

# **WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN 2016 - 2031**

## **PRE SUBMISSION PLAN**



**SEPTEMBER 2016**

***Published by Woughton Community Council for consultation under  
Regulation 14 of the Neighbourhood Planning (General)  
Regulations 2012.***



# FOREWORD

The Woughton Parish is a unique area set inside the setting of the UK's most successful New Town. However, it faces many challenges including high deprivation levels and the lowest quality of health in Milton Keynes with the life expectancy some 10 years shorter than any other ward in the city. However, this has not stopped the local residents in Woughton forming tightknit connections and a strong sense of community.

Four of the seven residential estates in Woughton have been identified by Milton Keynes Council as part of a major 15 year Regeneration Programme. While the intentions of this programme are aimed at improving the overall quality of life in the identified areas, it has also led to many residents feeling concerned over the potential consequences on their homes and everyday lives. Prepared by Woughton Community Council, the goal of the Woughton Community Neighbourhood Plan (WCNP) is not to stop development altogether, but it is to encourage the *right* types of development to occur based on the priorities of the current population.

The WCNP Steering Group was formed in June 2015 and is made up of Parish Councillors, residential representatives, and other local stakeholders that together combine their local knowledge and skills to better guide the development of the Neighbourhood Plan. Their efforts in promoting the importance of the Neighbourhood Plan have been key in its formation.

Including the upcoming community consultation planned for this document, the aim is for the final Plan to be as representative as possible for the entire population of the Parish.

Thank you to all that have already participated, and to everyone who has worked so hard to get the Woughton Community Neighbourhood Plan to this stage.

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## CONSULTATION DETAILS

This document has been published for a six week consultation period and your comments are welcomed. This document will be available online (see website link below) and hard copies will be available to pick up at our Netherfield office (see address below).

If you wish to make a comment then please fill out the Response Form attached (Section 6); you must do so by Monday October 31<sup>st</sup>, 2016 at the latest and in either of the following ways:

By email to: [Victoria.Binko@woughtoncommunitycouncil.gov.uk](mailto:Victoria.Binko@woughtoncommunitycouncil.gov.uk)

By post or hand delivery to any Local Meeting Place or Woughton Community Council Offices:

WCC Office: 33-37 Farthing Grove, Netherfield, Milton Keynes, MK6 4JH

Coffee Hall Meeting Place: 60 Garraways, Coffee Hall, Milton Keynes, MK6 5EG

Tinkers Bridge Meeting Place: 40 Marshworth, Tinkers Bridge, Milton Keynes, MK6 3DD

Eaglestone Centre: 5 Harrier Court, Eaglestone, Milton Keynes, MK6 5BZ

Moorlands Centre: Dodkin, Beanhill, Milton Keynes MK6 4LP

The Community Council's website contains all the necessary background information on the Plan. Its web address is:  
[www.woughtoncommunitycouncil.gov.uk](http://www.woughtoncommunitycouncil.gov.uk)

Also, you can attend the following open houses where you can ask Steering Group member questions & gain an understanding of what the policies mean for daily life. Please note that these are open to anyone from any estate:

**Beanhill:** 6-8pm, Tues. Oct. 4<sup>th</sup> @ Moorlands Centre

**Coffee Hall:** 6-8pm, Thurs. Oct. 6<sup>th</sup> @ Coffee Hall Meeting Place

**Netherfield:** 6-8pm, Tues. Oct. 11<sup>th</sup> @ WCC offices

**Tinkers Bridge:** 5-7pm, Fri. Oct. 14<sup>th</sup> @ the Tinkers Bridge Meeting Place

**Peartree Bridge:** 6-8pm, Mon. Oct. 17<sup>th</sup> @ AgeUK Peartree Centre (1 Chadds Lane, MK6 5EB)

**Leadenhall:** 6-8pm, Thurs. Oct. 20<sup>th</sup> @ the Woughton Leisure Centre (Rainbow Drive, Leadenhall, Milton Keynes, MK6 5EJ)

**Eaglestone:** 6-8pm, Fri. Oct. 21<sup>st</sup> @ the Eaglestone Centre

Visit our Facebook and Twitter pages:

Facebook page: Woughton CommunityCouncil

Twitter handle: @WoughtonCC

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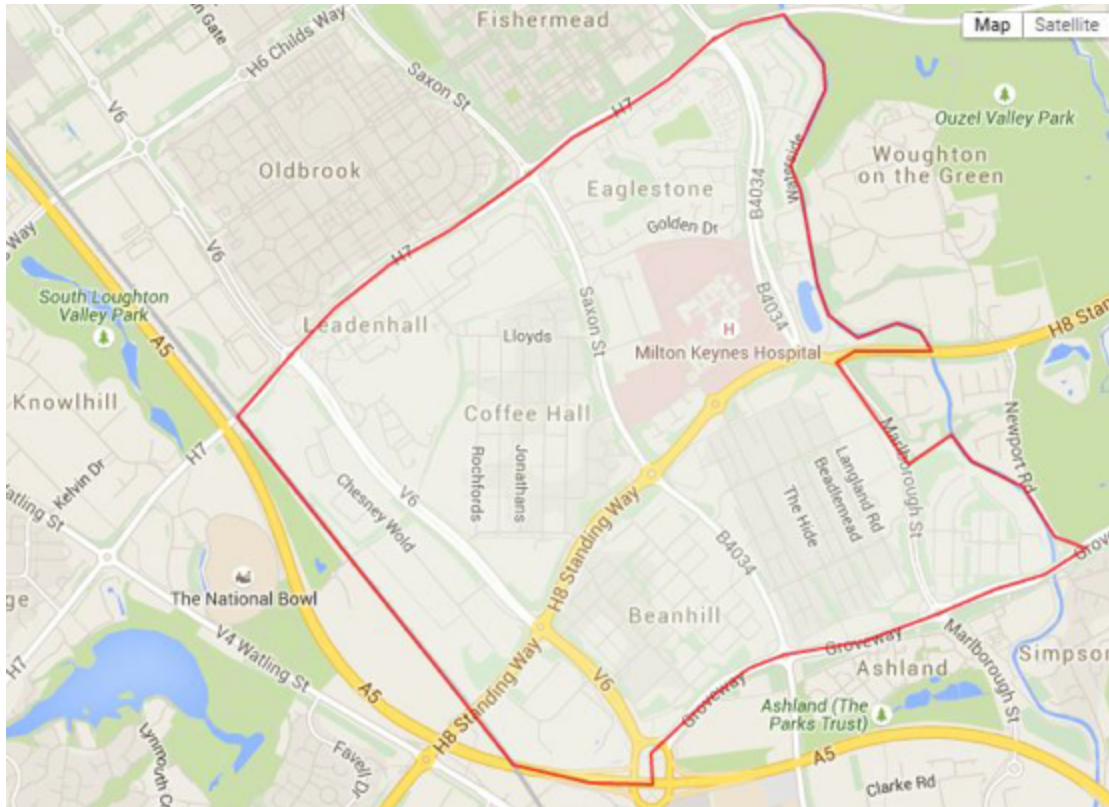
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# 1. Introduction & Purpose

## Background

1.1 Woughton Community Council (WCC) is preparing a Neighbourhood Plan for the area designated by Milton Keynes Council (MKC) on 13 January 2015 under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.



*Plan A: Woughton Designated Neighbourhood Plan Area*

1.2 The purpose of the Neighbourhood Plan is to set a 15 year planning policy framework for the communities that make up Woughton that will guide its future development, regeneration and improvement. Its policies will be used to determine planning applications in the area alongside other MKC planning policies and the National Planning Policy Framework (NPPF).

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas but 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 and seeks to plan for the MKC-led regeneration programme having a major role to play in large parts of Woughton and also MKC's need to plan for the future growth of the city over the next 20 to 40 years.

1.4 Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry full weight in how

planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Plans must meet four 'basic conditions'. These are:

- Is the Plan consistent with national planning policy?
- Is the Plan consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the Plan met the requirements of European environmental standards?

1.6 In addition, WCC must be able to show that it has properly consulted local people and other relevant organisations during the process of making the Plan and has followed the Regulations. WCC has undertaken extensive consultations across the area to ensure that the Plan reflects the majority of local community opinion. The influence that local community opinion has had on the Plan is outlined in Annex C. A summary of all of the different engagement activities will be published in a separate Consultation Statement when the Plan is finalised.

1.7 These requirements will then be tested by an independent examiner. If satisfied, the Examiner will recommend to MKC that the Plan goes to a referendum of the local electorate. If a simple majority of the turnout votes for the Plan then it must become adopted (or 'made') as formal planning policy for the area by MKC.

### **The Pre Submission Plan**

1.8 This version of the plan is the next opportunity for WCC to consult on its emerging policies and proposals. It follows the publication of an informal Issues & Futures document in March 2016, which was consulted on with the local community and other stakeholders. WCC has reviewed the feedback from the consultations and this has informed the policies of this, the first formal version of the Plan.

1.9 The Pre Submission Plan reflects MKC's planning policies and the current position in relation to the regeneration programme, which will include four of the Grid Squares in Woughton. The Plan will be consulted on for six weeks in accordance with the Regulations. WCC will again review the feedback and make any necessary changes to the document before its submission to MKC for the examination and referendum.

1.10 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.



## 2. VISION & OBJECTIVES

### Vision

2.1 The Community Council proposes the following vision of Woughton in 2031, based on its engagement activities so far:

*“Woughton will be made up of its Grid Squares, which have remained intact and distinct from each other. For the most part, it is a residential area but it is also home to the city’s Hospital and a growing medical services sector and to a successful range of educational facilities serving the city. Its industrial Grid Squares continue to play an important role in providing jobs for the city.*

*However, some things have changed. Its residential Grid Squares now offer a much wider variety of homes to meet local needs, and the wider needs of the city. Some areas have been redeveloped to provide these new homes, which has led to more self-sustaining communities with new shops, services and businesses. Other areas have been refurbished to give a new lease of life to their homes. Although their open spaces are fewer, what has been kept has been improved so local people can use and enjoy them more.*

*As a result, Woughton is no longer considered a deprived community. Its communities are as well-educated and healthy as other parts of the city and have retained their ethnic and cultural diversity. They have jobs in the area or elsewhere in the city and can access them by car or from improved public transport services and the Redways of the area.”*

2.2 Of course, this Vision relies on much more than land use planning decisions in the future if it is to become a reality. But, given the possible range of land use choices on the table in the Grid Squares affected by the regeneration programme, the planning system will help establish the underlying conditions to manage future change successfully.

### Objectives

2.3 In order to realise that vision, WCC has defined the following key objectives for the Plan:

#### Housing

To improve the quality of the housing stock and to broaden the range of new homes for the benefit of the existing communities and to attract new residents and specifically:

- To deliver new and refurbished homes of a high standard
- To deliver a wider mix of home types and tenures
- To ensure that there is no loss in the number of social rented homes
- To encourage the delivery of specific housing types for older households, first time buyers and custom build

#### Green Infrastructure

To enhance open spaces, green corridors and biodiversity and specifically:

- To ensure that a core network of open spaces is protected from future development
- To improve the quality of public open spaces

### Employment

To tackle long term unemployment and encourage local wealth creation and specifically:

- To increase the number and range of employment uses
- To encourage the start-up of new enterprises
- To increase the accessibility of shops and local services to local residents

### Health

To improve the health of the local community and specifically:

- To encourage walking, cycling and leisure activities within the communities
- To increase access to local health services

### Design

To maintain a 'classic MK' appearance and specifically:

- To set design principles that will lead to new development maintaining the distinctive features of residential Grid Squares of this era in the evolution of MK
- To allow for each Grid Square to maintain its own character

### Community Facilities

To improve the quality and range of facilities to appeal to the widest section of the local community and specifically:

- To increase the range and quality of community facilities that are accessible to a wide cross section of the local community
- To ensure that any facility that needs to be redeveloped is re-provided at the same or higher standard

### Transport

To promote sustainable transport and minimise the need to travel by car and specifically:

- To enable bus services to be routed within walking distance of housing areas with bus stops in safe locations
- To encourage walking and cycling to local services and to adjoining neighbourhoods

### 3. Land Use Policies

3.1 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land and to guide how development proposals will be judged in terms of their design, access etc.

