

**RECORD OF THE NEIGHBOURHOOD PLANNING RESIDENTS OPEN MEETING -
HELD BETWEEN 1.30 PM AND 5.00 PM ON SATURDAY THE 20TH SEPTEMBER
2014 AT THE WAVENDON COMMUNITY CENTRE.**

Present:

Cllr Jim Pittman (Wavendon Parish Council)
Cllr Norman Wilkes (Wavendon Parish Council)
Diane Webber (Milton Keynes Council)
Sam Dix (Milton Keynes Council)
Jennifer Lampert (Town Planning Consultant)
Sue Jobbins (Shapping Communities Limited)
Ron Jamieson (Neighbourhood Team Member)
Peter Chambers (David Lock Associates Limited)
Arwel Owen (David Lock Associates Limited)
D Turney (Turney Landscapes Limited)
49 – Local Residents.

Apologies:

Pippa Cheetham (O & H Properties Ltd)
Iain Stewart (MP)
Cllr David Hopkins (Ward Councillor & Wavendon PC)
Tony Collins (Collins R Coward for Hewlett Packard Ltd)
Spencer Claye (Gallagher Estates)
Rupert Frost (Frost Garden Centre)
Heather Holman (John Lewis PLC)

1. Neighbourhood Plan Proposed Objectives:

The steering group have initially identified five issues that the plan should address. These objectives are still to be finalised and they can change as work on the Neighbourhood Plan progresses.

- Protecting the rural character of Wavendon.
- Identifying local housing need and undeveloped sites outside of the Strategic Land Allocation (SLA).
- Influencing design, type, tenure and scale of new housing outside of the SLA.
- Identifying a mechanism by which sites (outside of the SLA) could come forward within the policies established through the Milton Keynes core strategy.
- Protecting recreation sites in Wavendon

2. Why do we need a Neighbourhood Plan?

The main reasons why Wavendon Parish Council wants to develop a Neighbourhood Plan are:

- Wavendon is an ancient historic community - named in the Domesday book.
- To guide the Parish Councils' vision of a future integrated community of old and new residents.
- The Parish Councils' desire to promote community participation from residents, business, leisure, education provider and all groups and societies within the local village community.

Further reasons why it is beneficial for Wavendon to have a Neighbourhood Plan will be refined through future events and the responses to a community questionnaire. This will be based on the current 5 proposed objectives that the steering group have initially identified (subject to consultation feedback).

3. Issues identified:

The following issues were highlighted.

Business employment and retail.

- Large Warehouses necessitate huge Lorries which gum up roundabouts. Small independent shops instead please.
- No further warehouses blocking our views over fields.
- Sibley Haulage is a brownfield site and should remain one.
- There is next to no business / retail in Wavendon except Magna Park. Wavendon relies on Woburn Sands for all its services and they are creaking.
- Local businesses support local jobs and can be a key part of a community. They should be supported as they grow, not held back.
- No more warehousing. This creates more and more traffic.
- Wavendon is a rural area not an industrial site.
- Kingston is unusable due to such high volumes of people and that is without all this new development taking place. We are overdeveloped.
- A village shop would be good! Otherwise the area has so many warehouses already. No more encroachment of other than very small businesses south beyond the BP roundabout.
- The loss of the village shop was unfortunate; however, the dire state of available parking means that it seems impossible to see how any business / employment / retail could operate.
- There are enough warehouses etc. if more created more traffic will be generated.
- Kingston is overcrowded – too many cars trying to park. It is a nightmare! It is a vile place to try and shop.
- Please no more warehouses and lorries parking up with their problems – rubbish etc. Small is good.
- No more warehouses – lorries are intimidating when cycling.
- The car showroom surprised everyone! The entry to Wavendon has been ruined by the warehousing and roundabout development. Keep Wavendon rural.

Connectivity, transport and highways.

