WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN
2017 - 2031

FINAL PLAN

JANUARY 2017 amended August 2017

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FOREWORD

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

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

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

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

LIST OF POLICIES

Spatial Principles
    Policy WN1   Distinctive Grid Squares
    Policy WN2   Medical Facilities
    Policy WN3   Sustainable Grid Squares

Green Infrastructure
    Policy WN4   Green Grid Squares
    Policy WN5   Play & Activity Areas
    Policy WN6   Local Green Spaces
    Policy WN7   Trees in the Public Realm
    Policy WN8   Community Gardens, Allotments & Orchards

Housing
    Policy WN9   Housing Design
    Policy WN10   Housing Mix in Regeneration Grid Squares
    Policy WN11   Houses in Multiple Occupation

Movement
    Policy WN12   Redways & other Footpaths
    Policy WN13   Bus Routes and Facilities

Business and Retail
    Policy WN14   Competitive Grid Squares
    Policy WN15   Grid Square Local Centres
    Policy WN16   Netherfield Local Centre

Social Infrastructure
    Policy WN17   Education Facilities
    Policy WN18   Community Facilities
    Policy WN19   Primary Schools

Regeneration Programme
    Policy WN20   Regeneration: Refurbished Housing
    Policy WN21   Regeneration: Redevelopment
    Policy WN22   Regeneration: Masterplanning

CONTENTS & POLICIES

FOREWORD

LIST OF POLICIES

1. Introduction & Purpose

Background

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

Plan A: Woughton Designated Neighbourhood Plan Area

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

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas but there have been very few neighbourhood plans in the country for existing urban areas like Woughton. The aim of this Plan is to influence how future decisions are made about how, where and when change happens in the area. It anticipates and seeks to plan for the MKC-led regeneration programme having a major role to play in large parts of Woughton and also MKC's need to plan for the future growth of the city over the next 20 to 40 years.

1.4 Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry full weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

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

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

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

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

The Submission Plan

1.8 This final version of the plan will be the version for the examination. It follows consultations on the formal draft version in September – October 2106 as well as informal consultations through Surveys from August – November 2015 and an Issues & Futures document in March 2016. WCC has reviewed the feedback from these consultations and this has informed the policies of this final Plan.

1.9 The Plan reflects MKC's planning policies and the current position in relation to the forthcoming regeneration programme, which will include four of the Grid Squares in Woughton. The precise details of that fifteen year programme remain undecided, in terms of when the Grid Squares will be addressed, and on form the regeneration scheme will take. The Plan has therefore been carefully prepared so as not to prejudge those details on the one hand, but also to guide the key principles of change on the other. The result is a series of policies and proposals that ought to provide the regeneration partnership with sufficient flexibility to plan for an economically viable regeneration programme in Woughton, but not at the cost of damaging the essential character and community fabric of the area.

2. VISION & OBJECTIVES

Vision

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

> *"Woughton will be made up of its Grid Squares, which have remained distinct from each other. For the most part, it is a residential area but it is also home to the city's Hospital and a growing medical services sector and to a successful range of educational facilities serving the city. Its industrial Grid Squares continue to play an important role in providing jobs for the city.*
>
> *However, some things have changed. Its residential Grid Squares now offer a much wider variety of homes to meet local needs, and the wider needs of the city. Some areas have been redeveloped to provide these new homes, which has led to more self-sustaining communities with new shops, services and businesses. Other areas have been refurbished to give a new lease of life to their homes. Although their open spaces are fewer, what has been kept has been improved so local people can use and enjoy them more.*
>
> *As a result, Woughton is no longer considered a deprived community. Its communities are as well-educated and healthy as other parts of the city and have retained their ethnic and cultural diversity. They have jobs in the area or elsewhere in the city and can access them by car or from improved public transport services and the Redways of the area."*

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

Objectives

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

Housing

To improve the quality of the housing stock and to broaden the range of new homes for the benefit of the existing communities and to attract new residents and specifically:
- To deliver new and refurbished homes of a high standard
- To deliver a wider mix of home types and tenures
- To ensure that there is no loss in the number of social rented homes
- To encourage the delivery of specific housing types for older households, first time buyers and custom build

<u>Green Infrastructure</u>

To enhance open spaces, green corridors and biodiversity and specifically:
- To ensure that a core network of open spaces is protected from future development
- To improve the quality of public open spaces

<u>Employment</u>

To tackle long term unemployment and encourage local wealth creation and specifically:
- To increase the number and range of employment uses
- To encourage the start-up of new enterprises
- To increase the accessibility of shops and local services to local residents

<u>Health</u>

To improve the health of the local community and specifically:
- To encourage walking, cycling and leisure activities within the communities
- To increase access to local health services

<u>Design</u>

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

<u>Community Facilities</u>

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

<u>Transport</u>

To promote sustainable transport and minimise the need to travel by car and specifically:
- To enable bus services to be routed within walking distance of housing areas with bus stops in safe locations
- To encourage walking and cycling to local services and to adjoining neighbourhoods

3. Land Use Policies

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

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

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

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

SPATIAL PRINCIPLES POLICIES

Policy WN1 Distinctive Grid Squares

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

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

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

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

3.6 The local community has observed how major developments have been designed in other parts of the city over the last decade or so, including in nearby Ashland, and has expressed a deep reluctance to see Woughton change in those ways. If Grid Squares are to be redeveloped in the future, then the community desires that change to be embedded within the New Town character of the city, of which Woughton is a classic example. Policy WN9 expresses in greater detail how this should be achieved and a short analysis of the history and character of each Grid Square is included in a separate report in the evidence base.

3.7 However, the policy makes provision for positive change, by enabling the growth of the city's hospital in Eaglestone and identifying the potential for new medical and related knowledge-based businesses in its vicinity. This may include parts of Coffee Hall, but only if land becomes available in the future. It also recognises the range of educational facilities serving the city at Leadenhall. And it maintains the valuable economic development role of Bleak Hall and Redmoor and the higher order, local services role of commercial uses at Netherfield to serve all of Woughton. Finally, it identifies the only two heritage assets in the neighbourhood area, the Moated Site and Fishpond at Old Rectory Farm as well as the Grade II listed Old Rectory Farm, as playing an important part as a remainder of the rural past of the area. Their essential settings are proposed to be protected as Local Green Spaces in Policy WN6.

Policy WN2 Medical Facilities

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

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

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

3.9 At present, the Hospital does not anticipate its own operational requirements will need to be met outside its site. However, the policy responds

to Policy CS15 of the Core Strategy by planning for "the development of knowledge related businesses", for which there is a tendency to cluster around major medical facilities in other cities.

3.10 The opportunity to plan for such economic benefits will depend on either parts of the current open spaces along Saxon Street becoming available or on the regeneration of Coffee Hall to the immediate west of the Hospital. Whilst the hospital has no current plans to expand beyond its boundary, this policy seeks to identify the possibility of Coffee Hall being an appropriate location, should this situation change. If Coffee Hall is not redeveloped, then this is not likely to be possible, but such a decision may be many years away.

Policy WN3 Self-Contained Grid Squares

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

Subject to viability, proposals that will lead to the net loss of existing commercial, business or community uses in each residential Grid Square will not be supported unless either:
- ***The facility has been or will be replaced by an equivalent facility within an adjacent grid square; or***
- ***The facility concerned is no longer viable.***

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

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

3.13 The redevelopment of some Grid Squares is likely to lead to greater opportunities to make land available for these uses than at present and will likely create a greater demand for them from a growing and more diverse local population. The policy therefore requires that any redevelopment proposal must demonstrate how any loss of an existing facility will be on the basis that it is assessed against the opportunities that exist to replace the facility to be educed in scale or lost within an adjacent grid square and an assessment of its inherent viability unless either:
- The facility has been replaced by an equivalent facility within an adjacent grid square; or
- The facility concerned is no longer viable

GREEN INFRASTRUCTURE POLICIES

<u>**Policy WN4 Green Grid Squares**</u>

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

Proposals that will enhance the environmental and recreational value and connectivity of the Network will be supported. Proposals that will obstruct or otherwise harm the Network will not be supported.

