

WORKING TOWARDS THE WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN (WCNP)

ISSUES & FUTURES CONSULTATION DOCUMENT: FULL VERSION

The Role of the Neighbourhood Plan

The Neighbourhood Plan provides the opportunity for the local communities of the parish to shape the future of their area, for those estates both included and not identified in the Regeneration:MK programme. Whilst the Plan itself cannot decide if the regeneration areas are refurbished or redeveloped, it can set out the principles by which those decisions are implemented, while planning for the future of the rest of the parish that won't be directly affected.

Our idea is for the Plan to contain a small number of policies that reflect the community's opinions on how Woughton as a whole should change over the next 15-20 years. At the same time, Plan:MK and Regeneration:MK are working on how Woughton might fit into their plans. Our goal will be to ensure the MKC documents respond positively to the agenda established by the Neighbourhood Plan, which will set out the expressed preferences of the local community.

Neighbourhood Plans can: establish where & what type of development should happen in a neighbourhood, promote more development than is set out in a Local Plan, and include policies that take precedence over policies in the Local Plan, provided there is no conflict with the Local Plan's strategic policies.

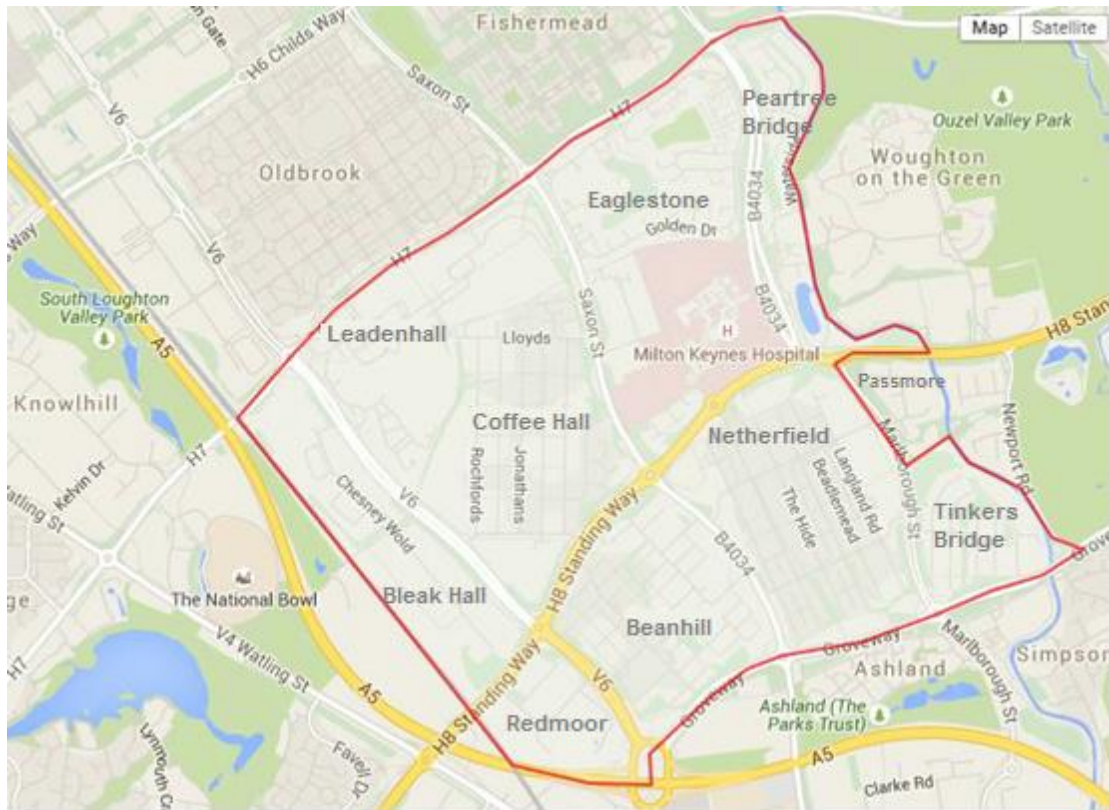
Neighbourhood Plans cannot: conflict with strategic policies in the Local Plan, be used to prevent development included in the Local Plan, or be prepared by a body other than a town/parish council or Neighbourhood Forum.

The Neighbourhood Plan may wish to address the regeneration areas differently to the other areas of the parish not directly affected by the programme. The policies for the regeneration areas will only cover key principles, though there may also be one or two detailed policies on specific sites. Our intention is that they will inform and complement the direction of Plan:MK and Regeneration:MK. The policies will deliberately avoid any other detail but will seek to think through and establish clear community preferences for how the refurbishment and/or redevelopment of the four regeneration areas in particular should happen, depending on which option the programme decides on. Indeed, the Plan will itself seek to influence those decisions. However, what it can't do is predict those decisions, which may in some cases not be made for at least another five years or more.

It may be that once the decisions have been made about the future of the four estates there will be value in more detailed neighbourhood plans being prepared for one or more of the estates to agree how they should be planned. Planning documents have been used for this purpose and as a way of engaging the local community in these types of projects elsewhere in the past to good effect. But, again, this will be a matter for discussion and agreement with MKC and the local community in due course. **It is vital that we discover what our local residents think is the best path for our future.**

Introduction & Purpose

This document sets out the issues and different futures facing the communities of Woughton in Milton Keynes as they plan their future through the Woughton Neighbourhood Plan, which is being prepared by Woughton Community Council (see Plan A).



