



dynamic development solutions™

For and on behalf of
Bloor Homes South Midlands

STATEMENT OF COMMUNITY INVOLVEMENT

**Milton Keynes East,
Land at Willen Road,
Willen Road,
Newport Pagnell,
Milton Keynes**

**Prepared by
DLP Planning Ltd
Bedford**

December 2021

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Date:	December 2021

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1.0 STATEMENT OF COMMUNITY INVOLVEMENT

- 1.1 Due to the impact of coronavirus, the applicant was unable to hold formal, in-person, public consultation events; however, a virtual event was undertaken whereby local residents were invited to provide their comments in respect of the emerging plans for the site. This took the form of a bespoke “Willen Road East” website (see appendix 1) which outlined key aspects of the proposals, including the latest version of the Master Plan at that time. The website enabled the submission of comments via an online form. Residents were informed of the event via a leaflet drop to some 7400 addresses in Newport Pagnell, Willen and Moulsoe. These are the closest residential areas to the application site and were agreed in consultation with Council Officers. Appendix 2 and 3 shows the leaflet design and its geographic reach. The event was also advertised by notice in the MK Citizen newspaper (see appendix 4).
- 1.2 The comments received were then considered and, where appropriate, amendments made to the indicative master plan, which has resulted in the finalised scheme submitted as part of this application.
- 1.3 A summary of the responses received is provided below:

Comment – 32	Objection – 19	Support – 4
Plans seems to conflict re infrastructure proposals of adjoining site	Loss of green infrastructure	Welcome more affordable homes
Concerns about crossing A422 at street level rather than underpass	Issues with flooding	Glad to see more redways and hope they are fully connected with existing routes
Is there going to be a secondary school?	Too many homes impacting character of Newport Pagnell	Welcome more housing
Will there be a doctors?	Road crossings are in the wrong place to be useful and	

	shouldn't be 'at grade'	
Roads need to be proper grid roads	Lack of information on plan re housing type, mix, linkages with surroundings developments etc	
Will there be a crossing from the southern housing to the school	School and local centre should be relocated	
Hope to see ground source heat pumps		
Need increased utilities and sewer capacity		
Site is part of flood plain, hopefully arrangements have been made to ensure no increase in off-site flooding		
Infrastructure needs to be built before any houses		
Hope to see more affordable units		

1.4 In addition to the main consultation event, regular meetings were held with Newport Pagnell Town Council throughout the pre-application process and an evening meeting was attended by representatives of Willen residents via Zoom. The applicant has also engaged with Milton Keynes Council, as the local planning authority, throughout the pre-application process in the form of regular officer meetings and has also presented an advanced version of the indicative master plan to the Council's Developer Forum. This engagement was enshrined in a Planning

Performance Agreement between the applicant and Milton Keynes Council.

- 1.5 These forums have enabled the applicant and project team to share additional information and focus on key issues such as road crossings, street hierarchy and sports field provision. The comments received from these events have also been fed into the finalisation of the Master Plan as presented in the formal application submission.

Willen Road East

Bloor Homes has submitted pre-application proposals for up to 800 dwellings on land at Willen Road East. Willen Road East is located within the wider Milton Keynes East Local Plan allocation, the principle of which is established. The rest of the allocation will be developed by Newlands (employment) to the west of Willen Road and Berkeley (mixed use) to the south. The emerging masterplan has been drafted after discussion with other landowners, Newport Pagnell Town Council, key technical consultees and Officers of Milton Keynes Council.

[CONTACT US](#)



Summary of Development Benefits



Social



Economic



Environmental

WILLEN ROAD EAST WILL PROVIDE THE FOLLOWING:

-  Up to 800 dwellings of mixed type, a primary school and small local centre.
-  Substantial green infrastructure, including formal open space (sports pitches), landscape and amenity areas.
-  A series of wildlife corridors/habitat areas and a north-south pedestrian green link.
-  Provision of a distributor road/redway to link to the wider allocation.
-  Two points of access on the eastern side of Willen Road.
-  A pedestrian bridge across Monks Way (A422) joining to a network of existing routes.
-  Sustainable Urban Drainage.



