Submission by Wavendon Parish Council

The village of Wavendon is named in the Domesday Book

Wauendene is the Doomsday name of this place.

Matter 6 – The Strategic Land Allocation (Policy CS5, Proposed post-submission changes September 2011)

Wavendon Parish Council is in complete support with the Milton Keynes Core Strategy as submitted by Milton Keynes Council for Inspection. The Parish Council makes the following observations in terms of Matter 6.

Wavendon Parish Council agree that the proposed Strategic Land Allocation (SLA) is consistent with the sustainable development of the borough and adjoining areas:

- It is adjacent to the urban area, employment sites and infrastructure particularly main transport routes and retail.
- Church Farm requires no additional infrastructure – contributions to the extension of existing infrastructure – Education and NHS.
- Their physical location in relation to existing transport links in particular ensures early delivery of the sites.
- Subject to there being no development to the south beyond Lower End Road or east beyond Phoebe Lane, Wavendon, then there is a clear and defendable boundary between the urban area and the rural communities of Wavendon and Woburn Sands.
- The sites had been identified as having the potential for development under the robustly evidenced and examined Local Plan – and had been made Reserve sites.
- Existing and slightly enhanced infrastructure can meet the needs of these areas.
- If the existing golf centre north of the Lower End Road had remained outside of the site, then there would possibly have been an argument that there were more sustainable alternative sites that could have delivered the numbers required however, with its inclusion, those arguments are no longer valid.
- The fact that the sites were included in the 2001-11 Local Plan as Strategic Reserve (not to come forward before 2011) and that a 2008 planning application for the sites was refused by MK Partnership Planning Sub Committee simply on the grounds of the application being ‘premature’ (i.e. before 2011) meant that there was a reasonable presumption for them to be included moving forward beyond 2011.
- The Wavendon Parish Council would not be supportive of further development in the SE beyond Lower End Road due to a) the risk of coalescence with the rural communities of Wavendon and Woburn Sands, and b) lack of sustainability in terms of infrastructure, particularly health, transport, and education.
• As is clearly demonstrated by the alternative site comparison, there are other high scoring sites east of the M1 that can provide additional development if required on review of the Core Strategy.

• The SE Plan has already stated testing should be carried out in respect of expansion east of the M1, as indeed was supported by many in the business and other community representations at the Examination and changes to the SE Plan.

• The Wavendon Parish Council is of the view that at review of the Core Strategy a robust assessment of directions for future growth should be carried out, such as was not carried out under MK2031, or the Examination of the SE Plan. This SE Plan examination was of the view that expansion SE or E was evenly balanced.

• In the short to medium term the Core Strategy represents the most appropriate strategy when considered against other tested alternatives, taking into account the number of outstanding permissions and sites identified still to be developed.

• However with the abolition of the Regional Spatial Strategies, and more particularly Milton Keynes Partnerships, it would be appropriate to review future directions of growth as the economic situation improves, such a review taking into account the views of the business community as well as Milton Keynes residents as a whole.

• Milton Keynes is an important economic hub for the Sub Region, and finally should be able to plan to fulfil that role without central government or remote regional government directives for the first time ever and such a locally defined way forward is wholly in line with national policies on Localism, Neighbourhood Planning and local decision making.

• There are 28,000 existing permissions and development sites, and these sites were already identified in the Local Plan as having the potential for development on review of the plan – at 1750 per annum (as targeted with the strategy) that equates to 15 years+ supply (2011 – 2026)

• This is the most sustainable number for Milton Keynes in terms of the ability of the existing and planned Milton Keynes infrastructure to support – jobs, city centre retail and leisure and built infrastructure

• This is a realistic and deliverable number from both the perspective of developers and existing communities

• The number will allow flexibility of density and balanced type of dwellings to provide a broad mix of housing, without compromising the need to have an appropriate edge to the urban area where it joins the rural area.

• Any increase in number would increase the density and mean a less balanced type of dwelling as has been very well demonstrated at Parklands in Woburn Sands with its high poor mix of housing type – in particular the disproportionate number of apartments.
The Wavendon Parish Council feels that there sufficient capacity within the SLA for the quantity of development required?

The latest figures (see below) produced by MK Council (May 2012) for the draft Development Framework SDP shows that the number of dwellings for each site is as follows

<table>
<thead>
<tr>
<th></th>
<th>Average Density dw/ha</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>South of A421</td>
<td>35</td>
<td>1990</td>
</tr>
<tr>
<td>Eagle Farm / Glebe Farm</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>Church Farm</td>
<td>30</td>
<td>330</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td></td>
<td><strong>2470</strong></td>
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</tbody>
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* However this number might increase further should developers succeed with their arguments that the site does not require a secondary school and the land currently proposed for that use be added to the residential land calculation. The land use calculation for the proposed secondary school is currently 8.9 ha so at a density of 35 dwellings per hectare, this could potentially add another 312 dwellings making a potential of 2782 for the SLA’s.

- The Wavendon Parish Council feels that there are excellent prospects for delivery of the required number of dwellings within the period. Work has already commenced on planning the development with developers and planning applications are anticipated in late 2012 or early 2013 at the latest. Given their adjacent locations to the existing built environment / infrastructures delivery will be far sooner and in greater numbers than the alternative sites proposed by other site landowners and developers.

- Of course changes in the economic climate may slow or hasten the process, but that is not within the control of the council.

- The land is owned by the developers and the Wavendon Parish Council has no reason to consider it is not economically viable - but again market forces are not within the control of the council. The housing market (like the overall economic climate) remains sluggish but hopefully, in time, this will improve.

- The Wavendon Parish Council feels these sites best protect the integrity of the existing built community of Wavendon and their boundaries should form the boundary to the extended built environment moving forward. The Glebe Farm/Church Farm sites (2200 dwellings approx) enjoys close proximity to a major link road (the A421) and swift public transport access to southern and central parts of Milton Keynes, as well as a major employment area a (Magna Park) and local centre (the Kingston Centre). The sites includes capacity for additional employment adjacent to Magna Park
Wavendon Parish Council  Matter 6

• Church Farm forms a natural low density extension to Old Farm Park and Wavendon Gate with development accessed by a straightforward extension to Grid Road H10 (Bletcham Way).

• In respect of the site north of Lower End Road, the site is bounded on two sides by a major transport route, to the west by the A5130 and to the south by the Lower End Road.

• Church Farm boundary is defined by the local by way ‘Phoebe Lane’ on its eastern boundary and is an extension of the Old Farm Park / Wavendon Gate housing areas to the west.

• The Eagle Farm and Glebe Farm area will be served by a local centre, in the Milton Keynes model. Church Farm is a built extension of an existing area with close local facilities and the largest district centre in MK (The Kingston Centre) less than a mile away.

• Finally, Wavendon Parish Council notes that the Milton Keynes Council has already taken the initiative in establishing a single Project Board (Development Framework of Strategic Land Allocation) overseeing both areas in tandem and has established two local Stakeholder Groups, with attendees from local resident associations, Parish Councils and the relevant land developers for the both Church Farm and the Glebe/Eagle Farm developments.

Alan Kemp
Clerk to Wavendon Parish Council
May 2012