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

3.15 The term 'green Infrastructure' is a concept that describes a network of inter-connected, multifunctional green and blue spaces designed to meet the environmental, social and economic needs of a community. Parkland is defined as open grassy land with scattered groups of trees. Public open spaces can be land laid out for public recreation, including school playing fields. Woodland is land under stands of trees, including integral open space.

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

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

3.17 There is a considerable area of current open land within those Grid Squares that is not considered essential to the functioning of the network and which has therefore not been identified on the Policies Map. Given that much of the proposed Network also lies on the edge of the Grid Squares, the policy ought not to be a constraint on options for the redevelopment of a Grid Square in the regeneration programme.

3.18 However, together with Policy WN1, this policy will serve to maintain the essential New Town character of Woughton, formed by each Grid Square lying behind a peripheral area of woodland.

Policy WN5 Play & Activity Areas

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

Proposals that would require the loss of an existing play or activity area, as shown on the Policies Map, will only be supported if a new facility is provided in a suitable location in the same Grid Square of the same site area and/or quality and purpose.

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

3.20 Should a Grid Square be redeveloped, resulting in a larger local population of children, then investment in new areas will be vital. New areas must be located in safe and accessible places for the local communities they are intended to serve. The Green Infrastructure Network defined by Policy WN3 includes a network of footpaths within green land through the area and this may provide a suitable location for new or relocated play facilities.

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

Policy WN6 Local Green Spaces

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

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

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

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

3.23 The community engagement work has informed the selection of Spaces, each of which all meets the qualifying criteria of para 77 of the NPPF as described in Annex D. As with Policy WN4, the Community Council has been mindful of the potential role that vacant land may play in the redevelopment of a residential Grid Square. Building new homes in existing housing areas requires the use of such land to enable local people to relocate within their community if that is what they desire. In which case, it has been careful to identify in the regeneration Grid Squares only those spaces that meet the tests of the NPPF and that are essential to maintaining the character of the area. Some land that may otherwise have met the NPPF tests has therefore not been identified on the Policies Map.

Policy WN7 Trees in the Public Realm

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

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

3.25 It is therefore vital that redevelopment, new development and refurbishment proposals are designed in such a way as to minimise the loss of mature trees by retaining the essence of the local road structure and street profile. Where this is not possible – for example if an existing tree is too close to a property or in poor condition or its location is causing or is likely to cause damage or an undue maintenance burden on residents or the local authority - then the policy requires replacement trees in the street scene to serve the same visual purpose but sited in such a way as not to cause damage or an undue maintenance burden.

Policy WN8 Community Gardens, Allotments & Orchards

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

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

HOUSING POLICIES

Policy WN9 Housing Design

Proposals for new homes should maintain the distinct residential character of Woughton's Grid Squares within the city by having specific regard to the following design principles:

    a. The key design features of plot size, building material, massing, appearance of each Grid Square should be reasonably uniform but distinct to that Grid Square;
    b. Building heights should generally be of 2 storeys and occasionally of 3 storeys;
    c. Building heights in the following locations may be up to four storeys:
        • *within or adjoining a defined Local Centre;*
        • *at Bleak Hall;*
        • *at Redmoor; or*
        • *at the Medical Facilities Campus;*
    d. Building forms should generally be of terraced and semi-detached houses adhering to long and straight building lines on a rectilinear grid road pattern;
    e. Building forms comprising flatted accommodation should generally be located at, or in close proximity to, a defined Local Centre in the residential Grid Squares;
    f. Housing plots should generally provide front and rear gardens, with the frontage of the plot including at least one off street space per house;
    g. Street profiles should be wide enough to allow for avenue-type tree planting, on-street car parking on at least one side of the carriageway and, on defined distributer roads, for bus services;
    h. The use of cul-de-sac road layouts will not normally be supported; and
    i. There should be no curvilinear perimeter block layouts.

3.27 This policy refines Policy CS13 of the Core Strategy on design and translates the relevant principles of the 2012 New Residential Development Design Guide SPD for Milton Keynes for their use in Woughton. It has special relevance to guiding the design principles of any redevelopment proposals in the Grid Squares designated for regeneration. A short history and character appraisal of each Grid Square is contained in a separate report.

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

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

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

3.30 As an earlier part of the city's story, most of Woughton's Grid Squares present a fine example of this classic New Town style. Essential to this style is the rectilinear grid pattern of streets that provide maximum road connections and some road hierarchy. There is mostly uniformity of straight streets, plot sizes, building lines, street profiles, landscaping, material palette and building heights. The architecture of the buildings themselves is less important than these key principles in defining the essential character of this style. By contrast, the curvilinear grid pattern that is more adaptable to the terrain, and has been used on more recent Milton Keynes schemes, has a very different character.

3.31 As a result, the Woughton style is becoming more distinctive, as the city has grown and has adopted more conventional approaches to urban design. Nowhere is this more apparent than on the southern edge of Netherfield, were the Ashland housing scheme has been built over the last few years. Although that scheme has its design merits, the local communities of Woughton do not think that style is characteristic of their area and this will not be an approach to design that they would support if their Grid Squares are to be redeveloped.

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

3.32 The policy therefore sets out what the local community consider to be the most essential design features of Woughton. There is a desire for a degree of uniformity of approach to design within each Grid Square, but the Squares may appear different to each other. Building heights continue to warrant control as they are such an important characteristic, with taller buildings of four storeys only being appropriate to identify the key centres and employment areas. Otherwise, buildings, as now, should be predominantly two storeys, with three storeys also appropriate in some places.

3.33 Given the considerable scope within the four regeneration Grid Squares to increase the area of available net developable land, such constraints on building heights ought not unduly constrain the viability of any redevelopment scheme. Nevertheless, the viability or otherwise of emerging regeneration proposals will be an important consideration in the deliverability of the Plan's vision. Whilst financial matters should not compromise the quality of such emerging proposals it is important that proposals are both viable and deliverable. In doing so it will be important that all parties concerned share evidence and information so that informed judgements can be made on these matters. However, should such issues arise when planning the details of future redevelopment schemes, then the onus will be on planning applications to clearly demonstrate the nature of those issues and to for the applicant to agree with the local community how they may be addressed, as part of the Community Regeneration Plan of Policy WN22.

3.34 The layout of streets – if indeed they have to change at all – should continue to be the long and straight roads that define Netherfield, Coffee Hall and Beanhill, and, to a lesser degree, Tinkers Bridge. Street profiles should continue to be wider than the norm of the last few years, to maintain a lower density character but also to serve a practical car parking and access purpose. Conversely, layouts that reflect developments in the city since the 1990s – the use of cul-de-sacs and curvilinear perimeter blocks – are not appropriate for Woughton.

3.35 In other design respects, the community are keen that any new homes have high energy efficiency standards and most, if not all, homes are built to the Lifetime Homes standards. In addition, it is expected any new buildings will also adopt leading standards for sustainability, including sustainable drainage systems. These matters are already addressed by national and Milton Keynes planning and building control policies.

