



Annual Report to Wavendon Parish Council – One Wavendon

At a meeting I attended at MK City Council Scrutiny committee held on 23rd April, the representative presenting to the committee on behalf of East West Rail described the Universal Studios announcement as truly game changing. How right he is as it impacts fundamentally our lives here in Woburn Sands – in both a positive and potentially (in some ways) negative way.

The consequence of the Universal Studios announcement literally has a knock-on consequence and impact on each of the headings in my report. Let me explain.

I will headline each of the major issues I covered off in my monthly written report to the town council as ward councillor over the past twelve months. Looking back over the year a mention of Universal was included in all but one report.

The major, positive news from the past year was of course, Arriva's announcement of the Loop providing a much needed and now well used regular, established bus service for the town. I met with Arriva three times in advance of the announcement, initially more in hope than expectation and lobbying for a better (or indeed any!) service and for a replacement service for Caldecotte which is also in the ward, and which had seen its previous link rerouted. My initial request was for an hourly service running one hour via Wavendon & Kingston and the other via Bow Brickhill, Caldecotte and the OU. Initially Arriva were sceptical but promised to investigate. A second meeting involved representatives from Shenley Retirement village and the seed of an idea germinated. The third meeting saw Arriva announce the concept of The Loop which they would operate without any financial support from MK City Council on a purely commercial basis. And here we are.

Earlier in the year Grant Palmer had also commenced the running of the limited but at the time very welcome, Monday to Friday 134 service.

Let me turn now to East West Rail. We saw the most recent consultation running from the latter part of 2024 to its culmination at the extremely well attended

meeting in the Summerlin Hall in January. The report on the outcomes and findings of the informal consultation will be published later in the summer and (currently) it is anticipated that the formal, Statutory Consultation will commence in January 2026.

Initially it seemed the future of the level crossing was secure although it became very likely that a new station would be constructed a few hundred metres to the west of the location of the existing station. Residents expressed some concerns regarding how the new station might be accessed from Newport Road via the access route being constructed at the Redrow, Woburn View site and how that might ultimately also become a link into the SEMK expansion area.

However, there is an update on this in light of, as you would perhaps now expect, the Universal Studios announcement. It would appear that, following said announcement, that

- The frequency of trains will greatly increase to perhaps one every 10 minutes (in each direction)*
- The relocation of Woburn Sands station is now almost a certainty.*
- The level crossing on Newport Road will almost certainly have to close.*
- The line refinements at Bletchley will be such to allow trains to run direct from Manchester and the Midlands to Stewartby*

The project will be brought forward by one or more years and the Statutory Consultation may be cancelled in the terms set out in the governments emerging Planning and Infrastructure Bill the purpose of which is to do away with the need for extensive consultation on national infrastructure projects to speed up their delivery and help boost growth in the economy.

The project is what is known as a Special Development Project (and I believe is the first private project to be included under this heading) and the 400+ hectares included under those terms. Elements of the project outside of that area will still be subject to normal planning. There will be a very informal, voluntary consultation on the scheme in the autumn.

Now I must be clear that this is all informed speculation on the part of EWR and subject to confirmation over the coming months.

20,000 jobs during the development phase and 8000 moving forward cannot be sniffed at and the additional benefits to business and leisure in a broad hinterland to the site will offer opportunities to the wider community for generations to come – potentially, but there will be some pain before the gain.

Let me turn briefly to the other major issues I have attempted to address over the past 12 months.

Woburn Sands & Wavendon Futures – and SEMK issues. *I attended the meetings of WSF over the past twelve months during which we had the benefit of presentations from O&H and L&Q the developers, and indeed from East West Rail (pre-Universal). Outline permissions for land south of the railway have been waiting for formal approval but the application for the land north of the railway (bordering Wavendon, Old Farm Park and Woburn Sands) has been delayed until 2026 due to a dispute between Network Rail and O&H regarding the extent of the land that Network Rail has identified for compulsory purchase in line with the EWR project. Decisions on the outline applications have still to be issued (I suspect June / July of this year) and the devil regarding SEMK will be in the detail and perhaps there will now be changes in the layout of the infrastructure (Roads/bridges) in line with the changes EWR may have to announce to meet the elements of the Universal Studios impacts. For example, the bridge over the line at a site adjacent to Woodleys Farm may be part now of a broader Woburn Sands bypass.*

Whilst I would not expect to see any houses on SEMK until 2027, I would expect to see reserved matters (Detailed planning) applications (where the detail of the infrastructure and house layout etc will be revealed and debated) and more information in terms of density and support structures such as schools, GP surgeries, dentists and retail would be set out. I would expect to see these in the first half of 2026. And then expect to see heavy pant starting work on roadways and drainage etc etc, works by mid to late summer 2026.

