

**MINUTES OF THE NEIGHBOURHOOD PLANNING MEETING - HELD AT 7.00 PM ON MONDAY THE 25<sup>TH</sup> MARCH 2013 AT THE WAVENDON COMMUNITY CENTRE.**

**Present:**

J Atkinson (St Mary's Church)  
Ray Holmwood (St Mary's Church)  
Robert Hill (Woburn Lions FC)  
Pippa Cheetham (O & H Properties Ltd)  
Katie Christou (David Lock Associates)  
Jonathan Dixon (J. B. Planning Associates)  
Karen Clegg (Wavendon House Management)  
Lorraine Khan (Wavendon House Management)  
Tony Collins (Collins R Coward for Hewlett Packard Ltd)  
Syd Nichols (Wavendon Fields Residents Ltd)  
Monica Ferguson (The Stables)  
Peter Lousada (Bow Brickhill PC)  
Rupert Frost (Frost Garden Centre)  
Adrian Turney (Turney Landscapes Ltd)  
Bruce Stewart (Milton Keynes Council)  
Michael Geddes (Woburn Sands Town Council)  
Alan Kemp (Parish Clerk – Wavendon PC).  
Cllr David Hopkins (Ward Councillor & Wavendon PC – in the chair).

**Apologies:**

Cllr Norman Wilkes (Wavendon PC)  
Iain Stewart (MP)

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**1. Introduction:**

Cllr Hopkins welcomed everyone to this, the second neighbourhood development meeting and explained the reasons why Wavendon Parish Council had decided to develop a Neighbourhood Plan for the total area included in the boundary of Wavendon.

It was also confirmed that Wavendon Parish Council's neighbourhood plan application had been accepted by Milton Keynes Council, since the last meeting that was held on the 20<sup>th</sup> June 2012.

Cllr Hopkins advised the meeting that this will be the last neighborhood meeting that he would be chairing, as he felt that as a local landowner and Danesborough Ward Councillor that it was not appropriate to chair any future meetings.

A copy of the meeting minutes of the 20<sup>th</sup> June 2012 were handed out at today's meeting.

**2. Process to be followed:**

Cllr Geddes from Woburn Sands Town Council gave a brief reminder of the processes that must be followed in order for a plan to be developed. He also provided an update on the current state on the development of the neighbourhood plan for his own Town Council.

**3. Issues identified:**

The following issues were highlighted.

**Recreation / Leisure Facilities.**

- Community sports facilities that allow for management by local people rather than a conglomerate of power league or a freedom to use.
- Safeguard Recreation Ground and possibly enlarge the existing area for improved football / leisure facilities.
- Safeguard Recreation in current Village.
- Open space provision which meets open space standards. (Fields in Trust)
- Animation in Linear Parks – not just no / go areas.
- Keep golf course!!
- Keep green spaces.
- Keep trees.

**Retail:**

- Wavendon village needs a Post Office / shop.
- Corner shops, no pubs.
- Large or small shops.
- New facilities in new development or within existing village confines?
- Local provisions + deli type, facilities would be good for staff and visitors of The Stables.
- Shop space – butchers / hair dressers etc. First offered to local business people as in Wavendon History, a local owner breeds community.
- Local businesses bind a community.

**Transport:**

- Is any new infrastructure needed to make the most of links to Woburn Sands (particularly station)?
- Beware of The Stables, traffic growth / parking impacting on the residential areas and 24 hour access for trucks / deliveries.
- Open up access route to the Stables from Hewlett Packard development site to give better emergency services access.
- Need for traffic flow plan for extra 3000 house occupants.
- Improve transport links, bus times and rates into CMK if you are putting affordable housing in.
- Develop infrastructure and find solution to increase in traffic and obvious implications.
- Traffic & Parking.
- Newport Road inadequate at present.
- Kingston Roundabout dangerous.
- Ensure proper improvements made.

**Employment:**

- Employment should be focused towards east of the Parish close to Magna Park.
- Create a cultural quarter for MK – A mini village! With live / work space for artists / creative industries.
- Hotel / B & B accommodation is hard to find in MK – possible strength / employment opportunity on the back of the Stables (Tourism).

**Health:**

- The strategic allocation should have a shopping centre with a health centre.
- Must have a GP Surgery / Dentist.
- Health centre to cover Asplands overload.
- New facilities in new development or within existing village confines?

**Schools / Education:**

- Safeguard current school.
- Enhance education sector partnerships / student accommodation.
- Remember adult education and out of schools – non curriculum education provision.

**Environment:**

- Noise & exhaust emissions, pollution issues from traffic concentration.
- Improve drainage running off hill down Stockwell Lane.
- Should there be any new development within existing village confines or all in the new development?
- What type of green open spaces do we want?

**Housing:**

- Hewlett Packard Ltd will be bringing forward circa 6.7 hectares in three parcels of surplus land for residential development.
  - 1) North & West parcel to Wavendon Gate (5.4 hectares) via Otenisia Drive. Part of SRA Allocation.
  - 2) East parcel (1.3 hectares) circa 30 units onto Walton Road in Wavendon. Applications in next 6 months.
- Low to medium density within Wavendon village envelope.
- Mix of housing which is appropriate to present & future population trends.
- Mixed density housing to enable vibrant community.
- Ensure no experimental housing by wacky architects. Keep it traditional.
- Transport & Housing needs to be mindful of traffic flow to and from the Stables for evening and daytime events.
- Housing built to reflect the current properties and echo the character of the village.
- Avoid affordable housing.
- Preserve existing aesthetics of the village. i.e. walks, rambles etc. would be against play areas within the housing developments.
- Affordable housing and higher end housing. Wavendon is a mixed economic community and doesn't want to lose this, but integrate and not segregated.

**Design:**

- Singular image rather than the sprawling mess of Monkston, Broughton.
- Area of open spaces to not lose walking and spacious feel, trees and wooded feel.
- High quality / appropriate use of building materials in keeping with Wavendon & surrounding area.
- Should have rural feel not urban / high rise.
- Retain village feel with green space / linear park to separate new SLS development.

- Old fashioned or modern?
- Reserve the green spaces to include tree planting etc. also integrate with the village – embrace the community that exists.

**Other:**

- Tip – don't just think about your village being 'swamped' by new development but write a wish list for what that development can do for Wavendon.
- Sufficient shops / services / facilities / healthcare provision to support the new population.
- Relationship between Wavendon village & new development? (Socially, environmentally & economically).
- Community infrastructure levy and section 106 funds controlled under neighbourhood plan.
- Will the new development be part of Wavendon? Or an entirely separate community?

**4. Meeting Summary:**

The Chairman thanked everyone for attending this meeting and stated that everyone will be kept up to date with the development of the neighbourhood plan for Wavendon.

**5. Next Meeting:**

Should a further meeting be required, this will be advised later.

**The meeting closed at 8.20pm**