Plan A: Woughton Designated Neighbourhood Plan Area

Introduced by the Localism Act 2011, Neighbourhood Plans establish community-driven land use planning policies enabling local residents & businesses to have a say where new homes, shops etc. could be built in their area that reflect local priorities & delivers tangible benefits in planning decisions. There have been very few neighbourhood plans in the country for existing urban areas like Woughton. The aim of this Plan is to influence how future decisions are made about how, where and when change happens in the area. It anticipates the Regeneration MK programme having a major role to play in large parts of Woughton and Milton Keynes Council's (MKC) need to plan for the future growth of the city over the next 20 to 40 years.

The document contains a simple profile of the parish, explains the background to the Neighbourhood Plan, defines a series of key issues that the Plan may address and identifies two different futures for how Woughton may change in the next twenty years or so.

It is being published for consultation with the local community and all other stakeholders that have a role to play in shaping the future of Woughton. Details of how to comment are included at the end of the document.

These comments will be considered by the Community Council as it decides which issues the Plan will aim to address and how the different futures may shape the parish.

WE WANT TO KNOW:

HAVE WE IDENTIFIED ALL POTENTIAL POSITIVES & NEGATIVES FOR EACH POSSIBLE FUTURE?

HOW CAN WE COMBINE OUR OPTIONS TO ENSURE THE BEST POSSIBLE OUTCOMES FOR LOCAL RESIDENTS?

DO YOU AGREE THAT THE PLAN SHOULD CONTAIN POLICIES ON THESE ISSUES & WHAT SHOULD THOSE POLICIES SAY?

The next step will be the publication of a draft Plan for further consultation, probably during the summer 2016, alongside the draft Plan MK document covering the whole city and rural area. The Neighbourhood Plan will contain specific planning policies, projects and principles to guide future development and infrastructure proposals.

Again, the Community Council will consider all the comments received on that document before completing the final version of the Plan. That will then be independently examined and published for a referendum of all voters in the parish. If it wins a majority vote at the referendum, it will become a formal part of the development plan for Woughton and will be used by Milton Keynes Council when deciding planning applications in the Plan area.

A Profile of Woughton

The parish of Woughton forms one of the larger areas of Milton Keynes with an ethnically diverse population of 13,300 living in the communities of Netherfield, Eaglestone, Beanhill, Tinkers Bridge, Peartree Bridge, Leadenhall and Coffee Hall. There are significant industrial estates at Bleak Hall and Redmoor and the parish is the home of the city's hospital and several major schools.

The parish occupies a strategic location in the city, lying astride the main east-west A421 trunk road and adjoining the railway line and main north-south A5 trunk road on its western boundary. Central MK is only one city block to the north and the new Stadium MK commercial and leisure area of the city lies just to its south. The Grand Union Canal defines the eastern edge of the parish at Tinkers Bridge and Peartree Bridge and the Ouzel Valley Park – a major north-south greenway through the city – lies only a little further to the east.

Each of Woughton's housing areas is distinct from its neighbours, divided by the grid road and parkland infrastructure that characterises much of the city. Each has some community and commercial services - a primary school, a medical centre, a small shopping precinct for example - with Netherfield having a large commercial centre. However, these services are relatively few compared to the size of the local populations, as the city structure was grown around a rigid hierarchy of services and land uses, meaning residents are expected to travel to other parts of the city for

most employment, commercial and leisure purposes, most often by car using the grid road system.

