MILTON KEYNES CORE STRATEGY

REPRESENTATION FROM
And
ANTONY RIPPER (Landowner)
PETER MAVROGORDATO (his agent)

REPRESENTOR REFERENCE NUMBER:

MATTER 1 ISSUE 1.8

1. It is submitted that the Core Strategy does not satisfy the test of Positive Preparation by reason of the following circumstance.

2. Mr Ripper owns Wavendon Lodge and its garden (green on plan annexed) and also a field of about 3.25 Ha (pink on plan).

3. The latter is contingent with the strategic reserve of Eagle Farm South, and together they lie between that site and the borough boundary of the Salford to Woburn Sands Road.

4. We submit it is illogical and unsound to leave so small a part of the Borough as 3.25 Ha unplanned and unallocated at a time when the future of the surrounding land is determined.

5. Furthermore Mr Ripper’s ownership comprises an unshapely intrusion into the Eastern development area of Eagle Farm South. There can be no doubt that if the ownerships were the same then the one would be included with the other. And if the two were unified then the form of Eagle Farm South could be master planned very much better.

6. For these reasons it is our representation that Mr Ripper’s field (pink on plan) should be included with the allocation of Eagle Farm South so as to ensure the soundness of the Core Strategy.

7. This inclusion, we submit, would comprise but a minor change to the plan, and would be in the nature of a correction, and accordingly it could be accommodated easily as an Additional Modification (as defined 1D/3A page 5 para 19).

8. This area of 3.25 Ha, adjacent to the spacious grounds of Wavendon Lodge, may be considered appropriate for low density development and therefore would have no material impact on Housing Numbers or Traffic Flows; and the possibilities of direct access from Lower End Road have been tested by Pell Frischmann and found satisfactory.

9. We do request a site visit, and we do request a direction for an appropriate Additional Modification.

Sole Appendix  Site Plan page 2.
Wevet~don: proposed Strategic Reserve areas

PROPOSALS

Map Sheet 4

Milton Keynes Local Plan

Proposed Modifications to the Proposal Map (May 2006)

Scale 1:20,000

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