MATTER 1 OVERVIEW

Woburn Sands Town Council, whilst supporting fully the Core Strategy presented by Milton Keynes Council, wishes to emphasise the following:

1. Milton Keynes planning officers demonstrate land availability with planning permissions or assumptions for development permissions for at least 28,000 further dwellings within the proposed time schedule.

2. The number of house completions reflects the unwillingness of developers to bring forward sites with existing permissions whilst the economic circumstances are unfavourable so to do, NOT because the sites are unavailable.

3. The Governments clear stated intention to revoke the Regional Strategies must be taken as read and should play no further part in any deliberations.

4. Within Woburn Sands itself, the Taylor Wimpey development of the Parklands site, formerly a brown field site occupied by a large and leading plastics firm, Plysu now Nampak, has the first phases virtually complete, a third phase under construction and remaining phases the subject of a soon-to-be-expected application. The final figures for this development are unknown but should not exceed the 40dph of the existing Local Plan or better still, the 35dph recommended in this new Core Strategy. Either way, the total number of homes to be built here is likely to add 50% to this small town’s housing stock. Any figure above this would be contrary to the Inspector’s report APP/YO435/A/10/2125532 in which the Inspector states than any increase above the 50% “represents a substantial influx of dwellings and people; something which has the potential to materially harm the equilibrium and identity of the town and its community”. Any buildings in excess will put an impossible strain upon the infrastructure of a small older town on the rural fringes of Milton Keynes.