3.2 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

3.3 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the Milton Keynes Core Strategy (2013) and Local Plan (2005) – will continue to be used.

3.4 The policies of the Neighbourhood Plan have been prepared to deliver the vision and objectives set out in Section 2. In this section are set out 23 proposed policies of the Neighbourhood Plan grouped into seven overall themes: Spatial Principles, Green Infrastructure, Housing, Movement, Business and Retail, Social Infrastructure, and the Regeneration Programme. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy including any other relevant evidence and background information. At the end of this document is the Policies Map: where a policy refers to a specific site or area then it is shown on the Map.

#### ***SPATIAL PRINCIPLES POLICIES***

##### **Policy WN1 Distinctive Grid Squares**

***The Neighbourhood Plan defines the following Grid Squares and their primary uses, as shown on the Policies Map:***

- ***Beanhill - as a residential area***
- ***Bleak Hall - as a business area***
- ***Coffee Hall - as a residential area with potential medical facilities***
- ***Eaglestone - as a residential area and medical facilities***
- ***Leadenhall - as a residential area with education and leisure facilities***
- ***Netherfield - as a residential area and Local Centre***
- ***Peartree Bridge - as a residential area***
- ***Redmoor - as a business area***
- ***Tinkers Bridge - as a residential area***

***Development proposals will be supported provided they are consistent with the primary use of the relevant Grid Square.***

3.5 This policy establishes the fundamental land use and spatial principles that will guide how and where change will happen in Woughton in the coming years. Firstly, it seeks to maintain the current, primary role of each Grid Square in land use terms. Secondly, it seeks to maintain the distinctiveness of each Grid Square from its neighbours in and beyond Woughton and to preserve the Grid Square as the predominant arrangement of roads, buildings and spaces. This is consistent with the principles of Policy CS1 and many other policies of the Core Strategy, especially CS13 on design quality and CS19 which requires developments to “protect and enhance ... important elements of the 20th Century New Town architecture” of the city.

3.6 The local community has observed how major developments have been designed in other parts of the city over the last decade or so, including in nearby Ashland, and has expressed a deep reluctance to see Woughton change in those ways. If Grid Squares are to be redeveloped in the future, then the community desires that change to be embedded in the New Town character of the city, of which Woughton is a classic example.

3.7 However, the policy makes provision for positive change, by enabling the growth of the city’s hospital in Eaglestone and identifying the potential for new medical and related knowledge-based businesses in its vicinity. This may include parts of Coffee Hall, but only if land becomes available in the future. It also recognises the range of educational facilities serving the city at Leadenhall. And it maintains the valuable economic development role of Bleak Hall and Redmoor and the higher order, local services role of commercial uses at Netherfield to serve all of Woughton.

### **Policy WN2 Medical Facilities**

***Proposals to expand the Milton Keynes Hospital beyond its current site onto adjoining land will be supported.***

***Proposals for new medical facilities, including ancillary<sup>1</sup> research and development and office uses, will be supported at Coffee Hall, should land become available for those purposes in the future.***

3.8 This policy reflects the current and potential future growth plans of the Hospital, which dominates the Eaglestone Grid Square.

3.9 At present, the Hospital does not anticipate its own operational requirements will need to be met outside its site. However, the policy responds to Policy CS15 of the Core Strategy by planning for “the development of knowledge related businesses”, for which there is a tendency to cluster around major medical facilities in other cities.

3.10 The opportunity to plan for such economic benefits will depend on either parts of the current open spaces along Saxon Street becoming available or on the regeneration of Coffee Hall to the immediate east of the Hospital. Whilst the hospital has no current plans to expand beyond its

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1 Ancillary: provide necessary support to the primary activities or operation of an organization, system, etc.

boundary, this policy seeks to identify the possibility of Coffee Hall being an appropriate location, should this situation change. If Coffee Hall is not redeveloped, then this is not likely to be possible, but such a decision may be many years away.

### **Policy WN3 Sustainable Grid Squares**

***Proposals for new commercial, business and community uses in each residential area defined by Policy WN1 will be supported, provided they are of a scale to meet the needs of each area.***

***Proposals that will lead to the net loss of existing commercial, business or community uses in each residential Grid Square will be resisted.***

3.11 This policy encourages the development of new commercial, business and community uses in the residential Grid Squares to enable each community to become more self-sufficient. It is especially consistent with Policy CS12 of the Core Strategy, which encourages “siting key day-to-day facilities, including schools, shops, leisure and employment in locations easily accessible on foot, by bike and by public transport”.

3.12 However, the policy makes it clear that only proposals that are intended to meet the local needs of the Grid Square will be appropriate. The area is not considered suitable for any major retail or other development proposals that are not consistent with Policy WN1.

3.13 The redevelopment of some Grid Squares is likely to lead to greater opportunities to make land available for these uses than at present and will likely create a greater demand for them from a growing and more diverse local population. The policy therefore requires that any redevelopment proposal must demonstrate how any loss of an existing facility will be on the basis that a new facility of at least an equal size will be re-provided elsewhere in the Grid Square.

## **GREEN INFRASTRUCTURE POLICIES**

### **Policy WN4 Green Grid Squares**

***The Neighbourhood Plan defines a Green Infrastructure Network of parkland, public open spaces, woodland and Redways, as shown on the Policies Map.***

***Proposals that will enhance the environmental and recreational value and connectivity of the Network will be supported. Proposals that will obstruct or otherwise harm the Network will be resisted.***

3.14 This policy establishes the principle of a network of green spaces and other important environmental assets in the area. This network forms the core green infrastructure of the area that will be protected from development, in line with Policy CS19 of the Core Strategy.

3.15 The various assets have been identified as those that have already been identified by MKC as Redways, green spaces or areas of some biodiversity value. The majority of the network is formed by the verges and landscape buffers to the major roads around and through the area and is managed by the Milton Keynes Parks Trust. These assets will continue to play a vital role in:

- Maintaining the visual distinctiveness of each Grid Square
- Helping reduce the risk of flooding
- Acting as a noise and air pollution buffer to the major roads
- Conserving biodiversity value and ecological connectivity
- Retaining the attractiveness of walking and cycling routes through the area
- In some cases, protecting open land of recreational and symbolic value to local people (and designated as a Local Green Space by Policy WN6)

3.16 Given much of the Network lies on the edge of the Grid Squares, it is not considered that this policy will unduly hinder options for the redevelopment of a Grid Square in the regeneration programme. There is some land on the edges that is not considered essential to the functions of the network. Together with Policy WN1, this policy will serve to maintain the essential New Town character of Woughton, formed by each Grid Square lying behind a peripheral area of woodland.

### **Policy WN5 Play & Activity Areas**

***Proposals to create new play and activity areas will be supported, provided they are located in safe and accessible places in a primarily residential Grid Square.***

***Proposals that require the development of an existing play or activity area, as shown on the Policies Map, will only be supported if a new facility is provided in a suitable location in the same Grid Square of at least an equal gross site area.***

3.17 This policy encourages proposals for new children's play or adult activity areas in each of the residential Grid Squares to meet the needs of the local community, in line with Policy CS17 of the Core Strategy. It is based on the findings of the Woughton Play Area Study (see the evidence base).

3.18 Should a Grid Square be redeveloped, resulting in a larger local population of children, then investment in new areas will be vital. New areas must be located in safe and accessible places and ideally are within or adjoining the Green Infrastructure Network defined by Policy WN3.

3.19 The policy also identifies some of the existing facilities as valued by the local community and these should be re-provided in the event of redevelopment. Those facilities not shown on the Policies Map are not considered worthy of retention.

### **Policy WN6 Local Green Spaces**

***The Neighbourhood Plan designates the following sites as Local Green Spaces, as shown on the Policies Map:***

- a. Open field area and play area, Tinkers Bridge***
- b. Alphabet Park, Netherfield***
- c. Educational land for Langland School, Netherfield***
- d. 'Tinman' and 'Rainbow' parks, Beanhill***
- e. Two Halls Park, Coffee Hall***
- f. Barista play area, Coffee Hall***
- g. Eaglestone Local Park***
- h. Falconhurst School Playing Field, Eaglestone***
- i. Old Rectory Farm area, Peartree Bridge***
- j. New Chapter playing fields, Coffee Hall***
- k. Grand Union Canal corridor, Peartree Bridge and Tinkers Bridge***

***Development proposals within a Local Green Space that will harm the permanent open character of the land will only be supported in very exceptional circumstances.***

3.20 This policy designates a small number of Local Green Spaces in accordance with paragraphs 76-77 of the NPPF and with Policy CS13 of the Core Strategy. A designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated Space. Hence, the policy resists all development proposals that will undermine the essential character of a Space, unless there are exceptional circumstances to justify why consent should be granted.

3.21 The community engagement work has informed the selection of Spaces, each of which all meets the qualifying criteria of para 77 of the NPPF as described in Annex D.

3.22 As with Policy WN4, the Community Council has been mindful of the potential role that vacant land may play in the redevelopment of a residential Grid Square. Building new homes in existing housing areas requires the use of such land to enable local people to relocate within their

community if that is what they desire. New open spaces can then be created to replace all or some of the lost open spaces.

### **Policy WN7 Trees in the Public Realm**

***Proposals that will result in the unnecessary loss of an existing mature tree in the public realm will be resisted, unless such a loss can be shown to be unavoidable and a replacement tree will be provided in the same locality.***

3.23 This policy complements Policies CS13 and CS19 of the Core Strategy and Policy WN9 in establishing the importance of trees in defining the character of much of the public realm of Woughton. As such, street trees are one of the defining features of the New Town appearance of the area.

3.24 It is therefore vital that redevelopment, new development and refurbishment proposals are designed in such a way as to minimise the loss of mature trees by retaining the essence of the local road structure and street profile. Where this is not possible – for example if an existing tree is too close to a property or in poor condition – then the policy requires replacement trees in the street scene to serve the same visual purpose.

### **Policy WN8 Community Gardens, Allotments & Orchards**

***Proposals to create new community gardens, allotments or orchards in a primarily residential Grid Square will be supported, provided proper provision is made for off-street car parking and other ancillary facilities.***

3.25 This policy encourages proposals to establish new community gardens, allotments or orchards, which have become increasingly popular with urban communities in recent years. These new facilities should be well-located – ideally part of or adjoining the Green Infrastructure Network of Policy WN4 to enable ecological connectivity – and accompanied by the necessary supporting infrastructure, e.g. car parking.

## **HOUSING POLICIES**



## **Policy WN9 Housing Design**

***Proposals for new homes should seek to maintain a distinct Milton Keynes appearance and character, as defined by the Milton Keynes New Residential Development Design Guide, and should have specific regard to the following design principles:***

- a. The key design features of building material, massing, appearance of each Grid Square should be reasonably uniform but distinct to that Grid Square to maintain their separate identities;***
- b. Building heights should generally be of 2 storeys and occasionally of 3 storeys;***
- c. Building heights at Netherfield Local Centre, at a defined commercial precinct, at Bleak Hall, at Redmoor, or at the Medical Facilities Campus may be up to four storeys;***
- d. Building forms should generally be of terraced and semi-detached houses adhering to long and straight building lines on a rectilinear grid road pattern<sup>2</sup>;***
- e. Building forms comprising flatted accommodation should generally be located at, or in close proximity to, a defined commercial precinct in the residential Grid Squares or to the Netherfield Local Centre and may be up to four storeys in building height;***
- f. Housing plots should generally provide front and rear gardens, with the frontage providing at least one off street space per house;***
- g. Street profiles should be wide enough to allow for avenue-type tree planting, on-street car parking on at least one side of the carriageway and, on defined distributor roads, for bus services;***
- h. The use of cul-de-sac road layouts should be limited;***
- i. There should be no curvilinear perimeter block layouts<sup>3</sup>.***

3.26 This policy refines Policy CS13 of the Core Strategy on design and translates the relevant principles of the 2012 New Residential Development Design Guide for Milton Keynes for application in Woughton. It has special relevance to guiding the design principles of any redevelopment proposals in the Grid Squares designated for regeneration.

