

- 6 JUN 2012



Wolverton & Greenleys Town Council

Serving the communities of Wolverton, Greenleys, Old Wolverton, Wolverton Mill, Hodge Lea, Stacey Bushes and Stonebridge
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Nick Fenwick
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Civic Offices
1 Saxon Gate East
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Milton Keynes Council

31st May 2012

Dear Nick

Application for the designation of the Wolverton Neighbourhood Plan Area.

I am writing to advise you that a meeting of Wolverton & Greenleys Town Council on Wednesday 30th May, a decision was made to formally designate Wolverton Town Centre as a Neighbourhood Plan area. In accordance with the requirements of Regulation 5 we now submit our application for the area shown on the map included in Appendix A of this letter, to be designated as a Neighbourhood Plan area by the Local Planning Authority. As the relevant body (section 61G of the Town & Country Planning Act 1990) for the Neighbourhood Plan area, it is our intention to take forward the Wolverton Steering Group Frontrunner initiative, approved by DCLG in May 2011, as a Neighbourhood Development Plan.

As you are aware, Wolverton Steering Group established the Wolverton Neighbourhood Plan Steering Committee to oversee the project, and we will continue to use this forum – which includes a range of local stakeholders - to deliver the Neighbourhood Plan.

Full reasons for choice of the Neighbourhood Plan area are included in the statement attached as Appendix B to this letter.

We look forward to receiving approval for the Wolverton Neighbourhood Plan area following the six week required consultation period.

Yours sincerely,

Sally Weldon
Town Clerk



Wolverton Neighbourhood Plan

1. Statement of explanation for Wolverton Town Centre being designated a Neighbourhood Plan area

- 1.1. Wolverton is located in the north western edge of the Milton Keynes urban area within the development boundary of the city as defined in the adopted Milton Keynes Local Plan (2005) and Core Strategy (submission version October 2010).
- 1.2. It is a historic railway town developed in the 1830's by the London & North Western Railway Company. Part of the Town was designated a Conservation Area in 2001 in recognition of the unique Victorian character.
- 1.3. Wolverton has a strong sense of community and an impressive track record of community involvement in planning processes.
- 1.4. In 2002/3 over 500 local people took part in the Market Towns Healthcheck process which resulted in the creation of the "Future Wolverton Vision". This community planning process galvanised community action and has positively influenced the delivery of regeneration and development initiatives in the Town in the last ten years.
- 1.5. In 2004 regeneration partners Milton Keynes Council, South East England Development Agency, English Partnerships and Wolverton & Greenleys Town Council developed the Wolverton Regeneration Strategy to provide guidance for new development in Wolverton. This was adopted by Milton Keynes Council in September 2004 as a Supplementary Planning Document.
- 1.6. In 2005 the Regeneration Strategy work was taken forward by Milton Keynes Council through the preparation of the Wolverton Area Action Plan (WAAP), which covered the Town Centre and Railway lands area of Wolverton.
- 1.7. This work included a piece of consultancy funded by English Partnerships which look specifically at the case for compulsory purchase of the Agora site.
- 1.8. As a result of a change in requirements from the Government Office of the South East to complete the Core Strategy first, this meant that work on the WAAP was halted. However, the consultation undertaken and the engagement with major stakeholders provided valuable evidence of the concerns of local people and the issues associated with redeveloping the Town Centre and Railway lands.
- 1.9. During 2010 Wolverton Steering Group took the lead in "refreshing" the Future Wolverton vision which was developed by the local community during 2002/3. This review process highlighted the need to tackle the decline of the Town Centre as the first priority, with the future of the Agora Shopping Centre site and the boundary of the Town Centre priority issues for local residents.
- 1.10. Local people also expressed concern about the long-term future of the Railway works site, with Railcare considering moving their operations to alongside the West Coast Mainline and their sub-lease with St Modwen for the whole railway lands site due to expire in 2018.
- 1.11. As this brief summary of Wolverton's planning history indicates, the decision to focus the Wolverton Neighbourhood Plan on the Town Centre and the Railway lands is a direct consequence of the previous work on the Regeneration Strategy, Area Action Plan and review of the Future Wolverton vision.

- 1.12. The key priority of local people, expressed many times through a variety of different processes, is the regeneration of the Town Centre, hence the decision to focus the Neighbourhood Plan on this area.
- 1.13. This local concern is supported by the Core Strategy which identifies Wolverton Town Centre as a key area of change, where development, including housing, will help regenerate the older town centre and encourage sustainable forms of transport.
- 1.14. The inclusion of the Railway lands in the Neighbourhood Plan area reflects the major impact that any re-development of the land would have on the shops and services needed in the Town Centre.

Wolverton Neighbourhood Plan

Proposes area for designation: Wolverton Town Centre

