EWR Co’s final level crossing solution, and is therefore supported by EWR Co.

¹ <https://eastwestrail.co.uk/consultation>

Further to Walton Community Council's proposed modifications to the wording of Policy WNP6, EWR Co suggest that further modifications are made to the wording of Policy WNP6 as follows (underlining indicates suggested additional wording):

Bullet 5

- "All proposals should be designed (including highways access) so that they do not preclude, and positively respond to, the delivery of a preferred solution for a new railway crossing, ensuring safe transport for motor vehicles, pedestrians and cycle users over the railway line adjacent to the WCC area and to prevent traffic congestion."

Bullet 6

- "Applicants will be required to demonstrate that they have engaged with East West Rail Co as part of their preparation and submission of an application on the site."

Finally, the reference to Caldecotte Site C in paragraph 102 of the Neighbourhood Plan is stated as Policy HS4. For clarity, HS4 is the site reference number for Caldecotte Site C (see table 4.3 on page 43 of the adopted Plan:MK) and is not the Policy number. The relevant Policy under which site HS4 is allocated in Plan:MK is Policy DS2.

Future Consultation with EWR Co

EWR Co recognises that the Community Council and local community may have concerns about some of the potential development options being considered for EWR. However, the Community Council should be reassured that there will be further opportunities to influence the proposals prior to the submission of the DCO application. EWR Co will continue to facilitate discussion through the Bletchley Milton Keynes South Local Representative Group, which we understand the Community Council is a member of. This is in advance of the formal period of statutory consultation during which further representations can be made. The DCO examination process itself will provide further opportunities for Parish/ Community Councils and other interest groups to formally make their views known to the Examining Authority once the DCO application has been submitted.

The Community Council also has the option to raise any issues with Milton Keynes Council for potential inclusion in the Local Impact Report during the DCO process.

Summary

EWR Co welcomes the opportunity to comment on the Submission Version (Regulation 16) of Modifications to the Walton Neighbourhood Plan. It is pleased to see that the Community Council is robustly taking account of the future development aspirations of EWR Co.

Yours faithfully,

A.J. Collier

Adam Collier
Principal Planner
Adams Hendry Consulting Ltd on behalf of East West Rail Company Ltd

Figure 1 – Bow Brickhill LX Options

Figure 1 –

Bow Brickhill LX Options Screenshot from Consultation Doc