3.27 Operating together with Policy WN10 on housing mix, this policy seeks to establish some fundamental principles to deliver the kind of place that the local community wants, especially if redevelopment of one or more of the regeneration Grid Squares is proposed. The future masterplanning work should begin with these design and housing

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2 The rectilinear grid pattern is a street system providing maximum road connections and some road hierarchy. It represents the classic grid street pattern used in many street systems laid out at the turn of the century.

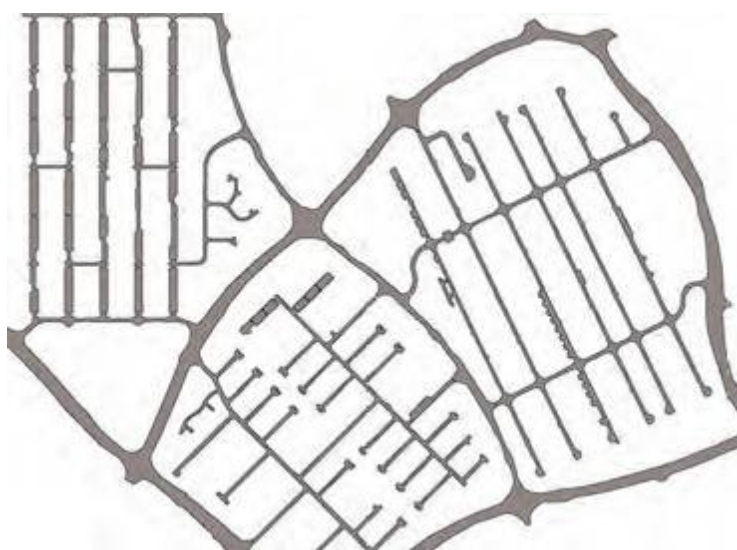
3 The curvilinear grid pattern is a modified grid that provides fewer connections than the Rectilinear and Diamond Grid and more easily adapts to the terrain due to the use of curved lines. For example, this grid pattern is used in the Ashland development.

principles to define the places that Woughton's distinct communities will become.

3.28 The Design Guide acknowledges the unique design heritage of the city, that has defined its essential characteristics:

- A strategic grid road network with associated landscaped grid road reserves
- A flood risk management system which doubles as a strategic linear open space network
- Extensive planting within streets and public spaces
- Innovative and architectural interest and variety of early estates built and managed by the Development Corporation
- Innovative low energy housing and other projects designed to raise energy efficiency.

3.29 As an earlier part of the city's story, Woughton presents a fine example of this classic New Town style. This is now becoming more distinctive, as the city has grown and has adopted more conventional approaches to urban design. Nowhere is this more apparent than on the southern edge of Netherfield, where the Ashland housing scheme has been built over the last few years. Although of some integral merit, the local communities of Woughton do not regard it as typifying their areas and not an approach to design that they favour if their Grid Squares are to be redeveloped.



*Plan K: Original Coffee Hall, Beanhill and Netherfield rectilinear grid layouts*

3.30 Again, the Guide tells this story well:

*"Many early estates had an overall structure based around various forms of a rectilinear grid comprising both a connected grid as well as culs-de-sac, while later estates started taking on a more curvilinear approach which over time has included two forms, initially a circuitous structure of spine and culs-de-sac and more*

*recently ... a more fine-grained curvilinear pattern of perimeter blocks."*

*"With the adoption of PPG3 (Housing) in the 1990s, net densities of new development have increased, particularly around local centres and along public transport routes. (But), gross densities across Milton Keynes are however generally still low ... this is ... a defining feature of MK and what makes Milton Keynes so desirable for its residents."*

*"The original masterplan identified that no buildings (other than CMK) were to be taller than three storeys. While some taller buildings have recently been used to highlight gateways and key corners in Milton Keynes, a key feature of Milton Keynes is the fairly uniform building height of three storeys and below."*

*"In terms of building appearance there was hence no one identifiable character across the early estates. It could be argued therefore that Milton Keynes in its early years in terms of architectural appearance had a 'patchwork' character. The patchwork was generally created per grid square rather than within grid squares – clash of building appearance across streets did not generally therefore happen."*

*"The landscape structure furthermore provided a framework for development to occur, differentiating one area from another, accentuating point of interest, framing views, screening incompatible uses and providing open space for activities. Planting along "main local routes" was a key aspect of developments as it not only provided a significant character element within the development, and differentiated main and minor local routes, but also helped to link open spaces together and provide wildlife corridors."*

*"Much attention was focused on streetscape design, with planting, hard and soft treatments, special features and building frontages combined to create a sense of place, particularly along main local routes. Significant hedge planting in some estates along front boundaries served to help provide a unifying character to the development."*

3.31 The policy therefore sets out what the local community consider to be the most essential design features of Woughton. There is a desire for a degree of uniformity of approach to design within each Grid Square, but the Squares may appear different to each other. Building heights continue to warrant control as they are such an important characteristic, with higher buildings only being used to identify the key centres and employment areas. Maximum heights of buildings such as flatted developments have been identified due to the successful precedent being set elsewhere in the parish area.

3.32 The layout of streets – if indeed they have to change at all – should adhere to the long and straight roads that define Netherfield, Coffee Hall and Beanhill, and, to a lesser degree, Tinkers Bridge. Street profiles should

continue to be wider than the norm of the last few years, to maintain the lower density character but also to serve a practical car parking and access purpose. Conversely, layouts that reflect developments in the city since the 1990s – the use of cul-de-sacs and curvilinear perimeter blocks – are not appropriate for Woughton.

### **Policy WN10 Housing Mix in Regeneration Grid Squares**

***Proposals for the refurbishment and redevelopment of existing housing in one or more Grid Squares designated for regeneration should have full regard to the following principles:***

- a. The majority of new homes should be of 2, 3, or 4 bedrooms;***
- b. A small proportion of new homes should be of 5+ bedrooms;***
- c. A small proportion of new homes should be of 1 or 2 bedrooms in flatted accommodation;***
- d. A small proportion of new bungalow type homes should be included in each Grid Square;***
- e. All existing social rented homes<sup>4</sup> will either be retained or refurbished or will be replaced by another social rented home in the same Grid Square so that there will be no net loss in the total number of social rented homes;***
- f. All new affordable homes<sup>5</sup> will be either social rented, intermediate housing<sup>6</sup> or Starter Homes<sup>7</sup> and the majority of these should be 2 bedroom; and***
- g. At least 5% of all new open market homes in each Grid Square shall be provided as serviced plots for custom builders<sup>8</sup>.***

3.33 This policy seeks to establish the overall housing principles of the regeneration programme in Woughton, based on the findings of the Housing Needs Assessment report prepared for the Community Council in November 2015. It sets out the kind of mix of housing types and tenures in those Grid Squares to ensure that the housing offer of the Parish is broadened to appeal to a wider range of households than is currently the case.

3.34 Together with Policy WN9 especially, this will help the future masterplanning work for the regeneration Grid Squares in providing some important parameters to work within. It is not possible to know precisely how delivering these principles will apply in each Grid Square as this will be a matter for the masterplanning work that will follow but it is

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4 Social housing is let at low rents on a secure basis to those who are most in need or struggling with their housing costs.

5 Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

6 'Intermediate' housing is a term which refers to housing which falls between 'social housing' (such as traditional rented council housing) and 'open market' housing; it is intended to bridge the gap between the two.

7 Starter homes will be exclusively available for first-time buyers under the age of 40 and sold at a discount of at least 20 per cent of the market price.

8 Self-build or custom build homes are projects where someone directly organises the design and construction of their new home

acknowledged that the regeneration schemes must be economically and technically viable if they are to succeed. The intention here is therefore to ensure that the masterplans begin by seeking to adhere to these principles and only depart from them if it can be clearly shown that this is not possible.

3.35 The Housing Needs Assessment made a series of recommendations for housing mix policy for the Neighbourhood Plan, based on its analysis of past trends in housing occupation and the forecast demand for housing in the city, and in this part of the city over the next twenty years.

3.36 Its observations on the current housing stock led it to recommend that any future housing redevelopment and refurbishment projects should aim to deliver a change. This is both in terms of type and tenure, and the current stock is relatively narrow compared to other parts of the city. The proposed outcome of the policy reflects the desire to see regeneration primarily meet the needs of existing residents, and then to meet wider city needs.

3.37 However, the communities are concerned that any shifts in housing tenure are not at the cost of existing socially rented homes. With changes to Government policy, this type of home will become harder to provide in the future. It is therefore essential that there is no net loss in the total number of socially rented homes.

3.38 Finally, redevelopment provides the opportunity to broaden the housing stock in meeting local demand for bungalow housing types. It will also create the opportunity to offer serviced plots to custom build projects, delivered on either an individual or community scale. This model for house building remains novel in the UK but there are now Government initiatives to increase its popularity, including the encouragement of local plans to make provision for it. Policies elsewhere indicate that requiring 5% of the total of new homes is a sensible approach and that the model is best confined to open market homes rather than other tenures.

### **Policy WN11 Retirement Village**

***Proposals for the development of a retirement village of dwellings suited for occupation by older households, extra care units and care home beds, and ancillary services, will be supported at Netherfield.***

3.39 This policy responds to the demographic data indicating that the aging population of the city will require a range of housing propositions to meet its distinctive needs in the coming years, in line with Policy CS10 of the Core Strategy. Many of its older residents, many of whom have lived in the area since its start, have expressed a preference to stay in the area for example.

3.40 Retirement villages are a relatively new proposition in the UK, providing a range of inter-related housing types and management systems to enable independent living for as long as this is possible and desired by the occupier. Although the Housing Needs Survey indicated that there is less of a need for such housing deriving from the local population,

Netherfield is well located to help meet the needs of the wider city, given it will continue to provide higher order shops and services in Woughton and lies close to the Hospital and local bus routes.

### **Policy WN12 Houses in Multiple Occupation**

***Proposals to create Houses in Multiple Occupation or for the subdivision of houses into flatted accommodation will only be supported in primarily residential Grid Squares and in a location where there are fewer than 35% of existing dwellings of this type within a radius of 100m of the proposal.***

3.41 This policy refines Policy CS10 of the Core Strategy and especially Policy H10 of the Local Plan (and the 'Houses in Multiple Occupation' Supplementary Planning Document (SPD) of 2012), by defining clear terms to manage the 'concentration' of such homes in any one part of the area.

3.42 The policy recognises that these homes meet a local need, and so does not seek to prevent them. But there are often amenity problems caused by the transient nature of the occupants, which is most often felt when there are a number of properties clustered in a small area. Hence, one of the criteria in Policy H10 is "the proposal would not adversely affect the character of the surrounding area or lead to an unacceptable concentration of flats or Houses in Multiple Occupation within the area". The SPD establishes a 35% threshold of HMOs within 100m of the proposal.

3.43 To enable more effective application and enforcement on this matter, the policy raises the status of the 35% threshold from SPD to carry the full weight of the development plan.

## **ACCESSIBILITY POLICIES**

### **Policy WN13 Redways & other Footpaths**

***Proposals that will result in the obstruction, removal or significant diversion of a Redway, as shown on the Policies Map, will be resisted. Proposals to extend a Redway, as also shown on the Policies Map, will be supported.***

***Proposals that will result in the obstruction or removal of an existing off-street pedestrian route will be resisted, unless this is required by a redevelopment scheme and it is proposed to divert the route with minimal deviation or other inconvenience to the user.***

3.44 This policy complements Policy CS11 of the Core Strategy by defining the Redway network in Woughton and requiring that it is protected from development. In doing so, the opportunity has been taken to identify extensions to the existing Redway network so that the communities are better connected.

3.45 Redways provide an essential means of walking and cycling through and beyond Woughton and they provide a spine from which other footpaths reach into each Grid Square. The Peartree Lane Redway is also an historic footpath that predates the creation of the city and is a well-used route connecting the schools at Eaglestone with other parts of Woughton and its neighbouring areas.

