

# WORKING TOWARDS THE WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN (WCNP)

## ISSUES & FUTURES DOCUMENT, MARCH 2016

### Join the conversation!

Led by Woughton Community Council and a Steering Group of local stakeholders, the WCNP will be a legal document establishing land use planning policies for the Woughton Parish & will inform MKC of how YOU want to see your community change *for the better*. The purpose of this document is to: 1) gather opinions on the positives & negatives of the futures identified, 2) develop those opinions identified into a series of policies that allow us to be prepared whichever Regeneration:MK option is selected, and 3) enable the current residents of Woughton to have a real say in the future for all our estates, including those not identified as part of Regeneration:MK.

### Role of the WCNP

This is an opportunity for the local communities to shape the future of their area. While 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.



### WE WANT TO KNOW:

- 1) What potential positives & negatives can you identify for each possible future?
- 2) How can we combine our options to ensure the best possible outcomes for our local residents?
- 3) Do you agree the Plan should contain policies on these issues & what should they say?

### Potential policies affecting the whole of Woughton:

- Managing Houses in Multiple Occupation
- Controlling maximum heights of all new buildings
- Identifying suitable land for sheltered and other specialist housing
- Identifying land for a new multi-purpose community centre
- Identifying land for additional faith facilities
- Identifying land for additional or larger local shops
- Identifying under-used green spaces for allotments and community gardens
- Identify new pedestrian routes or access to other areas
- Identify suitable locations for a new police station, library or other services in Woughton

## Refurbishment:

In this future, it is assumed that the focus of the Regeneration programme in the identified estates will be on the refurbishment and relatively minor, selective redevelopment of the housing stock.

The WCNP would 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.

## 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.

The WCNP will: identify some sites & set out key development principles for new housing design, densities, other land uses & open spaces, without prescribing exactly where they will happen, & establish the principles by which local communities are engaged.

## Planning Issues for Woughton

- 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?
- Could redevelopment make land available for new schools, shops, community facilities & businesses?
- Could 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, & 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 & 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 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, recreation, and access to arts & culture?

## Next Steps:

A more detailed document is available online at [www.woughtoncommunitycouncil.gov.uk](http://www.woughtoncommunitycouncil.gov.uk), at local community centres, or you can request a hard copy by phoning 01908 395681. Please see our website for more details about the Neighbourhood Plan & upcoming consultation events.

The consultation period will run from **9 March to 20 April 2016**. Please send us your comments by email to [Victoria.Binko@woughtoncommunitycouncil.gov.uk](mailto:Victoria.Binko@woughtoncommunitycouncil.gov.uk) or in writing to Victoria Binko, 33-37 Farthing Grove, Netherfield, Milton Keynes, MK6 4JH.