

NP meeting with Milton Keynes Community Foundation 17.11.15

Present: Stuart Copeland, Lisa Emmanuel, Phil Stainsby (Hornbeam Associates, Managing agent for MKCF), Laura Keen (Director of Finance for MKCF)

Introductions and background

Stuart outlined the set up of the Neighbourhood Plan Working Party, the aims of the plan and the threats to infrastructure from the Church Farm and other developments exterior to the parish boundary.

Stuart also summarised consultation carried out with residents to date and the overarching view that people like the area and do not wish to see it deteriorate.

Laura asked what were the main concerns of residents from the survey; Stuart responded that everywhere is becoming “a bit tatty”, but they like the make up of the area.

Lisa also added there were numerous verbatims which indicated ideas and evidence of need for other services and facilities. These have either been taken account of in the Neighbourhood Plan or by Walton Community Council (WCC) to address going forward.

Stuart explained we are currently meeting with all landowners within the parish, having so far met with Hewlett Packard, Parks Trust and the HCA, with further meetings planned.

Walnut Tree Local Centre

Phil explained that Hornbeam Associates also manage the Walnut Tree Local Centre on behalf of the shareholders. Shareholders are made up from the various commercial units, with the Dentist being the majority shareholder.

Phil confirmed that the area of land between the chip shop and Connells is actually owned by MKDP and was the site originally planned for the library.

MKCF also own the community shop at the local centre.

MKCF Land

Laura explained that three of the sites within Walton have been earmarked as strategic sites:

Walnut Tree 6

Walnut Tree 7

Old Farm Park 1

It is the continued aspiration that a community group would apply for any of their sites and develop a facility in a similar way as for MK snap. However, the recession in 2008 made it more difficult for groups to fund and therefore land remains unused.

MKCF have also looked at whether they were able to build community facilities themselves along with the potential for land swaps. In addition there is also the issue of the clawback clause on all land if disposed of for use other than community use.

MKCF are currently looking into the possibility of releasing the clawback clause on certain plots – Lisa informed that WCC were progressing this in relation to land at Bergamot Gardens and would be happy to discuss a joint approach.

Lisa outlined that the NPWG had reviewed all of the sites within the parish and had a view on future use which they intended specifying in the draft plan. This would still require going out for resident consultation and may result in opposing views.

Walnut Tree 7 Hockliffe Brae & Twyford Lane

The NPWG would support housing at this site.

Old Farm Park 1 South of Bletcham Way H10 between Byrd Cresc. and Britten Grove

The NPWG would support housing at this site.

Discussion followed with regard the grid road corridor/ link to Church Farm and the fact that the MKCF land at Wavendon Gate 4 is required for the expansion of the road. Phil confirmed that MKCF would not frustrate the process and the land would be given up for that purpose.

Walnut Tree 6 Lichfield Down

The site is not currently listed as available, but Laura confirmed is a strategic site intended for community use. Discussion followed on the need for childcare facilities in the area and the NPWG would support the provision of a permanent facility at this site. However the NPWG also would support housing at this location, so a mixed development would be possible.

Further discussion also followed on the need for more GP facilities and the potential for an additional local centre in the SLA land. Laura suggested we discuss with MKC whether there was evidence of need for an additional local centre as they may be willing to contribute to this.

Walnut Tree 10 Hindhead Knoll & Blackberry Court

The NPWG support for community use only.

Wavendon Gate 1 Isaacson Drive / Wavendon Tower

The NPWG would support housing at this site.

Wavendon Gate 2 East Tongwell Street

Lisa confirmed this site was listed on the MKCF website, however Laura and Phil were unaware of this site.

Further discussion followed with regard principles for use of MKCF land and Laura confirmed the hypothetical proposal that if clawback were removed and MKCF were to build a childcare facility at WT6 site would NPWG support – which Stuart and Lisa agreed.

Phil also offered to assist the NPWG in contacting the businesses at the Walnut Tree Local Centre through their communication routes.