3.46 Only minor diversions may be supported, if it can be shown that they will not dissuade people from using the Redway, either by leading to an inconvenient, longer or less safe route. The expectation is also that redevelopment or new development proposals will retain other off-street footpaths to ensure that the current high levels of permeability of the residential Grid Squares are maintained.

#### **Policy WN14 Bus Routes and Facilities**

***Any redevelopment proposal that will result in the reorganisation of the road system in a primarily residential Grid Square must make provision to enable the routing of bus services through the Grid Square linking it to Central MK and Stadium MK.***

***Proposals to establish a bus interchange at the Hospital will be supported.***

3.47 This policy complements Policy CS11 of the Core Strategy, which states that, “new bus services will be provided to major new areas of development ... (and include) more sustainable transport choices for car owners and information and measures to encourage them to use non-car modes for more journeys”. It is therefore related to regeneration proposals that will lead to redevelopment, which may lead to a higher demand for bus services on key routes within those areas.

3.48 At present only one estate, Coffee Hall, has bus services that run through it. Most bus services do not serve the Grid Squares well in the city, as a result of its dispersed land uses and road system. Although private car use will likely always remain relatively high compared to other cities, it will become increasingly important to offer the local community a realistic alternative if fuel prices rise as high as predicted in future decades.

3.49 The Hospital in Netherfield is well served by bus services and there are proposals to provide an interchange there, which should benefit those residential areas that are in that area. In addition, some reconfiguration of the road network and an increase in housing density in some places through redevelopment, may make services routed through one or more residential Grid Squares more viable. Woughton is only a short distance from Central MK and Stadium MK and so routing improvements of this kind could make a major difference to the appeal of bus services in the area. It is recognised that the rerouting of buses will be largely determined by the bus operators in consultation with Milton Keynes Council’s passenger transport team. This policy will therefore ensure that the roads in new developments will be capable of supporting a viable and convenient public transport service.





## **BUSINESS & RETAIL POLICIES**

### **Policy WN15 Competitive Grid Squares**

***Proposals to intensify existing business uses or for new business development at Redmoor and Bleak Hall will be supported. Proposals for a change of use of business premises or land will be resisted unless they are ancillary to the primary business use.***

3.50 This policy encourages further economic development at the two existing industrial areas of Redmoor and Bleak Hall to create additional jobs for the city and local people in Woughton. It is in line with Policy CS3 of the Core Strategy, which identifies the areas as important employment locations, and with Policies CS15 and CS16, which promote economic development, especially for small businesses.

3.51 Although they are already successful and busy employment areas, there will be opportunities for infill units or for redevelopment of larger, older units to deliver new jobs. There is also some remaining vacant land that could be used to encourage local start-ups for example. The areas are not suited to residential development and any proposals for such (via a planning application or prior notice approval) will be resisted in principle, on the grounds that there will be a significant conflict between the amenities of existing employment uses and a proposed residential use.

### **Policy WN16 Grid Square Precincts**

***Proposals to expand an existing commercial precinct in a Grid Square, as shown on the Policies Map, to provide for new commercial, office, workspace and live/work units of a local scale, will be supported, provided proper provision is made for off-street car parking.***

***Proposals that require the redevelopment of an existing precinct will only be supported if a new precinct is provided in a suitable location in the same Grid Square of a net floor area that will allow for additional commercial, office, workspace and/or live/work units and associated car parking.***

***Proposals for a change of use to create a new hot food take-away or a betting shop in a primarily residential Grid Square where such a use already exists, will be resisted.***

3.52 This policy serves three purposes: it encourages the expansion of existing commercial precincts; it requires no net loss of commercial floorspace as a result of any redevelopment; and it controls the number of hot food take away outlets (classed as 'A5' in planning land use terms).

3.53 The existing precincts are well-located to serve each residential Grid Square but they are limited in their number and range of units. There is therefore a reliance on the Netherfield Local Centre and on other centres beyond Woughton for even standard convenience goods. A village or urban suburb of the equivalent population would normally sustain more convenience services. If the population of a Grid Square in the

regeneration programme increases, this will increase the demand for services and it is the objective of this Plan to enable each Grid Square to become more self-sustaining.

3.54 In this respect, the policy is consistent with Policy CS12 of the Core Strategy which encourages the siting of “key day-to-day facilities, including schools, shops, leisure and employment in locations easily accessible on foot, by bike and by public transport”.

3.55 If land becomes available to enable the expansion of a precinct, then the range of commercial units should be expanded, to include office units, managed workspace units and live/work units for example. If a redevelopment masterplan indicates that a precinct would be better relocated, then the policy will support that in principle, provided there is no net loss of floorspace.

3.56 Finally, the policy seeks to control the number of fast food outlets in each Grid Square as part of wider initiatives to reduce the current health inequality of Woughton. It does not wish to remove existing units, nor to remove the offer of that type of food altogether from the area. However, it is known there is a correlation between a proliferation of such outlets and poor health of a local population. In this sense, it seeks to implement Policy CS18 of the Core Strategy, which aims “to reduce deprivation and health inequalities”.

### **Policy WN17 Netherfield Local Centre**

***The Neighbourhood Plan defines the commercial precinct in Netherfield, as shown on the Policies Map, as a Local Centre to serve the higher order convenience shopping needs of Woughton.***

***Proposals to expand the Local Centre to provide new commercial, office, workspace or live/work units will be supported, provided they are of a scale appropriate to a Local Centre and that proper provision is made for off-street car parking. Such proposals may include flatted residential accommodation on upper floors.***

***Proposals that require the redevelopment of the existing Local Centre will only be supported if a new Local Centre is provided in the same broad location of at least an equal net floor area.***

3.57 This policy complements Policy WN16 and Policy CS12 of the Core Strategy in restating the higher order value in the retail hierarchy of the Netherfield Local Centre. Even if the commercial precincts in one or more of the residential Grid Squares expand, this Local Centre will continue to serve some convenience shopping needs of Woughton.

3.58 The Centre is well located in relation to local road system and Woughton. As with the precincts, it therefore provides an opportunity to widen the range of shops and other business uses and live/work units. The Centre is privately owned and has land to expand and to enable a re-configuration of its uses. There is also the opportunity to redevelop the Centre to deliver new homes above its ground floor commercial uses.

## **SOCIAL INFRASTRUCTURE POLICIES**

### **Policy WN18 Education Facilities**

***Proposals to expand existing, or to develop new, secondary, further and higher education facilities at Leadenhall will be supported, provided that the proposals:***

- a) make proper provision for additional bus services;***
- b) incorporate improved traffic management measures to address the effects of peak time car trips at the entrances to the Grid Square;***
- c) increase the number of off-street car parking spaces; and***
- d) they will not harm local residential amenity.***

3.59 This policy reflects the important role that Leadenhall already plays in serving the city with major educational facilities, i.e. Milton Keynes Academy and the Catholic Secondary School (although it is anticipated that Milton Keynes College will relocate from the area). The city will continue to grow and Policy CS15 of the Core Strategy provides for the new and expanded education facilities to accommodate that growth.

3.60 Leadenhall is well located and there is some vacant and under-used land available to enable its established uses to expand if desired. However, such proposals should ensure that they are supported by additional bus services connecting the facilities to the rest of the city and they include proposals to better manage the peak time traffic generated by the schools at the entrances to Leadenhall. The proposals should also be designed to effectively accommodate additional car parking demand without harming the amenities of the residential areas of the Grid Square.

### **Policy WN19 Community Facilities**

***Proposals to improve and extend the existing community facilities at Netherfield, Coffee Hall, Beanhill and Tinkers Bridge, as shown on the Policies Map, will be supported, provided they make proper provision for off-street car parking.***

***Proposals for the redevelopment of the existing Milton Keynes College site at Leadenhall for a residential scheme will only be supported if they make provision for a new community facility to serve Leadenhall.***

***Proposals for a new community facility to serve Peartree Bridge will be supported.***

***Proposals that require the redevelopment of an existing community facility will only be supported if a new facility is provided in an accessible location in the same Grid Square of at least an equal floor area.***

3.61 This policy encourages proposals for improved community facilities in each of the residential Grid Squares to meet the needs of the local

community, in line with Policy CS17 of the Core Strategy. Should a Grid Square be redeveloped, resulting in a larger local population, then investment in better facilities will be vital.

3.62 More specifically, it encourages proposals for a new community facility to serve Leadenhall, which does not currently have such a building. It is anticipated that proposals will be made for the relocation of Milton Keynes College from the area and a new residential scheme. As this will provide an excellent opportunity to incorporate a new community facility to serve both the existing and new communities, the policy makes that a requirement of the scheme.

3.63 There is currently no such facility at Peartree Bridge. As the Grid Square is not part of the regeneration programme, it may be more difficult to find a suitable site.

### **Policy WN20 Primary Schools**

***Any additional demand for primary school places in the area will be met through the expansion of one or more of the existing primary schools, as shown on the Policies Map.***

***Proposals for the expansion of a primary school to deliver additional places and ancillary facilities will therefore be supported, provided they make proper provision for additional car parking spaces. Proposals to create a new primary school in the area will be resisted.***

3.64 This policy prioritises the existing primary school sites to meet the higher demand of a growing school age population, rather than meeting that demand by establishing a new school site.

3.65 At present, the local schools are operating below capacity. However, if the local population increases and the socio-economic profile of the area change, it is expected that the demand for local school places will increase significantly. The school sites are well-located in each Grid Square and they each have land within their existing grounds to expand their built facilities. A new 1FE primary school site (30 places) usually requires at least 1Ha of land and this is not considered to be an efficient use of land in this area.

## **REGENERATION PROGRAMME POLICIES**

### **Policy WN21 Regeneration: Refurbished Housing**

***Proposals for the refurbishment of existing homes on a Grid Square designated for regeneration will be supported, including the reversal of habitable rooms within dwellings to face on to open spaces and to increase south-facing habitable rooms to improve their energy efficiency.***

***Proposals for small scale infill housing development will only be supported if they have regard to other policies of the Neighbourhood Plan and only if there is no more than a 25% net loss of the existing total area of public open space in any one Grid Square.***

3.66 This policy encourages the refurbishment of existing homes under the regeneration programme. This approach to regeneration, if viable, is preferred by the local community as it will be less disruptive to their lives and will maintain the character of their local areas.

3.67 In some cases, there may be opportunities to reconfigure the internal arrangement of habitable rooms so they make better use of available sunlight and outlook on to open spaces.

3.68 The approach may also allow for some degree of new infill housing, which may make better use of under-used, poorly located open spaces and may help finance and deliver the wider regeneration programme. However, full regard should be paid to other policies of the Neighbourhood Plan – especially WN4 and WN6 – to ensure protected open spaces are not developed in this way.

3.69 It is also vital that redevelopment projects make provision for some improvement of open spaces, in a way that is consistent with the essential character of Woughton, as set out in Policy WN9. And in no case should a redevelopment project result in a net loss of more than a quarter of the existing public open space land area of a Grid Square. Any greater net loss will fundamentally change the character of the area.

### **Policy WN22 Regeneration: Redevelopment**

***Proposals for the redevelopment of a Grid Square designated for regeneration will only be supported if the programme ensures that in order to preserve the strong community and family links in these grid squares, households required to relocate as part of any regeneration proposals should be given the opportunity to return to a dwelling in the same grid square.***

3.70 Most local people that have engaged with the Plan so far from the affected communities have expressed a strong desire to remain in their specific Grid Square if they are to be re-housed, rather than elsewhere in Woughton or the city. It is therefore vital that the masterplanning and phasing of any redevelopment projects are able to meet that preference.

