

Question 17

Working life:

Do you think that the Neighbourhood Plan should seek to encourage new enterprises into the community with new small business units?

Do you have any comments that support your view?

[Written responses to the 'any comments' question are recorded with abbreviations of the respective tickbox 'should seek to encourage' answer. Y = Yes, N = No, DK = Don't know, NA = not answered.]

- N: Village not suitable for small business units
- N: Not in keeping with the village
- N: New businesses bring more heavy traffic
- N: Don't see it helping – keep Haversham as the community it currently is. Central MK more
- DK: I do not see the Parish as a major employment area and think the small number of units we have is probably sufficient
- N: We are close to much more suitable locations

- N not multiple, just a local store.
- N New businesses would result in extra traffic e.g. lorries and vans etc.
- N Should allow for mixed use without seeking to encourage it. Business will go where it will, the best that the Neighbourhood Plan can do is not discourage it.
- N No place for this type of development.
- Y I want to start my own small business and that would make it possible as long as it was small and affordable with a kitchen and toilet.
- Y Local businesses to supply work for new home owners to reduce journeys/traffic.
- Y More people are working from home. This should be encouraged. Also use of units in redundant farm buildings.
- Y It is important to create a community and encouraging new facilities and opportunities can keep an area vibrant.

- N It creates far too much heavy haulage vehicles on our currently busy village roads.
- N Business units at Haversham and nearby villages are already bringing too much heavy traffic for our local roads to cope with.
- Y Increased opportunities for working within the village needed.
- N This would have an adverse effect on traffic.
- DN If business units can support businesses that promote the wider aims of the community then yes but I am not sure we just need more generic units. MK has plenty of these.
- The current roads are not coping with the commuters through to Hanslope Park Foreign Office nor through to the increasing development in Northampton. Once that is tackled your proposal may be considered.
- Y I have worked in a rural setting & it's very relaxing. With the stresses of modern life we should do what we can to reduce stress.
- Y Yes, Plan:MK actively wants local farm shop to be built. We should try & make this happen.
- N More traffic.
- Y It would help new start ups or people who work online from home.

- N Factory units not required – increased traffic and noise
- N This is a village next to a city!
- N There are plenty of small units (empty) in MK
- Y It will help breathe some life into this stagnant retirement estate and wake it up

- Y Small business units could support the local community and keep families in the local community by being able to work nearby
- Y Encourage local employment (cut down our need for transport). Support small enterprise. Community involvement. Job creation
- Y Local shops such as bakery/butchers to allow locals to shop in the area, in particular elderly residents, then won't have to travel for goods
- DK The only viable area for small business units is on Manor Farm
- Y Small low cost units should be available – such as Manor Farm that would be available to community
- Y Keep village communities alive by using/employing local people in them
- Y Depending on nature of business
- Y Café, small shop, hairdressers etc

- N – Definitely not.
- N – It will spoil the village.
- Y – Inclusion of small workshops for artists and crafts people would bring some employment and visitors and would be fitting for the area. Add coffee shop / tea rooms and would also become a community meeting place.
- Y – I would like a shop.
- Y – It would be nice to have something like a small shop for essentials.
- Y – This will help create employment in the community.
- Y – Promotes community relations.
- N – Not a business unit area.
- N – We don't want to become part of any town.
- DK – Depends where.
- DK – Where?
- N – It would change the feel of Haversham.
- Y – Anything that brings some investment and life to the community should be welcomed (within reason!).
- N – The village doesn't really need additional business other than amenities. Wolverton is going through a vast re-development and smaller businesses should be pointed there to make it a success.
- N – Would not be in keeping and only add traffic and required improved infrastructure missing.

- Y – Post office, shop
- Y – Independent shops would be a nice addition if traffic is contained / controlled
- Y- It broadens the appeal of the parish and introduces interest
- Y – encouraging sustainability of our community for the future by encouraging new business into the area
- Y – I want a corner shop
- Y – already exists on a small scale
- Y – conditional on the fact that they would seek to employ local people as far as possible & that they would not be those requiring frequent transport visits thereby worsening our traffic problem
- DK – we already have some small business units, Crossroads farm, Field house farm (the old dairy). Hall farm barns at Little Linford were supposed to be changed to small business units by the new owners but are now a dwelling
- N- keep industrial areas out as they are ugly and attract crime
- N – plenty of small units in existence already under utilised
- N – it's not an industrial or business area and there are plenty of small business areas already in north Milton Keynes
- N – they would spoil the landscape – people move to villages to get away from that kind of development on their doorstep like the rest of MK

- Y – local trade improves community feel
- Y – if the area is going to be developed some cafes, shops, butchers etc. would / could maintain village feel. (Olney / Stony feel)
- N – this is a residential and natural environment, ill-suited to modern business consumption or metropolitan lifestyle
- N – I can't be sure but I assume premises are available in the area already. MK / old Wolverton etc.
- Y – MK has been successful in the past in developing integrated residential & industrial communities. This could continue but businesses would need to be small as transport links are insufficient to sustain large businesses
- DK – Pineham farm development has created (our estimate) 250 vehicle movements a day. That's a lot of extra traffic
- DK – the units at Pineham farm have a huge number of cars & lorries etc. visit each day – far more than we expected