- The double decker bus is dangerous; it is too big to run through Wavendon.
- Kingston roundabout will be deadlocked and come to standstill.
- Walton Road needs to be closed before the S bend as it is a rat run and will become worse if Stockwell Lane is closed.
- If Stockwell Lane and the other end of Walton Road are cut off that leaves only Newport Road exit and entry. We cannot get out of Walton Road onto Newport Road at the moment and it will only get worse.
- We cannot get out of our drive at School times due to School traffic. The village is currently used as a rat run; we have watched all manner of dangerous movements this week.
- Parking control measures to be put in place. Phoebe Lane and Walton Road area are dangerous. Now even residents can't park!

- 'Small Rural type' buses, subsidies for this is necessary. Walton Road is not a rat run School. etc.
- Key issue is traffic management – speed limit on Newport Road should be 30 mph, and traffic from SLA should be dealt with comprehensively.
- Walton Road – Bus Route. PRO – Road get winter cleared. CON – Too Small. Rat running (especially with the development at the roundabout).
- Create direct access from Newport Road to Recreation Ground and build a car park to accommodate School, Community Centre and Recreation ground parking.
- Police should enforce speed limit, never checked.
- What happen to infrastructure before houses? What about Hospital and other facilities? Wavendon is already overdeveloped with very little local requirement.
- The roads are too fast – Lower End Road – Newport Road – lower speed limits.
- What about a bypass to Wavendon and Woburn Sands? Think about the bigger picture.
- The roundabout entrance into Wavendon will when finished, look the worst of Swindon. Our immediate area is downgraded.
- Kingston Roundabout already too congested particularly at rush hour. We want to keep our village – without a rat run. The traffic is dangerous at times in Walton Road. Please no accidents.
- Too much traffic going through the village. We should consider making it no through road into Wavendon Gate.
- Newport Road is dangerous to cross already without additional traffic. Needs crossings and reduced speeds.
- Traffic at a standstill on Newport Road when Santa comes to Frosts or level crossing faulty. What are the plans for alleviating traffic congestion?
- Given the congestion in the village, during School term especially, please consider blocking off the Walton Road.
- There is too much traffic rat running through the village because the highways are so overcrowded.
- Currently a lot of increased traffic though Walton Road. This road is not suitable for this volume with extra houses planned this will increase even further this volume. Walton Road should be a No through Road.
- Please close Walton Road before we have a death. People drive too fast.
- Walton Road should be closed to through traffic. Cars parked at the School and surrounding area minimised – dangerous 8.45 - 9.15 and 2.45 – 3.30. Double decker bus stopped now. Met one, nose to nose on dangerous S bend.... Who backs up! It appears to be a rat run from Newport Road to A5, MK etc.
- Phoebe Lane is not a suitable access road and cannot accommodate HGV's. This needs to be a major consideration as Church Farm is developed.
- Wavendon village should be 20 miles per hour.
- Now traffic is rat running through Wavendon centre, there is talk of closing Walton Road, if that happens the village is split in two. My children live up there and I wish to be able to visit by road.
- Educate the school parents and children to get off their bikes on the double bend and push them. Not to cycle round on the wrong side of the road which is common now?
- Need crossing for bus stop on Newport Road.
- Road cycling needs to be considered. Slow roads down.