Policy WN10 Housing Mix in Regeneration Grid Squares

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

  a. *The majority of new homes should be of 2, 3, or 4 bedrooms;*
  b. *A small proportion of new homes should be of 5+ bedrooms;*
  c. *A small proportion of new homes should be of 1 or 2 bedrooms in flatted accommodation;*
  d. *A small proportion of new bungalow type homes should be included in each Grid Square;*
  e. *In each grid square all existing social rented homes will either be retained or replaced by another social rented home. Variations from this principle will only be supported where economic and technical viability information supports such an approach or where other types of housing adequately address the housing needs of the community.*
  f. *All new affordable homes will be either social rented, intermediate housing or Starter Homes and the majority of these should be 2 bedroom;*
  g. *Subject to evidence of demand at least 5% of all new open market homes in each Grid Square shall be provided as serviced plots for custom builders; and*
  h. *The size and arrangement of new dwellings should be suited to the needs to older households in each estate through a combination of independent living schemes, sheltered accommodation or other supported housing.*

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

3.37 Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Social housing is let at low rents on a secure basis to those who are most in need or struggling with their costs of housing. Intermediate' housing is a term which refers to housing which falls between 'social housing' (such as traditional rented council housing) and 'open market' housing; it is intended to bridge the gap between the two. Starter homes will be exclusively available for first-time buyers under the age of 40 and sold at a discount of at least 20 per cent of the market price. Self-build or

custom build homes are projects where someone directly organises the design and construction of their new home.

3.38 Together with Policy WN9 especially, this will help the future masterplanning work for the regeneration Grid Squares in providing some important parameters to work within. It is not possible to know precisely how delivering these principles will apply in each Grid Square as this will be a matter for the masterplanning work that will follow but it is acknowledged that the regeneration schemes must be economically and technically viable if they are to succeed. The intention here is therefore to ensure that the masterplans begin by seeking to adhere to these principles and only depart from them if it can be clearly shown that this is not possible. Whilst financial matters should not compromise the quality of such emerging proposals it is important that proposals are both viable and deliverable. In doing so it will be important that all parties concerned share evidence and information so that informed judgements can be made on these matters.

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

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

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

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

3.43 Finally, many of its older residents, many of whom have lived in the area since its start, have expressed a preference to stay in the area for example. There is a variety of different housing solutions for older people, providing a range of inter-related housing types and management systems to enable independent living for as long as this is possible and desired by the occupier. Although the Housing Needs Survey indicated that there is less of a need for

such housing deriving from the local population, Woughton is well located to help meet the needs of the wider city and enable existing local residents to stay in their communities as they grow older.

Policy WN11 Houses in Multiple Occupation

Proposals to create houses in multiple occupation or for the subdivision of houses into flatted accommodation will be supported where:
1. ***In the Tinkers Bridge, Peartree Bridge and Netherfield grid squares the number of houses in multiple occupation does not exceed 20% of the total number of properties within a 100m diameter buffer of the application property.***
2. ***In Eaglestone, Leadenhall, Coffee Hall and Beanhill Grid squares the number of houses in multiple occupation does not exceed 35% of the total number of properties within a 100m diameter buffer of the application property.***

In all cases proposals should demonstrate compliance with Milton Keynes Council Supplementary Planning Document: Housing in Multiple Occupation (April 2012) in general and how they address any increase demand for car parking spaces arising from the development in particular.

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

3.45 The policy recognises that these homes meet a local need. But there are often amenity problems caused by the transient nature of the occupants, which is most often felt when there are a number of properties clustered in a small area. This is especially acute in the estates of Tinkers Bridge, Netherfield, and Peartree Bridge and therefore this policy seeks to reduce the numbers of HMOs in those areas only, while maintaining the SPD levels in all other estates (see evidence base).

3.46 The SPD sets out to ensure that HMOs do not become overly-concentrated in any one part of the city. It does so by requiring that the number of HMOs should not exceed 35% of the total number of properties within a 100m diameter buffer of any planning application property. Policy WN11 applies the threshold in the particular grid squares as identified. In the grid squares where the issue is more acute a more restrictive figure of 20% is applied. In both cases these thresholds will have development plan status.

ACCESSIBILITY POLICIES

Policy WN12 Redways & other Footpaths

Proposals that will result in the obstruction, removal or significant diversion of a Redway or other established public footpath, as shown on the Policies Map,

will not be supported. Proposals to extend a Redway, as also shown on the Policies Map, will be supported.

Proposals that will result in the obstruction or removal of an existing off-street pedestrian route will not be supported unless this is required by a redevelopment scheme and it is proposed to divert the route with minimal deviation or other inconvenience to the user.

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

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

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

<u>Policy WN13 Bus Routes and Facilities</u>

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

Proposals to establish a bus interchange at the Hospital or near the Netherfield Local Centre will be supported.

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

3.51 At present only one estate, Coffee Hall, has substantial bus services that run through it. Most bus services do not serve the Grid Squares well in the city, as a result of its dispersed land uses and road system. Although private car use will likely always remain relatively high compared to other cities, it will

become increasingly important to offer the local community a realistic alternative if fuel prices rise as high as predicted in future decades.

3.52 The Hospital in Eaglestone is well served by bus services and there are proposals to provide an interchange there, which should benefit those residential areas that are in that area. In addition, some reconfiguration of the road network and an increase in housing density in some places through redevelopment, may make services routed through one or more residential Grid Squares more viable. Woughton is only a short distance from Central MK and Stadium MK and so routing improvements of this kind could make a major difference to the appeal of bus services in the area.

3.53 There is also specific need to have more east-west routes that will enable local people to access employment at Bleak Hall and Redmoor and other locations in the city. It is recognised that the rerouting of buses will be largely determined by the bus operators in consultation with Milton Keynes Council's passenger transport team. This policy will therefore ensure that the roads in new developments will be capable of supporting a viable and convenient public transport service.

BUSINESS & RETAIL POLICIES

Policy WN14 Competitive Grid Squares

Proposals to intensify existing business uses or for new business development at Redmoor and Bleak Hall will be supported. Proposals for a change of use of business premises or land will not be supported unless they are both ancillary to the primary business use of the grid square concerned and where they would not create an amenity issue between its primary business use and the proposed new use.

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

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

Policy WN15 Grid Square Local Centres

Proposals to expand an existing Local Centre in a Grid Square, as shown on the Policies Map, to provide for new commercial, office, workspace and

live/work units of a local scale, will be supported, provided that provision is made to Milton Keynes standards for off-street car parking.

Proposals that require the redevelopment of an existing Local Centre will only be supported if a new Local Centre is provided in a suitable location in the same Grid Square of an equivalent size and scale.

Proposals for a change of use to create a new hot food take-away or a betting shop in a primarily residential Grid Square where such a use already exists, will not be supported.

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

3.57 The existing Local Centres are well-located to serve each residential Grid Square but they are limited in their number and range of units. There is therefore a reliance on the Netherfield Local Centre and on other centres beyond Woughton for even standard convenience goods. A village or urban suburb of the equivalent population would normally sustain more convenience services. If the population of a Grid Square in the regeneration programme increases, this will increase the demand for services and it is the objective of this Plan to enable each Grid Square to become more self-sustaining.

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

3.59 If land becomes available to enable the expansion of a Local Centre, then the range of commercial units should be expanded, to include office units, managed workspace units and live/work units for example. If a redevelopment masterplan indicates that a Local Centre would be better relocated, then the policy will support that in principle, provided there is no net loss of floorspace and that the location is suitable, i.e. that it is convenient for the whole of the community of the Grid Square it serves.

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

Policy WN16 Netherfield Local Centre

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

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

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

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

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

SOCIAL INFRASTRUCTURE POLICIES

Policy WN17 Education Facilities in Leadenhall

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

   a) *make appropriate provision for additional bus services based on the scale of the development concerned;*
   b) *incorporate improved traffic management measures to address the effects of peak time car trips at the entrances to the Grid Square;*
   c) *increase the number of off-street car parking spaces; and*
   d) *will not detrimentally impact on the amenity of residential properties in the locality.*

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

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

Policy WN18 Community Facilities

Proposals to improve and extend the existing community facilities at Netherfield, Coffee Hall, Beanhill and Tinkers Bridge, as shown on the Policies Map, will be supported, provided that provision is made to Milton Keynes Council standards for off-street car parking.

