



**Wolverton Town Centre  
Neighbourhood Development Plan 2015 – 2025**

**Basic Conditions Statement**

Wolverton & Greenleys Town Council  
Town Hall  
Creed Street  
Wolverton  
MILTON KEYNES  
MK12 5LY

Neighbourhood Plan website: [www.FutureWolverton.org](http://www.FutureWolverton.org)  
Email: [info@FutureWolverton.org](mailto:info@FutureWolverton.org)

Town Council website: [www.WolvertonAndGreenleysTownCouncil.gov.uk](http://www.WolvertonAndGreenleysTownCouncil.gov.uk)  
Email: [Office@WolvertonAndGreenleysTownCouncil.gov.uk](mailto:Office@WolvertonAndGreenleysTownCouncil.gov.uk)

Plan prepared by Wolverton Town Centre Neighbourhood Plan Steering Committee  
on behalf of the town council, with support from:  
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Neighbourhood Development Plan – Basic Conditions Statement – November 2014

## CONTENTS

<b>1. INTRODUCTION AND PURPOSE</b>	<b>1</b>
Introduction	1
Qualifying body	1
Plan proposals	1
Period of the plan	1
Excluded development	1
Neighbourhood area	2
<b>2. APPROPRIATE REGARD TO NATIONAL POLICY</b>	<b>3</b>
Compliance with NPPF	3
Policy W1 – The Agora Site	7
Policy W2 – General Town Centre Development	8
Policy W3 – The Railway Works Site	8
Policy W4 – Town Centre Diversity – Ground Floor Uses	10
Policy W5 – Supporting street markets	11
Policy W6 – Supporting small, independent trade	11
Policy W7 – Shopfronts Design, Advertising and Security	12
Compliance with Core Planning Principles of the NPPF	12
<b>3. CONFORMITY WITH STRATEGIC LOCAL POLICY</b>	<b>17</b>
Development Plan Documents	17
Milton Keynes Council Local Plan (2005)	17
Core Strategy	25
Plan:MK	35
Other relevant Local Planning Authority plans	35
Local Transport Plan	35
Wolverton Regeneration Strategy	36
Wolverton Conservation Area	37
<b>4. SUSTAINABLE DEVELOPMENT</b>	<b>39</b>
<b>5. EUROPEAN UNION OBLIGATIONS</b>	<b>45</b>
<b>6. CONCLUSION</b>	<b>49</b>

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## **1. INTRODUCTION AND PURPOSE**

### **Introduction**

- 1.1 Paragraph 8 of Schedule 4b of the Town and Country Planning Act 1990 (inserted by the Localism Act 2011) says that when a neighbourhood plan proposal is submitted to the local planning authority, it needs to be accompanied by two statements.

These are:

- A statement on how the plan meets legal requirements (sometimes referred to as a basic conditions statement).
  - A consultation statement.
- 1.2 This document comprises the Basic Conditions Statement for the Wolverton Town Centre Neighbourhood Development, and demonstrates how the Plan meets legal requirements as set out in Paragraph 8 of Schedule 4b of the Neighbourhood Planning Regulations.

### **Qualifying body**

- 1.3 The Wolverton Town Centre Neighbourhood Development Plan is being submitted by Wolverton & Greenleys Town Council as the qualifying body.
- 1.4 The application for designation included a map which identified the Neighbourhood Plan area and a statement explaining why the area is considered appropriate to be designated in compliance with paragraph 1 (a) and 1 (b) of the Regulations.

### **Plan proposals**

- 1.5 The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **Period of the plan**

- 1.6 The proposed neighbourhood plan relates to a time period of 10 years from the date of adoption in 2015 to 2025.

### **Excluded development**

- 1.7 The policies of the plan do not relate to any categories of excluded development such as county matters, minerals and waste, nationally significant infrastructure and other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **Neighbourhood area**

- 1.8 The proposed neighbourhood plan relates to the designated neighbourhood plan area only. There are no other neighbourhood development plans in place within the same neighbourhood area.

## **2. APPROPRIATE REGARD TO NATIONAL POLICY**

### **Compliance with NPPF**

- 2.1 The Wolverton Town Centre Development Plan has taken due regard to the National Planning Policy Framework and accompanying National Planning Policy Guidance.
- 2.2 Table 1 summarises how each of the seven policies in the Neighbourhood Plan addresses the key policies of the NPPF.
- 2.3 This is followed by a more detailed, policy by policy explanation of this compliance, which builds upon the summary contained in the commentary on each policy within the plan itself.
- 2.4 Finally, there is an explanation as to how the neighbourhood plan addresses the 12 core planning principles contained in paragraph 17 of the NPPF.

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**Summary of how the Wolverton Town Centre Development Plan policies comply with the NPPF**

Key	NPPF												
	Building a strong and competitive economy	Ensuring the vitality of town centres	Supporting a prosperous rural economy	Promoting sustainable transport	Supporting high quality communications infrastructure	Delivering a wide choice of high quality homes	Requiring good design	Promoting healthy communities	Protecting green belt land	Meeting the challenge of climate change, flooding and coastal change	Conserving and enhancing the natural environment	Conserving and enhancing the historic environment	Facilitating the sustainable use of minerals
✓	Direct linkage												
-	Indirect linkage												
NA	Not applicable to the plan												
<b>Neighbourhood Plan Policy</b>													
<i>W1 – The Agora Site</i>	-	✓	0	✓	-	✓	✓	✓	0	✓	✓	✓	0
<i>W2 – General Town Centre Development</i>	-	✓	0	✓	-	✓	✓	-	0	✓	-	✓	0
<i>W3 – The Railway Works Site</i>	-	✓	0	✓	-	✓	✓	-	0	✓	✓	✓	0
<i>W4 – Town Centre Diversity – Ground Floor Uses</i>	-	✓	0	-	-	-	-	✓	0	-	-	✓	0
<i>W5 – Supporting Street Markets</i>	-	✓	0	✓	-	-	-	✓	0	-	-	-	0
<i>W6 – Supporting small, independent trade</i>	-	✓	0	✓	-	-	-	✓	0	-	-	-	0
<i>W7 – Shopfronts Design, Advertising and Security</i>	-	✓	0	✓	-	-	-	-	0	-	-	✓	0

Table 1: Summary of how the Wolverton Town Centre Development Plan policies comply with the NPPF

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**Policy W1 – The Agora Site**

- 2.5 As the summary table has illustrated, policy W1 of the plan is in compliance with a number of the key planning policies for England as set out in the National Planning Policy Framework.
- 2.6 By setting out policies for the management and growth of Wolverton town centre over the plan period, and in particular for the development of the Agora site, the plan complies with the requirement of ensuring the vitality of town centres (NPPF paragraph 23). In accordance with paragraph 23, policy W1 and the accompanying Development Brief paves the way for “sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres”.
- 2.7 Principles of good design, such as ensuring new buildings are of appropriate scale, respond to local character and history, and establish a strong sense of place underpin the criteria of policy W1, ensuring compliance with paragraph 58 of the NPPF “Requiring good design”. In addition, the fact that the Development Brief for the Agora site was subject to intense community consultation shows compliance with the principles in paragraph 66 which requires proposals to “take account of the views of the community”.
- 2.8 The Agora site policy is predicated on the re-use of brownfield land and thereby complies with paragraph 111 of the NPPF “Conserving and enhancing the natural environment” that “Planning policies ... should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”.
- 2.9 By specifying that new development on the Agora site should make “a positive contribution to local character and distinctiveness” Policy W1 is in compliance paragraph 131 of the NPPF “Conserving and enhancing the historic environment”. By “enhancing heritage assets” or “better revealing their significance”, policy W1 also supports NPPF paragraph.
- 2.10 Policy W1 promotes redevelopment proposals for the Agora site which are in accordance with the principles set out within the adopted Agora Development Brief Supplementary Planning Document. This “integrated approach to considering the location of housing, economic uses and community facilities and services” is in compliance with paragraph 69 of the NPPF “Promoting healthy communities”. The same national policy seeks to achieve “safe and accessible development, containing clear and legible pedestrian routes, and high quality public space, which encourages active and continual use” all of which are key design

principles within the Development Brief which are echoed in the Neighbourhood Plan policy.

- 2.11 The Agora site seeks to address concerns about sustainable housing development by aspiring, subject to viability, for new housing to be “zero carbon and designed for climate change and served by a district heating network”. By including this aspiration the policy also demonstrates compliance with paragraph 93 of the NPPF “meeting the challenge of climate change, flooding and coastal change”.

### **Policy W2 – General Town Centre Development**

- 2.12 Policy W2 which guides general town centre development complies with the National Planning Policy Framework (NPPF) as detailed below:
- 2.13 Bringing forward new retail, office and housing development in the town centre thereby “Ensuring the vitality of the town centre” (NPPF paragraph 23).
- 2.14 Promoting sustainable transport (NPPF paragraph 29), by improving the movement of pedestrians and cyclists around the town centre and quality of and access to public transport infrastructure.
- 2.15 Promoting the conversion of empty space above shops into residential accommodation as part of a wider strategy of “Delivering a wide choice of high quality homes” (NPPF paragraph 47)
- 2.16 Requiring good design (NPPF paragraph 56) through the implementation of the Public Realm Design Manual to ensure an attractive streetscape and by incorporation of green and other public space as part of any new development.
- 2.17 Promoting healthy communities (NPPF paragraph 70) by positively planning for the development of social, recreational and cultural facilities and services to enhance the sustainability of the community of Wolverton.
- 2.18 Meeting the challenge of climate change (NPPF paragraph 93) by aspiring, subject to viability, for new housing development to be zero carbon and designed for climate change and served by a district heating network.
- 2.19 Conserving and enhancing the historic environment (NPPF paragraph 126) by ensuring that new development enhances views of St George’s Church and other key town centre buildings.