The scheme will make contributions for the delivery of necessary infrastructure via the Council's Tariff Framework.

Please take the time to view the plan on this website and have your say by completing the online feedback form. These views will be used to inform the proposals further before the submission of a formal planning application to the Council.

We'd Like to Hear From You

Full Name: Email Address:

Your Message:

[SUBMIT](#)

You are invited by Bloor Homes to participate in an online pre-application consultation in relation to a proposed residential development at Willen Road East.

The site is part of the wider Milton Keynes East development allocated for mixed use development in the Council's Local Plan (Plan:MK). We are seeking your views on a proposed outline planning application for up to 800 dwellings, which includes public open space, sports pitches, a local centre, primary school, sustainable urban drainage and a bridge crossing of the A422.

We would like residents to have an understanding of the proposal prior to formal submission to Milton Keynes Council. Further details, including an indicative masterplan, can be viewed at the website below. The website allows you to provide your feedback.

The consultation will run until 14th September 2021


The views of the community will be considered in the final proposals and we welcome your comments.





www.willenroadeast.co.uk


APPENDIX 2 - Public Notification


KEY

 Distributor (new tracker)

 Distributor

 Distributor

 Vehicle

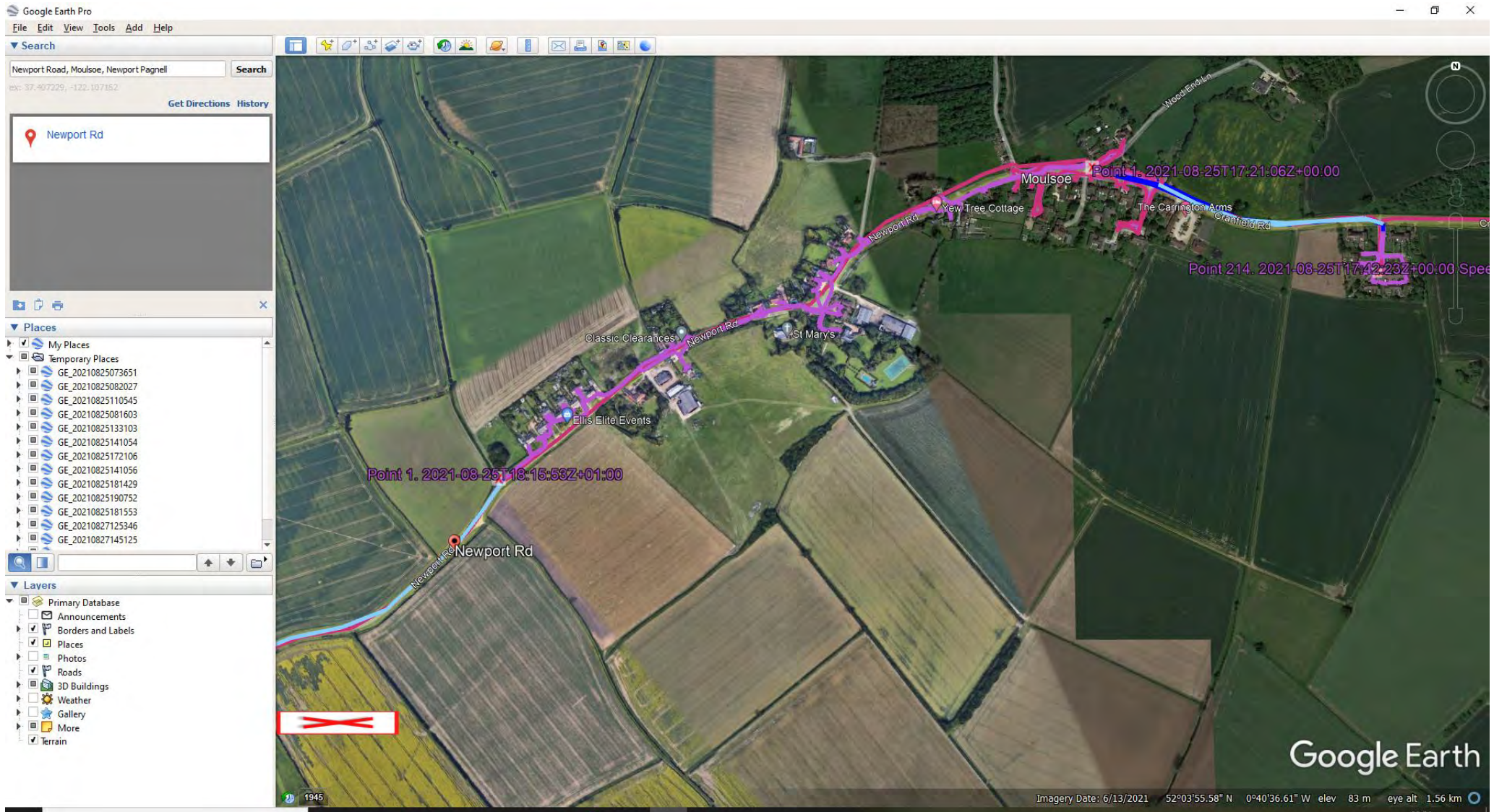
 Vehicle

Content:

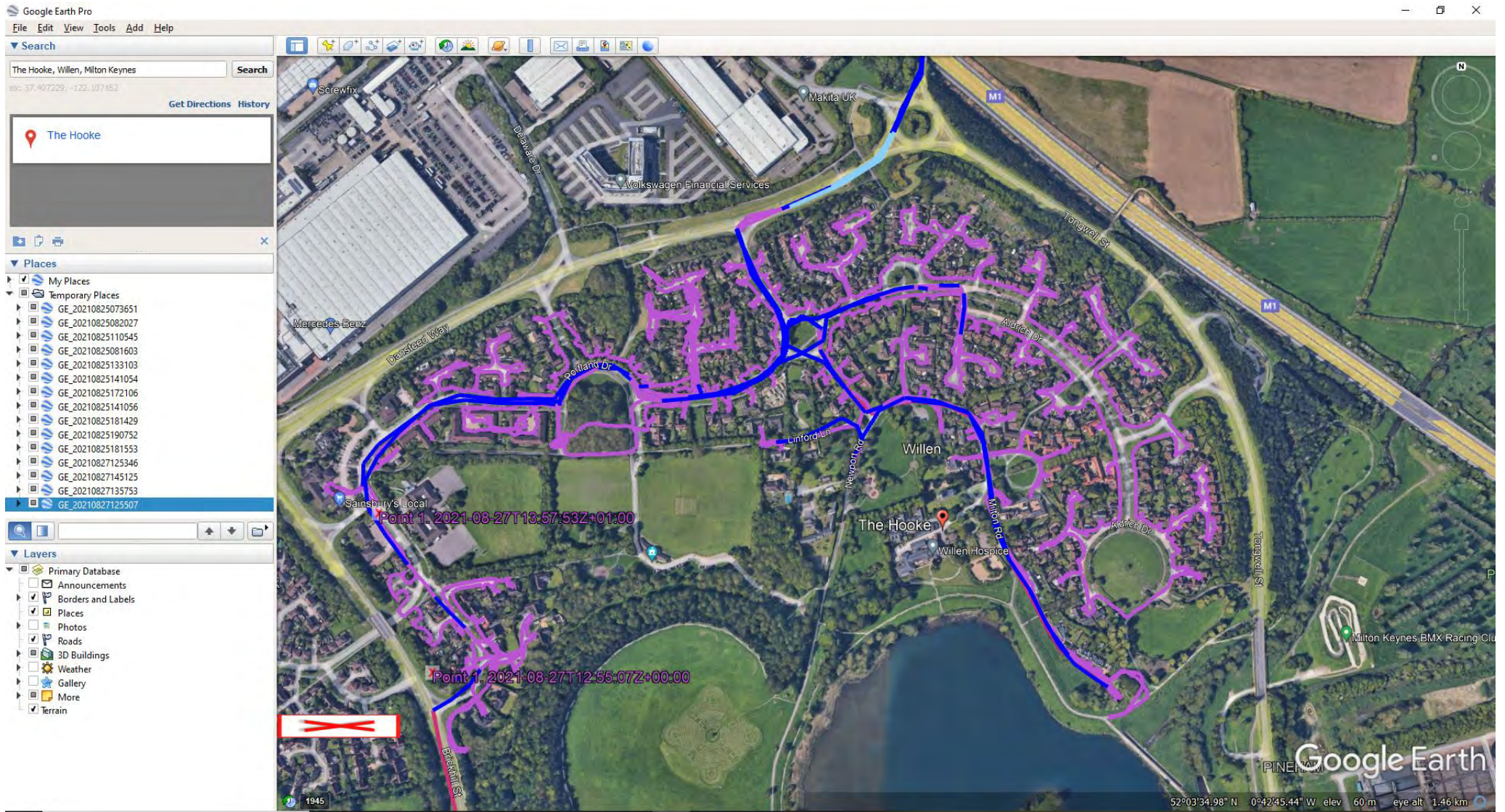
1. Newport Road, Moulsoe, Newport Pagnell
2. The Hooke, Willen, Milton Keynes
3. Keats Close, Newport Pagnell, Milton Keynes
4. The Grove, Newport Pagnell, Milton Keynes
5. Thames Drive, Newport Pagnell, Milton Keynes