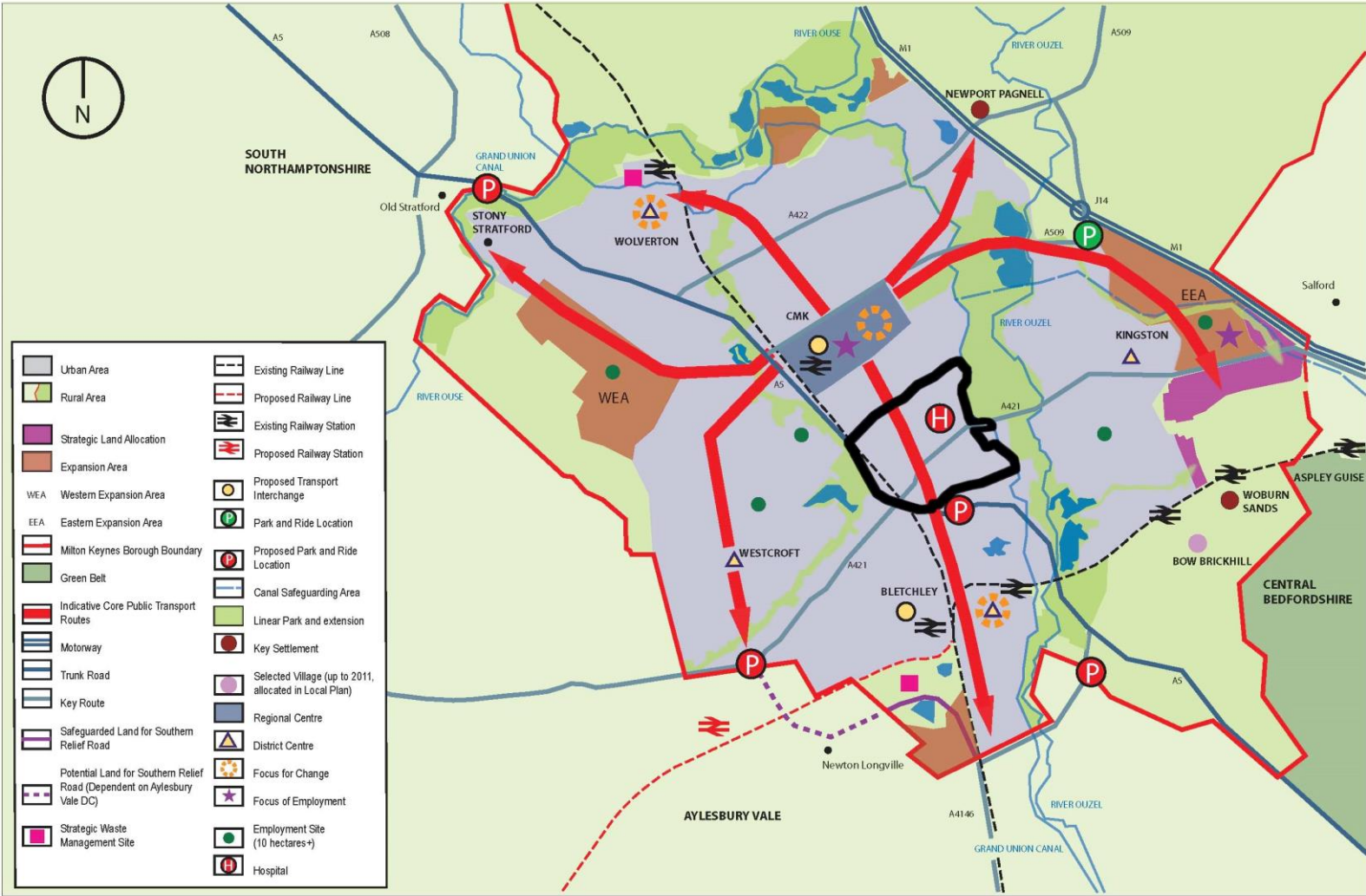
Much of the 5,300 housing stock of the area dates from the 1970's and 1980's system-build construction periods as the city expanded rapidly. Almost half of all homes are socially rented with a much younger population of school age children than many other parts of the city, although the city as a whole is not surprisingly younger than the UK average, given its origins and growth. The area has a much smaller population of 45+ and 65+ households than both the city and the UK. Car ownership in the area is lower than the city average, which has consequences for access to services given the unique challenges of operating bus services on the grid system. Of real concern are the levels of unemployment and of poor health and educational attainment, which are among the worst in the city and the wider South East region.

Background

As MKC is the Local Planning Authority, which is the authority responsible for approving planning permissions and making planning decisions, the Plan needs to reflect existing land use planning policies for Milton Keynes as they affect Woughton. It also needs to anticipate the possible impact on Woughton of major policy changes in the coming years for the city and Woughton.

Milton Keynes Core Strategy (2013) & Local Plan (2005)

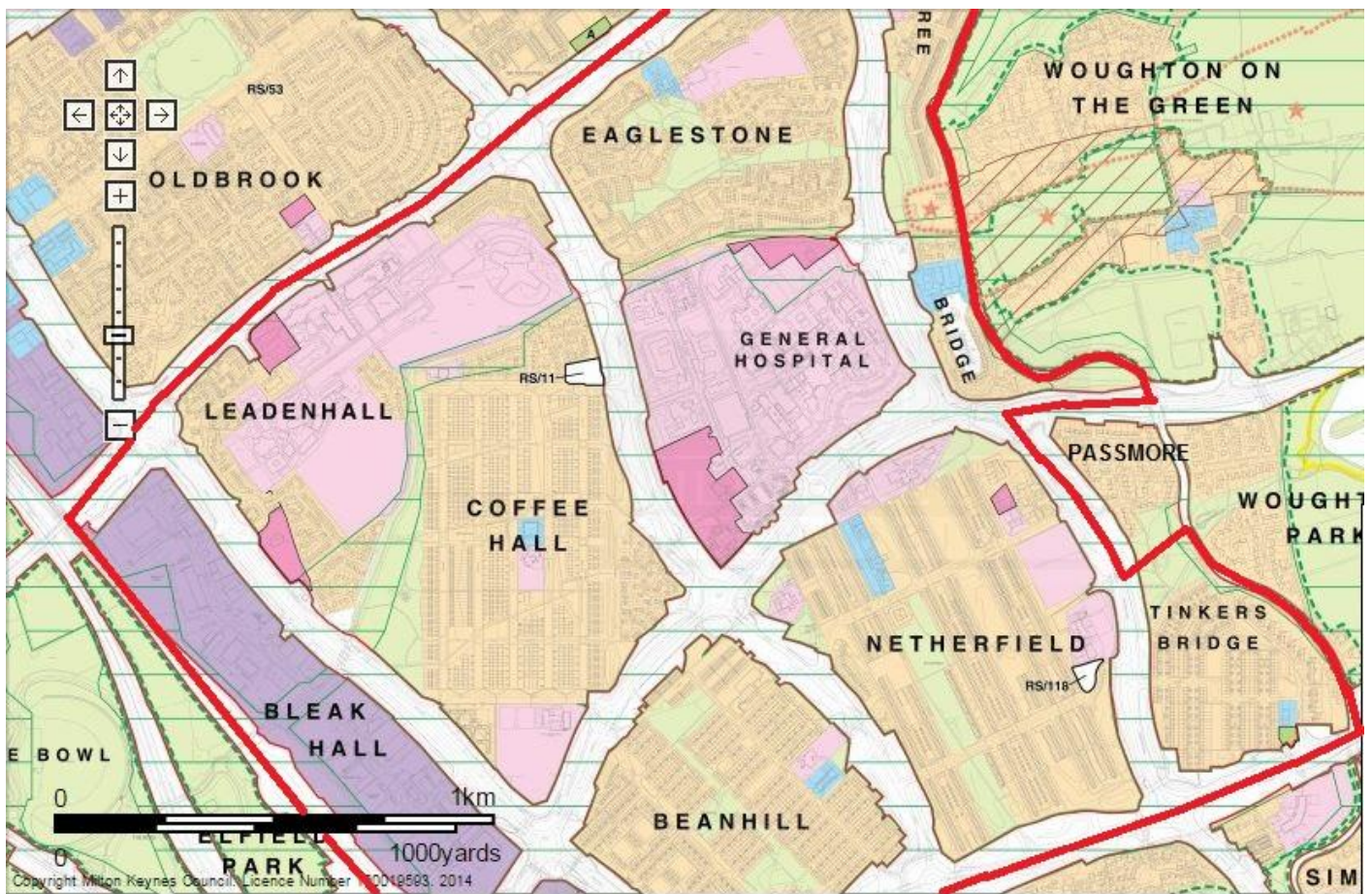
These documents have been adopted by MKC as formal planning policy documents (together known as 'the development plan' for MK) and they are used on a day-to-day basis to help determine planning applications. They include policies to guide where and how new development should happen in and around the city and to set the design standards of new development schemes.