### **Policy W3 – The Railway Works Site**

- 2.20 Policy W3 is focussed around the sustainable development of the Railway Works site, and as below demonstrates compliance with many of the national policies contained within the NPPF.

- 2.21 The Railway Works site policy creates the context within which a range of suitable sites could be allocated for retail, leisure, commercial, office, tourism, cultural, community and residential development needed in the town centre. The policy also recognises that encouraging residential development on appropriate sites can also play an important role in ensuring the vitality of the town centre. In doing so it demonstrates compliance with paragraph 23 of the NPPF “Ensuring the vitality of town centres”.
- 2.22 Promoting sustainable transport (NPPF paragraph 29) is a fundamental principle outlined in the Railway Works Site policy, not only in terms of ensuring any new development promotes walking and cycling, but also ensuring that good links are made with the existing public transport infrastructure.
- 2.23 Whilst recognising that the retention of employment uses on the site is crucial, the policy also envisages Delivering a wide choice of high quality housing (NPPF paragraph 47). Housing development proposals that re-use historic buildings, or provide a site for self-build housing are particularly highlighted in the policy.
- 2.24 By optimising the potential for the Railway Works site to accommodate an appropriate mix of uses (including green and other public space) the policy can be said to meet the objective of “Promoting good design” (NPPF paragraph 56). Re-use of historic buildings, and development which reinforces the character of the area is also supported by this paragraph of the NPPF which refers to new development “responding to local character and history, and reflecting ... local surroundings”.
- 2.25 The policy refers to preparation of a masterplan in partnership with the local community and developer. This “integrated approach to considering the location of housing, economic uses and community facilities and services” involving the local community in the development of a vision for the site supports paragraph 69 of the NPPF Promoting Healthy Communities. By ensuring that employment uses are retained (in line with Development Plan policies) the policy also guards against “the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”.
- 2.26 Reference to the sustainable development of the Railway Works site, in particular the inclusion of zero carbon solutions, designing for climate change and the possibility of district heating systems supports paragraph 93 of the NPPF Meeting the challenge of climate change.
- 2.27 By promoting the re-use of 36 acres of brownfield land, policy W3 is in compliance with paragraph 111 of the NPPF “Conserving and enhancing the natural environment”. Whilst detailed studies of the Railway Works site

are yet to be carried out, it is likely that remediation work will need to be carried out to some parts of the site to mitigate against possible contamination resulting from many decades of industrial use. The NPPF is in favour of development on contaminated land once the developer or owner has taken appropriate action to ensure stability of the land.

- 2.28 In seeking to preserve and re-use historic buildings on the Railway Works site, policy W3 supports paragraph 126 of the NPPF “Conserving and enhancing the historic environment”. By focussing on the impact of redevelopment on the Railway Works Wall, policy W3 demonstrates compliance with the tone and direction of this part of the NPPF which requires heritage assets to be conserved “in a manner appropriate to their significance”. The policy also highlights “opportunities to draw on the contribution made by the historic environment to the character of a place” (paragraph 126) by specifying the need to reinforce the strong east/west lines of the site which complement the north/south grid layout of the rest of Wolverton.

#### **Policy W4 – Town Centre Diversity – Ground Floor Uses**

- 2.29 By defining “primary and secondary frontages and setting policies that make clear which uses will be permitted in such locations”, policy W4 of the Neighbourhood Plan seeks to promote the sort of competitive town centres envisaged by paragraph 23 of the NPPF Ensuring the vitality of town centres. This NPPF policy seeks to deliver “customer choice and a diverse retail offer and which reflects the individuality of town centres”, just as policy W4 seeks to “secure the success of Wolverton town centre by proposals which protect, enhance and promote a diverse range of town centre uses”. The NPPF policy states that a range of town centre development is needed including retail, leisure, commercial, office, tourism, cultural, community and residential development. This corresponds to the aspiration of policy W4 to diversify the mix of uses in the town centre to support long-term viability.
- 2.30 By giving priority to pedestrian and cycle movements, and prioritising the improvement of access to high quality public transport facilities, Policy W2 is in compliance with paragraph 35 of the NPPF Promoting sustainable transport. By encouraging people to “minimise journey lengths for employment, shopping ... and other activities” policy W2 demonstrates further compliance with paragraph 37.
- 2.31 In seeking to avoid an “over dominance of any one use”, Policy W4 is supporting paragraph 70 of the NPPF “Promoting healthy communities”, which seeks to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to day needs”.

- 2.32 By seeking to protect the shopping function of Wolverton town centre, whilst being open to a range of other non-retail uses, policy W4 is about “planning positively for the provision and use of ... community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities”.

### **Policy W5 – Supporting street markets**

- 2.33 Paragraph 23 of the NPPF “Ensuring the vitality of town centres” specifically mentions retaining and enhancing existing street markets and, “where appropriate, re-introducing or create new ones, ensuring that markets remain attractive and competitive”. Policy W5 of the plan seeks to facilitate the creation of a new semi-permanent market, so is in direct compliance with the NPPF.
- 2.34 One of the reasons for the creation of a new, high quality street market in Wolverton town centre is the desire to encourage sustainable patterns of consumption. In paragraph 37 of the NPPF “Promoting sustainable transport” it is recognised that “planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities”. This is a further example of how policy W5 is in compliance with the NPPF.
- 2.35 Enhancing the sustainability of communities by taking positive steps to plan for community facilities such as local shops and retail is included in paragraph 70 of the NPPF policy Promoting healthy communities. By including a plan for street market in the Neighbourhood Plan, we are once again demonstrating compliance with the aspiration of national planning policy for local services for local people.

### **Policy W6 – Supporting small, independent trade**

- 2.36 Whilst there is no specific mention of the provision of small shop units in the NPPF, there is specific reference in paragraph 23 “Ensuring town centre vitality”, “to positively planning for the future where town centres are in decline”. By putting into place a strategy that encourages the provision of start-up premises and local entrepreneurship, the Neighbourhood Plan is encouraging economic activity in what may be described as a “failing” town centre.
- 2.37 As the plan outlines, it is hoped that business start-up units will be occupied by local people and provide services to local people. This is in support of paragraph 37 “Promoting sustainable transport” which seeks to “encourage people to minimise journey lengths for employment, shopping, leisure, education and other activities”.

- 2.38 The conversion of larger shop units to smaller units in policy W6 is also in compliance with paragraph 70 of Promoting healthy communities which seeks to ensure that “established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community”.

### **Policy W7 – Shopfronts Design, Advertising and Security**

- 2.39 Retention of historic shopfronts in Wolverton town centre is in direct compliance with paragraph 126 of the NPPF “Conserving and enhancing the historic environment”, which calls for a “positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”.
- 2.40 The NPPF recognises the “contribution that conservation of heritage assets can make to sustainable communities including their economic vitality”, just as the commentary for policy W5 highlights, the local view that “the appearance of the town’s shops is largely unattractive” detracting from the economic viability of the town centre.
- 2.41 By seeking shopfront design which takes into account the surrounding environment, Policy W7 of the Neighbourhood Plan also complies with paragraph 58 of the NPPF “Requiring Good Design” which seeks to ensure development “reinforces local distinctiveness” and “responds to local character and history”.
- 2.42 Paragraph 67 of the NPPF mentions the impact that “poorly placed advertisements can have ... on the appearance of the built and natural environment.” supporting section B of Policy W7 which seeks to keep signage and advertisements respectful of the conservation area and architectural features of the building.
- 2.43 Overall, policy W7 is one of a number of strategies included within the plan which is designed to halt the decline of Wolverton Town Centre by making it a more attractive place to shop. As such it complies with paragraph 23 of the NPPF “Ensuring vitality of town centres” which calls for positive plans to encourage economic activity, and paragraph 29 “Promoting sustainable transport” by encouraging people to shop locally.

### **Compliance with Core Planning Principles of the NPPF**

- 2.44 The National Planning Policy Framework sets out a number of core planning principles in paragraph 17. These principles are as much about an approach to planning as they are about the delivery of specific outcomes, and are very relevant to the neighbourhood planning process, founded as they are on the principles underpinning localism.
- 2.45 The table below summarises the ways in which the Wolverton Neighbourhood Plan is compliant with these core planning principles.

**NPPF Core Planning Principles**

<b>Number</b>	<b>NPPF Core Planning Principle</b>	<b>Compliance of Neighbourhood Plan</b>
1	Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.	The Wolverton Town Centre Neighbourhood Development Plan has been co-ordinated, led, consulted upon and written by members of the local community, with limited consultant support. As such it addresses genuine issues of community concern, and encapsulates the community's vision for the future. Advice from the Local planning authority has ensured that the plan can be implemented with efficiency, and the inclusion of practical projects and monitoring targets will ensure it remains a living document, used by local partners to implement community priorities and regularly updated.
2	Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.	The consultation process for the plan has engaged the Wolverton community in thinking creatively about ways in which the town centre can become a place to be proud of and a place that that people want to visit and do business. This has involved thinking beyond obvious solutions to solutions which will future proof the town centre to adapt and change to the changing retail market.
3	Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business	The plan is robustly pro-development, and seeks to allocate sites for delivery of new homes, business, employment and infrastructure. The community recognises the need for growth and change in the area, but unlike in the past, wishes to be in the driving-seat of such change. The community is realistic about viability being key to achieving development of the Agora site. The hope is that the policies contained within the plan are flexible enough to encourage development, whilst being unequivocal about the "must have" elements of a successful redevelopment.