NB To provide a cheaper distribution we use Google Maps and at some places the overlays are not exact hence tracks are calculated at a rate to confirm a distributor pace.

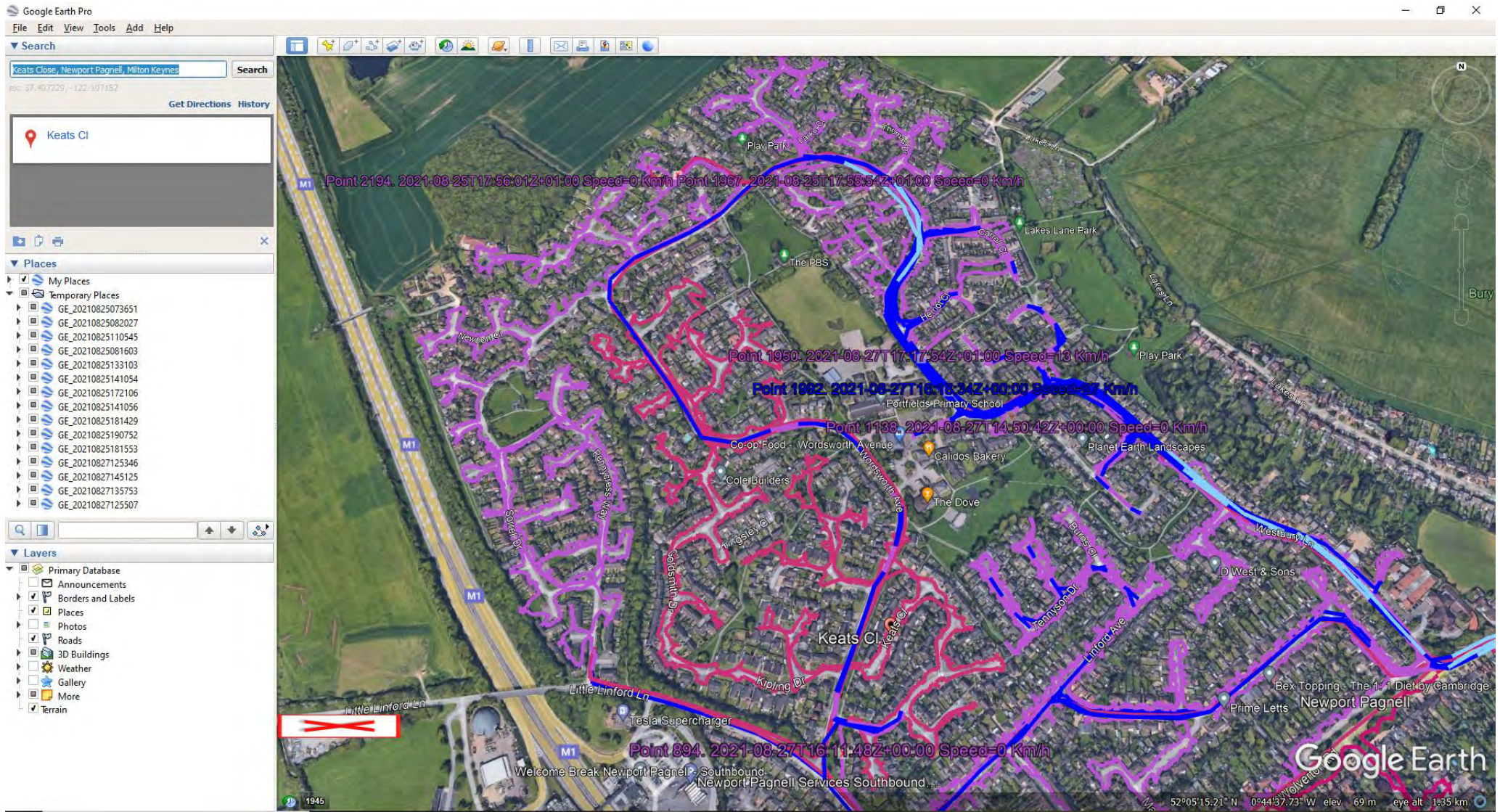
1. Newport Road, Moulsoe, Newport Pagnell