- Ensure Walton Road does not become even more of a rat run. School times are actually dangerous right from the school to the Old Plough.
- Traffic through Wavendon is getting heavier by the day. The village should become a no through road towards Walnut Tree.
- Crossing Newport Road to get bus to Woburn Sands and getting off bus from town is impossible.
- Walton Road should be a no through road, village access only.
- Newport Road 30 mph please right along the whole length.
- Currently parking around Phoebe Lane area very poor. With the extra housing this will become even worse. Phoebe Lane should be residents only parking.
- Newport Road needs crossing and traffic speed lowered!
- Walton Road at school drop off is very dangerous especially the tight corner with no pavement. Prevent through traffic, reduce the speed to 20 mph.
- Restrict access through Walton Road and limit speed. Stop it growing and growing as a rat run.
- Newport Road needs a speed limit of 30 mph. The road finds difficulty in coping at peak times and will only increase. We were promised no access to Newport Road by new development. What happened to that PROMISE?
- The Newport Road is already a disaster when the Woburn Sands crossing is down at rush hours. Don't build another house until this is sorted.
- Walton Road has become far too busy. This is especially dangerous for small children trying to walk to school.
- You take your life in your hands using Lower End Road' cycling walking or driving with LORRIES and TRAFFIC using it as a rat run.
- When traffic surveys are done EVERY road needs sensors. Currently none are on Stockwell Lane.
- Careful thought needs to be made in regard to closing off near the bends. Some houses beyond it are in Wavendon rather than Wavendon Gate.
- Block off / close Walton Road too much rat running through village.
- The double decker bus is far too big for a small road and a real problem on the bend.
- Walton Road is not suitable for double decker buses and lorries.
- Walton Road is at capacity already. Install a plan to stop it being used as a rat run.
- The Church Farm development should not have access via Phoebe Lane as it is unsuitable. It is also unsatisfactory for emergency access as a fire engine will not fit down this lane.
- Walton Road is too busy and cars go too fast.
- There is too much traffic using Walton Road and Newport Road. Newport Road should be downgraded and traffic calming introduced.
- The Newport Road is already choked with traffic made worse by the level crossing.
- Close Walton Road or at least one way?
- Walton Road must be closed. Why has no alternative been planned? It has been ignored in the overall development plan.
- Close Walton Road to stop the rat running.
- How is Newport Road going to cope with the extra trains at Woburn Sands?
- Close Walton Road. It is already a rat run and accidents will happen. The road is dangerous.

- Parking, Parking, Parking. It is out of control and a MASSIVE disruption. Put control measures at Phoebe Lane and Walton Road. It is currently dangerous.

Housing.

- The area will always be under pressure to be developed. We need to accept it and make a long term plan beyond the plan period accepting growth.
- This is an opportunity to identify which sites can be developed rather than just saying no and having to fight all the time.
- Infrastructure needs serious planning BEFORE!! Any new housing.
- You need to utilise all the space in Milton Keynes central first, before moving out to villages.
- Planners should look back at the housing developments in the past. Sensitive to the area, green parks, hedgerows and trees. These areas are now attractive and give the houses seclusion from roads.
- The Town Council need to expand the hospital first before even thinking about more houses.
- Any housing in keeping with its surroundings, nothing wacky. Not overly dense (the housing not for me).
- The area is already over developed. Too much traffic and unsafe roads. Too much rat running.
- Stop the building, preserve the countryside. Pressure MK Council to develop brownfield sites within the city area.
- The Eastern flank has more than opened up enough land for housing. Now is the time to leave green fields in between to save the villages of Wavendon and Woburn Sands. Enough is enough!!
- We were promised the new development would not exit onto Newport Road and Lower End Road. That must be honoured.
- No more housing in this area traffic, traffic, traffic.
- Sympathetic Housing and Development (NOT BROUGHTON) the village to be protected i.e. Roads etc. MK17 8LR.
- There will be too much housing anyway without these additions. We need to leave some green space.
- No more housing. Traffic overloads especially Sibley Haulage.
- Wavendon is a village OUTSIDE Milton Keynes. Don't saturate it into the urban sprawl.
- Local housing need must be understood and needs to be accommodated on terms set by the Neighbourhood Plan.
- More houses will make Traffic. This is a Major Problem on Walton Road and Newport Road.
- If there is any new housing, it should be on used land not on green fields.
- Only limited new housing is appropriate – let's look at where limited new housing should go.
- Now we have the development like Broughton slums of the future bare concrete and bricks. An eyesore all the way to junction 14.
- The infrastructure especially the roads cannot support more dwellings. The design of any new houses would need to reflect the historic nature of existing buildings.