Proposals for the redevelopment of the existing Milton Keynes College site at Leadenhall for a residential scheme will be supported if they make provision for a new community facility to serve Leadenhall. The new facility should be fairly and reasonably related in scale and kind to the development proposed on the college site.

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

Proposals that require the redevelopment of an existing community facility will only be supported if a new facility is provided in an accessible location in the same Grid Square of an equivalent floorspace.

3.65 This policy encourages proposals for improved community facilities in each of the residential Grid Squares to meet the needs of the local community, in line with Policy CS17 of the Core Strategy. Should a Grid Square be redeveloped, resulting in a larger local population, then investment in better facilities will be vital.

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

3.67 The preferred solution at Tinkers Bridge is to extend the existing Meeting Place on to adjoining land, which may also be used in part to create additional parking. There is currently no such facility at Peartree Bridge. As the Grid Square is not part of the regeneration programme, it may be more difficult to find a suitable site.

Policy WN19 Primary Schools

Proposals for the expansion of existing primary schools to deliver additional places and ancillary facilities will be supported, provided that provision is made to Milton Keynes Council standards for additional car parking spaces.

3.68 The community's expectation is that the extra demands of a growing school age population and/or new residential development will be met by expanding one or more of the existing primary schools in the Plan area. They are already at the heart of the social and community life in the neighbourhood area and respond to its needs. There is no support for the establishment of a new primary school in the Pan area. Policy WN19 provides a positive context within which the land-use component of this approach can be facilitated and supported.

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

REGENERATION PROGRAMME POLICIES

Policy WN20 Regeneration: Refurbished Housing

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

Proposals for small scale infill housing development will be supported subject to the following criteria:
- *they do not conflict with the Green Infrastructure network as defined in Policy WN4 of this plan;*
- *they do not involve the loss of land identified as Local Green Space as defined in WN6 of this Plan or otherwise affect the attractiveness or openness of any defined Local Green Space; and*
- *they make appropriate provision elsewhere to ensure that biodiversity resources are safeguarded and extended wherever possible.*

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

3.71 In some cases, there may be opportunities to reconfigure the internal arrangement of habitable rooms so they make better use of available sunlight and outlook on to open spaces. Refurbishment will also enable improvements in energy efficiency and adaptation to Lifetime Homes standards for example. Policy WN20 acknowledges that many such proposals are unlikely to require planning permission. Nevertheless, the policy provides a positive context for the consideration of any proposals where planning permission is required.

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

4. IMPLEMENTATION

Introduction

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

Development Management

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

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

Infrastructure

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

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

4.5 This series of local infrastructure projects will be prioritised for investment from any future Milton Keynes Community Infrastructure Levy (CIL), should Milton Keynes Council prepare one. A CIL would be charged on qualifying residential and commercial development and, as the amount to be charged is dependent on the viability of development in an area, it is possible for a nil rate of CIL to be set. Under a CIL arrangement, were the rate to be more than nil, then at least 25% of the levy collected from development in the Parish will be invested in the Parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

4.6 In addition, S106 planning obligations will still be required as part of planning consents to finance and deliver specific infrastructure projects

relating to the development scheme in order to make the scheme satisfactory in line with paras 173 and 204 of the NPPF.

Non land use planning issues

Note: These issues are important to the local community but are not policies and do not form part of the development plan.

a. Regeneration: Redevelopment

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

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

4.8 It is acknowledged that there may not be sufficient opportunities to relocate all households within the same Grid Square at the outset, in those areas where redevelopment is proposed. The policy therefore requires that, where it is necessary to find accommodation for households outside of the Grid Square as an interim measure and where the household wishes to return to the Grid Square, this is done as quickly as the redevelopment scheme allows.

4.9 Although a planning policy cannot require minimum space standards in new homes that are any different to the national standards, the expectation is that new homes will meet at least meet those standards, if not the previous Parker Morris Standard. The regeneration partnership has made this commitment to the local communities as a key feature of its programme.

b. Regeneration: Masterplanning

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

- *Preparation of a Community Regeneration Plan for each of the Grid Squares to translate the principles of the Woughton Neighbourhood Plan into detailed objectives for each project and to end with the agreement of the Regeneration Plan*
- *Each Regeneration Plan should comprise an illustrative masterplan establishing the key development principles and proposals, phasing, environmental effects, transport assessment, heritage assessment (as appropriate) and S106 Heads of Terms.*
- *Once approved then either an outline planning application will be necessary to formalise the masterplan provisions or detailed planning applications can be made for each phase of development*

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

5. POLICIES MAP (*see separate document*)

6. EVIDENCE BASE DOCUMENTS

Links & References

- National Planning Policy Framework (2012)
- Milton Keynes New Residential Development Design Guide (2012)
- Milton Keynes Houses in Multiple Occupation SPD (2012)
- Milton Keynes Core Strategy (2013)
- Milton Keynes Local Plan (2005)
- Plan:MK Topic Papers (2014)
- Plan:MK Strategic Development Options (2015)
- MK Futures 2050 (TBC)
- Regeneration:MK 2030 Strategy (2015)
- Woughton Housing Needs Assessment (2015)
- Woughton Play Areas Study (2016)
- Woughton Character Area Study (2016)
- Buckinghamshire and Milton Keynes Environmental Data Search (2016)
- Regeneration MK: The views of Beanhill and what we would like to see from the project (2016)
- Tinkers Bridge Community Plan 2016 – 2020 (2016)
- Coffee Hall Survey (2016)

Creating Connections, Supporting Communities
Woughton Community Council

ANNEX A

A Profile of Woughton

A.1 The parish of Woughton forms one of larger areas of Milton Keynes with an ethnically diverse population of 13,300 living in the communities of Netherfield, Eaglestone, Beanhill, Tinkers Bridge, Peartree Bridge, Leadenhall and Coffee Hall. There are significant industrial estates at Bleak Hall and Redmoor and the parish is the home of the city's hospital and major schools.

A.2 The parish occupies a strategic location in the city, lying astride the main east-west A421 trunk road and adjoining the railway line and main north-south A5 trunk road on its western boundary. Central MK is only one city block to the north and the new Stadium MK commercial and leisure area of the city lies just to its south. The Grand Union Canal defines the eastern edge of the parish at Tinkers Bridge and Peartree Bridge and the Ouzel Valley Park – a major north-south greenway through the city – lies only a little further to the east.

A.3 Each of Woughton's housing areas is distinct from its neighbours, divided by the grid road and parkland infrastructure that characterises much of the city. Each has some community and commercial services - a primary school, a medical centre, a small shopping precinct for example - with Netherfield having a large commercial centre. However, these services are relatively few compared to the size of the local populations, as the city structure was grown around a rigid hierarchy of services and land uses, meaning residents are expected to travel to other parts of the city for most employment, commercial and leisure purposes, most often by car using the grid road system.

A.4 Much of the 5,300 housing stock of the area dates from the 1970's and 1980's system-build construction periods as the city expanded rapidly. Almost half of all homes are socially rented with a much younger population of school age children than many other parts of the city, although the city as a whole is not surprisingly younger than the UK average, given its origins and growth. The area has a much smaller population of 45+ and 65+ households than both the city and the UK. Car ownership in the area is lower than the city average, which has consequences for access to services given the unique challenges of operating bus services on the grid system. Of real concern are the levels of unemployment and of poor health and educational attainment, which are among the worst in the city and the wider South East region.

A.5 The majority of the parish lies within Lower Super Output Areas[1] that are amongst the 10% most deprived in England. Across MK, the data shows an increasing disparity between the most and least deprived communities.