On the 'northside' MK City Council would like to see the first phase of the H10 through Church Farm being constructed by the end of 2025, but that could also possibly stretch well into 2026. Technically this initial phase is within the delayed element of the SLA contained within the 2001/2011 local plan and as such will not reach into SEMK (stopping as it does within the confines of the Church Farm development) but it does technically open up the SEMK site.

The complicating factor remains East West Rail, but I think given the Universal announcement of a couple of weeks ago, they are now under the same pressures that the council now faces to move things forward. You will possibly see some works on the railway in 2026 but MK City Council is not yet sure if these will be starting in the SEMK area or further to the east. These would be works already consented under the Transport Works Act Order that Network Rail already have.

Can I pay tribute and thanks to Michael Geddes who organises and chairs the WSF meetings quite expertly and among those attending has been representatives from our local schools and our local health surgery, among others.

MK2050 and the local plan – the new local plan for MK moves on apace. What is known as the section 18 consultation has concluded, and the results are being analysed by MKCC at the moment. The next stage of this work kicks off in September and will lead to a second, what is known as a section 19 consultation, and a timetable leading to the inevitable enquiry before the planning inspectorate, probably in late 2026 with a final decision in early 2027.

The Reg 19 consultation is likely to close by the end of October. Following this MK City Council will need to review the responses and consider if it should propose any main modifications to be submitted alongside the plan to the Inspector for them to consider through examination (any Main Modifications the Inspector considers are necessary to make the plan 'sound' would be subject to a form of public consultation during the Examination).

The examination of the current Plan:MK, from submission to the Inspectorate to formal adoption by Full Council, took just under a year so, as I say, we may have an adopted plan by early 2027. However, recent ministerial directions and advice to the planning inspectorate indicate shorter examinations will become the norm, e.g. nine months. As I say, it's all guesswork at this point really.

The land east of Newport Road adjoining Woburn Sands and Wavendon remains in the plan as a site for up to 3000 more dwellings (but not before 2038) despite direct government guidance reducing the overall number of houses that are required to be included in the overall plan between now and 2050.

New Towns Taskforce - the government has commissioned a New Towns Taskforce, chaired by Sir Michael Lyons, to look at possible sites (up to a dozen) that might be suitable for the large-scale development of new towns across the UK. There has been much speculation that north MK may turn out to be one such site. The report is due to be published by September this year when we shall know more but yet again the Universal Studio development may have more than a passing bearing on any such decisions.

Highways, speed limits and 20 MPH – I was delighted to be able to receive a petition signed by residents of Menday Way which will be presented to MK City Council calling for an extension of the 20 MPH to cover that cul de sac. Other road safety schemes are moving forward including the Lower End Road reduction, Cranfield Road reduction (both with SIDs) and Cross End priority changes.

H10 Extension into Church Farm

MKCC are in discussions with three service authorities (Anglian Water, National Grid and City Fibre) to have their services diverted. All three are in Byrd Crescent and MKCC is looking at late Summer 2025.

The city council is also having the project detailed costed in June/July/August. Once we have received the costings, we will go through them in and would be looking to seek the necessary funding from Project Board in October/November 2025. With a view to start construction works Jan/Feb 2026.

As previously advised, the city councils planning consultants will be submitting a planning application early June 2025 for a temporary car park on the north section of the 'Community Foundation' land.

They have discussed this with the Head Teacher of Wavendon Gate Primary School and have her full support. The temporary car park would be constructed and be fully open before that council carries out any road restrictions on the H10 Bletcham Way Extension Works.

Once the city council has the funding approved and have discussed the programme of works with the contractor, they will meet up with Walton Community and Wavendon Parish Councils to provide a full update on how the works will be carried out and they will send out a full update to properties/businesses in the affected area. This will be well in advance of the planned works.

Flooding – as we all know, the parish experienced flash flooding in the autumn causing damage and distress and prompting resident led action to see what could be done to avoid or at least alleviate the impacts from any further such incidents. The Parish council, working with ward members and partner bodies (such as the environment agency and Inland Drainage Board) is aiming to implement a series of recommendations drawn up in conjunction with the City Council and national government.