Number	NPPF Core Planning Principle	Compliance of Neighbourhood Plan
	communities.	
4	Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	High quality design and good standards of amenity are the foundation upon which Wolverton was built in the 1830's. Local people hope and expect that the new development realised through the Neighbourhood Plan is of the same quality and standard as the historic terraced housing and community facilities which are still in use in the town.
5	Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	Whilst focussed on improving the vitality of the centre of Wolverton, the plan promotes links with the green infrastructure beyond the town centre, in particular the Grand Union Canal and Ouse Valley Park. The plan seeks to meet the national standards set by Natural England for access to green open space.
6	Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	There is a strong emphasis in many of the policies on supporting a low carbon future through sustainable house design, support for sustainable methods of travel and support for the local economy.  There is a specific opportunity on the Railway Works site to convert existing buildings for new uses, and to develop a district heating system linked to the new Waste Recovery Plant in Old Wolverton.
7	Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.	By bringing forward brownfield sites for development, the plan is contributing to the conservation of the natural environment.
8	Encourage the effective use of land by reusing land that has been previously developed (brownfield land),	The development sites included in the Neighbourhood Plan are all brownfield sites that have been previously developed. The

Number	NPPF Core Planning Principle	Compliance of Neighbourhood Plan
	provided that it is not of high environmental value.	36 acre Railway Works site is of regional importance as a brownfield development site, and national importance given the 175 years it has been in active railway use.
9	Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).	Both major development sites included in the plan are designated for mixed-use development. Redevelopment of some parts of the Railway Works site will enable flood risk mitigation measures to be put into place, whilst creating public open space for recreation, wildlife and carbon storage.
10.	Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.	Each of the policies in the plan is designed to have a positive impact on the conservation of heritage assets either by enhancing the surrounding environment or the assets themselves. The Wolverton community have a developing understanding of the significance of their local heritage which the plan policies seek to enhance and develop.
11.	Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.	Focusing development in the town centre with good public transport links, and supporting improvements to such links through the plan, means that the impact of growth can be managed sustainably.
12.	Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.	The Town Centre Diversity – Ground Floor Uses policy seeks to achieve a town with a sustainable mix of retail and non-retail uses. The Wolverton community believe that it is only through the delivery of services and facilities that meet local needs can the town centre deal with the ongoing national and international changes to retail. Local strategies to meet local needs is the best way in which to protect the vitality of the town centre.

*Table 2: NPPF Core Planning Principles*

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### 3. CONFORMITY WITH STRATEGIC LOCAL POLICY

#### Development Plan Documents

- 3.1 Paragraph 16 of the National Planning Policy Framework states that communities developing neighbourhood plans should “develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development”. More specifically paragraph 184 of the NPPF states that “neighbourhood plans ... should not promote less development than set out in the Local Plan or undermine its strategic policies”.
- 3.2 The following section outlines how the plan is in general conformity with the strategic policies of the local planning authority.

The strategic policies relevant to the Neighbourhood Plan include:

- The 2005 Local Plan
- Core Strategy 2013
- Plan:MK
- Local Transport Plan 3 (2011 – 2031)
- Wolverton Regeneration Strategy
- Conservation Area Review

#### Milton Keynes Council Local Plan (2005)

- 3.3 The Local Plan, adopted December 2005, sets out how Milton Keynes will be developed up until 2011. It includes details covering the amount and location of housing, employment, shopping and community facilities required. The Local Plan will eventually be replaced by a new local plan, Plan:MK which Milton Keynes Council is currently working on.
- 3.4 Since the publication of the National Planning Policy Framework (NPPF) in March 2012, the policies contained within the NPPF have become material considerations which Milton Keynes Council must take into account both for the purposes of decision-taking and in the preparation of plans.
- 3.5 Whilst Milton Keynes has an up-to-date Core Strategy, adopted in August 2013, which conforms with the NPPF, the large majority of its Development Management policies are still contained within the Milton Keynes Local Plan (2005), which was adopted under the Town and Country Planning Act 1990.
- 3.6 Milton Keynes Council has produced an assessment<sup>1</sup> of all relevant Local Plan (2005) policies against the NPPF, outlining where they conform and

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<sup>1</sup> Milton Keynes Council assessment of compliance of 2005 Local Plan policies with NPPF – [www.milton-keynes.gov.uk/planning-and-building/planning-policy/local-plan-2005](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/local-plan-2005)

conflict with the framework. The assessment then provides a conclusion for each policy summarising the weight that they should be given in-line with their degree of consistency with the NPPF. This is the position that will be taken in the decision-making process until the policies are replaced by those contained in Plan:MK, once adopted.

- 3.7 In terms of the Wolverton Town Centre Neighbourhood Plan, the saved policies of the 2005 Local Plan are therefore still relevant, and the Neighbourhood Plan must show general conformity with them.
- 3.8 The table below summarises the saved policies of the Local Plan that have relevance to the Wolverton Town Centre Neighbourhood Plan.
- 3.9 In carrying out this assessment it is recognised that most of the Local Plan policies are now replaced by strategic policies in the Core Strategy, other than policy E1 of the Local Plan regarding the retention of Employment land.

**Compliance with Milton Keynes Council Local Plan 2005**

Local Plan Policy	Local Plan Policy wording	Neighbourhood Plan Policy	Commentary on Neighbourhood Plan compliance with Local Plan
D2: Design of Buildings	<p>Development Proposals for buildings will be refused unless they:</p> <ul style="list-style-type: none"> <li>i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance.</li> <li>ii) Relate well to and enhance the surrounding environment.</li> <li>iii) Provide access for those with impaired mobility.</li> <li>iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</li> <li>v) Include landscaping and boundary treatments that integrate with those of the surrounding area.</li> <li>vi) Have regard to the need to design layout and screening in the interests of the prevention of crime and the surveillance of the public realm.</li> </ul> <p>The extension of the buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original buildings.</p>	W1, W2, W3	<p>The Agora site policy W1 includes the following planning and design principles of the Agora Development Brief:</p> <ul style="list-style-type: none"> <li>Scale and orientation of the new development.</li> <li>High quality architecture.</li> <li>Access for all.</li> <li>Landscaping, public realm and street furniture.</li> </ul> <p>All of these principles are in compliance with D2 of the Local Plan.</p> <p>Policy W2 promotes development which improves the public realm, enables the creation of new green infrastructure and enhances views of key buildings in the town. In doing so it demonstrates compliance with policy D2 of the Local Plan.</p> <p>Policy W3 seeks to ensure that any future development on the Railway Works site relates well to the surrounding historic site, includes new green infrastructure and links with the neighbouring town centre. Re-use of older buildings is specifically mentioned.</p>
D2A: Urban Design Aspects of New Development	<p>Development proposals will be refused unless they meet the following objectives:</p> <ul style="list-style-type: none"> <li>i) Character in townscape and landscape by identifying and reinforcing better quality and locally distinctive design elements.</li> <li>ii) Continuity of street frontage and enclosure of space by clearly defining public and private areas and locating main building entrances on the street.</li> <li>iii) Quality public realm consisting of spaces and streets that are accessible, attractive, well related to and overlooked by buildings providing natural surveillance, with active ground floor uses along main streets and with parked vehicles not being visually dominant.</li> <li>iv) Ease of movement by creating places that are permeable and well connected with safe, attractive, convenient routes along streets giving priority to walking, cycling and public transport.</li> <li>v) Legibility by providing recognisable streets, junctions, and landmarks to help people to find their way around.</li> <li>vi) Adaptability of buildings and spaces, capable to use by a range of activities in response to changing conditions.</li> <li>vii) Variety of layout, building form, use and tenure through the site.</li> </ul>	W1, W2, W3	<p>Proposals contained within Policy W1 and Policy W3 emphasize the importance of locally distinctive development, with active frontages and high quality public realm/green infrastructure.</p> <p>New development which promotes ease of movement – especially for pedestrians and cyclists – is a key principle within W1, W2 and W3.</p> <p>Variety of layout achieved through a mixed-use development is also a key principle within policies W1, W2 and W3 of the Neighbourhood Plan.</p>
D3: Canalside Development	<p>Development alongside canals should help meet the following objectives:</p> <ul style="list-style-type: none"> <li>(i) Improved public access to an enjoyment of the waterway, including those with impaired mobility.</li> <li>(ii) The protection and enhancement of wildlife habitats.</li> <li>(iii) The retention and enhancement of significant waterside buildings and their settings.</li> <li>(iv) Within employment areas, the provision of wharf facilities for freight transfer.</li> </ul>	W3	<p>Policy W3 contains a key ambition to improve access to the Grand Union Canal, and emphasizes the value of the canal as green infrastructure.</p> <p>The policy seeks to preserve the historic buildings on the site, some of which are located on the canal-side.</p>