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[1] **Super Output Areas** are a geography for the collection and publication of small **area** statistics. They are used on the Neighbourhood Statistics site and across National Statistics. There are currently two layers of SOA, **Lower** Layer **Super Output Area** (LSOA) and Middle Layer **Super Output Area** (MSOA).
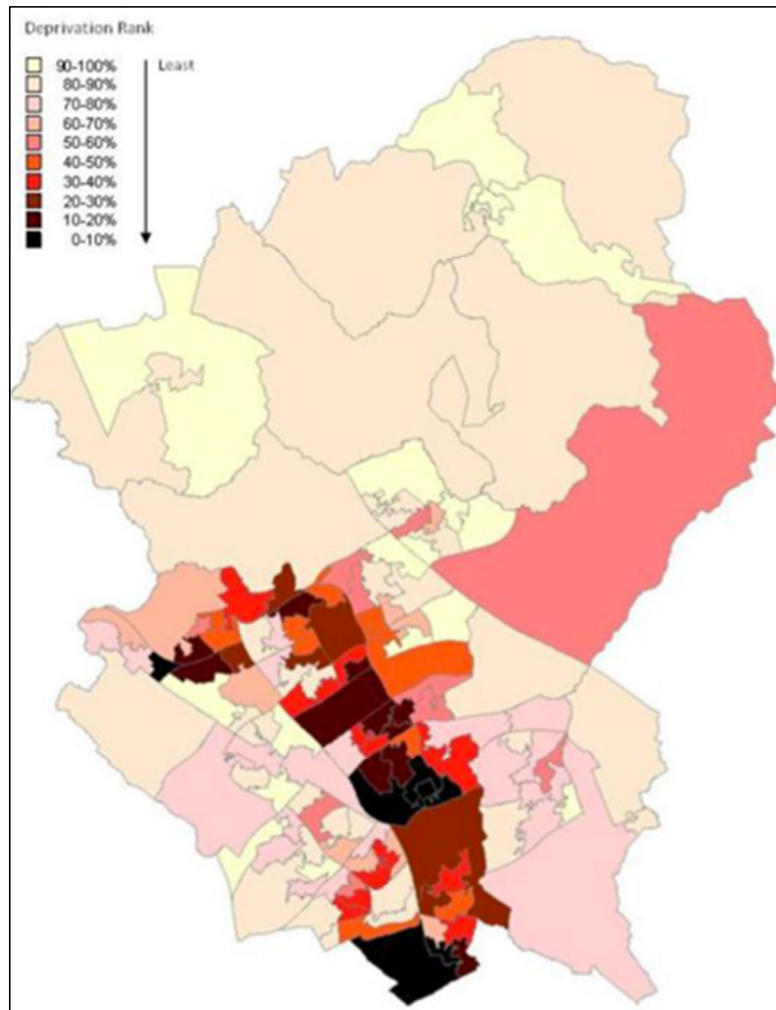
Plan B: Deprivation Rank (ONS, Census 2011)

A.6 The age structure of the parish is unusually skewed towards the 0-15 age group, which is significantly higher than for MK or England. As with MK, the 25-44 age group is also higher than the England average but the number of 45+ people is significantly fewer, especially in the 65+ age groups. The 16-24 age group is similar to MK but below the England average.
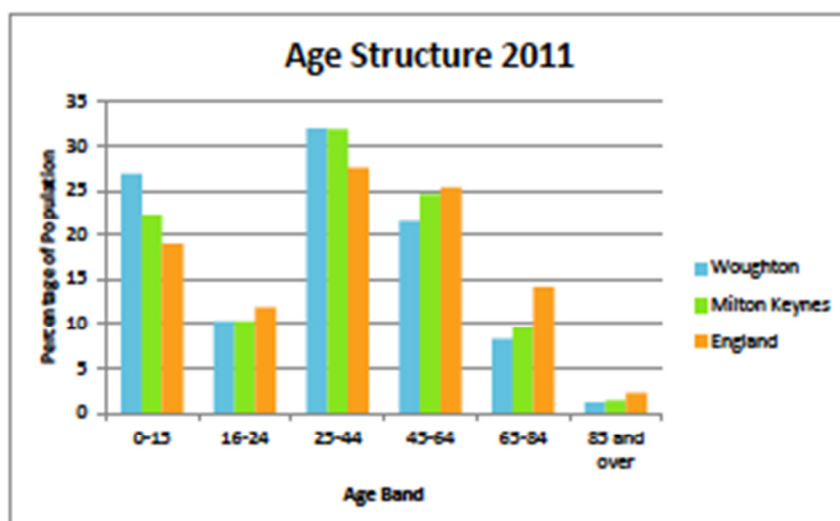
Fig A: Age Structure (ONS, Census 2011)

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

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

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

Fig B: Housing Tenure (ONS, Census 2011)

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

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

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

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

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

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

Fig D: Health (ONS, Census 2011)

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

A.13 The parish straddles the A421 strategic highway route though the city to the immediate east of the A5. The traditional MK road grid pattern forms the main structure of the parish, with most of the main roads being dual carriageway. MKC data indicates that five of the main road nodes on the grid on the edge of the parish are potential congestion hotspots by 2023.
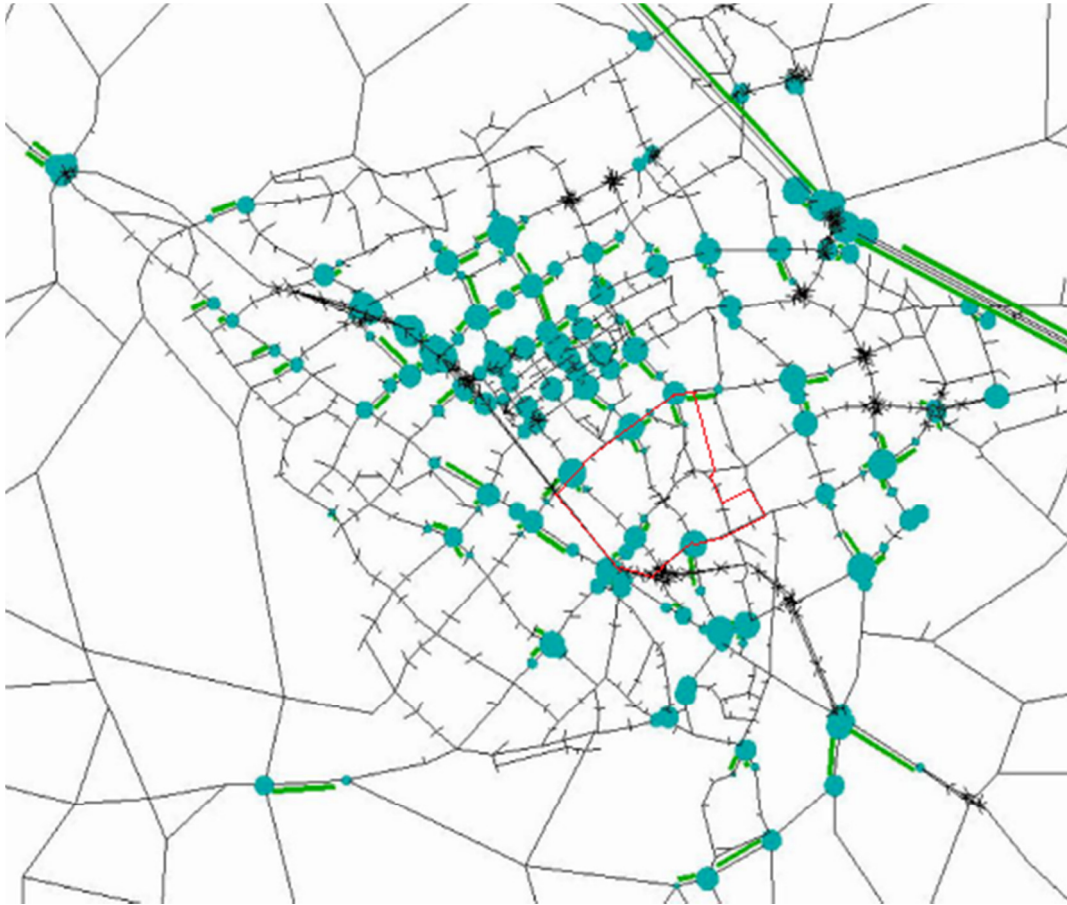
*Plan C: Potential Peak Hour Congestion Hot Spots 2026 (MKC, LPT)*