Plan B: Milton Keynes Core Strategy: Key Diagram

As Woughton is a well-established, built up area of the city, the documents don't have much to say about the parish. But, they have guided how some of the more recent development schemes like the Academy have taken place. They do not anticipate and plan for any significant change in Woughton. But, Policy CS8 of the Core Strategy ('Other Areas of Change') states that, "Through close work with communities ... Neighbourhood Plans will identify the specific changes required ... addressing the potential need for physical change, economic improvement, improved human capital and social capital ...". This provides an indication for what goals the WCNP should consider.

MKC continues to use saved policies of the Local Plan of 2005 when determining planning applications. Although it contains no policies that are specific to Woughton, its Policies Map (see Plan C below) does contain a number of general policies for MK that apply to Woughton as well as other parts of the city. It does identify the different land uses in the parish and the local biodiversity interest of some of the green spaces and road verges (and the old Peartree Lane). And it identifies the special heritage importance of the Scheduled Ancient Monument, which is now the Old Rectory in Peartree Bridge, and Conservation Area at neighbouring Woughton-on-the-Green, which is on the edge of Peartree Bridge, as well as the public footpath and bridleway of Peartree Lane.



Plan C: Milton Keynes Local Plan 2005 Policies Map: Woughton Extract (showing land use types, green corridors and heritage assets)

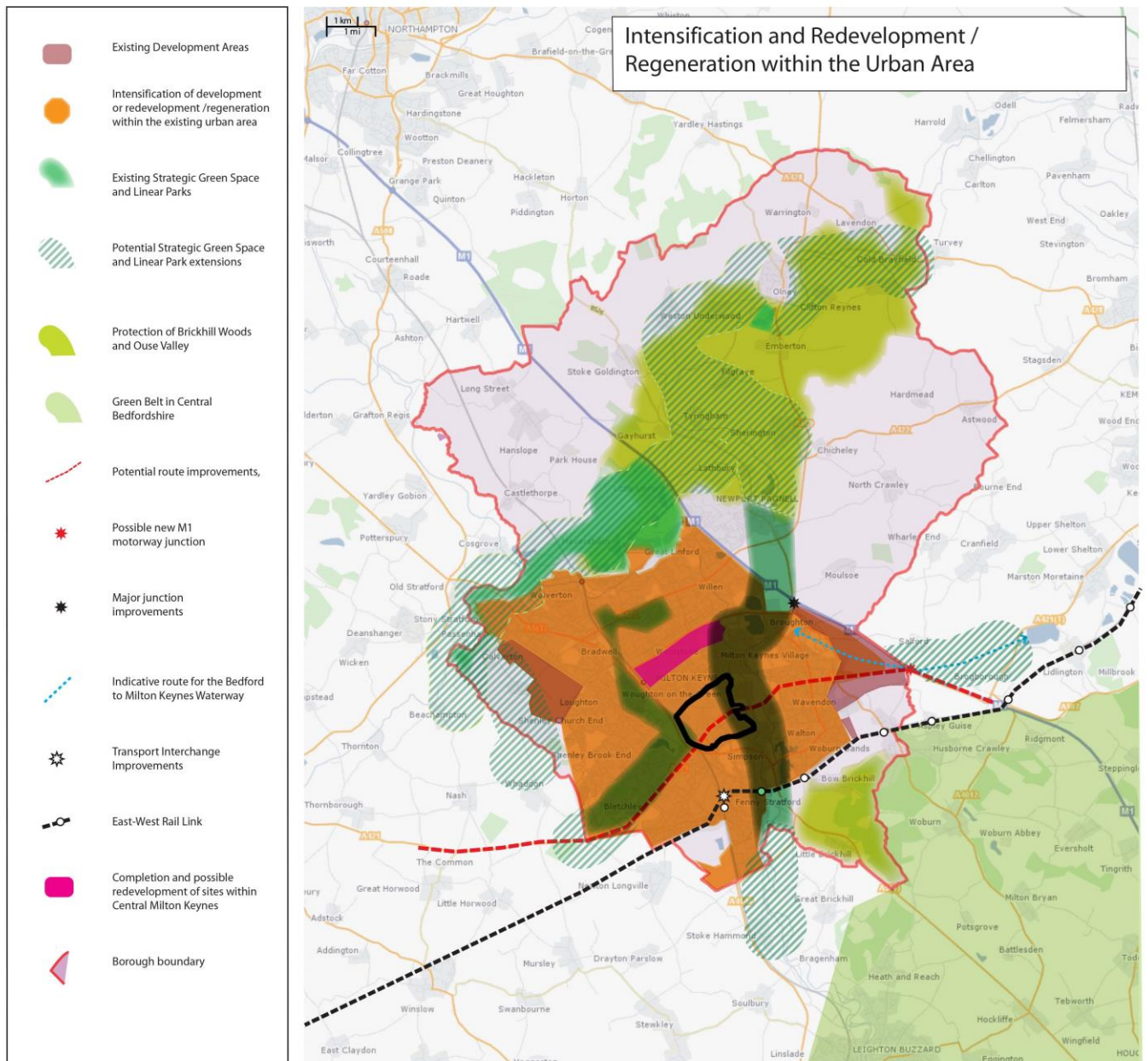
'Plan:MK' (new Milton Keynes Local Plan) & 'MK Futures 2050'