- Traffic issue, particularly at the school times. Village can't take this amount of traffic. Important to keep Wavendon as a rural village and not sell out like the Milton Keynes estate style. We are being surrounded!
- There are already many housing developments around Wavendon village. Time should be given before any further development is undertaken.
- Enough is enough, no more traffic.
- Newport Road is too busy now – and they have not even built the 1st lot of houses yet! Please no more.
- Newport Road and Walton Road are overloaded now. No more housing.
- Let's do development that fits in with Wavendons nature as a rural village and stop trying to turn the area into a housing estate.
- Priority to Wavendon is reducing traffic through Wavendon, Walton Road cannot cope.
- Preferably no more housing in this area taking more of the local countryside. Also require the infrastructure to cope with more housing, road schools hospitals etc.

Sports recreation and community facilities

- Ensure adequate parking provision for recreation ground so that it can be fully utilised.
- Having the recreation ground is a privilege.
- Storage container on recreation ground removed and replaced with more suitable structure to store sports / ground care equipment.
- Stop Woburn football club using the Wavendon facility it creates more parking chaos in the village. We suffer enough as it is.
- No more football pitches built on green belt other sports need to be considered.
- This seems to be catered for in the development plan, extra would be good.
- Please ensure enough recreational space is available to accommodate the future population growth. A younger demographic in future years will need activities and playing space.
- Why have Woburn FC moved to Wavendon. Have they not got enough playing fields?
- More recreational sites rather than housing.
- The football group have booked every Saturday in the hall for years which mean it is not available for any other villager to hire for any occasions. Parking issue.

Health and education.

- The hospital cannot cope.
- It is impossible to get an appointment at our Doctors surgery now!
- Milton Keynes hospital is NOT coping with people now! It is at breaking point.
- Hospitals already over run, no more.
- The hospital cannot cope.
- Wavendon (St Mary's) school is too large for the village – parking is an issue.
- Two weeks plus for a doctor's appointment – need I say more?
- Any proposed surgeries need sympathetic parking provision as does the village school.
- What are the plans for the new secondary school that Gallagher's wanted to put in the field at the bottom of the Stables near the roundabout?
- The village should remain a village and not part of a housing estate.

- Why not have village folk having their children taught in the village school – as in the old days – all walking distance from school. Close Walton Road to through traffic and children will be safer when walking around the ‘S’ bend by the old ‘Plough’. Speeding along Walton Road makes it very dangerous for families walking the school.
- There needs to be a plan for parents dropping children off at school.
- Horse muck all down the lanes, Phoebe Lane, and even on the footpaths. I suggest that the Stables at Phoebe Lane have an obligation to clear this in their vicinity on a regular basis. It does not matter that horse muck depositing is ‘legal’ it is not acceptable these days.
- I agree it’s a health hazard and makes Phoebe Land (and even some of Walton Road footpath) impossible to use.
- Schools, doctors, dentists will need to be built before housing. Most of these services feel like they are near to capacity already.
- Need a secondary school. Has building plans in adjoining Bedfordshire been considered as many local children attend schools there. Build amenities before housing.
- Better out of hours service needed one doctor on call for all in Milton Keynes. Not right.
- How is the infrastructure going to be implemented? Already pressure on schools, surgeries and the hospital. Infrastructure first!!
- Wavendon relies on Woburn Sands for most of its services and Woburn Sands is already creaking at the seams. This infrastructure needs to be improved before too much more housing.
- Sort out hospital first.
- More development will mean that existing medical facilities will be unable to cope.
- We need more dentist and doctors first.
- Parking is a nightmare it blocks our roads in school drop off and pick up times.
- School = parking problem for Walton road. Parents dropping off have no regard for residents.

Conservation and design.

- Do not allow Frosts to develop land proposed as this would bridge Woburn Sands and Wavendon.
- Village needs to have its own identity. Creative design at the entrance.
- Please leave the fields alone.
- Leave more green fields – we are losing too many.
- Please no re runs of ‘Broughton type’ development. Slums of the very near future. Sympathetic low density (not what builders like).
- We need the fields and green spaces also the right of way paths.
- Let us remain a village.
- The village needs to retain its identity. We are not an estate.
- Retain our village. Parking control measures to be implemented. Prevent rat running (block off Walton Road). Retain green space. Don’t turn us into an estate.
- Look back at design in the past. Grid system, roundabouts and no traffic lights work well. Lots of tree planting and green parks. Self-build houses and different designs. NOT MONSTROCITY THAT NOW APPEAR!