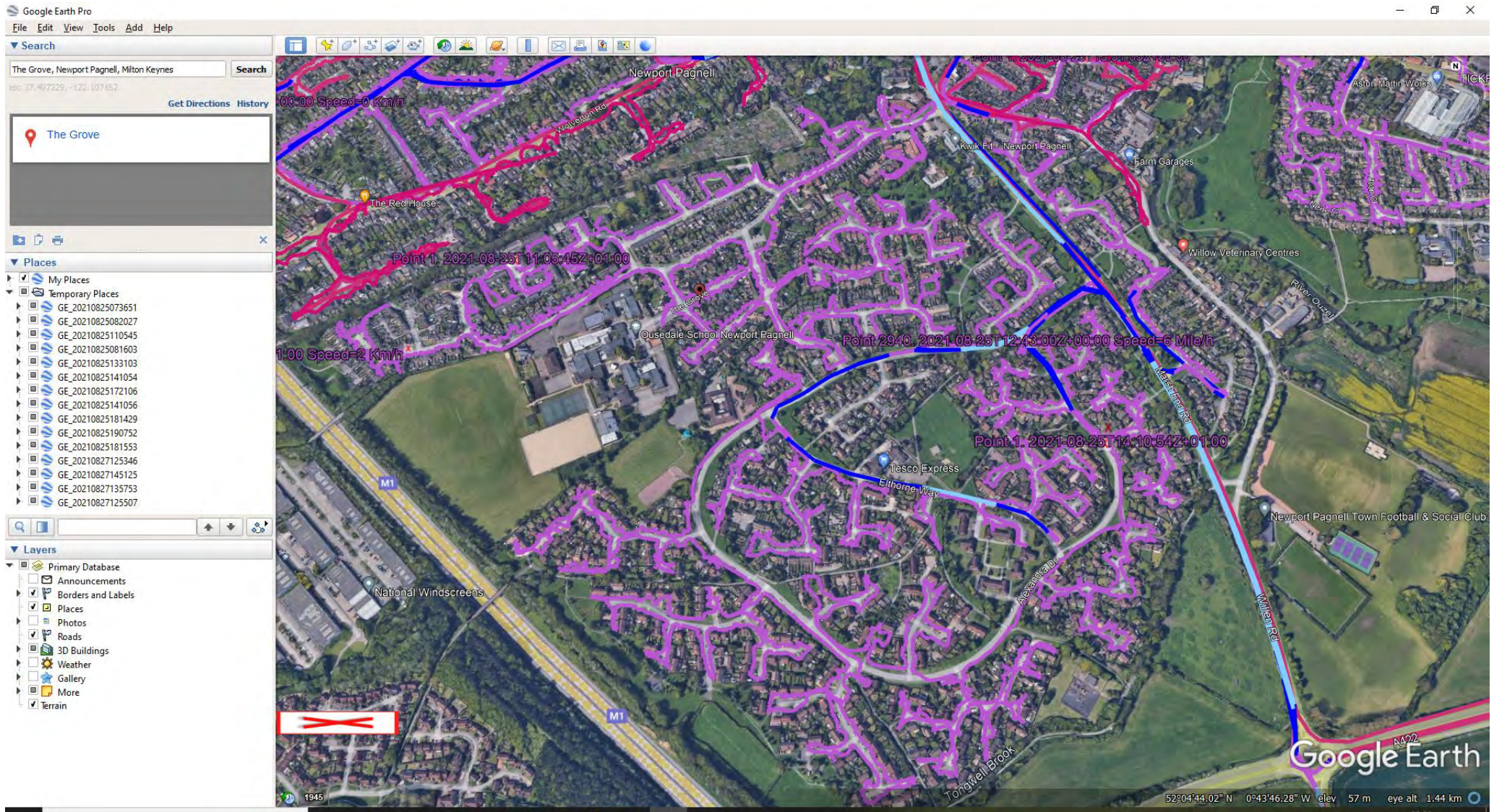
2. The Hooke, Willen, Milton Keynes