## **Policy WN23 Regeneration: Masterplanning**

***Any proposals for the refurbishment and/or redevelopment of a Grid Square designated for regeneration must adhere to the following process:***

- Preparation of a Community Regeneration Plan for each of the Grid Squares to translate the principles of the Woughton Neighbourhood Plan into detailed objectives for each project and to end with the agreement of the Regeneration Plan***
- Each Regeneration Plan should comprise an illustrative masterplan establishing the key development principles and proposals, phasing, environmental effects, transport assessment, heritage assessment (as appropriate) and S106 Heads of Terms)***
- The preparation of each Regeneration Plan should follow the key neighbourhood planning steps, i.e. evidence analysis, community opinion testing, draft plan, formal consultations, final plan, independent examination and community vote, but cannot be a legal neighbourhood plan unless the regulations change***
- Once approved then either an outline planning application will be necessary to formalise the masterplan provisions or detailed planning applications can be made for each phase of development***

3.71 This policy establishes the principles by which planning applications will be considered and consent granted in due course. Given the Neighbourhood Plan may be more than ten years ahead of a redevelopment or refurbishment project, the Community Council has sought not to prescribe the details of how change should happen. For that reason, there are many matters that will be of very special importance to each affected community that will need to be dealt with when those plans are being made.

3.72 The Community Council believes that neighbourhood planning offers a valuable way of engaging local people in the local planning process. Although it is not currently legally possible for new Neighbourhood Plans to be made for each Grid Square, there is no reason why some of the key features of making a Plan cannot be repeated.

3.73 The policy therefore requires that, once the regeneration programme is known, a Community Regeneration Plan is prepared for each affected community. Each Plan will be prepared as a partnership between MKC/Mears and WCC and will engage local people and other stakeholders, e.g. local traders, public service providers. The form of the Plan will likely be conventional in terms of masterplanning and technical assessment work. However, to ensure the local community is genuinely engaged, and to avoid past problems of estate regeneration in the UK where this has not been the case, the policy requires that each Plan is independently examined and put to a community vote (which may include business rate payers). The precise arrangements of this process can be determined at a later stage.



## **4. IMPLEMENTATION**

### **Introduction**

4.1 The policies of the Neighbourhood Plan will be implemented through the determination of planning applications and through the investment of financial contributions in supporting infrastructure projects as described below.

### **Development Management**

4.2 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers. In preparing this plan, care has been taken to ensure, as far as possible, that the policies are achievable. The scale of change may be considerable in some parts of Woughton and Policies WN21, WN22 and WN23 are specifically designed to establish how such change will be managed.

4.3 Whilst the local planning authority will be responsible for development management, the Community Council will also use the Plan to frame its representations on submitted planning applications. It will also work with the Council to monitor the progress of sites coming forward for development.

### **Infrastructure**

4.4 The Community Council proposes the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority:

- Reinvestment in existing community meeting places
- Investment in establishing new community meeting places where one does not exist (i.e. Leadenhall & Peartree Bridge]
- Investment in green and open spaces (i.e. emphasis on community food growing opportunities)
- a pedestrian route alongside Harrier Court in Eaglestone

4.5 This series of local infrastructure projects will be prioritised for investment from any future Milton Keynes Community Infrastructure Levy (CIL). The CIL will replace the pooling of S106 agreement financial contributions during the plan period. It will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the Parish will be invested in the Parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

4.6 In addition, S106 planning obligations will still be required as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paras 173 and 204 of the NPPF.



## **5. POLICIES MAP (*see separate document*)**

## 6. RESPONSE FORM



### **Public Consultation on the Pre-Submission Neighbourhood Plan: 19 September 2016 - 31 October 2016**

Please let us have your views on any of the policies in the Pre-Submission Neighbourhood Plan, stating the policy number, indicating whether you agree or disagree, and your comments and/or suggested changes.

If you would prefer to complete your response on your computer in Word format, a response form is available to download from the Woughton Community Council website at [www.woughtoncommunitycouncil.gov.uk](http://www.woughtoncommunitycouncil.gov.uk)

**All comments must be returned by Monday 31 October 2016 either:**

- By posting it to and hand delivering it to:  
33-37 Farthing Grove, Netherfield, Milton Keynes, MK6 4JH  
60 Garraways, Coffee Hall, Milton Keynes, MK6 5EG  
40 Marshworth, Tinkers Bridge, Milton Keynes, MK6 3DD  
5 Harrier Court, Eaglestone, Milton Keynes, MK6 5BZ  
Moorlands Centre, Dodkin, Beanhill, Milton Keynes, MK6 4LP  
Or
- by emailing attachment to:  
[Victoria.Binko@woughtoncommunitycouncil.gov.uk](mailto:Victoria.Binko@woughtoncommunitycouncil.gov.uk)

<b>Personal details</b>	
<b>Your Name</b>	
<b>Organisation Name (if any)</b>	
<b>Address &amp; Postcode</b>	
<b>Telephone number</b>	
<b>E-mail address</b>	
<b>If responding as an agent, name of client</b>	

**Please Note: No contact details above equals “Your views will not be considered”.**

**Closing date for comments - Monday 31 October 2016**

**If you cannot return this Response Form, please contact the Netherfield Office at 01908 395681 to arrange collection.**

**If using additional pages, please write your name at the top of each page and attach them all together**

<b>Policy # (i.e. WN3)</b>	<b>Do you agree or disagree?</b>	<b>If you disagree (or even if you agree), what comments do you have or what changes would you suggest we make?</b>

If you require more space to comment, a response form is available to download and print out from the Woughton website at [www.woughtoncommunitycouncil.gov.uk](http://www.woughtoncommunitycouncil.gov.uk)

**Closing date for comments - Monday 31 October 2016**

**If you cannot return this Response Form, please contact the Netherfield Office at 01908 395681 to arrange collection.**

<p><b>If using additional pages, please write your name at the top of each page and attach them all together</b></p>
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## **7. EVIDENCE BASE DOCUMENTS**

### **Links & References**

- National Planning Policy Framework (2012)
- Milton Keynes New Residential Development Design Guide (2012)
- Milton Keynes Houses in Multiple Occupation SPD (2012)
- Milton Keynes Core Strategy (2013)
- Milton Keynes Local Plan (2005)
- Plan:MK Topic Papers (2014)
- Plan:MK Strategic Development Options (2015)
- MK Futures 2050 (TBC)
- Regeneration:MK 2030 Strategy (2015)
- Woughton Housing Needs Assessment (2015)
- Woughton Play Areas Study (2016)

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# ANNEX A

## A Profile of Woughton

A.1 The parish of Woughton forms one of 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 major schools.

A.2 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.

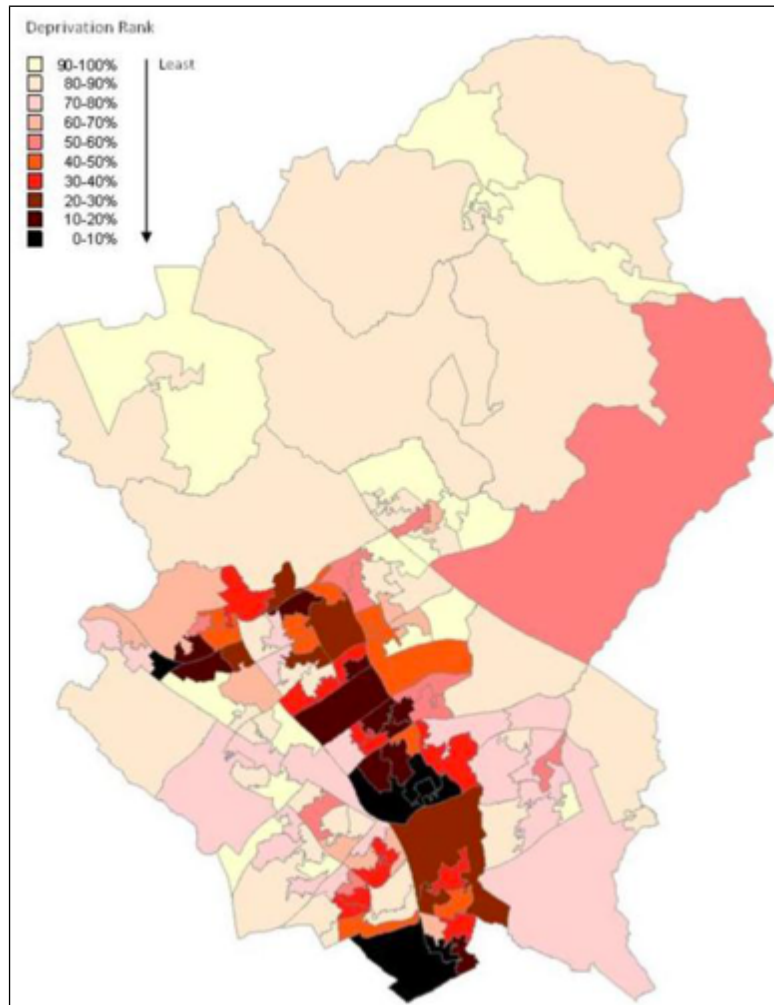
A.3 Each of Woughton's housing areas is distinct from its neighbours, divided by the grid road and parkland infrastructure that characterises much of the city. Each has some community and commercial services – a primary school, a medical centre, a small shopping precinct for example – with Netherfield 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.

A.4 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.

A.5 The majority of the parish lies within Lower Super Output Areas<sup>9</sup> that are amongst the 10% most deprived in England. Across MK, the data shows an increasing disparity between the most and least deprived communities.

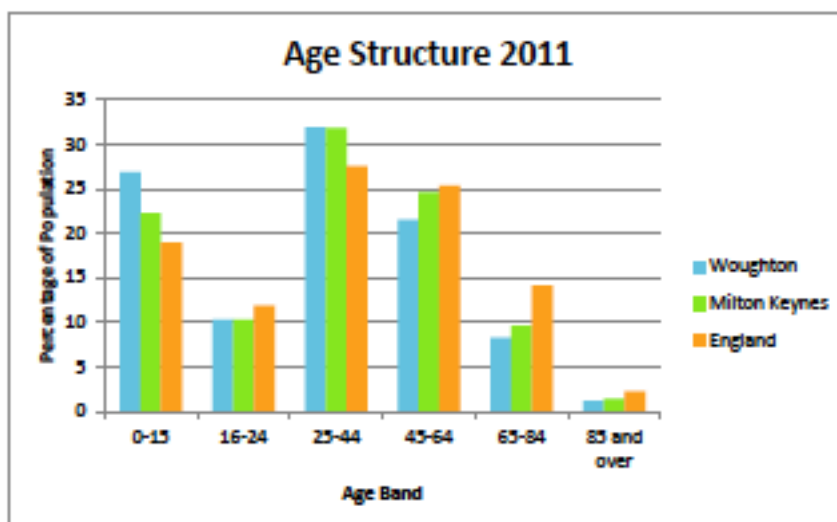
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**9 Super Output Areas** are a geography for the collection and publication of small **area** statistics. They are used on the Neighbourhood Statistics site and across National Statistics. There are currently two layers of SOA, **Lower Layer Super Output Area** (LSOA) and Middle Layer **Super Output Area** (MSOA).



*Plan B: Deprivation Rank (ONS, Census 2011)*

A.6 The age structure of the parish is unusually skewed towards the 0-15 age group, which is significantly higher than for MK or England. As with MK, the 25-44 age group is also higher than the England average but the number of 45+ people is significantly fewer, especially in the 65+ age groups. The 16-24 age group is similar to MK but below the England average.



*Fig A: Age Structure (ONS, Census 2011)*

A.7 The changes in the period since 2001 indicate a very large proportionate increase in the number of young families (in the 0-15 and 25-44 age groups) but much lower increases in the 45+ age groups and an actual loss of people in the 16-24 age group. In almost all cases, the trends are counter to the MK and England averages. Only in the 0-15 age group is the trend similar to MK but it is still very different to England.

A.8 The nature of housing tenure in the parish is very different to MK and England. There are significantly more homes in the social rented sector (50%) and only 30% owner occupied. MK is broadly the same as England other than for its larger shared ownership sector.

Tenure	Woughton	Milton Keynes	England
Owned; total	29.6%	57.7%	63.3%
Shared ownership	3.7%	6.1%	0.8%
Social rented; total	49.4%	18.0%	17.7%
Private rented; total	15.2%	17.3%	16.8%

*Fig B: Housing Tenure (ONS, Census 2011)*

A.9 The types of homes in the parish are also very different to MK and England. There are significantly more terraced houses (but not of a conventional brick construction) and significantly fewer detached and, to a lesser extent, semi-detached, houses. The number of flats is broadly the same as MK and England.