- Enough is enough! No more development in Wavendon Area, services are overstretched. We need to preserve our rural identity!
- The wildlife around Wavendon needs protecting and considering in all plans.
- Keep Wavendon the rural village that we all moved here for. No more development.
- The housing design needs to be sympathetic to the area. Not just another over crowded housing estate.
- The country also needs to stop development on farm land.
- Please do not swallow up anymore green spaces. We have enough housing in Wavendon.
- No housing adjacent to roadside. Please ensure housing is sited back from road and not like Broughton please.
- We need to retain our village, the wildlife and some open space.
- Preserve the area as a rural area.
- A village character should be identified as a basis for managing development and controlling change (e.g. Stop fronts).
- More emphasis on recreational development of sites rather than housing – endeavour to maintain (??) a country environment.
- No more development around Wavendon village.
- Off road parking would be essential. Not high density and in keeping with the historic nature of the village.
- Where will dog walkers go? More dog walkers once houses built! We have barn owls, bats newts, deer etc. visiting our garden; plus we have an incredible diversity of 'bird song' all year. Where will all the wildlife go? Pheasants come and feed in our garden – wonderful. Keep local woodland please.

Others Topics.

- Walking bus from Wavendon Arms to school.
- There is an increase of drunken people shouting and being disruptive late at night and early morning.
- Footpaths and bridleways needs to be kept smart.
- We could do with a more community feel to the village, now there is no shop or pub people have little opportunity to socialise unless you are going out on a dog walk. Maybe some social village functions?
- We are a village not an estate. Let's keep our identity.
- An increase of cars beeping to get round the dangerous bend by the Old Plough late at night / early morning.
- My day revolves round the school pick up / drop off. I do not go out or come home until they have gone.
- The school needs a walking bus from Wavendon Arms.
- Clear separation of current development and recently proposed extensions. Without concrete plans for the current, how can you do extensions?
- We want to remain a village / prevent rat running and not be part of an estate.
- The original Milton Keynes 'design brief' of designed and good sized housing should be kept to and not infilling by developers.
- Why not build flats on Station Square and the new bus station in Central Milton Keynes. Both are presently wasted space as is a lot of other vacant space in Central Milton Keynes.

- The original 'dream' of Milton Keynes, free-flowing, excellent housing, green space is currently under threat. It feels like it is a victim of its own success. Please consider other spaces before putting, even more housing into this area which is already on the verge of a huge agreed development.
- Cars at the double bend (Plough) thinking it is good to 'beep' then speed round. It is rude! and not effective safety.
- Cyclists riding on the path on Walton Road and expecting pedestrians to move onto the road for them! adults and children.
- We cannot get out of our drive at school times! People still drive too fast around the bend. Cyclists also use the wrong side of the road!
- It is very difficult to get out onto Newport Road at the Wavendon Arms especially turning right and at school times.
- Please keep our villages. Please keep our villages.
- It impossible to get out of my driveway at present. No more traffic please.
- Can we please remain an English Village as envied throughout the rest of the world?
- Re current plans it seems Wavendon will be absorbed into Milton Keynes on one side and Woburn Sands on the other and runs the serious risk of losing its identity.
- Let's think about the long term of the area and lay the areas we want preserving now and which could be developed.
- Proposed objectives 2 and 4 need to be clearer about whether the Neighbourhood Plan will be the mechanism for dealing with new development, new housing needs, will be accommodated and (if at all) and how that fits into the revised Milton Keynes plans.
- Get rid of chairs and grass area in front of the Community Centre – added parking.
- Noise pollution has already increased due to the work on the A421 – Please consider the impact more housing will have on our village.
- Shouldn't the Neighbourhood Plan area just focus on the village rather than including the SLA and Magna Park?
- Parking and play area on recreation ground. Parking needed. Play area tatty, needs updating!