

## **Meeting with Fairfield Partnership re Neighbourhood Plan 12.1.16**

**Present:** Lisa Emmanuel, Stuart Copeland, Steve Biart – Fairfield's P'ship, Paul Atton – JB Planning (Agent)

### **Introductions & background**

SC introduced his role and the background to the NPWG, supported by WCC. The Walton area was previously master planned and is in effect a 'sweet spot' within MK. The current threat is through development which is not planned in line with the original masterplan for MK.

SC cited the example of Church Farm, the risks and the negative impact which will be felt by the residents.

SC went on to share the results of the surveys, consultation with landowners and other stakeholders.

PA – referred to Towergate and discussion followed on its suitability for residential.

SC continued to outline the next stage of pre-submission consultation and the timeline leading to referendum in September.

### **Fairfields Site**

SC then shared the discussions held with both HP and the HCA and the wish of WCC and the NPG that the 'triangle of sites' be holistically planned.

SB/PA stated the intention of the Fairfield Partnership to gain Outline Planning and then sell to a housebuilder – they will not build out themselves.

The Outline Planning application is currently with MKC and a decision is likely to be made at the March Committee. They were required to adopt the brief from the original SLA document.

The MK planners continue to remain very strong regarding the need to retain a green buffer and Fairfield's have had discussions with HCA regarding access from the H9 spur which has been agreed. This was as a result of the original consultation in which residents did not want access from Newport Road.

PA re-iterated the contribution per dwelling from the Tariff will be £18,500 – which equates to £4.4million pool. If CIL were adopted in MK and an area has a Neighbourhood Plan – 25% would go to the Area for community facilities.

SC pointed out that MK have not adopted CIL and in any case the Fairfield site is outside the Walton Parish area so therefore we would not benefit. The impact from the development is likely to be felt more in Walton than Wavendon.

PA suggested that the NPWG should write to MKC to request contributions in Walton.

LE explained that this is being covered in the NP.

The following discussion focussed on affordable versus starter homes – SB stated that MKC were not supportive of the Govt initiative for 20% starter homes. He also went on to state that in his view HCA would want to maximise returns and that social provision is secondary.

Discussion then followed of the NPWG belief there is a need for a local centre within the triangle. SC stated that if the three sites in the Wavendon triangle are not holistically planned and do not provide the infrastructure, there is a risk to Walton facilities. We are urging MKC to masterplan the whole area and have urged the same of HCA and HP.

SC then stated his belief that the business case for Fairfield would not be affected – they would simply give up land in lieu of 106 contribution.

PA then shared that early iterations of their plan had included a shop and a meeting place but Wavendon representations had objected and it was subsequently removed.

SB stated the normal rule of thumb for a requirement for a shop is 1500 houses or it will not be viable.

PA re-iterated they are following the adopted brief.

SC stated the current risk to Walton as historically over the last 5 years planners have gone against the former MK masterplan and this has impacted on the residents. He went on to state that the residents are not against development and support expansion – but it must be well planned.

PA again said that the NP must request contributions and to list and link the requirement to facilities/need within the area and once the plan is adopted this will add weight. He also suggested that rough costing for the relevant facilities would strengthen the evidence.

SB then said that we should reflect to MKC that whilst the site has been holistically planned with Wavendon – it has not been done so with Walton.

PA said they currently await the response from the planners but agreed for continued dialogue in the future.

It was agreed the draft plan will be shared in February.