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

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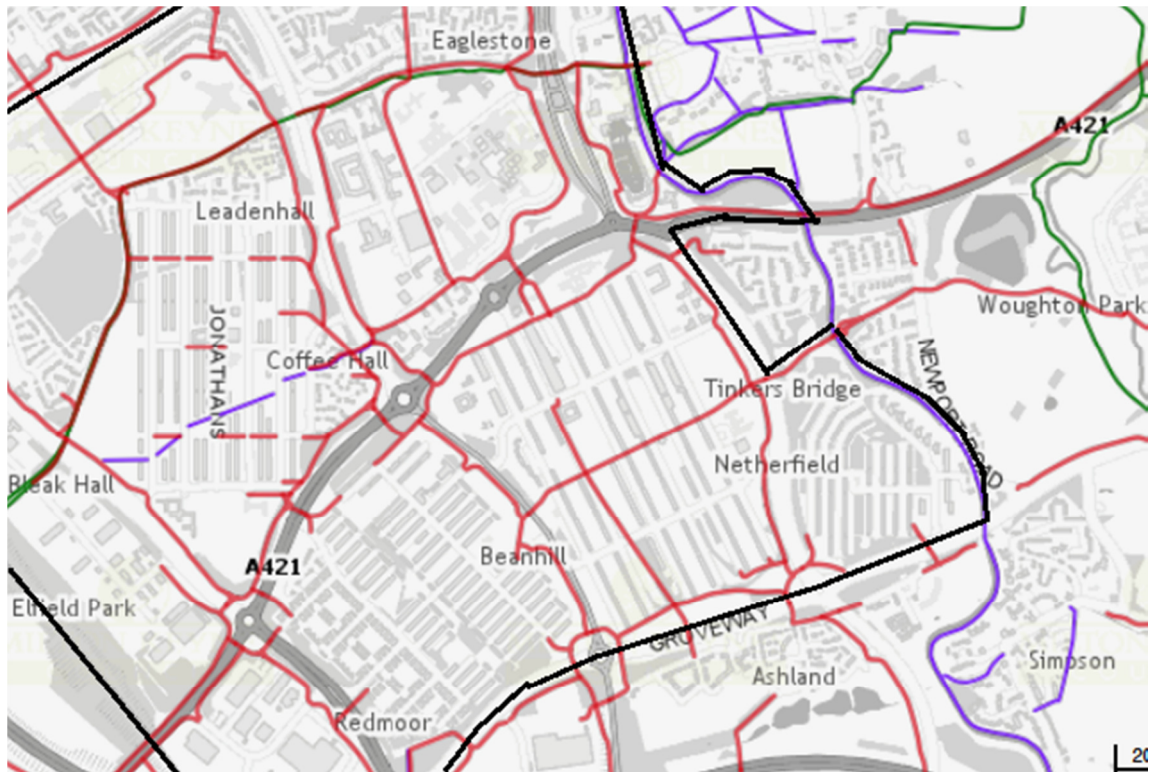
Plan D: Redways (MKC, LTP)

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

Wildlife Corridors

National Nature Reserve

Local Nature Reserve

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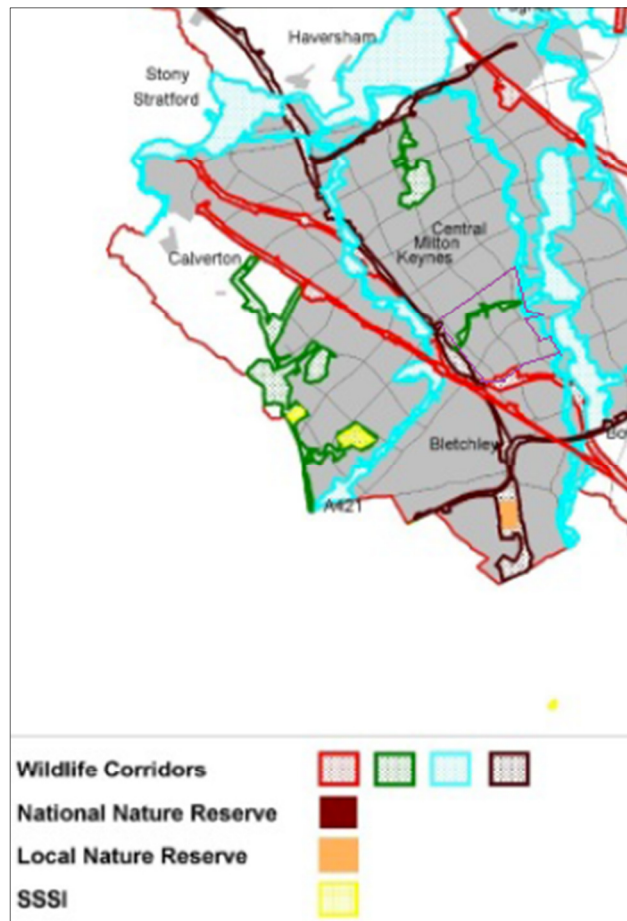
Plan E: Designated Biodiversity Sites in Milton Keynes (MKC)

A.17 The Woughton-on-the-Green Conservation Area adjoins the eastern boundary of the parish near Peartree Bridge. The boundary of the Shrunken Village Scheduled Ancient Monument, which lies within the Conservation Area extends into the parish. The Moated Site and Fishpond at Old Rectory Farm, and Grade II listed Old Rectory Farm are the only pieces of local heritage within the Parish.
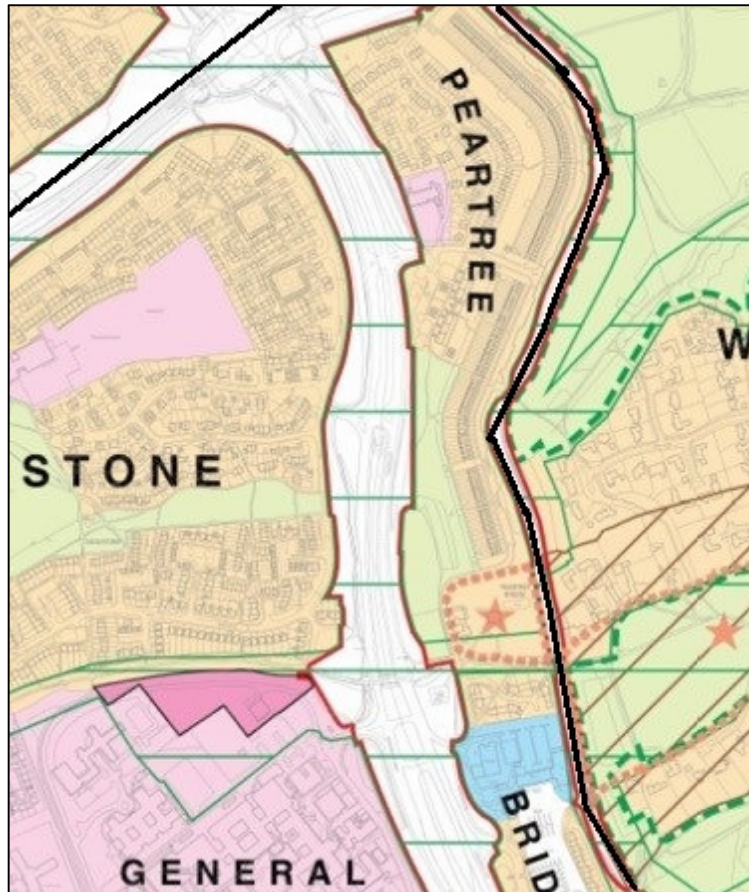
Plan F: Moated Site and Fishpond at Old Rectory Farm, and Grade II listed Old Rectory Farm (MKC, Local Plan Proposals Map)

