

## Consultation Statement

Consultation with the public regarding the need for a new community pavilion has been undertaken and documented over a number of years. The long-term project for the pavilion has been discussed in open meetings and set out in the Community Council's Strategic Plan.

Plans have been available for comment and consultation, with regular progress reported back at Community Council meetings, along with regular updates in Walton Matters, the parish newsletter. Reference to the need for a new community pavilion has been documented, as detailed below and has been a priority for the council for many years.

- **Walton Neighbourhood Plan** progressed between 2013 and 2017, adopted January 2017.
- **Referenced in Walton Matters** (WCC newsletter delivered to every household in the Parish)
- **Community Engagement events**
- **Resident surveys**
- **Referenced in Parish Council Minutes**
- **Referenced in Annual Parish Meeting Minutes**
- **Public Meetings, Open days, and Exhibitions**

### 2014

#### **Article in Walton Matters - Spring Edition 2014:**

##### Planning & Development Update

You may be aware that Browns Wood playing field is one of the community assets that will be transferred into the ownership of WCC. In addition, we are exploring the possibility of building a sports pavilion on the field. Such a development would increase the utilisation of the sports field and enhance the usefulness of the asset for our community. Further news on this exciting project will be shared over the coming months.

##### Community Asset Transfer

The current status is that, of the four assets in Walton (Browns Wood Sports Ground, Britten Grove Community Centre, Wavendon Gate Pavilion & Sports Ground and Heronsbrook Meeting Place) only Browns Wood Sports Ground (BWSG) has been re-opened by MKC for applications from any eligible group. WCC has therefore already submitted an application for BWSG and if successful WCC also intends to build a Pavilion on the land. The Pavilion will provide changing-room, toilets, kitchen and meeting facilities, and should enable greater use of the facilities by local sports groups such as current users Southside Utd FC.

#### **Community Consultation Events July/August 2014**

Consultation carried out at Summer Play activities across the Parish. An interactive format was used whereby adults and children were asked to place stickers on flip chart papers according to their views on the following questions:

1. Do you think there should be a Pavilion in Browns Wood Playing Fields?
2. Do you currently use Browns Wood Playing Fields?
3. Would you use Browns Wood Playing Fields if there was a Pavilion there?

Summary of results:

1. **In favour of a Pavilion:**



rooms, toilets. Kitchen and meeting facilities, and will enable greater use of the facilities by local sports users such as our local team Southside Utd. FC.

**Article in Walton Matters – Summer Edition 2015**

**Planning & Development**

This Council is making good progress on the acquisition of the Browns Wood playing fields via the Community Asset Transfer Programme. After acquisition, we plan to build a sports pavilion/community hall facility on this site to further enhance its amenity value to the community. This ambitious plan is supported by funding sourced outside of our normal operational budget.

**Walton Autumn Fayre 12<sup>th</sup> September 2015**

Walton Neighbourhood Plan proposed policy themes on display, including references to Browns Wood Sports Ground.

**Article in Walton Matters – Winter Edition 2015**

Our application to acquire BWSG has been progressing for many months and we are now in the process of finalising the freehold transfer agreement with MKC lawyers. Once the transfer is completed WCC intends to build a Pavilion on the land and the planning for this is well advanced. The Pavilion will provide changing rooms, toilets, kitchen and meeting facilities, and it will enable greater use of the sports facilities by local users such as our local team Southside Utd FC.

**2016**

**Article in Walton Matters – Spring Edition 2016**

Our application to acquire BWSG has been progressing for many months and we are now in the process of finalising the freehold transfer agreement with MKC lawyers. Once the transfer is completed WCC intends to build a Pavilion on the land and the planning for this is well advanced. The Pavilion will provide changing rooms, toilets, kitchen and meeting facilities, and it will enable greater use of the sports facilities by local users such as our local team Southside Utd FC.

**Article in Walton Matters – Autumn Edition 2016**

Following a great many months of negotiation with MKC and its lawyers and the completion of the necessary legal procedures. I am now pleased to report that on 19<sup>th</sup> August 2016 WCC became the proud owners of BWSG. Bookings previously made through MKC are being honoured by WCC but new bookings for the pitches should now be made through the Parish Manager, and there will be more information on the website shortly. When funds allow WCC still intends to build a Pavilion on the land and the planning for this has been ongoing for many months. The Pavilion when built will provide changing rooms, toilets, kitchen and meeting facilities.