**Compliance with Milton Keynes Council Local Plan 2005**

Local Plan Policy	Local Plan Policy wording	Neighbourhood Plan Policy	Commentary on Neighbourhood Plan compliance with Local Plan
	<p>(v) New buildings should present a public face to the canal and be in keeping with local character in terms of scale, design and materials.</p> <p>(vi) Development proposals in the vicinity of the Canal should also take into account the potential for localised flooding from the Canal.</p>		
D4: Sustainable Construction	<p>All new development exceeding 5 dwellings (in the case of residential development) or incorporating gross floorspace in excess of 1000 sq m (in the case of other development) will be required to include the following:</p> <p>(i) Energy efficiency by siting, design, layout and buildings' orientation to maximize sunlighting and daylighting, avoidance of overshadowing, passive ventilation.</p> <p>(ii) Grouped building forms in order to minimize the external wall surface extent and exposure.</p> <p>(iii) Landscape or planting design to optimise screening and individual buildings' thermal performance.</p> <p>(iv) Renewable energy production e.g. external solar collectors, wind turbines or photovoltaic devices.</p> <p>(v) Sustainable urban drainage systems, including rainwater and waste water collection and recycling.</p> <p>(vi) Significant use of building materials that are renewable or recycled.</p> <p>(vii) Waste education and recycling measures.</p> <p>Carbon neutrality or financial contributions to a carbon offset fund to enable carbon emissions to be offset elsewhere.</p>	W1, W2, W3	Policies W1 (S), W2 (J) and W3 (K) all specify that, subject to viability testing, all new development should be zero carbon and incorporate climate change measures. Policy W2 and W3 specifically mentions sustainable urban drainage systems as a mechanism to manage rail water.
HE6: Conservation Areas	<p>Development proposals within or affecting the setting of a Conservation Area should preserve or enhance the character and appearance of the area.</p> <p>The criteria used to assess such proposals are set out in English Heritage Guidance on the Management of Conservation Areas (1995); and interpreted in Character Statements for specific Conservation Areas.</p> <p>Full planning applications will be required for all proposals in Conservation Areas including detailed plans and elevations showing the new development in its setting.</p> <p>Conservation consent for development will be refused for buildings or features that make a positive contribution to the character and appearance of a Conservation Area, unless the proposed redevelopment would enhance the character of the area.</p>	W1, W2, W3, W7	<p>The policies within the Neighbourhood Plan which promote new development all have specific reference to the need to preserve and enhance the Conservation Area, in particular:</p> <p>W1 (F) which mentions the need to retain views of St George's Church.</p> <p>W1 (Q) which specifies the need for good design which is in keeping with the Victorian architecture of the town.</p> <p>W2 (H) which seeks to ensure that new development enhances views of the listed buildings in the town centre.</p> <p>W3 (A), (E) and (F) which together seek to reinforce the character of the site, retain the works wall and preserve and re-use the historic buildings on site.</p>
T3: Pedestrians and Cyclists	<p>Development proposals must be designed to meet the needs of pedestrians and cyclists. In particular:</p> <p>(i) The layout of the external environment, including links to adjoining areas should provide convenient, direct, safe, secure and understandable pedestrian and cycle routes that are not isolated from other transport routes.</p>	W1, W2, W3	<p>Promoting sustainable methods of travel is one of the key objectives of new development within the Neighbourhood Plan area, specifically:</p> <p>W1 (A) – reinstatement of Radcliffe Street as a pedestrian and cycle friendly link.</p> <p>W2 (A) improving movement of pedestrians and cyclists around the town centre and promoting sustainable travel to the railway station.</p> <p>W3 (c) ensuring priority is given to pedestrian and cycle movements.</p>

**Compliance with Milton Keynes Council Local Plan 2005**

Local Plan Policy	Local Plan Policy wording	Neighbourhood Plan Policy	Commentary on Neighbourhood Plan compliance with Local Plan
	<p>(ii) The needs of cyclists should be taken into account in traffic calming schemes.</p> <p>(iii) Locations that are a deterrent to pedestrians and cyclists should be improved, including crossing points at roads.</p> <p>(iv) The existing redway, footway and right of way network should be retained, improved and extended.</p> <p>(v) Cycle parking should be provided that is conveniently sited, secure and sufficient to meet the Council's parking standards, together with showers and changing facilities.</p>		<p>There is also a specific project linked to policy W2 to extend the network of redways into the town centre.</p>
T5: Public Transport	<p>Development proposals must be designed to meet the needs of public transport operators and users. In particular:</p> <p>(i) Road layouts must include direct, convenient and safe bus routes.</p> <p>(ii) Bus priority measures must be implemented, where appropriate.</p> <p>(iii) All houses and most other development must be no more than 400m from a bus stop.</p> <p>(iv) Bus stops must have suitable shelters, good pedestrian access and be open to public supervision.</p> <p>(v) Specific consideration must be given to the provision of public transport services in planning new development.</p>	W2, W3, W5	<p>Specific reference is made in policies W2, W3 and W5 to ensuring that new development has good links with public transport infrastructure, with specific reference to the needs of public transport users and operators in:</p> <p>W2 (A) and (L) mention improvements to sustainable travel to the railway station and improved bus infrastructure.</p> <p>W3 (c) specifically mentions creating good links between the new development and the existing public transport infrastructure.</p> <p>W5 (B) which requires enhanced physical links between public transport interchange and The Square.</p>
T15: Parking Provision	<p>Development proposals should meet the following vehicle parking requirements:</p> <p>(i) Car parking provision must not exceed the Council's maximum standards.</p> <p>(ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls.</p> <p>(iii) Parking areas should be well designed in terms of safety, circulation and appearance and assist access by pedestrian and cyclists.</p>	W1, W2, W3, W5	<p>Appropriate parking provision to support new development is specifically mentioned in:</p> <p>W1 (I) which requires parking provided as part of the Agora development should be accessible to town centre users and be on-street.</p> <p>W2 (I) which again specifies parking on-street.</p> <p>W5 (G) and (H) which requires parking to be provided which supports market customers and traders.</p>
T17: Traffic Calming	<p>Development proposals should include traffic calming measures to provide a safe environment for pedestrians, those with impaired mobility and cyclists.</p> <p>In new development areas traffic calming should be achieved as an integral part of the street design.</p> <p>The design of such measures must take into account the need for efficient and convenient public transport operation.</p> <p>The council may seek financial contributions from developers towards the implementation of traffic calming measures.</p>	W1, W2, W3	<p>W1 (A) makes specific reference to the reinstatement of Radcliffe Street as pedestrian and cycle friendly, with the implication that appropriate traffic calming measures will be included.</p> <p>Policy W2 has a delivery project which involves a comprehensive street improvement scheme for Church Street, Radcliffe Street and Creed Street, involving making some streets one-way, introducing dedicated bus lay overs and reducing the dominant effect of cars by increasing the width of pavements.</p> <p>Policy W3 mentions "Home Zones" as one possible response to the issues surrounding the management of traffic.</p>

**Compliance with Milton Keynes Council Local Plan 2005**

<b>Local Plan Policy</b>	<b>Local Plan Policy wording</b>	<b>Neighbourhood Plan Policy</b>	<b>Commentary on Neighbourhood Plan compliance with Local Plan</b>
H2: Priority Housing Requirements	Within the context of overall housing need the Council will seek the provision of housing which meets the following priority requirements: (i) Affordable housing (including key workers). (ii) Supported housing. (iii) Housing for older people (bungalows and sheltered homes).		Policy W1 and W3 seek to provide new housing in Wolverton which compliments existing provision and meets the needs of local people. The Agora Development Brief includes a particular reference to the need for housing for older people and younger people.
H4: Affordable Housing: Target and Site Thresholds	The Council's target will be to secure 30% of new housing in the Borough as affordable housing. It will seek affordable housing in the following circumstances. Settlements in excess of 3,000 population from housing developments of at least 25 dwellings, or residential sites of at least 1 hectare, irrespective of the number of dwellings Settlements with a population of 3,000 or fewer from housing developments of at least 15 dwellings, or residential sites of at least 0.5 hectares, irrespective of the number of dwellings.	W1, W3	New housing development on the Agora site and Railway Works site will be in accordance with the percentages set out under the Affordable Housing SPD.
H9: Housing Mix	Development proposals that include 5 or more dwellings should incorporate a range of house sizes and types and all dwellings will be encouraged to meet the "Lifetime Homes" standards.	W1, W3	New housing development on the Agora site and Railway Works site that "contributes to the overall mix" and meets the lifetime homes standard.
E1: Protection of Existing Employment Land	Within the City of Milton Keynes and the three Key Settlements, planning permission will be refused for the change of use or redevelopment of any land identified for employment use on the Proposals Map to other purposes, unless there would be no conflict with existing or potential neighbouring uses and: (i) The proposal would result in a significant reduction in the detrimental environmental impact of an existing use; or (ii) The proposed use is one that cannot be satisfactorily accommodated other than in an employment area; or (iii) The proposed use will not significantly reduce the provision of local employment opportunities.	W3	Policy W3 states that any proposals for the Railway Works site should be in line with Local Plan regarding the protection of employment uses.
TC11: Wolverton Town Centre	Wolverton is defined as a District Centre meeting the weekly convenience shopping needs of the resident population within its defined catchment area in the northern half of Milton Keynes and any future retail development proposals should satisfy the following criteria: The demonstrable need for additional floorspace or local services relative to population increase and its available expenditure. The extent to which such development would further the aims of regeneration (see Policy KS6). The degree of support given to the improvement of multi-modal access to and within the Town Centre.	W1, W2, W4, W5, W6	Redevelopment of the Agora supports saved policies TC11 – TC13 the objectives by helping to: Define the role of Wolverton town centre. Improve the attractiveness of the town centre. Ensure retail development in Wolverton does not prejudice Milton Keynes Council's wider regeneration objectives. Development of the wider town centre through policy W2 is predicated on improvements to sustainable methods of accessing the town centre, and so meets TC11 (iii). Policy W4 furthers the aims of regenerating Wolverton by encouraging a greater diversity of retail, which will attract more people into the town centre to shop. By enabling the provision of a new street market providing a new service to existing and new residents, policy W5 supports TC11 (i). Policy W6 supports Local Plan policy TC11 and furthers the aims of regeneration by