Dwelling type		Woughton	Milton Keynes	England
Whole house or bungalow	Detached	9.7%	28.7%	22.4%
	Semi-detached	21.6%	28.5%	31.2%
	Terraced	53.7%	27.3%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	14.3%	14.2%	16.4%
	Parts of a converted or shared house	0.5%	0.9%	3.8%
	In commercial building	0.1%	0.4%	1.0%

*Fig C: Housing Stock Types (ONS, Census 2011)*

A.10 The levels of economic activity in the area have been a little lower than the England average and very much lower than the MK average for a number of years. Self-employment in particular is very much lower than average. A higher than average number of potentially economically active people are either carers or are long term sick or disabled.

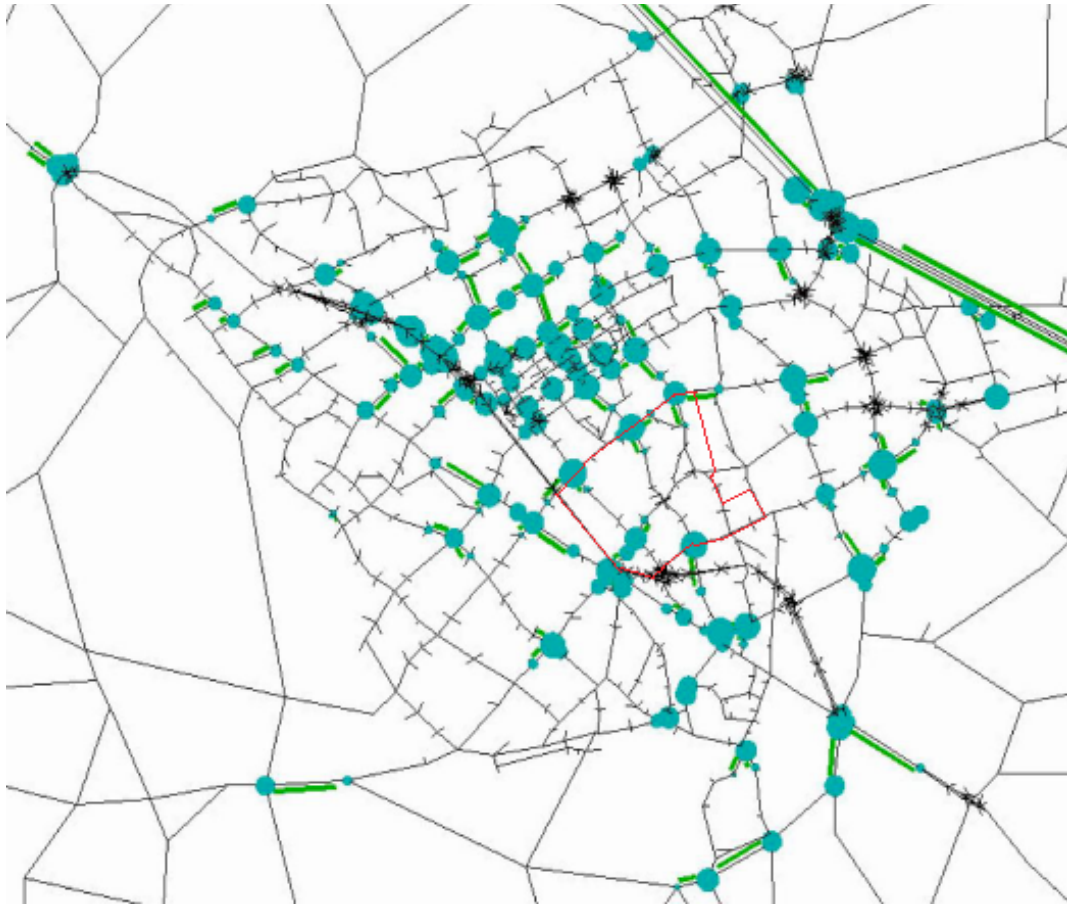
A.11 The health of the local population is the lowest of any ward in MK, with life expectancy some ten years fewer than the healthiest ward in the city and some five years lower than the city average. The extent to which day time activities are limited for health reasons is also significantly higher than the city average.

Extent of activity limitation	Woughton	Milton Keynes	England
Day-to-day activities limited a lot	11.6%	6.4%	8.3%
Day-to-day activities limited a little	8.9%	7.5%	9.3%
Day-to-day activities not limited	79.5%	86.1%	82.4%

*Fig D: Health (ONS, Census 2011)*

A.12 The parish is distinct from MK in that a much higher proportion of its working age population travel to work within the city and fewer commuters travel more than 30km to work. There are also fewer home-based workers than the average for MK or England.

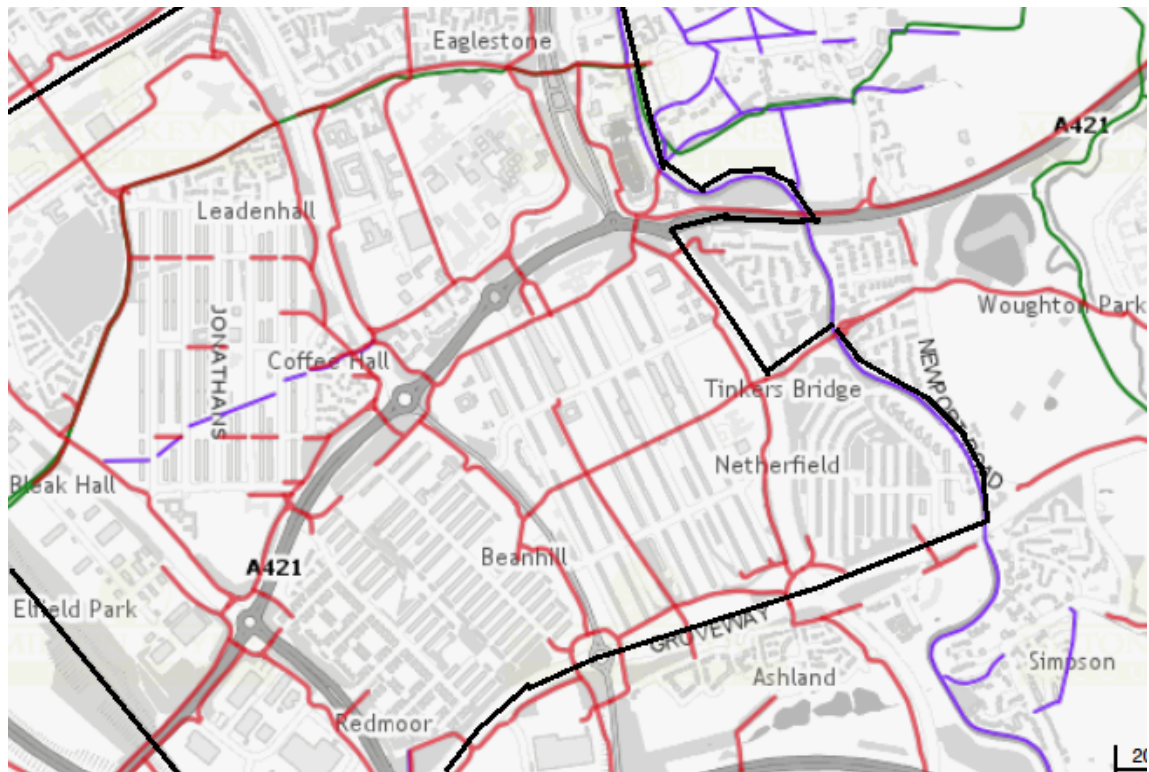
A.13 The parish straddles the A421 strategic highway route though the city to the immediate east of the A5. The traditional MK road grid pattern forms the main structure of the parish, with most of the main roads being dual carriageway. MKC data indicates that five of the main road nodes on the grid on the edge of the parish are potential congestion hotspots by 2023.



*Plan C: Potential Peak Hour Congestion Hot Spots 2026 (MKC, LPT)*

A.14 The grid structure hinders effective bus use in the city. Only one service penetrates any Woughton estate (Coffee Hall; Route 1 Newton Leys – Central Milton Keynes – Newport Pagnell); the vast majority are routed along the grid with bus stops adjoining busy, fast roads some distance from the housing areas. Given that housing densities are also lower than average in some estates, bus patronage is therefore lower than would be expected for a large urban area with lower levels of car ownership.

A.15 There is one public footpath (WP012) that runs through Coffee Hall and coincides in part with the historic route of the Peartree Lane, which is also a bridleway (BW013A) and forms a Local Wildlife Corridor. There is also a public footpath running through Tinkers Bridge alongside The Meeting Place.



*Plan D: Redways (MKC, LTP)*

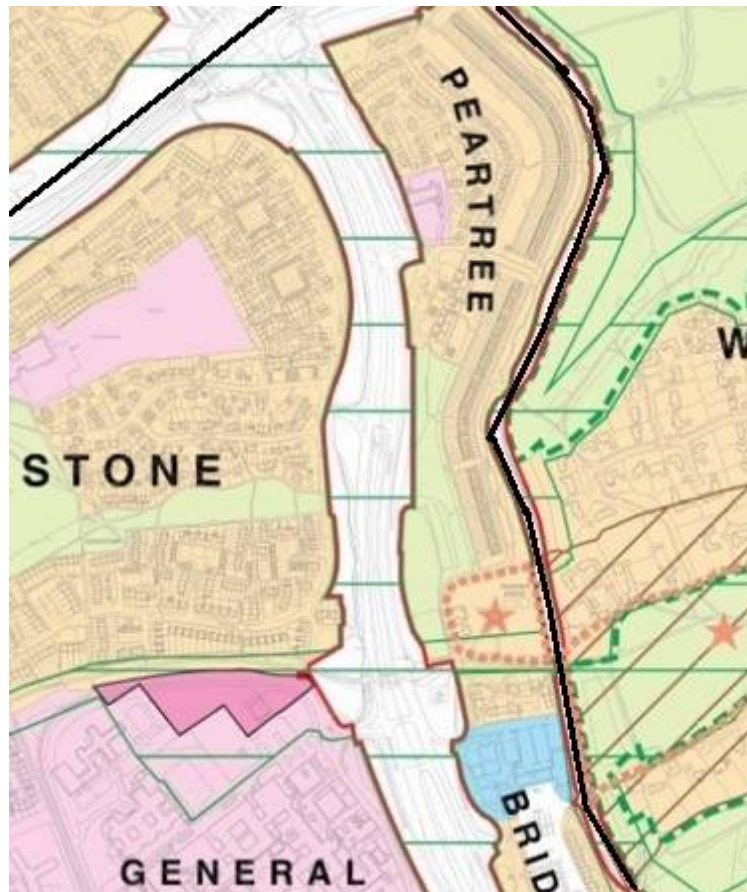
A.16 Although there are no nationally designated biodiversity assets, there is the Peartree Lane Wildlife Corridors of the 2005 Local Plan, which runs from Bleak Hall through Leadenhall, Eaglestone and Peartree Bridge to Woughton-on-the-Green. There is also the Grand Union Canal forming part of the eastern boundary of the parish and considerable areas of amenity space within and around the edge of each of the Parish's estates.



*Plan E: Designated Biodiversity Sites in Milton Keynes (MKC)*

A.17 The Woughton-on-the-Green Conservation Area adjoins the eastern boundary of the parish near Peartree Bridge. The boundary of the Shrunk Village Scheduled Ancient Monument, which lies within the Conservation Area extends into the parish. There is one listed buildings in the Parish – the Old Rectory Farm at Peartree Bridge is Grade II and part of the Woughton-on-the-Green village that predates the city.