Community Facilities

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

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

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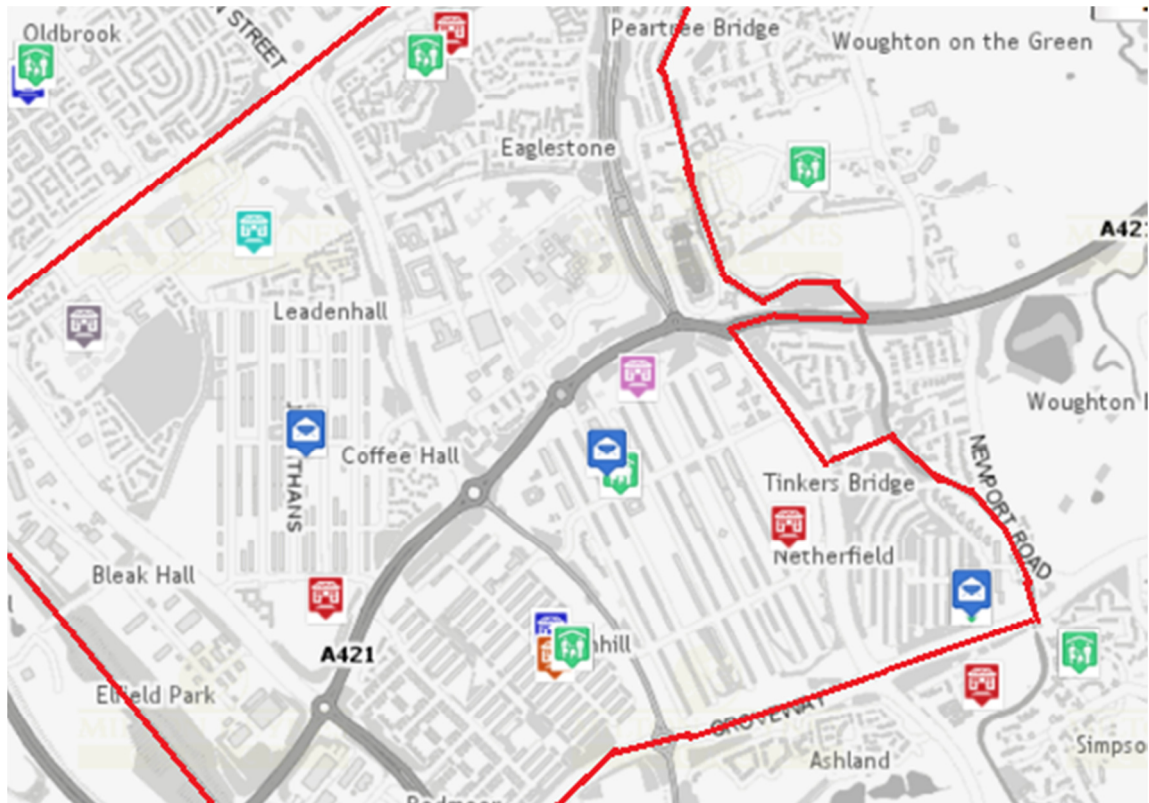
Plan G: Community Facilities and Services in Woughton (MKC)

ANNEX B

Woughton within Milton Keynes

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

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

B.2 These documents have been adopted by MKC as formal planning policy documents (together known as 'the development plan' for MK) and they are used on a day-to-day basis to help determine planning applications. They include policies to guide where and how new development should happen in and around the city and to set the design standards of new development schemes.

B.3 The most relevant Core Strategy policies are:

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

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

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

- T1 Transport User Hierarchy
- T5 Public Transport
- T15 Parking Provision
- H7 Housing on Unidentified Sites
- H8 Housing Density
- H9 Housing Mix
- H10 HMOs
- E1 Protection of Employment Land (which identifies the industrial areas at Bleak Hall and Redmoor)
- LC2 Non Retail Uses in Local Centres
- LC3 New Development in Local Centres
- TC19 Housing in Local Centres
- L2 Protection of Public Open Spaces (which identifies a number of such spaces in the Parish)
- C1 Location of Community Facilities
- C2 Protection of Community Facilities (which identifies a number of such uses in the Parish)
- C5 Health Facilities (which identifies a number of such uses in the Parish)
- C9 Reserve Sites (which identifies sites at Coffee Hall and Netherfield for future development needs)
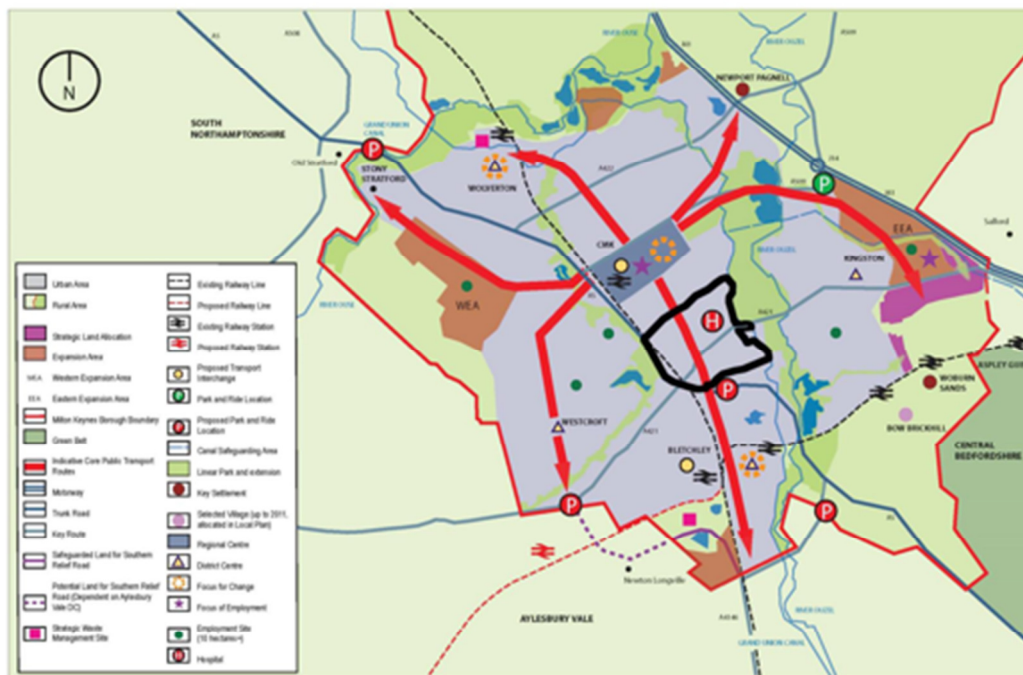
*Plan H: Milton Keynes Core Strategy: Key Diagram*

B.5 As Woughton is a well-established, built up area of city, the documents don't have much to say about the parish. But, they have guided how some of the more recent development schemes like the Academy have taken place. They do not anticipate and plan for any significant change in Woughton. But, Policy CS8 of the Core Strategy ('Other Areas of Change')

states that, "Through close work with communities … Neighbourhood Plans will identify the specific changes required … addressing the potential need for physical change, economic improvement, improved human capital and social capital …". This provides an indication for what goals the WNP should consider.

B.6 MKC continues to use saved policies of the Local Plan of 2005 when determining planning applications. Although it contains no policies that are specific to Woughton, its Policies Map (see Plan C below) does contain a number of general polices for MK that apply to Woughton as well as other parts of the city. It does identify the different land uses in the parish and the local biodiversity interest of some of the green spaces and road verges (and the old Peartree Lane). And it identifies the special heritage importance of the Scheduled Ancient Monument and the Old Rectory Grade II listed building in Peartree Bridge, and Conservation Area at neighbouring Woughton-on-the-Green, which is on the edge of Peartree Bridge, as well as the public footpath and bridleway of Peartree Lane.

