

Representor ID: RP-152

UI Representor ID: 807

UI Representation ID: 869

Representor Name: Steve Thomas

Representor Organisation: Wavendon Parish Council

Policy: Policy GS16		
Legal Compliant:	Soundness Compliant:	Duty to Cooperate Compliant:
Yes	No	Yes
Paragraph		
Compliance Comment		
<p>Wavendon Parish Council both welcomes and strongly supports Policy GS16, which will provide much needed protection for the older village of Wavendon. As noted in our Reg18 response, we would welcome being involved in discussions with the City council as to how this might be integrated into a possible extension of sports and leisure provision to be enjoyed by all local residents.</p> <p>However, we believe there is an error or omission in the Policies Map. The proposed Buffer contains an obvious gap to the West of Newport Road, running from north of the Wavendon Arms Car Park and through land behind the gardens of Numbers 2 and 4 Walton Road before the Buffer resumes at the boundary of Wavendon Heights playing fields. This parcel of land, while marked as privately owned and unallocated land, is included in the existing landscape buffer within the current City Plan, Plan:MK. This protection was a key element in the refusal for permission being granted for planning application 24-10605-OUT and for the subsequent refusal of an Appeal to the Planning Inspectorate. If not refreshed in the new plan this protection would be lost when the new plan is adopted which we are confident is not the intention of the City Council.</p>		
Modification Comment		
<p>The Policies Map needs to be corrected to include the missing parcel of land noted above. This is protected under the current City Plan but would lose that if this omission or error is not corrected.</p>		
Appear at examination?	Yes	
Appear at examination reason?		
<p>As the Parish Council responsible for the area involved in this Policy it is vital that the Inspector understands our concerns about the omission in the proposed Policies Map.</p>		

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Representor Name: Steve Thomas

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Policy: Policy GS10		
Legal Compliant:	Soundness Compliant:	Duty to Cooperate Compliant:
Yes	No	Yes
Paragraph		
Compliance Comment		
<p>Wavendon Parish Council considers that there is a clear omission within the Draft Plan for an agreed location where HGV and other freight vehicles can safely park, especially overnight. Such a parking area should include essential facilities for drivers, such as showers and restrooms. The lack of such a facility is already causing significant issues within and around our Parish, notably in Glebe Farm alongside Groveway close to the KFC food outlet as well as in nearby Brinklow and Kingston. Similar problems exist throughout the City, with drivers of HGVs parking in inappropriate and unplanned locations due to having nowhere better available.</p>		
Modification Comment		
<p>One or more agreed locations for HGV parking, particularly overnight, including the provision of any necessary facilities for Drivers, should be provided in the plan. This would help prevent local communities throughout the City from suffering from congestion and other issues resulting from such vehicles parking in unrestricted and unregulated areas.</p>		
Appear at examination?	Yes	
Appear at examination reason?		
<p>The existing lack of HGV parking facilities is already causing significant problems within our parish. This City Plan represents an ideal opportunity to correct this but the issue is not addressed anywhere within the Draft plan. City Planners responses wh</p>		

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Policy: Policy GS15		
Legal Compliant:	Soundness Compliant:	Duty to Cooperate Compliant:
Yes	No	Yes
Paragraph		
Compliance Comment		
<p>Wavendon Parish Council generally supports Policy GS15 and in particular the provision that full-scale development should not commence before 2038. This will provide a degree of protection for our residents from being surrounded on all sides by large scale development activity as well as allowing the impact of future development in SEMK and of East West Rail proposals on the local area to be fully evaluated. The Parish Council fully endorses the separate representations made by a well-supported residents' group in support of the provision of a District Park (of at least 15 hectares) in addition to the preservation and enhancement of the listed gardens surrounding Wavendon House, its wider parkland and the carriageway towards Cross End.</p> <p>We also welcome the increased focus on, and protection provided to, other heritage assets in the Expansion area, notably on providing an improved landscape buffer for Cross End.</p> <p>The Parish Council would support holding future discussions with the aim of providing strictly limited permission for earlier development on selected parts of the Expansion area if this could lead to the early release of the land for use as a District Park rather than having to wait until after 2038. We would strongly welcome being involved in any such discussions.</p>		
Modification Comment		
<p>We agree with the separate submission by the local resident's group that the Concept Plan requires changes to include the proposed Highway network and how this would impact the area of the Park, along with a clarification related to the size shown for the proposed Park being double the suggested minimum size. A larger Park would be welcomed given the lack of available green space in the local area provided by recent and upcoming developments.</p> <p>We believe that there are good reasons to permit discussions with Developers in order to allow the early release of limited parts of the Expansion area before 2038 with the explicit purpose of providing the necessary land and funding in order to allow the benefits of a Park to be made available to local residents at an earlier date.</p> <p>Further work is needed on the wider Transport links into the expansion area, in particular related to the impact on local roads such as Newport Road as well as the</p>		

scope and size of the proposed H10 extension. This should include the advanced design of noise attenuation measures for the H10 extension in order to to reduce the increased costs of adding these in at a later stage.

Appear at examination?	Yes
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Appear at examination reason?

As the Parish Council responsible for the majority of the land associated with the East of Wavendon Expansion area we wish to ensure that the Inspector is able to hear and understand our views and concerns about the proposed Expansion area.