**Compliance with Milton Keynes Council Local Plan 2005**

<b>Local Plan Policy</b>	<b>Local Plan Policy wording</b>	<b>Neighbourhood Plan Policy</b>	<b>Commentary on Neighbourhood Plan compliance with Local Plan</b>
			providing start-up space for businesses, which once supported in this way, can expand and develop, providing employment opportunities and new services for local people.
TC13: Wolverton Town Centre Policy	The priorities for improving the Town Centre are: (i) Carrying out environmental improvements around The Agora and The Square. (ii) Improving pedestrian and cycle access. (iii) Improving town centre signing and lighting. (iv) Improving public transport accessibility. (v) Implementing traffic calming schemes.	W2, W5	A particular focus of Policy W2 is the improvement of bus facilities and access to the railway station. The policy also complies with the Local Plan by including improvements to the public realm and pedestrian/cycle movement and access. Policy W5 requires improvements to The Square to facilitate the development of a new street market.
TC18: Non-Retail Uses On Ground Floors In Town Centres	Planning permission will be granted for non-retail uses in Town Centres if they satisfy the following criteria: (i) The general restrictions on the location and proportion of non-retail uses set out in Table TC1. (ii) They do not create a continuous frontage of 3 or more units in non-retail use within the Primary Shopping Area. (iii) They would not have a significant adverse effect on any nearby residential property. Planning permission will only be granted for an amusement centre if it is located in a secondary shopping area or mixed use area away from housing, schools, churches, hospitals and hotels.	W4	The Town Centre Diversity policy sets more evidence-based, realistic and achievable targets for achieving a mix of sustainable uses within the town centre. It builds upon the Local Plan policies aiming to reflect changes in retail since the local plan policy was developed since 2002-4, and adopted in 2005. In accordance with Local Plan policy TC18, Policy W4 says that there are no locations within the town centre which are considered appropriate for uses as an amusement centre as it would be located close to housing and several places of worship.
TC19: Housing in Town, District and Local centres	Planning permission will be granted for housing in Town, District and Local Centres in the following circumstances: The conversion of upper floors above shops and commercial premises. The conversion of outbuildings. As part of larger mixed use development schemes. Residential development proposals in these areas should provide fewer on-site car parking places than the Council's maximum standard for car parking.	W1, W2, W3	Policy W1 will enable the provision of additional town centre housing as part of a larger mixed-use scheme. Policy W2 makes specific reference to the provision of flats above shops. Policy W3 creates the planning context for new housing to be provided on the edge of the town centre as part of a major redevelopment of parts of the Railway works site.

Table 3: Compliance with Milton Keynes Council Local Plan 2005

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**Core Strategy**

- 3.10 The Milton Keynes Core Strategy was adopted by the Council in July 2013. Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Core Strategy is a Local Plan and provides strategic planning policy up to the year 2026.
- 3.11 The table below summarises the links between the policies of the Core Strategy and the Wolverton Town Centre Neighbourhood Plan.
- 3.12 This is followed by a more detailed, policy by policy explanation of this compliance, which builds upon the summary contained in the commentary on each policy within the plan itself.

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**Compliance with Core Strategy**

<b>Core Strategy Policy</b>	<b>Core Strategy wording</b>	<b>Neighbourhood Plan Policy</b>	<b>Commentary on Neighbourhood Plan compliance with Core Strategy</b>
CS: Milton Keynes Development Strategy	<p>The provision of new homes and jobs will take account of the Settlement Hierarchy ... The majority will be focused on, and adjacent to, the existing urban area of Milton Keynes.</p> <p>Here, the continued development of Central Milton Keynes, completion of existing city Estates, existing Local Plan Expansion Areas (and redevelopment and infill development (particularly in the older parts of the city) will all contribute to a more sustainable city</p> <p>Main areas for development will include: District centres: A) Bletchley and Wolverton B) Kingston and Westcroft</p>	W1, W2, W3, W6	<p>The two major development opportunities within the Wolverton Plan – the Agora site and Railway Works site – both create the opportunity for the development of new homes and employment.</p> <p>Commercial, office and retail space, and additional cultural or leisure facilities all have the potential to be delivered through the neighbourhood plan, all bringing with them employment opportunities.</p> <p>Wider town centre development – as outlined in policy W2 – also has the potential to deliver housing and commercial property, and the provision of space for small businesses (W6) will also create job opportunities within the District Centre.</p>
CS4: Retail and Leisure Development	<p>The Planning Authority will grant planning permission for additional retail floorspace and other uses appropriate within town centres as defined in national policy such as leisure, entertainment and cultural.</p> <p>District Centres: The traditional District centres of Bletchley and Wolverton will cater for the weekly convenience shopping needs of their catchment populations, consistent with the particular objective of regeneration.</p>	W1, W2, W3, W4, W5	<p>The Agora redevelopment will deliver additional retail floorspace in Wolverton Town Centre, with site development brief including the provision of retail units of a modern standard and slightly larger than the Victorian commercial property. This will enable medium-sized national brands to have a presence in the town.</p> <p>The development of the Railway Works site has the potential to deliver leisure, entertainment and cultural uses, bolstering the evening economy and Wolverton's existing role as a District Centre for shopping needs.</p> <p>Policy W4 is in compliance with this policy of the Core Strategy by seeking to protect the shopping function of the town whilst embracing non-retail uses which will improve the vitality of the town.</p> <p>Small shops delivered through policy W6 will also help in the delivery of additional retail floorspace.</p>
CS8: Other Areas of Change	<p>Bletchley and Wolverton town centres will also be key areas of change in the city where new development, including housing, will help regenerate these older centres and encourage sustainable patterns of travel.</p>	W1, W2, W3, W4, W5, W6, W7	<p>The plan includes ambitious plans to develop and regenerate Wolverton Town Centre. By providing new housing and facilities within close proximity to public transport, and ensuring that the developments are pedestrian and cycle friendly, residents and visitors will be encouraged to travel sustainably.</p> <p>The plan will support small business and street markets, and introduce proportionate controls on town centre frontages and shop front design. By doing so it will deliver sustainable change to Wolverton town centre.</p>
CS10: Housing	<p>The Council will work with the Homes and Communities Agency, developers and registered social landlords to meet the Council's housing requirement, as set out in Policy CS2 'Housing Land Supply'.</p> <p>New and refurbished housing should meet the needs and aspirations of the existing population and of the future residents by the provision of an appropriate range of sizes, values, styles, tenures and densities. Infill development should respect the style and scale of buildings and the mix of dwelling types in the surrounding area.</p>	W1, W2, W3	<p>New housing will be provided as part of the Agora redevelopment, general town centre development, and potentially on the Railway Works site as part of a mixed used development of parts of the site.</p> <p>Housing provided on the Agora site will respect the surrounding conservation area and listed buildings, and provide a mix of dwelling types which meet the needs of existing population.</p> <p>The unique setting of the Railway Works site, means that any housing provided as part of a redevelopment could offer something distinctly different to future residents.</p>

**Compliance with Core Strategy**

<b>Core Strategy Policy</b>	<b>Core Strategy wording</b>	<b>Neighbourhood Plan Policy</b>	<b>Commentary on Neighbourhood Plan compliance with Core Strategy</b>
CS11: A Well Connected Milton Keynes	<p>The Council will work with neighbouring local authorities and transport providers to meet the demand for: increased movement of people and goods, improved accessibility across the Borough, improved safety and quality of life and a reduction in the Borough's carbon footprint.</p> <p>Over the Core Strategy period, the measures used will include:</p> <p>Encouraging greater movement within the Borough by cycling and walking through improvements to the existing Redway network and other paths including more direct routes, enhanced facilities and signage, better integration with transport interchange hubs, and improved surveillance; and by extending the Redway network throughout major new development areas (including the creation of routes that are shorter than the equivalent road journey).</p> <p>Planning the development of large housing and employment areas, health, education, leisure, sports, emergency services and other key facilities so that it is well served by public transport and easily accessible.</p>	W1, W2, W3	<p>Improving transport and movement is one of the key objectives of the plan, with particular emphasis placed within policies W1, W2 and W3 on new development encouraging more sustainable methods of travel.</p> <p>Development of new housing within Wolverton Town Centre will result in improved access to services and facilities for new residents, and sustainable patterns of movement.</p> <p>The potential redevelopment of parts of the Railway Works site may present the opportunity to extend existing redway networks into the site, improving access to public transport infrastructure and creating a development which is built around principles of sustainability.</p>
CS12: Developing Successful Neighbourhoods	<p>New developments and major redevelopments must be designed to support sustainable lifestyles for all. This will include:</p> <ol style="list-style-type: none"> <li>1. Creating walkable neighbourhoods and extensions of the existing walking, cycling and key public transport networks</li> <li>2. Siting key day-to-day facilities, including schools, shops, leisure and employment in locations easily accessible on foot, by bike and by public transport</li> <li>3. Creating high quality open spaces in line with the MK Open Space Strategy and private amenity space for houses</li> <li>4. Appropriately locating development to maintain and improve current flood risk and air quality standards</li> <li>5. Separating housing from noisy/24 hour working employment uses (B2 and B8)</li> <li>6. Encouraging home working</li> <li>7. Achieving the highest standards of design in terms of safety and security</li> <li>8. Creating diverse and flexible(79) neighbourhoods that can respond to change overtime, allowing communities to form and grow effectively</li> <li>9. Ensuring flood water management is planned at the largest appropriate scale of new development and, wherever possible, designed as public open space</li> <li>10. Not precluding further expansion other than where the proposals include a permanent long-term boundary for the City.</li> </ol>	W1, W2, W3, W4, W5, W6, W7	<p>The objectives and policies of the Wolverton NDP are all about creating a successful neighbourhood which can respond to change over-time.</p> <p>Policies W1, W2 are focussed around the creation of a town centre which includes shops, services and facilities within walking distance of the local community and with good public transport connections. The creation of new open space as part of town centre development is also supported by Policies W1 and W2.</p> <p>Policy W5 and W6 are designed to create employment opportunities for local entrepreneurs in a street market setting or town centre based small business units. In doing so, both policies support local employment which helps to develop a successful neighbourhood.</p> <p>By controlling the design and impact of shopfronts in the town centre, Policy W7 helps to maintain high quality design, and create an attractive environment, which in turn encourages economic growth.</p> <p>Policy W3 contains a specific aspiration to ensure that new development on the railway works site is linked well with the town centre, and existing public transport infrastructure.</p> <p>Policy W3 contains specific reference to the management of flood risk through sustainable urban drainage systems, which are also referenced in Policy W2.</p> <p>There is specific reference to developing new housing which supports home working in Policy W1, as well as housing which complies with Safer Places and Secured by Design good practice. This reference is also made in Policy W3.</p>