**Walton Summer Fayre 20<sup>th</sup> August 2016**

Walton Neighbourhood Plan submission version on display, including policy relating to Browns Wood Sports Ground.

**2017**

**4<sup>th</sup> & 15<sup>th</sup> March 2017**

Community Drop-In events

Outline plans for community pavilion on display and available for comment.

**Browns Wood Sports Ground Feedback Summary**

27 people were in attendance

**Do you support the building of a community pavilion at BWSG?**

Yes x 22 including 1 for changing & offices only

No 1

**Do you support any of the following proposals for the use of the pavilion?**

Multi-function sports hall x 20

Hall available for hire/community functions x 16

Changing facilities for outdoor pitches x 22  
Bar x 8 plus one x ?  
Café x 17 plus 2 if 9-5 only  
Community Council offices x 20

**Do you support the following proposals for the external leisure facilities?**

Multi-Use Games Area (rear of pavilion) x 18 plus 2 daytime only  
Children's play area (rear of pavilion) x 22  
Neighbourhood Play area x 19  
Wheeled facility x 16 plus one ?  
Outdoor gym x 19

**Other ideas for outdoor facilities**

Careful consideration of design to reduce damage, litter and noise at night 1  
CCTV x 3  
Make MUGA big enough for a tennis court x 2  
Fence off the children's play area x 2  
Spread out fitness apparatus around the path as a trim trail x 2  
Bunded bank with landscaping on top to stop balls flying over to hit pavilion or houses X 2  
Slope could be used for children to sledge on if it snows – use soil from pavilion foundations  
Small children's play area – youths don't play anymore  
Children's play area – design in keeping with natural surroundings  
Play park to be wooden and have a theme, e.g. Toad Hall at Two Mile Ash  
Large scale games to hire out e.g. Jenga, Boules  
Ensure properly patrolled and managed, particularly at night  
One way rule for skate park  
Zip line  
Parkour  
Graffiti wall – material that could be changed every day so you could do it again  
MUGA for basketball, tennis, 5-a-side football  
Wheeled facility should have soundproofing to prevent excessive noise  
Outdoor pitches should only be used by Southside Utd & local residents and maintained to prevent over-use  
Mini climbing wall  
Fenced off area for dogs

**Other ideas for pavilion**

Open badminton and table tennis sessions x 4  
Table tennis for the community  
Functions – depends on time of hire/closure  
Meeting/conference room x 2  
Manned offices  
Have all facilities in a secure area so they can be locked up at night x 3  
Basketball  
Netball  
Hall - Daytime and early evening only, no functions  
Recycle rainwater – grey water systems  
Green roof  
What are the proposals for litter/refuse?  
Children's birthday parties x 2  
Clubs x 2  
Small events/exhibitions x 2  
Support bar and functions if managed for security and noise  
Coffee mornings & activities for senior citizens x 2

1<sup>st</sup> Walton Scout Group might be interested in use of hall  
Great to have access to the WCC offices  
? hours of café  
Community functions  
Drama  
Choir  
“Get to know you” evenings  
Sports for all – access for all

**Other comments**

No burger vans near the site x 4  
Landscape the car park x 4  
Plant trees to break up the spaces  
Remove the youth shelter x 6  
Ensure pavilion blends into the area  
No lighting on play areas  
CCTV covering whole area  
Car park used for young drivers to do donuts – extending the car park will only feed this  
How will ASB be dealt with?  
Retain existing mature trees adjacent to brook  
Live opposite park – always loads of rubbish in car park. Taxi drivers use it for loo stop at night.  
How do you propose to stop vandalism happening?  
Graffiti concerns  
Against the BMX area, security is my uppermost concern  
Car park needs fence/gates to close at night x 2  
Happy for pavilion to be used for toddler group, pensioner group, daytime café x 2  
Strenuously object to hire out for parties at weekend or night x 2  
Strenuously object to any liquor license x 2  
Negotiate with Busy Bees for overflow parking x 2  
Make sure security is high on list of priorities  
Some concern about noise late at night, vandalism and youngsters congregating x 3  
So long as security is provided and maintained I have no objections  
Please keep us updated x 3  
Car parked designed to be natural and if possible part as overflow, landscaping considered  
Brilliant idea  
Monday-Thursday 9pm time limit  
Friday and Saturday 11pm time limit  
Great idea and we cannot wait for it to be built – thank you

**Article in Walton Matters – Spring Edition 2017**

**Land at Bergamot Gardens**

I have previously updated residents on our plans to sell this land for housing and to use the proceeds to fund a community facility. The current status is that the marketing and sale of the land is still ongoing and we will endeavour to ensure that what is built is in keeping with the area. The community facility we wish to fund with the money raised is still a Pavilion at Browns Wood Sports Ground and this building will be a valuable new resource that will enhance the use of the sports ground and provide general meeting space for other community based activities. If you would like to know more, please contact the Parish Manager or myself.