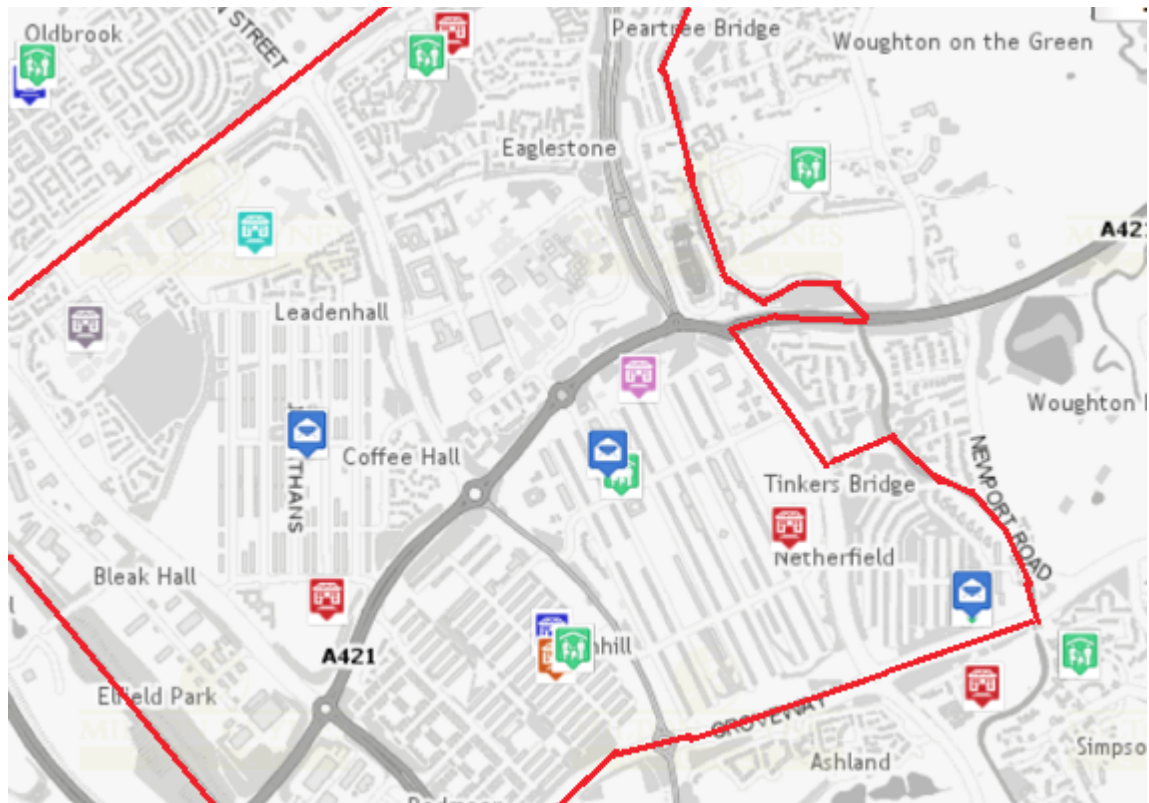
*Plan F: Conservation Area and Scheduled Ancient Monument at Woughton on the Green (MKC, Local Plan Proposals Map)*

### Community Facilities

A.18 The parish contains a number of community facilities:

- MK Hospital, Eaglestone
- Primary schools
  - o Langland Community School, Netherfield
  - o Moorlands Primary School, Beanhill
  - o Redway School (special needs), Netherfield
  - o Falconhurst Primary & Pre-school, Eaglestone
  - o New Chapter Primary School, Coffee Hall
  - o Moorlands Children Centre / Nursery, Beanhill
  - o Hedgerows Children Centre / Nursery, Netherfield
- Secondary schools
  - o MK Academy, Leadenhall
  - o MK College, Leadenhall
  - o Bridge Academy (Education Centre Social Emersion & Behavioural Problems), Coffee Hall
  - o St. Paul's Catholic School, Leadenhall
- Health centres (GP, dentists)
  - o Ashfield Medical Centre, Beanhill
  - o The Grove Surgery, Netherfield
  - o Beanhill Dental Practice, Beanhill

- WCC Offices
  - o Netherfield office
  - o Coffee Hall office
- Meeting Places / Community Centres
  - o Coffee Hall Community Centre
  - o Eaglestone Centre
  - o Netherfield Centre
  - o Tinkers Bridge Centre
  - o Moorlands Centre (run by MKC), Beanhill
  - o Woughton Leisure Centre, Leadenhall
- Shops
  - o Netherfield
  - o Beanhill
  - o Tinkers Bridge
  - o Coffee Hall
  - o Eaglestone
- Netherfield pub
- The Eagle, Eaglestone pub
- Peartree Bridge Inn
- Car wash, Peartree Bridge
- Areas of Worship
  - o Christ the Vine Community Church, Coffee Hall
  - o Kingdom Hall of Jehovah's Witness, Netherfield
  - o Netherfield Chapel
  - o Milton Keynes Islamic Centre, Leadenhall
  - o Sikh Temple, Leadenhall
- Marina & Canal, Peartree Bridge & Tinkers Bridge
- Coffee Hall Family Centre
- AgeUK Milton Keynes, Peartree Centre, Peartree Bridge
- Sheltered Accommodations & Specialist Housing
  - o Everglades, Eaglestone
  - o Buckland Lodge, Netherfield
  - o Cripps Lodge – drug & alcohol addiction clinic, memory clinic, child & adolescent mental health services, care service, Netherfield
  - o McIntyre Care, Beanhill
- Green & open spaces & play areas
  - o Eaglestone Local Park
  - o Two Halls Park, Coffee Hall / Leadenhall
  - o Community Orchard
  - o Other local parks



*Plan G: Community Facilities and Services in Woughton (MKC)*

## **ANNEX B**

### **Woughton within Milton Keynes**

B.1 The Plan needs to reflect existing land use planning policies for Milton Keynes as they affect Woughton. It also needs to anticipate the possibility of major policy changes in the coming years for the city and Woughton.

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

B.2 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.

B.3 The most relevant Core Strategy policies are:

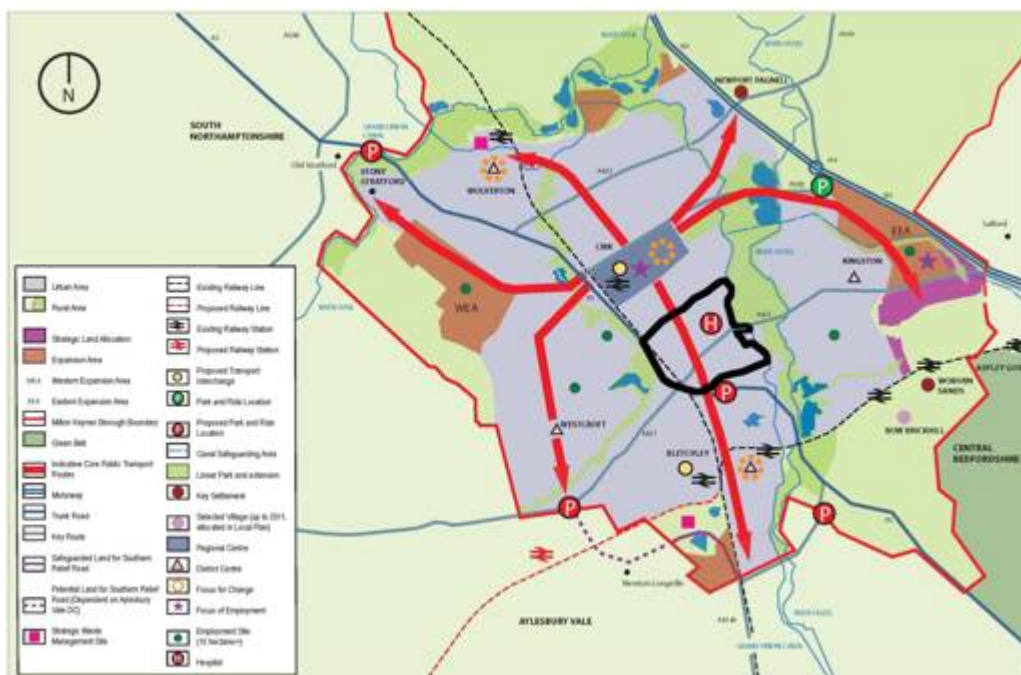
- CS1 Milton Keynes Development Strategy - setting out the settlement hierarchy and determining the key locations for new housing and jobs
- CS8 Other Areas of Change – shaping change in regeneration areas of the city to manage physical change, economic improvement and improved human and social capital
- CS10 Housing – managing the mix of new housing types and tenures and enabling suitable infill development schemes
- CS12 Developing Successful Neighbourhoods – ensuring that major development schemes support sustainable lifestyles
- CS13 Ensuring High Quality, Well Designed Places – requiring high standards of design that respond to the character of place
- CS17 Improving Access to Local Services & Facilities – protecting open spaces and other community facilities
- CS19 The Historic & Natural Environment – protecting the city’s heritage and green infrastructure assets

B.4 There are also some 2005 Local Plan policies that remain relevant:

- S12 Linear Parks (which identifies the Ouzel Valley, which runs alongside Tinker’s Bridge and Peartree Bridge, and ensuring development schemes protect their landscape, nature conservation and recreational value)
- D1 Impact of Development Proposals on Locality
- D2 Design of Buildings
- D2A Urban Design
- D3 Canalside Development
- H1 Archaeological Sites (which identifies the Scheduled Ancient Monument at Woughton on the Green)
- HE6 Conservation Areas (which identifies the Conservation Area at Woughton on the Green)
- NE1 Nature Conservation Sites
- T1 Transport User Hierarchy



- T5 Public Transport
- T15 Parking Provision
- H7 Housing on Unidentified Sites
- H8 Housing Density
- H9 Housing Mix
- H10 HMOs
- E1 Protection of Employment Land (which identifies the industrial areas at Bleak Hall and Redmoor)
- LC2 Non Retail Uses in Local Centres
- LC3 New Development in Local Centres
- TC19 Housing in Local Centres
- L2 Protection of Public Open Spaces (which identifies a number of such spaces in the Parish)
- C1 Location of Community Facilities
- C2 Protection of Community Facilities (which identifies a number of such uses in the Parish)
- C5 Health Facilities (which identifies a number of such uses in the Parish)
- C9 Reserve Sites (which identifies sites at Coffee Hall and Netherfield for future development needs)



*Plan H: Milton Keynes Core Strategy: Key Diagram*

B.5 As Woughton is a well-established, built up area of 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 WNP should consider.

B.6 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 and the Old Rectory Grade II listed building 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.

