MATTER 4. ECONOMY AND TOWN CENTRES.

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

1. At the Inspector’s hearing into the development of the former Nampak/Mayer Parry site in Woburn Sands, APP/Y0435/A/10/21235532, the land allocated for employment here was 6.8ha, but Taylor Wimpey successfully argued against this and the Inspector’s final decision was to allow just 1.3ha of employment land. Woburn Sands Town Council stresses that this land must be thus retained in order to give at least a small amount of sustainable employment for the local community. The whole site of over 12ha was once a thriving factory site offering substantial local employment and something of that needs to be preserved on site in order to fulfil MKC’s objective of a dispersed pattern of employment throughout the borough.

2. The type of employment to be offered locally here needs now to be more skills and knowledge based as there is already ample provision on nearby sites adjacent to the A421 for logistics and warehousing.

3. Woburn Sands has a small but comprehensive High Street and serves as a local centre for a large number of rural villages straddling the MKC/Central Beds boundaries. It's infrastructure is already stretched in terms of highways, parking, medical services, and increasingly, education.

4. Any added traffic to the narrow roads of this old town will make for intolerable congestion which will in turn detract from the town’s businesses and retailing. It is exacerbated considerably by the level crossing at the northern end of the settlement, a constrictions likely to become even more pronounced with EastWest Rail expansion. Therefore any additional growth beyond that already agreed would be totally unacceptable.

5. Parking space for the town centre is at peak capacity and within the old town, additional space is not possible to find. The viability and vitality of this High Street would be severely threatened by expansion of development on our immediate borders.