Projects Committee

The first phase of improvements to the recently acquired Browns Wood Sports Ground has been completed. Regular users may have noticed the footpath has been resurfaced and now been extended all the way around the field. We are presently looking at concept ideas for the sports pavilion/general community facility and associated outdoor leisure facilities. More information on this will be published in due course.

### Browns Wood Sports Ground

Now that WCC have taken over the management of the sports ground, we are progressing the plans for improvements to maximise the potential and provide additional facilities for the whole community. You may have seen the recent improvements and extension to the boundary footpath, with more recently the replacement of benches and addition of a new one, including the facility of wheelchair access. The picture below shows some early concept plans of the type of facilities we are considering all of which have been proposed as a result of community feedback over the last 2-3 years. It is important to stress, these are just concept layout drawings to show how the various elements might fit alongside the existing football pitches. No decisions have been taken as yet and we are now inviting residents to find out more and offer their thoughts and ideas before more detailed plans are drawn up. You can view this and additional drawings on our website at [www.waltoncommunitycouncil.gov.uk](http://www.waltoncommunitycouncil.gov.uk)

Or why not come along to one of our drop-in events at MK Snap where you can view the ideas, meet with staff and councillors to give your feedback.

*Saturday 4<sup>th</sup> March 2017 – 11am-1pm*

*Wednesday 15<sup>th</sup> March 2017 – 6.30pm-8.30pm*

Are you a local group or organisation who need a facility?  
Could a Community Pavilion at Browns Wood provide an answer?  
Come along to the drop-in events or contact us on  
[projects@waltoncommunitycouncil.gov.uk](mailto:projects@waltoncommunitycouncil.gov.uk)

### Article in Walton Matters Summer Edition 2017

#### Browns Wood Sports Ground

In our last newsletter, we shared plans for the development at Browns Wood Sports Ground and we received some very useful feedback from residents at the two consultation events held in March.

The overall response was positive, with only one person against the development as a whole. There was good support for all of the leisure facilities proposed with additional suggestions including:

- Multi-Use Games Area big enough for tennis
- Themed Play area
- Zip line
- Parkour
- Mini climbing wall
- Fenced off area for dogs

Discussions on the facilities and uses for the pavilion produced some useful suggestions and ideas:

- Open badminton and table tennis sessions
- Netball
- Scouts, Cubs, Beavers
- Community Café
- Drama

- Community functions
- “Get to know you” evenings
- Quiz nights

Further discussions focussed on the design and look of the area, with concerns shared around the need for good security and measures to prevent anti-social behaviour. This includes the following:

- Landscaping around the car park
- Barrier to lock car park at night
- CCTV covering the whole area
- Plant trees to break up the car park spaces
- No lighting on play areas
- Retain existing mature trees
- Remove existing youth shelter
- Anti-graffiti measures on exterior of building
- Living roof on pavilion

Having taken account of feedback, WCC has now appointed an Architect to develop the design for the pavilion. The initial task given to the architect is to produce an outline masterplan for the site as a whole. The Plan will show exactly where the various elements of the development will be located. A level of detail will indicate all footpath connections, car parking and the build plans for the eventual pavilion, which could be built in phases according to when funding is identified.

As soon as the plans are available we will continue to engage with our residents ahead of submitting any resulting planning application.

In the mean-time we hope to progress the plans to install some, or all of the leisure facilities ahead of the build of the pavilion. Discussions are underway with suppliers for the neighbourhood play equipment and a site visit has been held relating to a proposed “pump track”.

Look out for updates in future newsletters, via Facebook and at our Summer event in August.

### **Walton Summer Fayre 19<sup>th</sup> August 2017**

Design and site plans for the Community Pavilion and outdoor leisure offer on display and available for comment. Including details on intention to fund the pavilion build through a Public Works Loan.

In total 27 forms were completed, although a large number of residents viewed the plans without writing their comments.