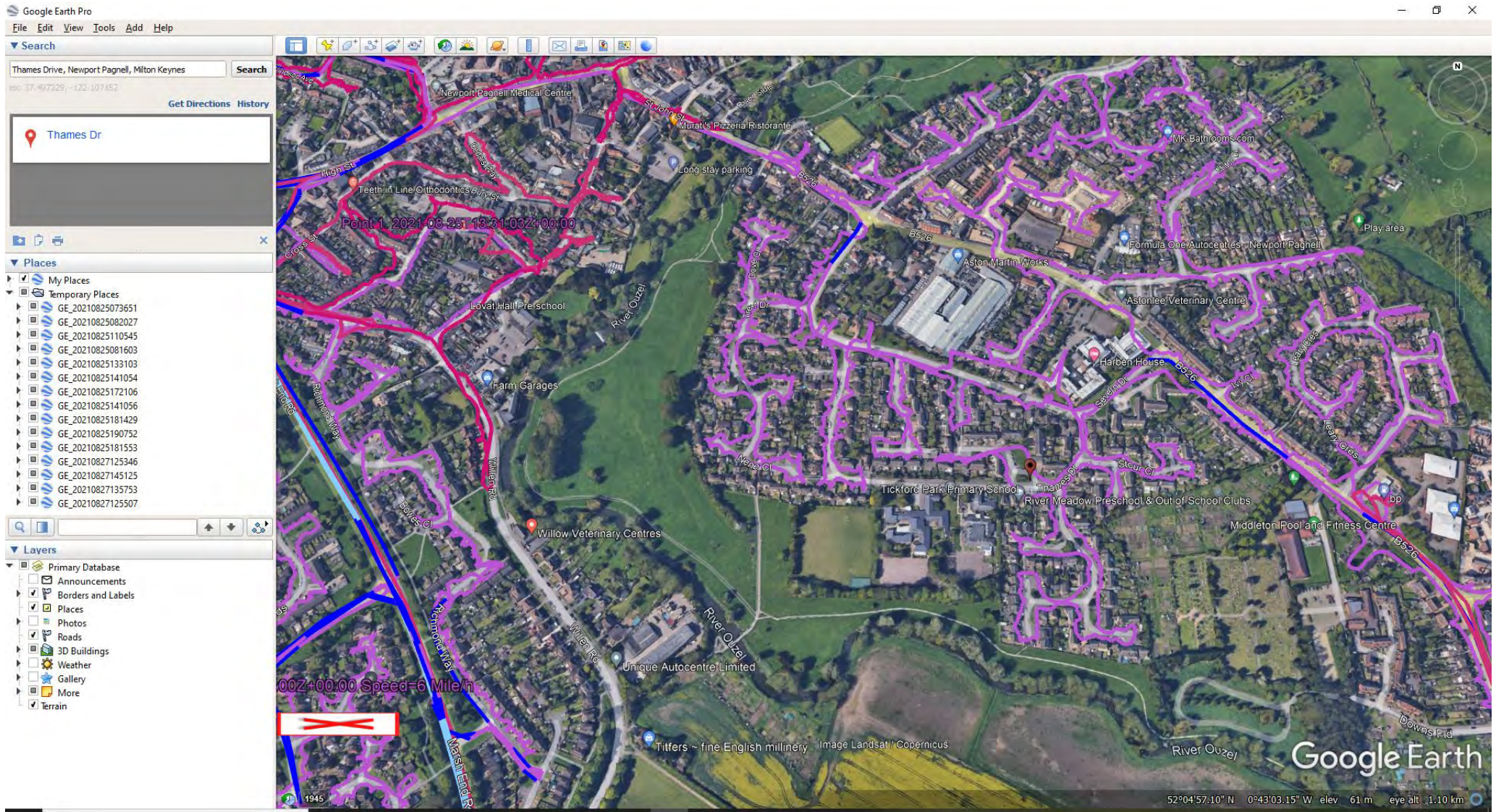
3. Keats Close, Newport Pagnell, Milton Keynes