MKC is now preparing a new Local Plan for the city (known as 'Plan:MK') for the period from 2017 through to at least 2031. That document will plan for the future housing, economic and infrastructure needs of the borough by deciding where and how Milton Keynes should grow.

In January 2016, MKC published an important document as its next step to completing Plan:MK. The 'Strategic Development Directions Consultation' document suggests four possible ways (or a combination of) that the borough can continue to grow by delivering at least 1,750 new homes per year through to 2031. It recognises that the pattern of growth that has characterised the past 30-40 years may not be possible to continue, given physical and environmental constraints. This document is being consulted on to April 2016.

One of the possible development directions is focused on making more efficient use of land within the existing city boundaries through redevelopment and infill schemes. It identifies the potential of land in Central MK, redundant employment land and the Regeneration:MK programme to increase the number of homes for the city and reduce the need for greenfield sites outside the city. But it also acknowledges that there will be traffic and infrastructure impacts and the essential 'New Town' character may change as a result. The likelihood is that this option will be part of the final plan alongside elements of the other scenarios that are looking at opportunities beyond the city.

In addition, MKC is thinking about the longer term future of the city through to 2050 (in an initiative called 'MK Futures 2050'). This recognises that the origins and pace and nature of growth of the city have been unique in the UK. Its place as an increasingly important national city will present challenges for the next thirty or forty years that need to be considered now.



Plan D: Plan MK: Strategic Development Direction 4 Key Diagram

The Regeneration:MK Programme

MKC adopted its Regeneration:MK Strategy 2030 in 2015 that has three goals: to empower people to take ownership of their future; to deliver transformational change in priority neighbourhoods; and to tackle the root causes of poverty by improving access to employment.

The focus of the strategy is a major 15 year regeneration programme for the city commencing in April 2016 with the launch of a new partnership between MKC and Mears Group plc. The programme is aimed at addressing an aging housing stock, and its social consequences, in particular parts of the city including Woughton. It will include a repairs and maintenance programme for homes that are economic to retain and estate redevelopment schemes for areas where it is uneconomic to retain the existing building stock. The programme also aims to bring significant economic benefits to these areas.

MKC proposes the programme will focus on seven areas of the city where the need for regeneration is most acute, four of which are in Woughton, namely Netherfield, Coffee Hall, Beanhill and Tinkers Bridge. In setting up the programme and partnership, MKC has acknowledged lessons from recent similar actions at the Lakes Estate in Bletchley. Notably, it believes a focus on improving only Council-owned property using its own finances will not be sufficient to tackle the root causes of poor health and unemployment in these areas.

Some initial land use classification mapping work indicates that the four estates have a total of approximately 245 Ha of land (one hectare is about the size of an international rugby pitch), 113 Ha (40%) of which is housing (3,400 homes) with much of the remainder used for open space (73 Ha or 30%) and roads (19 Ha or 8%). Other uses include the local centres and schools. The current average net housing density for all four estates (i.e. only taking into account the land designated for housing, not for other purposes such as open spaces or roads) is 30 homes per Ha, although this ranges from 21 homes per Ha at Coffee Hall to 47 homes per Ha at Netherfield, which also has the highest amount of open space of the four regen estates in the Woughton area (27 Ha or 40%).

At this stage, it is too early to know what the programme will be for these communities but the Strategy makes clear the potential value in Neighbourhood Plans enabling local communities to play an important part in shaping these decisions in the coming months and years. It is expected that an initial development programme will be published before the end of the first year of the programme in early 2017, once an audit of the housing stock in each area has been completed.

Certainly, the combined scale of these four communities – some 9,000 people – and their close proximity to each other mean that the programme will create potential opportunities for change in Woughton. While this programme could have large implications for the estates identified, the Plan will also include policies for those estates not in the programme.