#### **Q.1. Do you support the building of a community sports pavilion at browns Wood Sports Ground?**

Yes x 27

#### **Comments:**

Bring the community together

Need a refreshment area

Keep parish council where they are now however

Welcome

Long overdue

Looks fantastic, love the playground

Looks fantastic, fully support the proposal

Keep it sensitive to woods and stream, and keep views

Good to see the land being put to good use

Good idea

Plans look great – will be a fab investment for the community

It will provide additional and much needed community facilities

A good idea all round

Need to ensure all litter is picked up after sports events. Walton field opposite Snap is often a mess after football

It is needed as there is nothing like this in Browns Wood

**Q.2. Do you support the proposals for the external leisure facilities?**

Yes x 27

**Comments:**

At the moment, the current playground in Browns Wood is in an awful state. Personally, it is very much needed for young families with children

A good variety of activities that will cater for different age groups

Providing opportunities for young people to take part in sports and outdoor activities is vitally important to their healthy development

Definitely something our family would use

Could be useful

Certainly, wheeled activity track, Pump track

Parkour area

Would definitely use

Would like calisthenics and circuit training

Outdoor gym for mature people

Free to use courts for residents of areas would be better, during day/eve (could pay a refundable deposit)

**Q.3. Do you have any suggestions for activities to be held in the community pavilion?**

Summer Fayre

Child activities

Yoga

Kids activities

Coffee/tea room

Yoga classes please

Wool (??) Arts & crafts

Gardening clubs

Boot sale

Community hall – more available to community

Could be hired for wedding receptions, birthday parties etc.

Badminton

Community hall

Local fund days

Entertainment

Xmas parties (OAP, Children)

Badminton

Table tennis

Table tennis

Keep fit

Yoga

Tennis

Xmas tree sculpture decoration for school/residents (memory tree etc.)

Bands

Shows



Various markets  
Talent shows  
Seasonal events

**Q.4. Are you interested in hiring the community pavilion on a regular basis?**

Wouldn't be able to afford it, but I'm sure school or companies/organisations would i.e.  
National Citizens Service

No

Parties, adults  
Clubs/karate/yoga

Yes, possibly for cubs, scouts

Yes – birthday parties, activity parties

No

Possibly parties

Birthday parties

Art projects

Yes, party

**Any other comments?**

Playground not a good idea, would be abused – there are plenty of others nearby

**Article in Walton Matters Autumn Edition 2017 – distributed November 2017:**

The proposals for this exciting project are now coming together in preparation for a planning application to be submitted by end of December 2017. The drawings below show the overall masterplan for the site, which now details the precise location for the “Wheels for All” track as well as the other leisure elements.

We are busy preparing for further community events where residents can come along, view the detailed designs for each element of the project, meet the architects and hear more about the planned steps for each phase of development – see separate flyer for details.

The funding for the outdoor elements is all coming from developer contributions (Section 106) and it is envisaged the first phase will commence in early Spring, subject to Planning Consent.

WCC had originally intended to fund the pavilion construction from the sale of land at Bergamot Gardens, in line with the policy in the Walton Neighbourhood Plan. However, if we sell the land now, we have to give more than 50% of the sale value of the site to central government (the clawback). The clawback we would have to give back decreases for every subsequent year. We had hoped the clawback would be waived due to the monies being re-invested in the community, however we have now been informed this will not be granted. Therefore, WCC has taken the decision not to proceed with the sale of the land until such time that the sale will yield a significantly higher percentage of its sale value.

**November 22<sup>nd</sup> & 25<sup>th</sup> 2017**

Community Drop-In events – Final design and site plans for community pavilion on display and available for comment, including intention to fund from a Public Works Loan.

**Summary of feedback**

**Wednesday 22<sup>nd</sup> November 2017**

12 residents were in attendance, plus additional children, 11 completed feedback forms. Several comments were received to the effect that people were reassured by the plans both in terms of the look of the building and also the security measures being proposed and management of the site, including maintenance. Officers were also thanked for putting on the event and maintaining communication with residents.

**1. Do you support the proposals for Browns Wood Community Pavilion?**

Yes 11

No 0

**2. Do support the proposal for the Multi-Use Games Area?**

Yes 11

No 0

**3. Do you support the proposal for the Pump Track?**

Yes 10

No 1

**4. Do you support the proposal for the Outdoor Gym?**

Yes 10

No 1

**Comments:**

A much-needed building for the area & community. Some concerns over parking due to footfall caused by football use at weekends.

The hall can be used for dodgeball, badminton and indoor football etc. The pumptrack is a great idea as there is nowhere for kids to play.

