

Milton Keynes Council  
1 Saxon Gate East  
Central Milton Keynes  
MK9 1EJ

18 January 2016

Ref: WCC/FC/CONSULTATION/SAP

Dear Sir

**Walton Community Council - Response to MKC's Site Allocations Plan: Emerging Preferred Options**

Walton Community Council (WCC) considered the Milton Keynes Council's Site Allocations Plan: Emerging Preferred options consultation document at its Full Council meeting held on 4 November 2015 and again on Wednesday 6 January 2016.

WCC welcomed the opportunity to respond to the consultation and supports the proposal that the Site Allocation Plan gives due consideration to Parish and Town Council's Neighbourhood Plans, such as its own and wanted to ensure that its viewpoint and comments below are both noted and acted upon.

In general, WCC recognises the need to build more housing but finds it fruitless to build that housing unless infrastructure is in place prior to the development of a large number of houses. Where there are clusters of sites, WCC thinks it would be advantageous to create a master plan for the wider area, part of which would ensure a mix of residential development similar in nature to the existing character of the area.

WCC considered the following sites which are situated within its boundaries:

- U17 - Land at Towergate
- U42 - Caldecotte Site C
- U80 - Land at Bergamot Gardens
- U81 - Land at Walton Manor
- U82 – Hewlett Packard West Site

The Council also considered the following sites that were not within our parish boundaries but will have an impact on our residents and parish resources:

- U22 – Land West of Brickhill Street
- U23 – Land at Eaton Leys
- U25 – Land South of Lower End Road (a)
- U26 – Land South of Lower End Road (b)
- U27 – Land West of Bow Brickhill
- U54 – Land at Dropshort Farm
- U55 – Cross Roads Farm
- U56 – Land East of A5
- U59 – Land South of Lower End Road (c)
- U60 – Cranfield Road
- U65 – Kents Hill Site A
- U66 – Kents Hill Site C
- U67 – Kents Hill Site D1
- U68 – Kents Hill Site B
- U69 – Kents Hill Site E
- U83 – Hewlett Packard East Site

Set out below are the comments for sites located within its boundary:

### **U17 - Towergate**

WCC supports the change to residential development subject to any development being holistically planned with the Fairfields and Hewlett Packard East / West Sites in mind.

Redway links should be retained and extended within the site whilst the main access to the development should be from the H9 (Grovelway). If H9 access is not provided, it will create a traffic blackspot in the future with parking issues on Ortensia Drive, peak hour traffic stacks waiting to exit Ortensia Drive on to the H9 (and the accompanying air quality issues) and would provide ample opportunity for drivers to use Wavendon Gate and Ortensia Drive as a rat-run in preference to the grid Road. This is an issue already well documented in Wavendon Village with Walton Road and the 'dogleg'. When the provisions for calming the traffic are enacted, without H9 access, the rat run problem will just be moved to a new location.

The Site Allocation Plan identified a concern regarding education and health care provision and the Council considered it important that these matters would need to be resolved prior

to development. A solution could be achieved by the master planning of the three sites (Towergate, Fairfields and Hewlett Packard East/West Sites).

### **U42 - Caldecotte C Site**

WCC supports mixed use development at the site and advised that part of the land had already been reserved for the development of a bridge over the railway.

### **U80 – Bergamot Gardens**

WCC supports development at the site.

### **U81 - Land at Walton Manor**

WCC was generally in support of development at Walton Manor but expressed some concern about the proposed location of the types of development within the site. The Council would suggest that the commercial element of the site should be developed away from residential area and that any residential element of the development should be sited adjacent to existing housing. The Council considered it important that the necessary infrastructure was put in place to support the development, in particular appropriate redway links and local play facilities. Main access to any development should be from the H9 and there should be no traffic access along Hulwell Gate. There should be limited access from Simpson Road.

### **U82 - Hewlett Packard West Site**

Development in the area would lead to excessive traffic issues in the area, in particular the area around Ortensia Drive. This would most certainly be the case during school drop-off and pick-up times.

WCC would support development where a solution to access and infrastructure provision were addressed ahead of development. This could be achieved if a holistic approach to master planning was taken in respect of the three sites at Towergate, Fairfields and Hewlett Packard West / East Sites. See also our comments above for U17 – Towergate.

WCC made the following comments on sites located outside of its boundaries which will have an impact on it. In general, if not managed correctly and appropriate infrastructure is not in place prior to development, these external sites have the potential to reduce the amount of resources available from Walton Parish residents, which is unacceptable.

Milton Keynes Council fought hard to stop Salden Chase, which Aylesbury Vale DC wished to locate on Milton Keynes' borders due to the very same reasons.

### **U22 – Land West of Brickhill Street**

WCC was not supportive of development at this site. There is a lack of facilities in Bow Brickhill to support development and the concern was that the facilities in Old Farm Park (within Walton Community Council's parish boundary) could not provide for such a large development of up to 604 houses. There were too many unknowns in respect of the site and the Council could not see how development at this site could be made viable. There was no logical extension for the site and it is located next to a community where infrastructure is already at capacity.

While East/West rail has been delayed, it also does not make sense to build on land that would have to be part cannibalised within 10 years for the rail link to be built. With the current plan to retain level crossings, it is already stated that the crossings will be closed for 45 minutes in every hour. Increasing the number of homes, and by default, road users in the immediate vicinity does not make sense.

### **U23 – Land at Eaton Leys**

Walton Community Council was supportive of development in the area subject to the provision of its own infrastructure to support the number of houses proposed.

### **U25 – Land South of Lower End Road (a), U26 – Land South of Lower End Road (b), U59 – Land South of Lower End Road (c) and U60 – Cranfield Road**

Walton Community Council considers that there was no logical extension to development at these sites. There was a lack of infrastructure, and cumulatively, development in the area would impact on Walton Parish. The Council would be supportive of development if the area as a whole provided the infrastructure required.

### **U27 – Land West of Bow Brickhill**

Walton Community Council was not in support of development at this site. Development would impact on traffic at the level crossing. There is a lack of facilities in Bow Brickhill to support development and the concern was that the facilities in Old Farm Park (within Walton Community Council's parish boundary) could not provide for such a development. There were too many unknowns in respect of the site and the Council could not see how

development at this site could be made viable. There was no logical extension for the site and it is located next to a community where infrastructure is already at capacity.

While East/West Rail has been delayed, it also does not make sense to build on land that would have to be part cannibalised within 10 years for the rail link to be built. With the current plan to retain level crossings, it is already stated that the crossings will be closed for 45 minutes in every hour. Increasing the number of homes, and therefore, road users in the immediate vicinity does not make sense.

#### **U54 – Land at Dropshort Farm, U55 – Cross Roads Farm and U56 – Land East of A5**

Cumulatively, development at the three sites would impact Walton parish. WCC would be supportive of development at these sites subject to the sites providing the required infrastructure to support any development and only if the three sites were holistically planned.

#### **U65 - Kents Hill Site A, U66 – Kents Hill Site C, U67 – Kents Hill Site D1, U68 – Kents Hill Site B and U69 – Kents Hill Site E**

Cumulatively, development at these sites would impact Walton parish. WCC would support development at the sites subject to the sites providing the required infrastructure to support any development.

#### **U83 – Hewlett Packard East Site**

WCC was concerned about the impact of traffic generated from this development in particular around school drop-off pick-up times and the flow along Walton Road. See also our comments above for U17 – Towergate.

If you have any queries regarding the comments made by Walton Community Council, then you are more than welcome to contact me.

Yours sincerely,



Lesley Sung  
**Parish Manager**  
**Walton Community Council**