

## **Neighbourhood Plan Meeting with MKDP 25.11.15**

**Present:** Lisa Emmanuel, Stuart Copeland, Sam Dix, Neil Sainsbury, Matthew Green, Charles McDonald

Charles McDonald introduced the role of MKDP as being the custodians of the land inherited from the Homes & Communities Agency (HCA).

### **Introductions and background**

Stuart recounted the background to the setting up of the NPWG, the members of the group and the development of the draft neighbourhood plan to date.

Stuart summarised the results of the three surveys carried out and the fact that on the whole, residents like it here, feel it is well planned and do not want to see it messed up. There is also a view that things have become “a bit tatty”.

NS requested clarification of Walton Community Council, which was confirmed as being the local parish council.

SC went on to explain consultation carried out so far with community groups, education providers, businesses and local landowners, which have led to today’s meeting. SC further explained the discussions held around the “Wavendon Triangle” and the need for holistic master planning as opposed to each site in isolation.

MG asked where a Neighbourhood Plan sits within the planning system. SD confirmed their status once adopted and further discussion explained the consideration also given to emerging neighbourhood plans where draft policies are being developed.

### **Draft policies/NP timeline**

SC outlined the concerns, threats and pressures, which have helped develop the draft plan giving the example of Church Farm and the impact this, will have on residents within the parish with no additional infrastructure being provided.

The implications from the recent planning decisions within CMK which appears to have ignored the spirit of the CMK neighbourhood plan have also led the NPWG to take more time to ensure the policies and wording are as detailed as possible.

CM asked for examples of the problems that will be caused by Church Farm and other examples within the parish.

SC outlined the lack of infrastructure, in particular with no GP provision along with the grid road extension and lack of grade separated crossing.

LE further pointed out the poor design at Walton Grange, along with lack of underpass – this again being an area that was not originally planned as residential but employment land.

SC then confirmed the intention to go out to pre-submission consultation by February 2016, with advance sight of the final draft to be shared with businesses, schools and landowners.

The referendum is aimed to be held in September with a major communication and PR planned to ensure a high turn out.

### **MKDP land within the parish**

CM asked what policies would affect sites under their ownership.

SC felt there would be no major surprises, whilst the detail is still being developed they will principally be around redways, grid roads, linkages, protection of green space along with design in keeping.

NS asked what percentage of green space we would be looking for in new developments along with densities of housing.

Discussion followed around wish to maintain tree lined roads and existing open space, which in itself may impact on densities which can be achieved, rather than specified densities. Further discussion confirmed the NPWG are not intending specifying a specific characteristic or design style that has to be followed in certain developments – rather that it meets the broad principles of being in keeping with the area as a whole. The importance of the redway system and grid road system were emphasised.

CM pointed out that MKDP cannot be held responsible for past planning mistakes and be burdened unrealistically unless they are specifically told to do so by Milton Keynes Council.

SC stated that the NP supports the economic growth of MK but it is also our job to make sure that this area remains great. Our residents feel all of the impact from poor decisions such as Church Farm.

CM went on to say that there are different planning powers in place now and MKDP need to ensure a broad balance is reached.

### **Walton Manor**

MKDP have been in discussion with MSD over the development and the amended brief was approved as a delegated decision yesterday.

Discussion followed on involvement of Ward Councillors with regard things such as the play area and pedestrian links, which there is still work to do on.

LE pointed out the development of a new Neighbourhood Play area in the linear park off Simpson Drive, which would benefit the new development and should be taken account of when looking at the nature of the play provision on site.

MG stated that we can have an open and grown up dialogue going forward.

### **Caldecotte C**

This site has stalled due to the East West rail link delays and site for the rail bridge. However it was intended to progress plans in the meantime. Discussion followed on what the site might provide – no decision has been taken.

LE conformed that the NPWG would support mixed use at this site.

CM asked what the NPWG/WCC would like to see at the site – retail? Other?

### **Highgate Over & Lichfield Down**

Both are planned for housing and are currently in pre-app stages but have not been marketed.

### **Walnut Tree Local Centre – former site for library**

LE asked what plans there were for the site as WCC had interest in the potential to build an office.

MG and CM confirmed there were no active plans for the site, but asked about the potential for GP provision.

SC explained the current position from the GP's perspective and the lack of funding to support the expansion. It was also confirmed there is the potential to extend on the existing site.

CM went on to explain that MKDP were only allowed to dispose of land at commercial rates – this is part of their terms of reference and any decision to dispose of land at less than market rate or land swaps etc. could only be made by MKC.

Discussion followed on how this could be taken forward and CM/NS/MG to advise LE of who to contact to further discussions.

### **Wooded area opposite Arne Lane**

Le pointed out the area of land, which WCC understood had reverted to MKDP when a neighbouring development went into liquidation. WCC would like to protect this open space and develop further as it is currently not maintained. Parks Trust has indicated a willingness to take on the maintenance if agreed.

CM confirmed that this land is not in their ownership but they would attempt to identify the landowner on our behalf.

### **Next steps**

It was agreed that once the draft policies were developed they would be shared and a further meeting arranged.

NS requested further clarification over the reference to design codes – it was agreed these would be more principles than specific codes and no character appraisals of each grid square were being carried out.