Glebe Farm and Eagle Farm South– I have been working with residents and in conjunction with the parish council to ensure that MK City Council undertakes the necessary safety and maintenance work required on and around our new community areas. Adoption of roads and street lighting, joining up redways, installing bus shelters, litter and dog bins and post boxes top the list.

Community Hub – The loss of the daytime access to the community hub at Glebe Farm school has highlighted the need for such a facility at that location and I have

been working with the school, MK City Council officers and Community Action to reach a solution that meets the needs of the emerging communities.

Greensand Ridge and the Greensand Fort - *As a member of the Greensand Partnership Board (as well as local ward member) I have been working to ensure the protection of the Danesborough Fort ancient monument and to protect the ridge for future generations as a key leisure (and sport) option for local residents. MK City Council has undertaken to implement the suitable protective designation(s) for the ridge as it passes through MK and that will impact (potentially) how close development might be allowed on its immediate boundary.*

Parish Boundary Issues – *MK City Council has called for representations to be made regarding any anomalies that currently exist on the boundaries of parishes across the city area. Wavendon PC has agreed with Walton Community Council that the boundary for the whole of the Glebe Farm development should be bounded to the west by Ortensia Drive. However, Wavendon PC has not agreed with Walton regarding its proposal that the new development of Church Farm be moved entirely into the Walton CC area.*

Ward Boundary Changes – *the boundary commission has recommended (subject to approval) changes to the various ward boundaries across MK. It is likely that Danesborough & Walton ward will become once again simply the Danesborough ward from 2026 onwards with the new ward consisting of the parishes of Wavendon, Bow Brickhill and Little Brickhill and the town of Woburn Sands. Walton Parish will become a ward in its own right. There are likely to be all out elections for 60 councillors to be elected to MK City Council in May 2026.*

Bus Only Access to Glebe Farm from Dankworth Way – *A highways order to allow CCTV monitoring of the supposed bus only access point is being sought and cameras will be installed in the autumn. Campaigning continues for the connection of Balderstone Road through to Ortensia Drive offering a much needed second route in and out of that part of the Glebe Farm estate.*

Fly Tipping – *I have dealt (through MK City Council) with repeated incidents of fly tipping in the Wavendon woods and across numerous sites in all parts of the parish.*

Local Policing – *There have been changes to the personnel from TVP monitoring the policing of our streets. PCSO Amy Ryan has moved on to pastures new within the local force and I would like to thank her for her diligent and hard-working attitude to the policing of our area over several years.*

Green Bin collections – From May this year residents will be charged for the collection of a second green bin if they put out more than one green bin per week.

Accessibility of the High Street – thanks to the persistence of (and with the advice and guidance from) a local resident with mobility challenges, the clerk and I undertook an audit of the accessibility of shops etc on the high street and work is underway to undertake improvements in conjunction with business owners where and if appropriate.

...and the most frequent emails and enquiries I receive from residents

1. Potholes and highways matters generally
2. MK Growth, East of Newport Road MK2050 site and EWR
3. Connecting infrastructures
4. Fly tipping and litter.
5. Powered scooters on the footpaths
6. Establishing a reinvigorated Neighbourhood Watch across the parish
7. Broadband and mobile phone connectivity

And on a positive note, starting this month is the Annual Greensand Festival and, in the summer, the Bi Annual Milton Keynes International Festival. Also looking ahead, we have the Community Picnic (Big Lunch – promoted by the Eden Project) planned in cooperation with Community Action and set for 7 June in Glebe Farm.



Bring a blanket to sit on and some food to share with your neighbours or your own picnic.

You may wish to bring some labels for your sharing food with allergy information and some plates and cutlery for yourselves.

This event is supported by multiple organisations to help families come together in the area.



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The coming year will present us with even more challenges – some of which we can anticipate and some of which we can't. We must expect the unexpected and then we will be fully prepared! There will be changes in the way we are structured as a Parish Council in line with the demands of an ever-expanding community – but also in tune with our single most important principal, One Wavendon.

To conclude, can I thank my parish council colleagues for their dedicated and often challenging work over the past twelve months all representing our ever-growing communities so ably. And, as ever, thanks to our hard work parish clerk and the team all of whom do all we can to make Wavendon the great place to live we all know and love.

It is always an honour and a privilege to represent our community at MK City Council.

Cllr David Hopkins

Representing Wavendon at MK City Council