**Compliance with Core Strategy**

<b>Core Strategy Policy</b>	<b>Core Strategy wording</b>	<b>Neighbourhood Plan Policy</b>	<b>Commentary on Neighbourhood Plan compliance with Core Strategy</b>
CS13: Ensuring High Quality, Well Designed Places	<p>All new development must be of high design quality in terms of layout, form and appearance, and make a positive contribution to the character of the area in which it is located.</p> <p>All new development must be based on a thorough site appraisal and be sensitive to its context. New housing should be of an appropriate density for the area in which it is located.</p> <p>Where there is no clear character on the site or surrounding area, new development must be designed to create a distinctive sense of place by using existing site features, the layout of the development, and the appearance of buildings.</p>	W1, W2, W3, W7	<p>The Agora site policy, Policy W2 and the Railway Works policy all make specific reference to the importance of high quality design of new housing and other facilities.</p> <p>Together with the Shopfronts policy W7, W1, W2 and W3 seek to ensure that new development enhances the conservation area/historic setting of the area, and maintains a sense of place rather than detracting from it.</p> <p>For instance, the proposed layout of the development on the Agora site reinstates the grid road layout of the town, and seeks to replicate the height and scale of existing buildings.</p> <p>On the Railway Works site specific reference is made to the re-use of historic buildings and preservation of railway structures.</p>
CS16: Supporting Small Businesses	<p>We will protect small business units across the Borough and require new small business units, with the flexibility to support growing businesses, as part of:</p> <ol style="list-style-type: none"> <li>1. Schemes to redevelop any existing area of employment land for alternative use; and</li> <li>2. Any significant new development in the city, and in the Key Settlements</li> </ol> <p>We will encourage developers to provide live/work units in new developments. Details of requirements will be set out in the Plan:MK.</p> <p>We will seek to provide or stimulate a range of services and facilities appropriate to small business.</p>	W3, W6	<p>Both policy W3 and W6 of the plan seek to support small business in the town centre, through the provision of light industrial and small business units.</p> <p>Policy W6 in particular focuses on the provision of small business units through major development schemes and conversion of larger units.</p> <p>The policy also seeks to provide a small number of units which have affordable rents or are provided on affordable terms such as short leases, monthly payment or turnover rents.</p> <p>Home working is specifically referred to in Policy W1, with the potential of the provision of live/work units as part of the Agora redevelopment.</p>
CS17: Improving access to local services and facilities	<p>The Council will increase access to local services and facilities by:</p> <ol style="list-style-type: none"> <li>1. Implementing Core Strategy and future Plan:MK policies that protect public open space, leisure, recreation, sport and community facilities, local centres and village shops, pubs and Post Offices</li> <li>2. Working with other service providers on the wider use of buildings and co-location of service</li> </ol>	W1, W2, W3, W4, W5, W6, W7	<p>The Wolverton Neighbourhood Plan objectives and policies are all about developing a town centre which provides easy access to local services and facilities.</p> <p>For instance, by encouraging a diversity of town centre uses and protecting the core shopping function of the town centre, Policy W4 will help to ensure that Wolverton Town Centre is a diverse and vibrant place. This in turn will encourage greater co-location of services by the statutory, voluntary and third sector.</p> <p>The plan includes a specific aspiration to encourage cultural and artistic activity in the town centre, which will help to deliver increased visitor economy and economic growth.</p>

**Compliance with Core Strategy**

<b>Core Strategy Policy</b>	<b>Core Strategy wording</b>	<b>Neighbourhood Plan Policy</b>	<b>Commentary on Neighbourhood Plan compliance with Core Strategy</b>
CS18: Healthier and Safer Communities	<p>The Council will work with other agencies on programmes to reduce deprivation and health inequalities and provide the necessary support for the Borough's young people and ageing population.</p> <p>The Council will seek to create safe and sustainable environments by:</p> <ol style="list-style-type: none"> <li>1. Designing out opportunities for crime and anti-social behaviour in new development following best practice guidance in 'Safer Places' and 'Secured by Design'</li> <li>2. Working with the Community Safety Partnership (SaferMK) on initiatives to reduce crime and anti-social behaviour</li> <li>3. Working with the Council's Emergency Planning department to prevent and respond to emergency situations, for example in terms of surface water management</li> <li>4. Extending the linear park and redway system into new developments, with specific attention paid to security to encourage more walking and cycling</li> </ol>	W1, W2, W3	<p>An overall objective of the plan is to support practical projects that impact positively on the lives of local people, in particular by the enabling local people to make a positive difference to their community</p> <p>New housing development delivered through policies W1 and W3 is required to meet nationally agreed standards for designing out crime.</p> <p>A preventative approach is taken to emergency planning by, for instance, making specific reference to flood risk management and the creation of Sustainable Urban Drainage Systems.</p> <p>Policy W2 and W3 makes specific reference to extending the redway system and encouraging greater access to and use of the Grand Union Canal and the linear parks with which they connect.</p> <p>Age specific housing – for both older and younger people – is specifically referred to in the Agora site policy W1.</p>
CS19: The Historic and Natural Environment	<p>Developments will protect and enhance the significance of the Borough's Heritage Assets, including important elements of the 20th Century New Town architecture. Development proposals must consider the character, appearance and setting of sites, buildings, structures, areas, parks and gardens and landscapes that are of historic, architectural, cultural, biodiversity or archaeological significance.</p> <p>Green infrastructure will be protected and enhanced. Open space will be provided in line with the Council's standards.</p>	W1, W2, W3,	<p>The Wolverton Neighbourhood Plan places considerable emphasis on the conservation and enhancement of the historic setting of the town, with policies W1, W2 and W3 making specific reference to listed and historically significant buildings, and structures in the town centre and on the Railway Works site.</p> <p>Whilst policy W1 seeks to redevelop an example of 20th century new town architecture, it is widely acknowledged (including by English Heritage) that the Agora has ceased to perform a useful function within the town, and that the architecture has been less successful than other examples of Wayland Tunley's work.</p> <p>Policies W1, W2 and W3 all seek to enhance green infrastructure, including green roofs and walls, and Policy W5 seeks to enhance a much loved open space – The Square – as a venue for a street market.</p>
CS21: Delivering Infrastructure	<p>New development that generates a demand for infrastructure will only be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either:</p> <ol style="list-style-type: none"> <li>1. already in place, or</li> <li>2. there is a reliable mechanism in place to ensure that it will be delivered in the right place at the right time, to the required minimum high standards demanded by this Council and its partners.</li> </ol>	W1, W3	<p>Both the Agora site policy and Railway Works policy make a specific reference to the provision of on and off-site infrastructure, including school places and community facilities.</p> <p>Policy W6 includes the provision of small business units through major development, and the use of section 106 contributions.</p>

Table 4: Compliance with Milton Keynes Core Strategy

**Core Strategy Policy CS1 – Milton Keynes Development Strategy**

- 3.13 Policy CS1 of the Core Strategy provides for the development of new homes and jobs according to a “settlement hierarchy”. This hierarchy has the District Centres – including Wolverton – as one of the main areas for development.
- 3.14 The two major development opportunities within the Wolverton Plan – the Agora site and Railway Works site – both create the opportunity for the development of new homes and employment.
- 3.15 Commercial, office and retail space, and additional cultural or leisure facilities all have the potential to be delivered through the neighbourhood plan, all bringing with them employment opportunities.
- 3.16 Wider town centre development – as outlined in policy W2 – also has the potential to deliver housing and commercial property, and the provision of space for small businesses (W6) will also create job opportunities within the District Centre.

**Core Strategy Policy CS4 – Retail and Leisure Development**

- 3.17 Policy CS4 of the Core Strategy sets the planning context for new leisure and retail development according to a retail hierarchy which has Central Milton Keynes as first priority and of regional significance and includes Wolverton and the other District Centres second in order of priority.
- 3.18 Neighbourhood Plan Policy W1 The Agora Site seeks provision of additional retail floorspace in Wolverton town centre, with the Agora Development Brief including the provision of retail units of a modern standard and slightly larger than the Victorian commercial property. This will enable medium-sized national brands to have a presence in the town.
- 3.19 The development of the Railway Works site has the potential to deliver leisure, entertainment and cultural uses, bolstering the evening economy and Wolverton’s existing role as a District Centre for weekly shopping needs.
- 3.20 Policy W4 is in compliance with this policy of the Core Strategy by seeking to protect the shopping function of the town so it can cater for the weekly convenience shopping needs of the catchment population, whilst supporting controlled diversification.
- 3.21 Small start-up shops delivered through policy W6 will also help in the delivery of additional retail floorspace.

**Core Strategy Policy CS8 – Other Areas of Change**

- 3.22 Policy CS8 of the Core Strategy includes Wolverton as a key area of change “where new development, including housing, will help regenerate these older centres and encourage sustainable patterns of travel”.

- 3.23 The Neighbourhood Plan includes ambitious plans to develop and regenerate Wolverton Town Centre. By providing new housing and facilities within close proximity to public transport, and ensuring that the developments are pedestrian and cycle friendly, residents and visitors will be encouraged to travel sustainably.
- 3.24 The plan will also support small business and street markets, and introduce proportionate controls on town centre frontages and shopfront design. By doing so it will deliver sustainable change to Wolverton town centre.

### **Core Strategy Policy CS10 – Housing**

- 3.25 New housing will be provided as part of the Agora redevelopment, general town centre development, and potentially on the Railway Works site as part of a mixed used development of parts of the site.
- 3.26 Housing provided on the Agora site will respect the surrounding conservation area and listed buildings, and provide a mix of dwelling types which meet the needs of existing population.
- 3.27 The unique setting of the Railway Works site, means that any housing provided as part of a redevelopment could offer something distinctly different to future residents.