The plans look great, it will be accessible & I think the facilities will be used greatly within the area. There is a shortage of community groups/halls in the area and all this looks very positive. I run a Taekwondo Club in Milton Keynes, it is a community run sports club with a Constitution and run by a Committee, we would be very interested in using this facility on a regular hire.

I like the plans. Can't wait for the new play area to be ready to use.

Our concerns relate to the hall being hired out for functions which end late at night – noise and disruption created by people using car park late at night.

Very reassured re impact to residents and how the building will look. Some concern over late night activity on unsecured play equipment/pump track.

These all seem very valid uses for the space, concern for me surrounds the security, maintenance and upkeep of both the buildings and play areas. Also, the green spaces are so beautiful & necessary that I wouldn't want these affected.

The outdoor gym backs directly onto my property, I have had a car window broken on at least three occasions, the car has been graffiti'd on once. I would like to see adequate screening, high bushes, trees etc. to shield my property along with an increased police presence.

I object to the pump track due to the noise it will make as this will attract children of all ages and at all times of night. A seat has been fitted beside the path at the moment and this attracts children there to 23:00 during the summer and the noise is so loud I cannot get off to sleep. Can the pump track be fenced off and locked before 22:00?

**Saturday 25<sup>th</sup> November 2017**

9 residents were in attendance with several young people in addition. 13 feedback forms were completed. Again, thanks were received for holding the events and answering all questions clearly. Discussions were also held with regard the intention to fund through a public works loan. Comments were made confirming residents would be willing to pay an increased amount in the precept to gain a much-needed local facility.

**1. Do you support the proposals for Browns Wood Community Pavilion?**

Yes 13 – 1 stated on a smaller scale.

No 0

**2. Do support the proposal for the Multi-Use Games Area?**

Yes 11

No 2

**3. Do you support the proposal for the Pump Track?**

Yes 11

No 2

**4. Do you support the proposal for the Outdoor Gym?**

Yes 13

No 0

**Comments:**

All our questions were answered in an excellent manner. It is good to know that the problems encountered by other developments are well known by WCC and steps are being taken to avoid them.

I would support the pavilion in its proposed form but would not do so if it was scaled back to changing rooms and loos only.

I'm glad I came, sounds very positive and extremely good for the Browns Wood community and my family and I will enjoy using the facilities. So happy that the wood behind the field is protected.

Very happy with the development plans. Looking forward to it starting and then being able to use the facilities.

Looks really good. Love the park, enough benches to sit on. A managed café eventually would be nice.

I think all of it is amazing and nothing I have ever seen before.

Overall the plans look like they will improve the area, however I still have concerns with the amount of car parking available, especially if many functions/activities are commencing at the same time. It will be nice to see the children's play areas improved, as they have clearly been neglected over the last couple of years! I have been informed today that all the wooded areas will stay as they are which I feel very strongly about, so I am happy to hear that.

Concerns regarding the car park area, security with extra volume of traffic.

Car park entrance, house depreciation of our property as we will now live across the road from a car park (larger), amount of traffic leaving late at night, unmanned car park.

**Additional comments received verbally**

Buses along Elgar Grove already drive up onto kerbs/verges to avoid hitting cars head on.

Three houses opposite the car park:

- Automatic barrier: - need to ensure access is properly controlled

- Headlights: - nuisance from vehicles exiting late at night
- Buses: - difficulty in taking bend in the road – too big – go over verge
- Noise: - late at night

Play areas – need to have enough benches

MUGA: -

Could a system be introduced where residents have access cards, which have been previously purchased. This would enable automatic access (via swipe card) to the MUGA – would still need a booking system.

Land to rear of 2 Morley Crescent: -

“no man’s land” not in Parks Trust lease and not maintained by MKC.

Explore potential to include this area in the land transfer.

Ensure this area is also added to the maintenance agreement with Parks Trust if/when agreed.

Mink are known to visit this area as No. 4 have had fish stolen from pond, Parks Trust confirmed this was mink.

## 2018

### February 2018

Consultation letter delivered to all households outlining the proposals to fund the Community Pavilion construction via a Public Works Loan.

#### Summary of responses

9069 residents registered to vote.

71 responses received

38 did not support funding the pavilion through a Public Works Loan

26 fully support both the pavilion and funding proposal

6 did not state for or against the loan, but had further queries

1 supported the project in principal, but had further questions regarding the loan