- N – I think large warehouses would spoil our environment.
- Y – Additional enterprises are needed to support the village, i.e. local shop
- N – Not appropriate
- N – MK is 10 minutes away, Newport is 5 mins away, Wolverton is 5 mins away, plenty of scope for business
- Y – Within existing facilities like multiple use of farm yards
- Y – Local jobs, don't just want areas for housing

- Y It will bring jobs and money into Haversham.
- Y Small artisan / craft workshops.
- N Quite a few already.
- Y SME's are vital to our economy and should be encouraged.
- N Only small scale units e.g. work - live studios.
- Y Add variety to the village. Might discourage people from running businesses e.g. vehicle repair from their houses and taking up precious parking spaces.
- Y I think if there is a demand for them, they should be included.
- Y It's important to ensure the future of the village and having businesses based in the village will remove the 'dormitory village' feel.
- Y to provide jobs so you don't need to travel so far for work – bring back the shop and post office.
- DK If done well it could be successful and beneficial to all but it has a high risk of negative impact to the local area.
- N There are enough business estates nearby!
- N It would increase traffic

- DK. Not necessarily 'industrial units' but perhaps small office places in 'houses' i.e. not looking like an office but looking like a house so that it blends in with the surrounding properties.
- Y. This should be limited but considered. We are in good reach of Wolverton Station so this could attract new people to the village.
- Y. Will bring jobs, but should be small scale only (e.g. farm business centres).
- N. The amount of traffic is the problem that this would bring especially to the village
- Y. Although I feel that some small community amenities would be greatly welcomed such as a small shop or post office, I would oppose larger chains or too many businesses to avoid any excess in traffic.
- N. Roads do not support such enterprises
- DK. Any new developments must blend in with the environment
- N. Causes increase in traffic
- Y. Use farms like has already been done at Pineham Farm. Small diversification.

- Y. Some of the farms have developed 'mini industrial estates' More employment prospects required in rural areas with enhanced IT capabilities.
- Y. Not sure how this would fit in – it would need to be very low key and not harmful to the landscape or biodiversity.
- N. I would like to see those enterprises that actually benefit the community i.e. a shop, not those which only generate additional traffic
- N. Traffic issues
- Y. We have a lack of manufacturing industries, especially small scale craft businesses. People are seduced by pictures of mass produced cheap items on line. Would be helpful to nurture and support relevant traditional skills so these don't disappear.
- Y. brings local employment and helps farms diversify to survive and keep farming and to maintain farming landscape and way of life
- Y provide local work
- Y Give people a chance to start their own business
- N. Existing demand is low provided within local areas already i.e. old Wolverton industrial estate. MK is within 5 miles which provides all commercial requirements.
- N. It is a village – not a town. MK centre is 5 mins away with plenty of areas and empty standing buildings to accommodate new businesses
- N. Milton Keynes has plenty of them empty so no.
- N. Haversham is residential – business units would affect the overall demeanor
- Y. Small, easy to rent spaces might encourage small spaces which will increase local prosperity
- DK. Depends on how disruptive this would be
- N. There is plenty of space in Milton Keynes which is close and has better facilities and transport connections for business
- Y. Small businesses located in unused farm buildings would be ideal depending on amount and size of vehicular traffic incurred.
- Y. More and more people are working from home
- N. To keep village residential
- [NA] Its mostly residential
- Y Again, as part of supporting farmers diversification I think it is necessary to allow conversion of farm buildings/building of sympathetic units. Lodge Farm seems to be a good example of this. I do not think it appropriate for industry (even light industry) to be attached directly to areas of housing. It will absolutely necessary to manage traffic created as a consequence of new enterprises.
- N New business brings more traffic e.g. extra refuse.
- N This is a village. Not suitable for any industrial estates. Cannot get out of my road as it is!
- DK It would depend where these are. A few units on the edge of a farm are different to 30 units elsewhere. The traffic levels may need to be considered, esp deliveries etc.
- Y It's always good to help new small businesses, for them and the customers.
- N Build small business units somewhere else. Leave Haversham and Little Linford alone.
- N I think this should be mainly residential. There is enough industry including small ones in the area.
- N This is a rural, residential area and hopefully will remain that way.
- Y It will help bring jobs to locals and also money into the area. This will help things like a local shop
- N There are plenty of business premises available throughout Milton Keynes
- N Please don't spoil Haversham and make it a commercial busy town. It is unique and special and a wonderful community. There is plenty of scope elsewhere in MK.
- N It would make more traffic and possible pollution
- N There are employment land allocations within nearby Milton Keynes