Other Issues

The Milton Keynes University Hospital, which occupies a large part of the Eaglestone area of Woughton, has announced plans for further phases of development work on the site in the coming years. It also hopes to improve access to the site by bus services from across the city, which will benefit parts of our area. These plans are part of a wider review of health service provision in the region, so it may be sometime before its outcome is known. However, if they happen, might they lead to opportunities to locate other health and medical services and businesses in this area and might we need to safeguard land beyond Eaglestone? The intent would be for the Plan to be able to improve the connection between the Hospital and surrounding area.

Similarly, MKC has been looking for an appropriate site for a new secondary school to serve the increasing population of the south and east of the city. It has recently identified land off the A421 Standing Way at Kent's Hill, which lies about half a mile to the east of Woughton. But the project is intended to deal with current and short term school capacity issues; will this be enough in the longer term, especially if large parts of Woughton are redeveloped and many more families live in the area? We will endeavour to identify land to provide the schooling needs of the local community.

The Community Council has also looked at the scale and type of housing demand in Woughton in the next ten years. This indicates that if the parish was to accommodate a proportionate part of the housing growth needed in the city's existing urban area, between 500 and 800 new homes would be needed in that period. However, that demand could only be met by increasing existing housing densities with large-scale redevelopment as part of the Regeneration MK programme. This is by no means an agreed solution yet and so it may be that if refurbishment of the housing stock is the main proposal of the programme, the city will need to find other places to meet that demand for new housing.

The Neighbourhood Plan can also look into promoting other policies being road tested across the UK. For example, it was recently announced that NHS England will help to plan 10 priority areas to create 'healthy towns' across the UK in an attempt to reduce obesity and help people suffering from dimension by, for example, having no fast-food areas next to schools and green spaces, and increased cycle networks to promote exercise. Will the Neighbourhood Plan be an opportunity to 'design-in' healthy lifestyles for our residents?

Community Consultations

The Community Council has undertaken an initial series of surveys and workshops with local people from across Woughton's communities to understand their views of living here and how and where future changes could improve the area.

Not surprisingly, it has been difficult to separate the Neighbourhood Plan from the regeneration programme, as there remain many uncertainties on what the regeneration programme might mean for individual homes and livelihoods. It is also an area of geographically distinctive communities that feel a strong pride in their local area.

And data continues to show that much of the area remains amongst the most deprived in the city with higher unemployment and poorer housing quality. Many of the solutions to transform such communities for the better lie beyond the land use planning system. But, where planning decisions are part of the solution, then documents like the Neighbourhood Plan can play a key role in shaping that change and enabling the community to be genuinely engaged. In total, 812 unique comments relating to our themes have been identified. This means that on average each individual survey or comment collected (309 in total; 135 from children in local schools) identified on average 2.6 themes they feel is important to them. The theme with the most supporting comments was Green Infrastructure with 316 unique comments indicating it was important to them.

While some areas identified can be directly addressed by the Neighbourhood Plan because they require planning permission, others are more service based. While the Neighbourhood Plan cannot make policies leading specifically to increased services, it can make land use planning policies that may influence these other areas. Many interesting trends emerged and have been used to inform the document, including:

- The importance of selected play areas and green & open spaces;
- Concerns over the current management of waste & landscaping;
- Concerns over the maintenance of Redways, underpasses & general road conditions;
- Concerns over public transport issues and access;
- The need to increase residential & commercial parking Parish wide;
- The importance of community spirit in each estate and Woughton as a whole;
- The need to improve or add community hubs in select estates;
- The importance of a social & affordable housing stock that is well maintained and serves the current and future needs of local residents;
- The role that Woughton plays in the overall feel of Milton Keynes; and
- The need for a larger variety of local shops.

A full analysis of the engagement activities is contained in a separate report in the evidence base. In addition, other local community plans will be taken into consideration. For example, the Tinkers Bridge Residents Association has also recently undertaken a survey of its community to inform a new Community Action Plan. Although the purpose of the Action Plan is to cover a much wider range of local issues beyond land use planning matters, some of its findings will also be helpful for the WCNP.

Planning Issues for Woughton

To inform some of those consultations, the Community Council prepared seven Issues Papers on a range of topics from housing to green spaces, traffic and community facilities. The papers identified key issues and posed some questions on how these issues could be addressed in the Neighbourhood Plan.

The key issues identified included:

- If the area remains much as it is now, and most homes are retained and refurbished, how can the problems of poor environmental quality and access to jobs and services be overcome?
- If parts of the area are redeveloped in the coming years, should they become more self-sufficient, with local services and jobs that mean local people are less dependent on using their cars to drive elsewhere in the city or beyond?
- Will redevelopment of some estates enable them to face onto the road grid to create new streets (High Streets?) rather than being hidden behind them?
- Will it also make land available for new schools, shops, community facilities and businesses?
- Will redevelopment enable a wider range of new homes to be provided, not just of different sizes but also of different types of ownership and rent, and even encouraging self-build schemes?
- Should we plan for less green space than now but make much better use of what we have by improving its quality and access?
- Will changes allow us to re-route some bus services through the heart of our communities to make them more convenient and safer to use?
- Will there be a need in the longer term for land for the further expansion of health and medical services beyond the existing MK University Hospital site and sufficiency of GP practices around the Parish?
- Will there be opportunities to change the industrial areas of Bleak Hall and Redmoor to allow for more local businesses and start-ups?
- Will changes allow us to enhance local opportunities for sports, leisure and recreation?
- Will we be able to build a local arts & culture centre, or better connect residents to existing areas throughout Milton Keynes?

HAVE WE IDENTIFIED ALL THE KEY ISSUES THAT COULD IMPACT OUR AREA?