B.7 In addition, there are plans and proposals for the city in a number of other documents, though none identify specific proposals in Woughton:

- The Local Transport Plan 3 (2011-2031)
- MK Economic Development Strategy 2011-2026
- MK Community Strategy 2004 - 2034
- MK Green Infrastructure Plan 2008



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

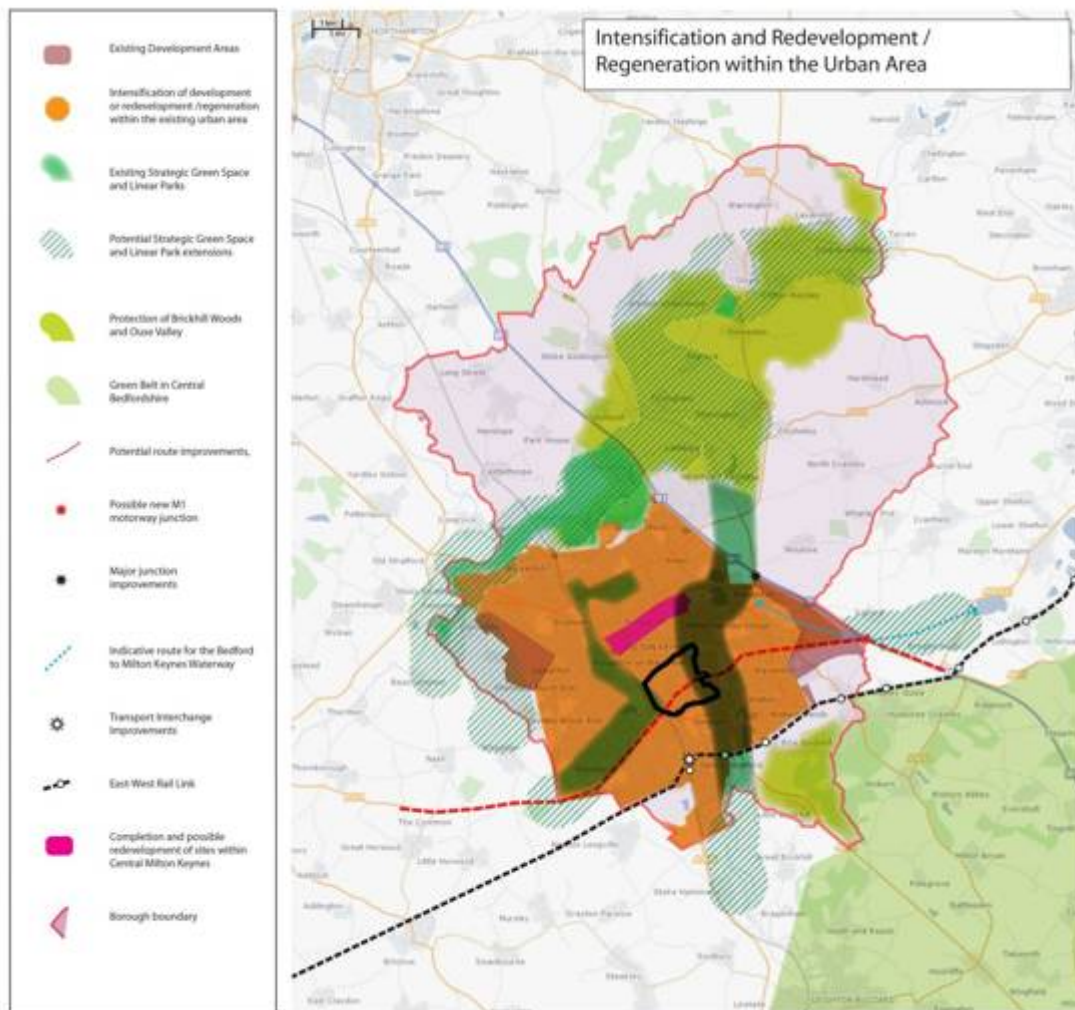
### **‘Plan:MK’ (new Milton Keynes Local Plan) & ‘MK Futures 2050’**

B.8 MKC is now preparing a new Local Plan for the city (known as 'Plan:MK') for the period from 2017 through to at least 2032. That document will plan for future the housing, economic and infrastructure needs of the city by deciding where and how the city should grow.

B.9 In January 2016, MKC published an important document as its next step to completing Plan:MK. The 'Strategic Development Directions Consultation' document set out four possible different ways (or a combination of) that the city 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 2013.

B.10 One of the development options 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 significantly 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 options that are looking at opportunities beyond the city.

B.11 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 K: Plan MK: Strategic Development Direction 4 Key Diagram*

## Regeneration

B.12 MKC adopted its Regeneration:MK Strategy 2030 in 2015 that has three goals: to empower people of 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.

B.13 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.

B.14 MKC proposes that 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.

B.15 Some initial land use classification mapping<sup>10</sup> work indicates that the four estates comprise a total of approximately 245 Ha of land, 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). Other uses include the local centres and schools.

B.16 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.

B.17 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.

### **The Role of the Neighbourhood Plan**

B.18 The Neighbourhood Plan provides the opportunity for the local communities of the parish to shape the future of their area. 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. And it can plan for the future of the rest of the parish that won't be directly affected.

B.19 The intention is for this Plan to contain 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. The 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.

B.20 There is no precedent in England for a neighbourhood plan playing this role in this type of situation. The Community Council is therefore working closely with officers of MKC and of the Regeneration:MK partnership to ensure the Plan is as well informed as it can be about their future decisions.

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<sup>10</sup> A land use classification is a classification providing information on land cover, and the types of human activity involved in land use. It may also facilitate the assessment of environmental impacts on, and potential or alternative uses of, land.

## **ANNEX C**

### **Community Consultations**

C.1 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.

C.2 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.

C.3 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 regeneration plans 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) 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.

C.4 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.

C.5 A full analysis of the engagement activities is contained in a separate report in the evidence base. In addition, the Tinker's 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 WNP.

C.6 A second round of consultation was conducted from March – April 2016 on an Issues & Futures Document which outlined the many issues & possible futures for Woughton along with their pros and cons as well as the inputs from the first round of consultation. Overall the consultation results reiterated the results of the first round of consultation, with some interesting differences. These will be used to inform the upcoming Pre-Submission Plan:

- Environmental management on a whole was the most popular theme, with the importance of select green/open/play areas a key issue – however some areas may have better uses (i.e. create appropriate housing (starter homes, sheltered housing, etc.), repurposed for wildlife & conservation, etc.)
- Access & Movement is a main concern, mainly for the need to increase parking Parish wide (residential & shops), having public transport routes run through the residential estates & to the industrial estates or terminals, and changes to road layouts or walking routes/maintenance
- Ensuring an appropriate housing mix that meets the needs of the current population before thinking externally is an important theme, with controlling HMOs a top individual priority
- The Regeneration Programme remains a hot topic with residents– most people expressed concerns for the programme (i.e. worried about loss of homes or acquisition of properties), while others identified areas of land that could be better used if redeveloped for the purpose of appropriate housing
- Local Businesses was also an important issue: overall increasing the variety/expansion/additional business & retail facilities (within residential & industrial estates), with a lack of support of a ‘High Street’ development of the grid roads
- Increasing local services was also a top priority, with emphasis on additional services in community centres (i.e. babysitting, activities etc.), GP Practices/places, and local schools/places
- The importance of community remains high on residents minds, with an emphasis on maintaining cohesion, nature of estates & the creation/expansion of community centres or meeting points
- Out of all the other / miscellaneous comments, controlling the maximum building heights was a top individual priority.

## **ANNEX D**

### **DESCRIPTION OF POLICY WN6 LOCAL GREEN SPACES**

Policy WN6 of the Neighbourhood Plan proposes the designation of a number of Local Green Spaces in line with provisions of the National Planning Policy Framework. Set out below is a short description of each Space, together with the evidence and reasoning to justify its designation.

#### Open green space with play area, Tinkers Bridge

D.1 This large open green space is approximately 1.65ha in area and is also home to a small play area and basketball courts. This area is heavily used by community members for leisure and community events such as the Autumn Light Festival, the Community Council's Woughton Walk (which is an annual walk along the parish boundary), regularly occurring Fun Days organised by the estate Resident Association, activity afternoons, and weekly football and sports clubs. This area was identified as a top area of protection from local residents in both rounds of community consultations, as well as identified as a priority area in their Community Action Plan they created with the assistance of the First Steps Programme run by My Community. It is located in the north section of the estate, and a Redway at the top of the open space separates Tinkers Bridge from neighbouring Passmore. This is the largest green open space area in Tinkers Bridge, and is held in high regard with many of the local people as a way to incorporate the environment in into their daily lives as a way to improve their mental and physical health.

#### Alphabet Park, Netherfield

D.2 This is large play area approximately 1.88ha in area located in the centre of Netherfield. This area has a great deal of highly used play equipment, which has representations of the letters of the alphabet. The Alphabet Park acts as Public interactive art, sculpture workshops were set up with Langland School. The alphabet artworks are twenty six sculptures for Netherfield Local Park made by artist Pete Codling. Pete developed the idea of an Alphabet of Artworks after he spent two days talking to residents and local children as part of a consultation weekend to discuss the future of Netherfield Local Park in July 1998. The area is heavily used by local families and local groups including the Resident Association, Buckland Lodge (Sheltered Accommodation), and the People's Health Trust (a charity which awarded the people of Netherfield £215,000 to improve their local area) for various community events including: annual the Woughton Walk, Fun Days hosted by the estate Resident Association and other regular events such as Halloween events, Pop up and Play Sessions hosted by a variety of community groups including the Community Council, Play Association, and Play Rangers, as well as an opening celebration. It is on looked by the surrounding houses which increases the



level of safety. Two Redways also run through the play area, and it is part managed and taken care of by the estate Residents Association.

#### Educational land for Langland School, Netherfield

D.3 This open field area is approximately 1.33ha in area and is currently fenced off and utilised by Langland School as their playing field. It is currently earmarked as educational land for the school, but is heavily used as a community space by the Community Council for community events such as Get Active Day, as a sporting field for local residents and the estate Residents Association, and the south-eastern boarder is Jed's Trail, an ancient hedgerow that is now a nature and wildlife passed used by local residents.

#### Rainbow Park and community garden land, Beanhill

D.4 This is a popular local play area approximately of 0.66ha, and was created through outside grant funding and a high amount of community support. Consequently, this was identified as an area of priority in both rounds of consultation. WCC also now holds the free hold to a portion of land which will be turned into a community garden. It has been the venue of many community events including Pop-up and Play Sessions, planting and other environmental events, and scavenger hunts.

#### Two Halls Park, Coffee Hall

D.5 This is a large open field area (3.63ha) is home to a football & rugby pitch (sports ground), and play area. It is heavily used by residents Parish wide, and used the most by residents in Coffee Hall and Leadenhall. This is especially important seeing as Leadenhall does not have a designated play area or green open space in their estate. The area is outlined by Redways, one of which is Peartree Lane (which is a wildlife corridor), and has several other footpaths running through it. It is used heavily by the Community Council, Milton Keynes Council, the estate Residents Association, and other outside organisations to host popular community events including the Woughton Walk, school holiday activities such as this year's popular Planting in Two Halls Park, and other events such as the Coffee Hall Big Lunch, planting provided by the Woodland Trust, Fun Days hosted by the local estate Residents Association, various sporting activities, and an opening celebration.

#### Barista Play area, Coffee Hall

D.6 This is a popular play area and is used by local children. The 0.24ha area houses play equipment as well as an outdoor gym. It is the most used plat area and the estate, and thanks to the outdoor gym equipment the area promotes healthy lifestyles for people in our parish. This is epically important given the fact that our residents typically have a lower level of health then elsewhere in the city. Therefore keeping any area that promotes healthy lifestyles is especially important. It has been the setting of many community events including Pop-up and Play sessions and an opening ceremony.

#### Eaglestone Local Park

D.7 This large open green space and play area of almost 2ha was the recipient of the Green Flag Award in 2015. This is a popular play area and open space which is utilised by the community for leisure purposes and local events such as annual Fun Days hosted by the estate Residents Association, pond /planting days and other environmental initiatives hosted by the Community Council, sporting events, interagency days, as well as Activity sessions and an opening ceremony. It is home to play equipment for young children and older children as well as an outdoor gym area. One Redway as well as other footpaths run directly through the park.

#### Falconhurst Primary School playing field, Eaglestone

D.8 This open field area is approximately 1.65ha in area and is currently fenced off and utilised by Falconhurst School as their playing field. It is currently earmarked as educational land for the school.

#### Old Rectory Farm, Peartree Bridge

D.9 This is the only piece of heritage land in the entire Parish, approximately 1ha in area. This is home to a Grade II listed building as well as a small play area and is next to the Grand Union Canal. It has been the host to the Loveliness Festival (a popular and well attended free community music and arts festival hosted by Inter-Action MK), other community events such as the Woughton Walk, and is situated near a dinosaur statue which is painted a new theme by community groups every few years.

#### New Chapter Playing Fields

D.10 This open field area is approximately 1.76ha in area and is currently fenced off and utilised by New Chapter Primary School as their playing fields. It is currently earmarked as educational land for the school.

#### Grand Union Canal Corridor

D.11 This canal is approximately 2.55km and acts as the Eastern boundary line for the Parish and Neighbourhood Plan area and is a main part of our heritage as a parish. It is a very popular spot for local residents and is widely utilised by people within and beyond the parish in barges and house boats. This is an essential area for our parish, as the Warf and Marina are used by some highly mobile residents, but none the less are still part of our community. The canal and footpaths provide the only means for these residents to get to other community groups and services, such as the Community Council's coffee morning and highly utilised Woughton Advice Service. It is also used for many community events, including the Woughton Walk.