- Y Things like artisan bakers or such like would do well
 - N I do not think we need small business units in our villages
 - DK I feel once you let one of two businesses in it would set a precedence for further businesses to follow and that could be a disaster.
 - N This would change the village. Wolverton provides these already
 - N Businesses bring more traffic and larger HGV's. The main Wolverton Road is not suitable for this traffic
 - Y Yes. I want Haversham to develop a distinct identity and places where people can work or meet up that are local will both enhance the community and reduce traffic
 - Y Redundant farm buildings are ideal for small business units and are positively encouraged by MK local plan re farm diversification to help farms remain viable economically and to offer work locally.
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- N Don't need business units, there are plenty nearby.
 - Y Small businesses in unused farm buildings, subject to size of vehicle traffic.
 - Y Avoid industrial style units, however buildings sympathetic to existing characteristics could provide a means of encouraging enterprises which could change the community.
 - Y The buildings that exist on Randall's farm un-used. Good to offer a mix of uses in Haversham – just like a traditional village. Gives locals a chance to develop ideas & wealth for community.
 - Small cottage industry.
 - N There are other farms around the Parish which provide units e.g. Pineham Farm and already at Randall's Farm.
 - N There are many empty warehouses in MK that could be used.
 - N Many small companies run from homes in the village already.
 - N Traffic issues.
 - DN It would depend on the types of businesses - a small shop would be beneficial.
 - Y No objection to small-scale business opportunities (media – creative – office – homebased businesses needing offices) but not warehousing - distribution bringing high levels of increased traffic. Welcome employment opportunities.
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- N Suppose it depends, a small shop or quaint business - good - but offices not good.
 - Y Would love a workshop in the village for my crafts.
 - Y New enterprises could provide local jobs for local people or if units were available local residents may work to set up their own business.
 - Y Depending on size of the unit.
 - Y A corner shop.
 - Y I think it is important to encourage business into the area, but building small business units would have to be done sympathetically and not stand out like a sore thumb.
 - N What is the desire? Milton Keynes is filled with empty office space! In time these will become derelict I'm sure!
 - Y We need something to bring the community together more often – so people can network and feel valued.
 - Y Provided they are environmentally friendly.
 - Y To support local enterprises and create jobs for our young and semi –retired.
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- DK ?
 - N Haversham is a semi-rural retreat from the industrial life most of us have led. Perhaps a local garage or shop might be our limit
 - N You would have more traffic and use the local land for building these units
 - N Not suitable for small village
 - N We already have small business units in the locality and more would mean more traffic coming through Haversham and we have too much now
 - N Already contributing to heavy traffic

- N I have no objection to small business units per se but there are many which are un-used and under-used in the area which become waste and wasted ground. In the long term, no
 - Y The plan must follow NPPF (para 28) policies for farm diversification, to improve rural economic growth and jobs in the local area
 - Y Small business units should be encouraged in the village to help keep the community together and provide local jobs
 - N We should remain residential. There are many other places (e.g. Kiln Farm) to use
 - N What the Neighbourhood Plan might include is homes that have a work space too i.e. 'office' for people to work, that might double up as another 'useful space'. This area is not for industrial units
 - N Although I think we could cope with some extra traffic due to housing development, I am not sure that would be the case with added businesses. MK is such a short distance and has ample provision
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- N Possibly more traffic and lorries would be involved on the already busy parish roads.
 - Y Post office/bank/shop
 - Y Low cost business premises, starter business.
 - Y Important to provide wider opportunities for employment-not just the city centre (with its parking issues). Also part-time workers and home workers.
 - Y Important to provide wider opportunities for employment-not just the city centre (with its parking issues). Also part-time workers and home workers.
 - N Keep industry in industrial areas ie Old Wolverton.
 - DK Lots of empty units in CMK. Rates too high for modest enterprises. Rates should be based on profits. Lots of people use their houses for this reason.
 - Y We live on business park which is a development of rural land. An alternative to farming.
 - Y We live on a farm immediately next to a small business park and we coexist with the farm and businesses in a harmonious manner. It works as long as the developments are sensitive and businesses involved have longevity.
 - Y Good idea if small scale, especially if new businesses gave part-time employment opportunities' to residents
 - N I don't think this mix of use is suitable for residential villages.
 - N Not keen for lots of new businesses. Increased traffic from school expansion, any new development in the village (and surrounding villages) will already increase traffic.
 - N Traffic flow through the village at peak times is difficult at the best of times, as it is used as a rat run to avoid other routes.
 - DK Dependent on the business!
 - Y The UK is built not on conglomerates but small companies employing 6 or 10 or 20 persons! This is the strength of the UK.
 - N This is easily accommodated nearby - lots of units in MK, New Bradwell, Stony Stratford etc.
 - N Can't see need for this in a housing area - happy to be persuaded if it has other benefits.
 - DK It would depend on the location.
 - Y I feel that private enterprise should be encouraged to support an individual's independence.
 - N MK is 10 minutes away and has alone could want or need.