IF NOT, WHAT OTHER ISSUES DO YOU THINK THE PLAN SHOULD CONSIDER?

How Woughton May Change in the Future

At this stage, there appear to be two different ways in which parts of Woughton could change in the coming years. And, given its size, it may be that the nature and scale of change will be different in each part of the parish.

Set out below is a brief description of these different futures and why each of them might come about, together with some potential positive and negative effects. Each takes into account what the community has already said about how and why the area should change and our knowledge of the technical options open to MKC and the Regeneration:MK programme. Keep in mind that it may not be one future or another, but could be a mix of both. **It is vital that we discover what our local residents think is the best path for our future.**

WHILE THE NEIGHBOURHOOD PLAN CANNOT DECIDE WHICH FUTURE IS CHOSEN, IT CAN PUT POLICIES IN PLACE THAT ARE REFLECTIVE OF THE LOCAL COMMUNITY THAT ENABLES WOUGHTON TO BE PREPARED FOR WHATEVER WILL HAPPEN IN THE FUTURE.

This analysis is intended to prompt discussions and comments about how each option will address the views already expressed by the local communities and to see if there are any clear preferences for how change should happen across Woughton. The reality is that neither option can be ruled out at this stage as both are plausible, albeit with very different outcomes.

Potential Neighbourhood Plan Policies Affecting the Whole of Woughton

Although planning for the future of the Regeneration:MK programme estates is a crucial element of the Plan, the other parts of the parish will also likely see some change. And there are other planning issues for the Plan to address that are not dependent on decisions made by the programme. Here are some examples of other potential planning policies that the Plan may contain that will impact all seven residential estates plus the industrial estates of Bleak Hall and Redmoor:

- managing **Houses in Multiple Occupation** so there are not too many in the same local area and they use housing that is suited to this purpose
- controlling **maximum heights** of all new buildings to ensure the character of the area is preserved
- identifying suitable land for **sheltered and other specialist housing** to meet the needs of the parish's vulnerable residents
- identifying land for a new **multi-purpose community centre** serving the whole parish and including offices for the Community Council
- identifying land for sufficient **faith facilities** to meet the needs of different sections of the local community
- identifying land for additional or larger **local shops** to better meet the convenience needs of the local community
- identifying under-used green spaces for the creation of **allotments and community gardens** to encourage local food growing
- identify new **pedestrian routes** or access to other areas
- identify suitable locations for a new **police station, library** or **other services** in Woughton

DO YOU AGREE THAT THE PLAN SHOULD INCLUDE POLICIES ON THESE ISSUES?

IF SO, WHAT SHOULD THOSE POLICIES SAY?

IS THERE A PLANNING ISSUE MISSING THAT YOU WOULD LIKE TO SEE ADDRESSED IN THE PLAN?

Refurbishment

In this future, it is assumed that the focus of the Regeneration:MK programme at Netherfield, Coffee Hall, Beanhill and Tinkers Bridge will be on the refurbishment and relatively minor, selective redevelopment of the housing stock.



This option assumes that refurbishment will be the most cost effective way of improving the physical fabric of the majority of the existing housing stock, comprising the buildings, gardens, car parking and communal areas. There may be some specific groups of houses on a street that may be beyond economic repair, and it assumes these will be redeveloped, but they will be the exception. With the lack of redevelopment in this option, there may, however, be little money generated to reinvest into the refurbishment of the four estates.

There may also be some pockets of open land in the regeneration estates and elsewhere in the area that may be better used for housing or other types of development. They will likely be sites that are poorly located for open space, perhaps known for misuse with inadequate surveillance and costly to maintain and improve.

There will be no significant change to the overall population of the area but there may be a slight overall increase in owner occupation with the development of new sites – with new starter homes for example - as a result of Government policies.

The hospital will continue to grow within its existing site, hopefully with additional bus services that will benefit Woughton, but there will be a lesser need for additional schooling facilities.

The Neighbourhood Plan will therefore identify appropriate small sites for development in the area and set out how they should be successfully developed. It will also establish the key design principles for how pockets of housing redevelopment should be undertaken.

Potential Positives:

- Better quality housing and external areas
- Little disruption to the existing community facilities & established support networks
- Maintaining current population levels
- No change to green spaces

Potential Negatives:

- Few opportunities for new home ownership or other forms of open market or affordable rent occupation which may impact on social networks (i.e. family cannot move close to family)
- Little chance of new employment, retail or community uses and no ability to expand hospital site or to locate new secondary school
- Some green spaces remain difficult to maintain and use
- There may not be enough development to finance refurbishment across the four identified estates

Redevelopment

In this future, it is assumed that at least one, and maybe all four, of the estates is comprehensively redeveloped to deliver new homes with complementary improvements to community facilities, shops and open spaces.

This option assumes that the housing stock condition survey shows that redevelopment is the only economically feasible strategy in the longer term. As the illustration below shows, it may allow for new street layouts, for higher density housing (as much of the area is relatively low density now compared to other UK edge of city centre locations) and for some new land uses like shops and extensions to some of the primary schools (or even a new school). However, the essential road grid

structure and the distinctive communities within that structure are likely to remain unaltered.

There may be a significant increase in the overall population of the area depending on how many of the four estates that are redeveloped. It is possible that if all four estates were to be redeveloped then even a modest increase in housing density (say from 30 to 45 homes per Hectare) based on the existing housing areas could result in an additional 2,000 new homes in the parish. This would lead to a 5,000 increase in the parish population to 18,000.