### **Core Strategy Policy CS11 – A Well Connected Milton Keynes**

- 3.28 Improving transport and movement is one of the key objectives of the Neighbourhood Plan, with particular emphasis placed within policies W1, W2 and W3 on new development encouraging more sustainable methods of travel.
- 3.29 Development of new housing within Wolverton Town Centre will result in improved access to services and facilities for new residents, and sustainable patterns of movement.
- 3.30 The potential redevelopment of parts of the Railway Works site may present the opportunity to extend existing redway<sup>2</sup> networks into the site, improving access to public transport infrastructure and creating a development which is built around principles of sustainability.

### **Core Strategy Policy CS12 – Developing Successful Neighbourhoods**

- 3.31 Policy CS12 requires new developments and major redevelopments to be designed to support sustainable lifestyles. This includes creating walkable neighbourhoods, siting facilities in locations easily accessible on foot and creating high quality open space.

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<sup>2</sup> Redways are Milton Keynes segregated cycle and pedestrian network

- 3.32 Policies W1 to W7 of the Neighbourhood Plan support the aspiration to ensure that Wolverton remains a “diverse and flexible neighbourhoods that can respond to change over-time”.
- 3.33 There are specific references in W2 and W3 to new development improving the movement of pedestrians and cyclists and creating good links with existing public transport infrastructure. Policy W1 (E) refers to the creation of high quality public open space to community events, and Policies W5 and W7 encourage more sustainable patterns of local shopping through the provision of a new street market and more attractive retail environment. Policy W6 will help to ensure that local people can work locally, through the provision of small, start-up space.

### **Core Strategy Policy CS13 – Ensuring High Quality, Well Designed Places**

- 3.34 Policy CS13 seeks to ensure high quality, well designed places by making sure that new development makes a “positive contribution to the character of the area in which it is located”.
- 3.35 Policy W1 (L) of the Neighbourhood Plan requires the redevelopment of the Agora site to achieve good design which “preserves and enhances the character of the Conservation Area”. Policy W3 (A), (D) and (E) supports new development on the Railway Works site providing it “reinforces the character of the area” and retains the Works Wall as a “symbol of Wolverton’s origins as a Railway Town, and preserves and re-uses historic buildings on the site”.
- 3.36 Policy W2 (I) and W3 (G) both reference zero carbon development, sustainable housing development, and sustainable urban drainage systems, and all policies seek to integrate the Council’s parking standards into the layout of new developments.
- 3.37 Extending the redway network is included as a project which helps to deliver policy W2.

### **Core Strategy Policy CS14 – Community Energy Networks and Large Scale Renewable Schemes**

- 3.38 An opportunity exists on the Railway Works site to plan for a local energy network, such as a link to the new Waste Recovery Park based in Old Wolverton.
- 3.39 Policies W1(N) and W2 (I) and W3 (G) refer to the potential for a district heating system on new development, which should also be zero carbon and incorporate climate change measures.

### **Core Strategy Policy CS16 – Supporting Small Businesses**

- 3.40 Policy CS16 seeks to protect small business units (defined as units up to 300 sq m) across Milton Keynes in order to provide opportunities for small businesses to develop and grow. Whilst there is an implication in the Core

Strategy that this is limited to support for B use classes, this is not explicit in the strategy and we have taken it to indicate support for all small business, including small shops.

- 3.41 Policies W1 and W2 support the provision of new commercial and office space within Wolverton Town Centre. Policy W3, whilst subject to a master planning process, includes employment uses in the mix of new potential new development on the site.
- 3.42 Policies W4, W5 and W6 are all about diversifying the mix within the town centre, and specifically supporting small, start-up shops.

#### **Core Strategy Policy CS17 – Improving access to local services and facilities**

- 3.43 The Core Strategy seeks to improve access to local services and facilities by delivering infrastructure alongside new development, and protecting services and facilities in existing areas.
- 3.44 The Neighbourhood Plan policies seek to locate new development within the town centre boundary, thereby ensuring that local people and visitors to the District Centre have easy, sustainable access to services.

#### **Core Strategy Policy CS18 – Healthier and Safer Communities**

- 3.45 Core Strategy Policy CS18 is all about reducing health inequalities and deprivation.
- 3.46 The Neighbourhood Plan policies support this aim by enabling access to new quality, housing (W1 and W3), greater access to fresh produce through a regular street market (W5), and a greater diversity of retail (W4) by controlling further take-away outlets. The new development created as a result of the Neighbourhood Plan will meet high quality design principles that aim to design out crime and anti-social behaviour.

#### **Core Strategy Policy CS19 – The Historic and Natural Environment**

- 3.47 Policy CS19 ensures that development proposals “consider the character, appearance and setting of sites ... that are of historic, architectural, cultural significance”. The policy also seeks to protect and enhance green infrastructure.
- 3.48 Policies W1, W2 and W3 enable new development to take place so long as it conserves and enhances the Wolverton Conservation Area.
- 3.49 Policy W7 seeks to preserve the distinctive contribution that Victorian commercial premises make to the Conservation Area, and provide a catalyst for wider regeneration of the town centre.
- 3.50 Policies W1, W2 and W3 all refer to the protection and enhancement of green infrastructure in the town centre, including improving access to the Grand Union Canal.

**Core Strategy Policy CS21 – Delivering Infrastructure**

- 3.51 Development on the Agora site and Railway Works site will require infrastructure development if Wolverton is to remain a sustainable community.
- 3.52 Policies W1 and W3 and W5 refer to the potential delivery of infrastructure through section 106 agreements.

**Plan:MK**

- 3.53 Milton Keynes Council are in the early stage of preparing a new local plan for the Borough of Milton Keynes, called Plan:MK which will review and replace the Core Strategy (2013) and Local Plan (2005).
- 3.54 Wolverton & Greenleys Town Council hope to get involved in the development of Plan:MK, in order to identify ways it can help the delivery of the Wolverton Town Centre Neighbourhood Plan.

**Other relevant Local Planning Authority plans**

- 3.55 There are a number of other strategic policies adopted by Milton Keynes Council which the Neighbourhood Plan must show compliance with.

**Local Transport Plan**

- 3.56 The Local Transport Plan 3 (2011 – 2031) aims to:
- Provide real and attractive transport choices to encourage more sustainable travel behaviour as Milton Keynes grows.
  - Support the economic growth of the Borough through the fast, efficient and reliable movement of people and goods.
  - Reduce transport based CO2 emissions to help tackle climate change.
  - Provide access for all to key services and amenities in Milton Keynes, including employment, education, health, retail, and leisure.
  - Improve safety, security and health.
  - Contribute to quality of life for all Milton Keynes residents, strengthening linkages between communities.
  - Establish a development framework that embraces technological change, in which Milton Keynes can continue to grow, pioneer and develop.
- 3.57 One of the key objectives of the Wolverton Town Centre Neighbourhood Plan is Transport and Movement, with particular emphasis placed upon supporting a shift towards more sustainable modes of transport to and from Wolverton town centre in order to improve access to town centre services.

- 3.58 Policy W1 (A) makes a direct reference to the Agora redevelopment being pedestrian and cycle friendly, policy W2 (A) is about improving the movement of pedestrians and cyclists around the town centre and promoting sustainable travel, and policy W3 (A) and (C) emphasise the need for sustainable links between any new development on the Railway Works site and the town centre.
- 3.59 Policies W4, W5, W6 and W7 are all focussed around improving the retail mix and services within the town, as well as enhancing the overall appearance of shop fronts. Indirectly they all support changes to more sustainable travel patterns.

### **Wolverton Regeneration Strategy**

- 3.60 The Wolverton Regeneration Strategy was adopted by Milton Keynes Council as Supplementary Planning Guidance in 2004.
- 3.61 The strategy was prepared by regeneration partners, Milton Keynes Council, South East England Development Agency (SEEDA), English Partnerships and Wolverton and Greenleys Town Council, and aims to provide guidance for new development in Wolverton, in addition to the guidelines in the 2005 Local Plan.
- 3.62 The strategy gives site specific advice on the development opportunities throughout Wolverton, including within the town centre, where it aims to create “an attractive, vibrant mixed use town centre to meet the aspirations of its citizens”.
- 3.63 In doing so the strategy provides the policy context for the Neighbourhood Plan, especially in terms of the project sites identified which include the Agora site and Glyn Square.
- 3.64 There are direct links between the strategy and policy W1 for the Agora site, with the strategy calling for demolition and redevelopment of the Agora building, the reconnection of Radcliffe Street and the overall improvement of the public realm.
- 3.65 The strategy also suggests the location of a market hall in The Square, which has become a semi-permanent market space in policy W5 of the Neighbourhood Plan.
- 3.66 The emphasis on the strategy on the redevelopment of Glyn Square with smaller scale buildings sympathetic to the scale and character of the town links well with policy W2 of the Neighbourhood Plan which calls for development which “helps to deliver a more traditional street with active shop frontages.”
- 3.67 The Neighbourhood Plan is also supportive of other key objectives contained within the strategy, including creating a key linkage network for pedestrians and cyclists, improving public transport and creating

opportunities for waterfront development. The Railway Works policy within the Neighbourhood Plan links to strategy 7 of the SPG which considers the development opportunities presented by the Railway Works site. The strategy highlights the proximity of the site to the town centre, and the opportunity this creates to make direct links between the town and the site. This aspiration is reflected within policy W3 of the neighbourhood plan.