4. The Grove, Newport Pagnell, Milton Keynes



5. Thames Drive, Newport Pagnell, Milton Keynes



PUBLIC NOTICES

PUBLIC NOTICES

"Pre-planning application**Consultation Event – Willen Road East**

You are invited by Bloor Homes to participate in an online pre-application consultation in relation to a proposed residential development at Willen Road East.

The site is part of the wider Milton Keynes East development allocated for mixed use development in the Council's Local Plan (Plan.MK). We are seeking your views on a proposed outline planning application for up to 800 dwellings, which includes public open space, sports pitches, a local centre, primary school, sustainable urban drainage and a bridge crossing of the A422.

We would like residents to have an understanding of the proposal prior to formal submission to Milton Keynes Council. Further details, including an indicative masterplan, can be viewed at the website below. The website allows you to provide your feedback.

The consultation will run until 14.09.2021. The views of the community will be considered in the final proposals and we welcome your comments.

www.willenroadeast.co.uk

TRUSTEES NOTICES

Geoffrey Michael Edson (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 15 Leys Road, Loughton, Milton Keynes, Bucks, MK5 8AZ, who died on 28/07/2021, are required to send written particulars thereof to the undersigned on or before 27/10/2021, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Shakespeare Martineau,
Exchange Square 21 North Fourth Street
Milton Keynes Buckinghamshire MK9 1HL

MILTON KEYNES COUNCIL

Public Notices for Traffic Regulation Orders**PUBLIC NOTICE 1:****THE COUNCIL OF THE BOROUGH OF MILTON KEYNES (HIGH STREET (PART) AND NEW STREET, STONY STRATFORD) (TEMPORARY CLOSURE) ORDER 2021**

NOTICE IS HEREBY GIVEN that the Council of the Borough of Milton Keynes has on **24th August 2021** made the above Order under Section 16A of the Road Traffic Regulation Act 1984.

No person shall cause or permit any access to and along **High Street, Stony Stratford** – from its junction with Church Street to its junction with Wolverton Road. The one-way traffic restriction in New Street, Stony Stratford shall be temporarily suspended to allow a two way traffic flow whilst the High Street closures are in operation. It is anticipated that the above restrictions will be in operation as follows

The alternative routes for traffic for the event will be via Church Street, Silver Street and Horsefair Green, and vice versa.

Sunday 29th August 2021 between the hours of 8.30 am and 4.30 pm.

The closure is necessary for the purpose of facilitating the holding of the Stony Stratford Classic Car and Motorcycle Festival.

The proposed Order will come into operation on 29th August 2021 at 8.30 am and will continue in force for a maximum period of 1 days or until the completion of the event, whichever shall be the sooner, but it is anticipated that the restrictions will only remain in effect until 4.30 pm on 29th August 2021.

There will be no exemptions from the provisions of the proposed Order except for emergency service vehicles on operational duties.

This notice of Making was served on 26th August 2021.

