

Land at Upper Weald, Milton Keynes, MK19 6EN

MK City Plan 2050 – Regulation 19 Consultation

Objection to Agricultural Land at Upper Weald being Allocated for
Pitches for Gypsy and Travellers (Policy HQH6)

February 2026

1.0 Introduction

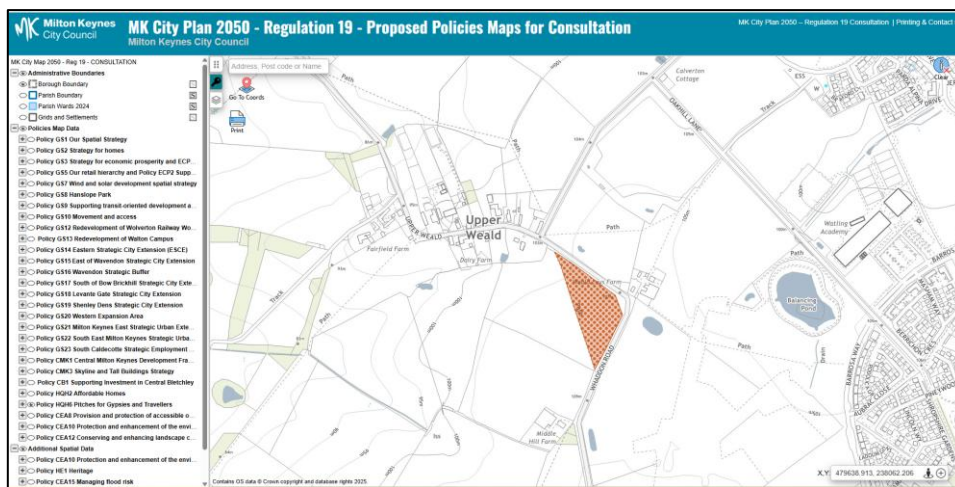
- 1.1 This Local Plan Representation Statement is prepared by Robinson & Hall LLP on behalf of Mr Tudor Cowley in relation to the MK City Plan 2050 – Regulation 19 Consultation which runs from the 5th January 2026 to the 16th February 2026.
- 1.2 This representation specifically relates to Policy HQH6 and the proposed allocation of land at Upper Weald for Pitches for Gypsy and Travellers.

2.0 The site and its location

- 2.1 Upper Weald is a rural settlement and is located to the west of Milton Keynes.
- 2.2 The land allocated for the Gypsy and Travellers site is owned by Milton Keynes Council and is situated outside of the village of Upper Weald, in open countryside.
- 2.3 The land measures approximately 1.49 ha (3.68 acres) and is broadly triangular in shape.
- 2.4 The land is currently used for grazing land and is accessed via a field gate, which sits outside of the allocation.
- 2.5 In terms of planning constraints, the land is situated within an area impacted by surface water flooding. There are also a number of listed buildings within close proximity to the site and a public footpath immediately abutting the allocation. The land is also Grade 3 agricultural land.

3.0 Proposed Allocation

- 3.1 The land is allocated within the MK City Plan 2050 (Regulation 19 consultation) policy HQH6 as a site for Gypsy and Travellers.
- 3.2 The site outside of Upper Weald is one of 4 locations identified to meet the need of permanent pitches for the plan period up to 2050.
- 3.3 Below is a plan showing the proposed allocation and the surrounding area –



4.0 Consultation Response to Proposed Allocation

- 4.1 The Applicant wishes to object to the proposed allocation of the Pitches for Gypsy and Travellers on land to the east of Upper Weald.
- 4.2 The provision of permanent sites for Gypsy and Travellers will only be permitted where the site meets a number of criteria detailed on page 150 of the draft Local Plan. I have detailed on the extracts below, where the proposed allocation is contrary to the draft local plan policies

<p>The site is compatible with neighbouring land uses, and minimises impact on adjacent uses, built form and landscape character</p>	<p>The land is open countryside and within close proximity to a number of heritage assets. The proposed allocation will have a detrimental impact on these nearby listed buildings and would bring harm to the immediate setting.</p>
<p>The site has suitable highway access to the local or major road network</p>	<p>Access to and from the site is unsafe. There are concerns over the proposed access onto a 60-mph road and whether the required visibility splays are achievable.</p>
<p>There is good accessibility by walking, cycling and public transport to community facilities in line with Policy GS4;</p>	<p>The land is not accessible by public transport with Upper Weald having very limited access to public transport. Due to there being no bus service in Upper Weald, the site is unsustainable as a</p>

	location and a private vehicle would be heavily reliant for this site to function.
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4.3 The proposed site is prone to surface water flooding, as shown in the flood map below:



- 4.4 Paragraph 172 of the NPPF sets out that a sequential, risk-based approach should be taken to proposed development, taking into account all sources of flooding.
- 4.5 Where possible, development on land which could be impacted both currently and in the future by climate change is to be avoided.
- 4.6 Paragraph 174 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding.
- 4.7 When allocating sites for development, the Council must consider all available sites and look to take forward land which has the lowest risk identified.
- 4.8 The below photograph shows the land is ridge and furrow and under the NPPF, this landscape is generally protected as a non-designated heritage asset of archaeological interest.



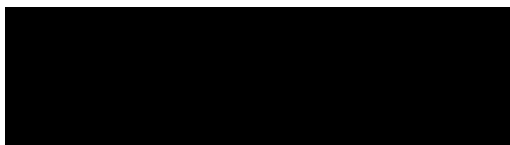
- 4.9 Given the land will need to be levelled to accommodate the Gypsy and Travellers site, this will result in irreversible damage to the landscape and destruction of this heritage asset.
- 4.10 The proposed site is less than 1 mile from an already established Gypsy and Travellers site on Calverton Lane. There is an argument that extending an already established site is more sustainable and practical than creating a new site, in open countryside, on a site of heritage value which has issues with flooding and access.

5.0 Conclusions

- 5.1 This statement has examined the proposal allocation of the Gypsy and Travellers site at Upper Weald as part of the proposed MK City Plan 2050.
- 5.2 Mr T Cowley wishes for this proposed Gypsy and Traveller site at Upper Weald to be removed from the MK City Plan 2050 due to the unsustainable location, the risk of future surface water flooding, the issues with access onto the 60-mph road and the potential impact on nearby listed buildings and landscape.
- 5.3 We do not agree with the proposed allocation and would like to object to the Local Plan. We have raised questions over the location and potential deliverability of the site.
- 5.4 It is advised that the Local Council review this allocation and amend the Local Plan.

Should any further information be required we invite the Council to contact Robinson and Hall LLP.

Signed :



On behalf of Robinson & Hall LLP

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Representor Name: Tristan Peck

Representor Organisation: T Cowley

Policy: Policy HQH6		
Legal Compliant:	Soundness Compliant:	Duty to Cooperate Compliant:
No	No	Yes
Paragraph		
Compliance Comment		
See document attached.		
Modification Comment		
See document attached.		
Appear at examination?	No	
Appear at examination reason?		