### **Wolverton Conservation Area**

3.68 The Wolverton Conservation Area was designated in December 2001 and includes:

- The buildings of the London and Birmingham Railway Company carriage works.
- The Victorian suburb, a portion of which is a remnant of housing developed direct by the railway company.
- The Grand Union Canal where it runs adjacent to the northern flank of the Wolverton Conservation Area.
- The Wolverton Park recreation ground, Bushfield School and grounds and the Woburn Avenue cemetery.

3.69 To prevent the uncontrolled loss of distinctive features, and Article 4 (2) direction was placed on the Wolverton Conservation Area in July 2003. This brought certain types of what otherwise would be permitted development under planning control including changes to windows, doors and roof coverings.

3.70 A Conservation Area Review was undertaken in 2009 sought to make an assessment of the special character of the Wolverton Conservation area. In doing so it highlighted a number of character areas including the:

- Victorian commercial areas.
- The industrial areas to the north of Stratford Road (the Works).
- Green spaces.
- Victorian/Edwardian housing.

3.71 The assessments made in the review about these character areas have been a source of information and context for the Neighbourhood Plan, and some of the observations made have directly informed the policies within the plan.

3.72 For example, the Review highlights the numerous modern shopfronts in the Town Centre “which appear heavy and clumsy and use inappropriate materials”. This has directly influenced policy W7 of the Neighbourhood Plan which seeks to give guidance around appropriate shopfront design.

- 3.73 Another example would be the observations made about the industrial areas on the works site which have an “east west form” in contrast to the “north south” grid pattern of the residential areas of Wolverton. This observation and other specific information about the works site has helped to inform policy W3 of the plan.
- 3.74 The plan also builds upon and strengthens many of the management proposals contained within the review, for instance the shop fronts policy seeks to protect buildings which contribute great interest to the town but are not afforded any additional protection by the Conservation Area.

## **4. SUSTAINABLE DEVELOPMENT**

### **Contribute to the achievement of Sustainable Development**

- 4.1 The NPPF states the purpose of planning is to achieve sustainable development. Sustainable is defined as “ensuring that better lives for ourselves don’t mean worse lives for future generations” and development as “growth”.
- 4.2 Paragraph 7 of the NPPF highlights the three dimensions of sustainable development: economic, social and environmental, and clarifies what these mean in terms of the planning system.
- 4.3 Economic – the planning system should contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- 4.4 Social – the planning system should support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.
- 4.5 Environmental – the planning system should contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

### **Sustainability Appraisal and Strategic Environmental Assessment**

- 4.6 The Wolverton Town Centre Neighbourhood Development Plan is accompanied by a Sustainability Appraisal, which includes a Strategic Environmental Assessment. This more than meets the basis conditions required by the Neighbourhood Planning regulations.
- 4.7 The SA was produced in line with a Scoping Report which was produced in January 2013, and which followed a Screening Opinion given in September 2012 by Milton Keynes Council which indicated that the plan should be supported by an SEA.
- 4.8 The screening opinion also addressed the need for appropriate assessment of the European Directive commonly known as the Habitats Directive.
- 4.9 The SA identifies six sustainability objectives which link directly with the objectives of the Neighbourhood Plan. The six objectives are:

**SA/SEA Objective 1:** Opportunity to live in an affordable, sustainably constructed home

**SA/SEA Objective 2:** Improve accessibility to Wolverton’s services and facilities

**SA/SEA Objective 3:** Encourage urban renaissance and efficient use of land and environmental assets through brownfield sites

**SA/SEA Objective 4:** Support a shift towards more sustainable modes of transport to and from Wolverton town centre, reducing the need to travel by car by improving access for walking, cycling and public transport

**SA/SEA Objective 5:** Conserve and enhance the town’s heritage particularly the Conservation Area, Listed Buildings and the canal

**SA/SEA Objective 6:** Improve vitality and viability of the town centre

- 4.10 Each of the seven neighbourhood plan policies were assessed against these objectives, to ensure that the final plan contributes to the sustainable development of Wolverton Town Centre. A summary of this assessment process can be found below.

<b>Assessment Matrix – Summary</b>		<b>Policy</b>							<b>Summary of impact</b>
		<b>W1</b>	<b>W2</b>	<b>W3</b>	<b>W4</b>	<b>W5</b>	<b>W6</b>	<b>W7</b>	
<b>Key</b>		The Agora site redevelopment	General Town Centre improvements	The Railway Works site	Town Centre Diversity – Ground Floor Uses	Supporting Street Markets	Supporting and promoting small, independent trade	Shopfronts Design, Advertising and Security	
-	Negative impact								
?	Uncertain impact								
0	Neutral impact								
+	Positive impact								
<b>SA/SEA objectives</b>									
Opportunity to live in an affordable, sustainably constructed home		+	?	+	+	0	0	+	+
Improve accessibility to Wolverton’s services and facilities		+	++	+	++	+	+	+	+
Encourage urban renaissance and efficient use of land and Wolverton’s environmental assets through brownfield sites		++	0	++	++	+	++	++	++
Support a shift towards more sustainable modes of transport to and from Wolverton town centre, reducing the need to travel by car by improving access for walking, cycling and public transport		+	+	0	?	+	+	?	+
Conserve and enhance the town’s heritage, particularly the Conservation Area, Listed Buildings and the canal		++	+	+	+	+	+	++	+
Improve vitality and viability of Wolverton town centre		++	++	++	++	+	+	++	++

Table 5: Assessment Matrix Summary from SA

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- 4.11 The assessment process demonstrates that the policies of the plan achieve sustainable development by:
- Facilitating the development of new housing which meets local housing needs and improves the viability of the town centre.
  - Improving the sustainability of town centre services and facilities through the creation of new links and new amenities.
  - Bringing forward redevelopment of key brownfield sites which facilitates regeneration and sustainability outcomes.
  - Promoting sustainable modes of transport through the development of new cycle and pedestrian links.
  - Establishing clear urban design criteria and promoting high quality new buildings which complement the Conservation Area.
  - Promoting the regeneration and sustainable development of the local retail and business offer.

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## 5. EUROPEAN UNION OBLIGATIONS

- 5.1 A neighbourhood plan must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are three directives that are of particular relevance to the Wolverton Neighbourhood Development Plan:
- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).
  - Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).
  - Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively).
- 5.2 **A Strategic Environmental Assessment** must be carried out for any plan or programme which sets the framework for land use and future development. It seeks to ensure that a high level of protection is given to the environment by integrating environmental considerations into the process of preparing plans and programmes.
- 5.3 In September 2012, after seeking advice from DCLG, Milton Keynes Council gave a screening opinion that the Wolverton Town Centre Neighbourhood Plan would require an SEA.
- 5.4 This opinion was based on the assumption that the final Neighbourhood Plan would provide a framework for a significant amount of development, with effects that would be likely to spread beyond the plan boundary and beyond the town. It was considered that these effects on the environment, which includes a Conservation Area, could be significant.

### Habitats Directive

- 5.5 The SEA screening opinion produced by Milton Keynes Council in 2012 considered whether or not the plan was likely to require an assessment under Article 6 or 7 of the Habitats directive. The conclusion was that the development was unlikely to be significant enough to require assessment under the Habitats Directive.

### Environmental Impact Assessment

An Environmental Impact Assessment (EIA) is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures

- 5.6 An EIA would be of most relevance to a Neighbourhood Development Order or at the planning application stage a project. Since the Neighbourhood Plan does not include an NDO and none of the projects – such as the redevelopment of the Agora – are at planning application stage, the plan has not required an EIA.

### **Human Rights**

- 5.7 The Human Rights Act 1998 (UK Parliament) incorporates The European Convention on Human Rights (formally the Convention for the Protection of Human Rights and Fundamental Freedoms) into English Law. This came into force after the Second World War and limits the freedom of states signing up to it in so far as all laws have to comply with this convention. The enforcement of this convention is through the European Court of Human Rights (ECHR).
- 5.8 Since the 1988 Act, UK laws now have to be declared as “in accordance with the Human Rights Act”. Enforcement can therefore take place through the UK courts, so the need to go to the ECHR has been reduced.
- 5.9 Article 1 of the first protocol concerning “Protection of Property” is the most likely to be relevant to a planning policy and to the proposed Neighbourhood Plan.
- 5.10 This means that the local planning authority, shall not interfere with a person’s right to enjoy his or her property or to lose control over that property or deprive a person of his/her property.
- 5.11 However, these rights are not absolute and where there is infringement on these rights this is permissible if this is carried out in the public interest and in accordance with the principles of established law.
- 5.12 The proposed plan only seeks to limit freedoms to develop property and land in accordance with the accepted planning principles of English law. Limitations as a result of the proposed plan are reasonable and necessary to enhance the physical and cultural environment of the area. The whole plan is conceived as a way of representing the public interest in so far as it seeks to promote the long-term common good over any short-term individual commercial advantage. Such limitations only as significant as they need to be to be consistent with promoting the aims of the plan.
- 5.13 Any compulsory purchase of property as a direct or indirect consequence of this proposed plan will be in accordance with the established principles of English law.
- 5.14 The other main rights and freedoms are contained in Section I, of the Convention, which consists of Articles 2 to 18.
- 5.15 The plan would not impact on any of the matters dealt with in Articles 2 - 14. The proposed plan does not restrict in any way any individual’s right to

freedom of expression or freedom of association. Neither does it have any impact on family life. The plan does not have a negative impact on any of the religious or cultural buildings, or their use, that are contained in the area of the plan. Nothing in the plan impacts on religious or cultural groups rights to assemble, carry out religious practices or to communicate and express ideas and beliefs.

- 5.16 Articles 15 to 18 are technical and have no bearing on a planning document.

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## **6. CONCLUSION**

- 6.1 This Basic Conditions Statement has demonstrated that the Wolverton Town Centre Neighbourhood Development Plan is in compliance with national and local planning policies and guidance, contributes to the achievement of sustainable development, and meets European Union obligations.