PUBLIC NOTICE 2:**THE COUNCIL OF THE BOROUGH OF MILTON KEYNES (HENGISTBURY LANE (PART), TATTENHOE) (TEMPORARY CLOSURE) ORDER 2021**

NOTICE IS HEREBY GIVEN that the Council of the Borough of Milton Keynes has on **24th August 2021** made the above Order under Section 14(1) of the Road Traffic Regulation Act 1984.

No person shall cause or permit any access to and along **Hengistbury Lane, Tattenhoe** – Between Number 20 Hengistbury Lane and Number 30 Hengistbury Lane.

Whilst the above length of road is closed the alternative route will be via Portishead Drive, Holborn Crescent, Hartland Avenue, and Hengistbury Lane (and vice versa).

The above closure will be in effect from 31st August 2021 – 4th September 2021 (7:00am – 7:00pm). Signs will be erected several days in advance to inform the public of the forthcoming closure.

The closure is necessary to allow installation of fiber network.

The temporary Order will come into effect on 31st August 2021 and remain in effect for a period of 3 months and will take effect at times during the above period only when works are required and only when indicated by the appropriate traffic signs, which will be erected in advance of any closure.

There will be no exemptions from the provisions of the proposed Order except for emergency service vehicles on operational duties and residents

not less than seven days from the date of this Notice, to make the above traffic regulation order under Section 14 (1) of the Road Traffic Regulation Act 1984.

No person shall cause or permit any access to and along **Avebury Boulevard, Central Milton Keynes** – Road between carparking bays to north side of Avebury Boulevard between South Fifth Street and South Sixth Street.

The above closure will come into effect at on 6th September 2021 (24 Hours) or until the said works have been completed, whichever is the sooner.

The closure is necessary to facilitate the safe Loading, Unloading, storage of materials and safety to the public for the development of a new 294 Multistorey Apartment Block.

The temporary Order will come into effect on 6th September 2021 and remain in effect for a period of 6 months and will take effect at times during the above period only when works are required and only when indicated by the appropriate traffic signs, which will be erected in advance of any closure.

There will be no exemptions from the provisions of the proposed Order except for emergency service vehicles on operational duties.

This notice of intention was served on 26th August 2021.

PUBLIC NOTICE 6:**THE COUNCIL OF THE BOROUGH OF MILTON KEYNES (VARIOUS FOOTPATHS, HANSLÖPE) (TEMPORARY CLOSURE) ORDER 2021 (No5)**

NOTICE IS HEREBY GIVEN that the Council of the Borough of Milton Keynes intends, in not less than seven days from the date of this Notice, to make the above traffic regulation order under Section 14 (1) of the Road Traffic Regulation Act 1984.

No person shall cause or permit any access to and along the following lengths of footpath: -

- Footpath 055, Hanslope – its entire length.
- Footpath 056, Hanslope – its entire length.
- Footpath 057, Hanslope – its entire length.

The Council is satisfied that the temporary footpath closures are necessary to ensure the safety of the public whilst construction of a new residential development is undertaken.

Whilst the above footpaths are closed the alternative route will be via Hartwell Road, Long Street Road, Footpath FP076 and Footpath FP054 (and vice versa).

The above closure will come into effect at on 6th September 2021 and will expire on 6th March 2022 or until the said works have been completed, whichever is the sooner.

The temporary Order will come into effect on 6th September 2021 and remain in effect for a period of 6 months and will take effect at times during the above period only when works are required and only when indicated by the appropriate traffic signs, which will be erected in advance of any closure.

There will be no exemptions from the provisions of the proposed Order except for emergency service vehicles on operational duties.

This notice of intention was served on 26th August 2021.

PUBLIC NOTICE 7:**THE COUNCIL OF THE BOROUGH OF MILTON KEYNES (VARIOUS ROADS IN BLETCHLEY, HANSLÖPE, BROUGHTON, SIMPSON, SPRINGFIELD CENTRAL MILTON KEYNES) (TEMPORARY CLOSURE) ORDER 2021**

NOTICE IS HEREBY GIVEN that the Council of the Borough of Milton Keynes intends, in



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