

NP conference call with representative from Hewlett Packard 30th
October 2015

Present: Lisa Emmanuel, Stuart Copeland

Telephone: Tony Collins, Director, Collins & Coward LTD

Introductions

Stuart introduced the parties and gave a background of the NPWG and the development of the draft plan to date.

Tony confirmed that he had reviewed the documents on the website and had drawn from this the fact that people liked the area, felt it was managed well and wanted it to stay clean.

Draft Plan

Stuart stated that following recent issues regarding other NP's locally, the NPWG had decided to delay the intended referendum date to ensure we had our policy wording right, with well developed policies reflecting the intentions of the plan. Part of that involved ensuring we have had discussions with all local landowners, which today was part of the process.

It is intended to now aim for referendum in September 2016.

Whilst there is limited land within Walton for further development, there have been some new sites proposed as part of the "Preferred Options" phase of the Site Allocations document – which has been published by MKC this week.

HP Land

Tony confirmed that the western side of the site does fall within the parish, whilst the remaining areas are outside the boundary. They have been in dialogue with Wavendon PC over the last 18 months.

Stuart re-iterated the threats that development bordering the parish will impact on current infrastructure and services within the parish, highlighting the particular battle over Church Farm. Stuart also re-iterated that our NP is about land use as a whole and we have no issue with development as long as it is done well.

Tony stated that the Business Park is not owned by HP, but by Prudential as an investment. HP acquired the site from EDS, with three parcels being surplus to operational requirements.

HP's position is to maximise a return for its shareholders and giving best value. They have been involved with MKC in discussion for over 3 years, including the links to the wider SLA land and planned development in the future.

The north parcel has been allocated as housing and landscaping and there is a requirement in the SLA to interface with other developments. The East parcel sits wholly within Wavendon whilst the West parcel will link to the North and to the

Stables via Ortensia Drive. The proposal is for up to 134 units which is low density for the area. The spine road will have landscape buffer to the North and housing to the South.

The market report prepared by HP confirmed that employers do not want this location for businesses. HP wants to move to the core Business Park and has not been able to get any interest from anyone in renting the existing units.

HP's view is that housing fits with the local plan and the only reason that it was not allocated on previous submissions was the MKC ranked the site as 17 in its list of employment sites. However, land owned by the HCA at Towergate was ranked in the bottom 50. This has been highlighted as a potential anomaly and Sam Dix is reviewing. The employment land study is not available until 9th November.

Tony stated that the site would be fully integrated development with the SLA and would expect a decision on the allocation in the New Year. They would go to enquiry if it were not approved.

Stuart stated that the NPWG would support the allocation to housing.

Tony also informed that The Stables had put in an application for a car park extension which would link to the spine road and enhance pedestrian access to the site from Ortensia Drive.

The current plan allows for buses to be able to use the spine road and the development would contribute to the MK Tariff for Dr's, schools etc. – which would all be provided on the SLA land.

Tony re-iterated there is no basis to provide these facilities on their site due to the size of the development.

Stuart – confirmed it is a big point for our NP to ensure these facilities are provided sooner rather than later – “I before E”.

Tony suggested that the Council should ensure future provision and that Fairfield, HCA and HP – the Wavendon triangle - would all contribute.

Suggestion was also made that the NP could put a requirement for the HCA land to provide medical facilities.

Action NPWG

HP will also provide a maintenance contribution to Parks Trust.

Draft Policies

Stuart informed Tony that we intend having the final policies revised by Christmas and the draft plan will be shared in the New Year. Following which we would be in contact for a further discussion.

Action SC/LE

Tony requested that we reference the support for housing on the HP site in the NP.