There is likely to be a change in the overall mix of housing tenures, as owner occupation increases significantly with the new homes built. The number of social rented homes may not change if current tenancies are protected by MKC but there may also be more affordable rented, 'build to rent', starter and self-build homes delivered, with a wider demographic profile of households than is currently the case.

The hospital will continue to grow within its existing site, hopefully with additional bus services that will benefit Woughton. However, there is likely to be a need for a new and/or the expansion of one or more of the existing schools.

In this case, the Neighbourhood Plan will set out the key development principles in terms of new housing design, densities, other land uses, open space requirements

and amenities, without prescribing exactly where redevelopment will happen. It will also set out the likely infrastructure needs and principles for open space types and uses. And it will establish the principles of the process by which local communities are engaged in the detailed planning of their areas and what types of longer term community asset management models may be needed to ensure the quality of the public realm and infrastructure is maintained. This can be specific to each estate or can be generally applied over the whole of Woughton.

In addition, it will identify appropriate small sites for development elsewhere in the area and set out how they should be successfully developed. It will also establish the key design principles for how other pockets of housing redevelopment should be undertaken.

If all four of the regeneration estates are comprehensively redeveloped then land may then be available for strategic city-wide purposes, for example to locate other health and medical facilities near the Hospital or to build another secondary school to serve the city. The hospital may wish to expand beyond its existing site or there may be other associated health and medical facilities and businesses that may wish to be close to the hospital site to form a 'health campus' for the city. This would need land in either Coffee Hall or Netherfield as the closest regeneration areas to the site. Either way, hopefully with additional bus services that will benefit Woughton.

The release of new land for redevelopment may also meet the long term needs for a new secondary school, assuming that much of the capacity of the new school at Kent's Hill will be utilised by recent and planned population increases elsewhere in the south and east of the city. Given the strategic location of all four of the estates, any one of them would be capable of being highly accessible to other parts of the city.

There may also be some local parts of the grid system structure that could be downgraded to create a new 'High Street' and enable those communities to 'face outwards' and share facilities. It may be more possible for sections of the grid system to be more pedestrian friendly to encourage interaction and flow between estates.

In which case, the Neighbourhood Plan may also identify the most suitable broad locations for these strategic land uses in the area and establish the location and design principles for downgrading part of the grid system and the nature of the development that would front on to a new type of street.

Potential Positives:

- New open market, starter and affordable homes with a wider mix of types and sizes to meet the needs of existing and new residents
- A wider range of shops, employment and services within walking distance of each community with less reliance on using cars
- Improvements to green spaces
- New bus routes through the area
- The funds generated through redevelopment may mean that change and refurbishment would be more economically viable

Potential Negatives:

- Significant disruption for local communities over a long period of time that will undermine sense of community
- Possible disruptions for local residents in the four identified regeneration areas moving away & into other areas of the city, which risk possible compulsory purchase of their homes
- Fewer affordable homes and higher rents for local people wanting to continue to rent
- Possible implications for local residents moving away from their current neighbourhood & established support networks
- Possible loss of precious green spaces

ALTHOUGH THE FINAL DECISIONS WILL DEPEND ON MANY FACTORS, HAVE WE IDENTIFIED THE KEY POSITIVES AND NEGATIVES OR ARE THERE OTHERS?

HOW COULD THESE FUTURES BE MIXED OR COMBINED TO ENSURE THE BEST POSSIBLE OUTCOMES FOR OUR COMMUNITY?

The Next Stages

- The current stage: The Steering Group, which has members from across all the estates in Woughton, welcomes comments on this paper. This document has been created for community consultation and is not the completed Neighbourhood Plan.
- The next stage: Once this consultation period has ended the Steering Group will review all the comments made. It will then decide what policies the Plan should contain and it will prepare the Draft Plan document. That document is also published for public consultation and is expected to be in spring 2016.
- The following stage: Again, the Project Steering Group will review all the comments made before deciding on how the final documents should be amended before they are submitted to MKC, probably in summer 2016. While MKC is making sure the Plan has met its legal process, such as meeting the legal requirements of consultation the Steering Group will continue to meet with MKC officers to understand how the Regeneration Programme is progressing. This will ensure that the Plan, and the local community, remains well informed of the programme.
- The final stage: MKC will then arrange for an independent examination of the Plan before it goes to a referendum of all eligible voters in the parish before the end of the year. If the Plan receives a majority support from local voters then it becomes part of the development plan for Woughton and will sit alongside other MKC planning documents. All planning applications in the parish will then be considered using the Plan and those other documents.
- In the future: Once the emerging Plan:MK is adopted by MKC in 2017, and when more is known of the Regeneration Programme, the Community Council and MKC will consider if and how new Neighbourhood Plans for specific estates may be prepared.

MARCH 2016

Consultation Details

The consultation period will be from **9 March 2016 to 20 April 2016**. Please send us your comments by email to: Victoria.Binko@woughtoncommunitycouncil.gov.uk

or in writing to:

Victoria Binko
Woughton Community Council
33-37 Farthing Grove
Netherfield, Milton Keynes
MK6 4JH

Links & References

- National Planning Policy Framework (2012)
- Milton Keynes Core Strategy (2013)
- Milton Keynes Local Plan (2005)
- Plan:MK Topic Papers (2014)
- Plan:MK Strategic Development Directions (2015)
- MK Futures 2050 (TBC)
- Regeneration:MK 2030 Strategy (2015)