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

- The Local Transport Plan 3 (2011-2031)
- MK Economic Development Strategy 2011-2026
- MK Community Strategy 2004 – 2034
- MK Green Infrastructure Plan 2008
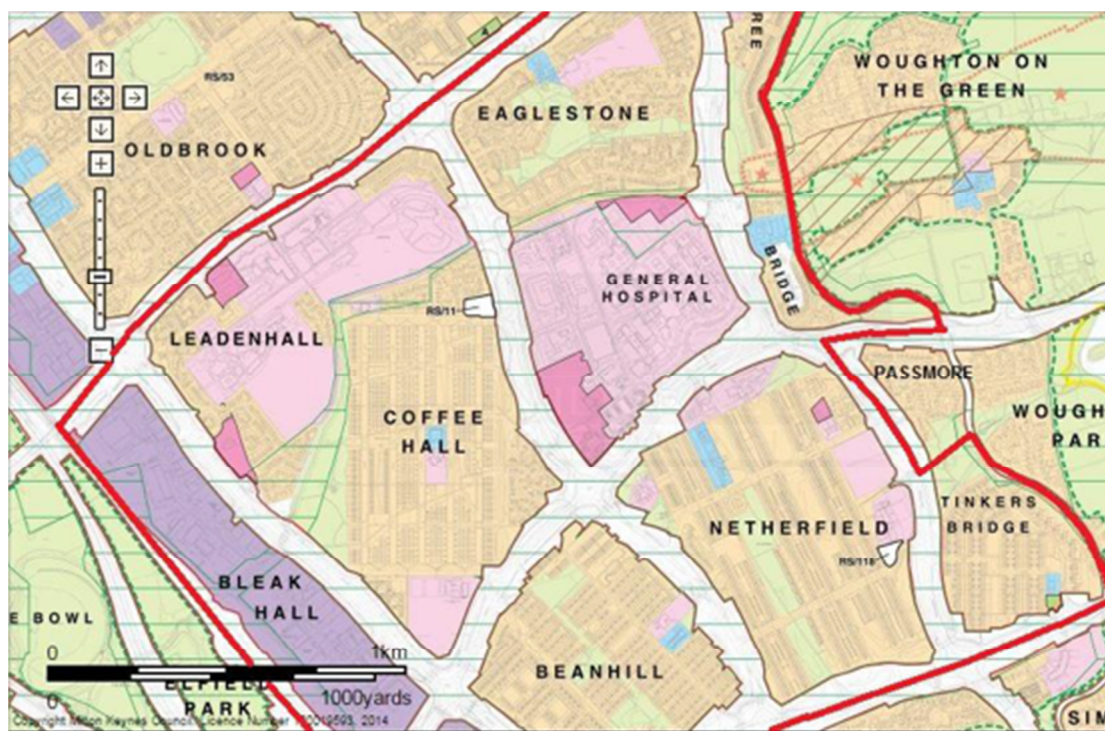
Plan J: Milton Keynes Local Plan 2005 Policies Map: Woughton Extract (showing land use types, green corridors and heritage assets)

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

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

B.9 In January 2016, MKC published an important document as its next step to completing Plan:MK. The 'Strategic Development Directions Consultation' document set out four possible different ways (or a combination of) that the city can continue to grow by delivering at least 1,750 new homes per year through to 2031. It recognises that the pattern of growth that has characterised the past 30-40 years may not be possible to continue, given physical and environmental constraints. This document is being consulted on to April 2013.

B.10 One of the development options is focused on making more efficient use of land within the existing city boundaries through redevelopment and infill schemes. It identifies the potential of land in Central MK, redundant employment land and the Regeneration:MK programme to significantly increase the number of homes for the city and reduce the need for greenfield sites outside the city. But it also acknowledges that there will be traffic and infrastructure impacts and the essential 'New Town' character may change as a result. The likelihood is that this option will be part of the final plan alongside elements of the other options that are looking at opportunities beyond the city.

B.11 In addition, MKC is thinking about the longer term future of the city through to 2050 (in an initiative called 'MK Futures 2050'). This recognises that the origins and pace and nature of growth of the city have been unique in the UK. Its place as an increasingly important national city will present challenges for the next thirty or forty years that need to be considered now.
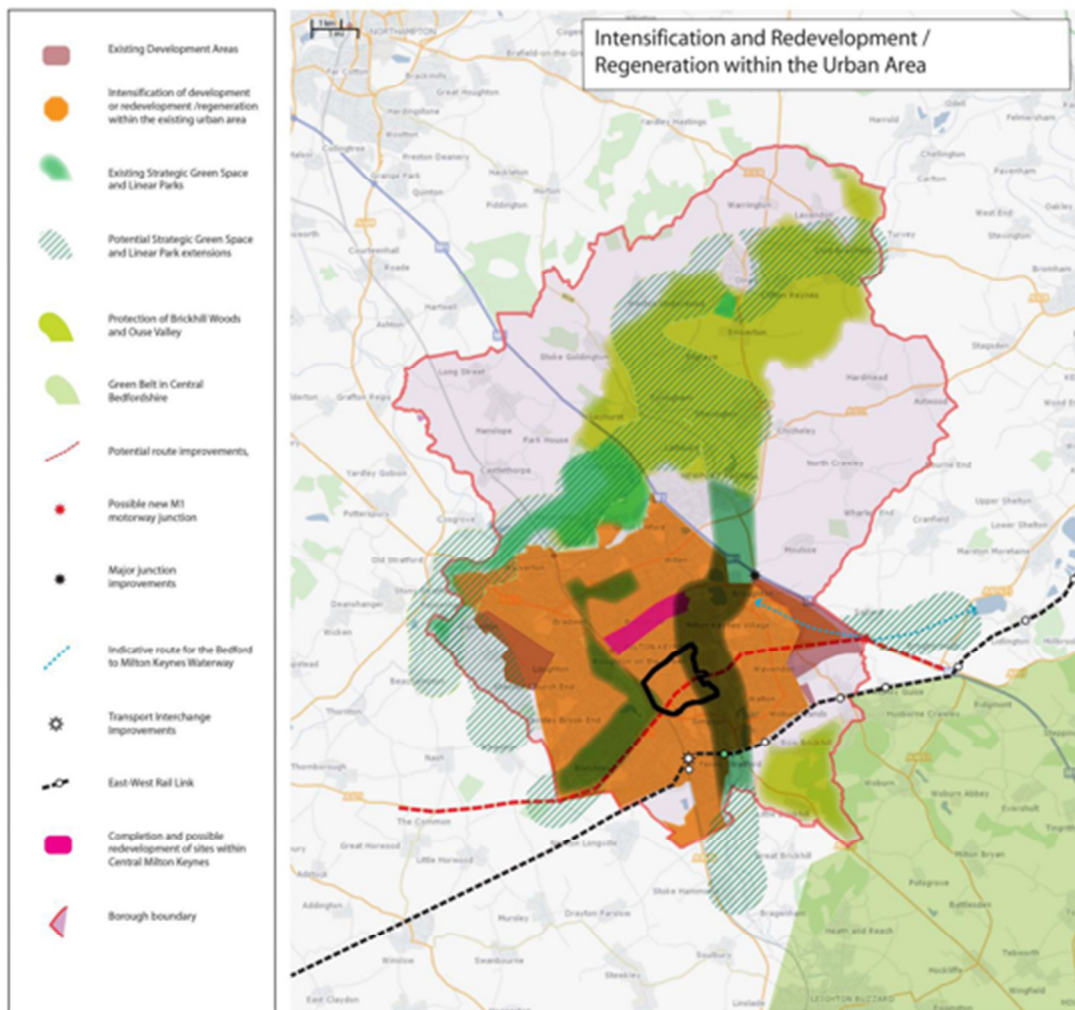
Plan K: Plan MK: Strategic Development Direction 4 Key Diagram

Regeneration

B.12 MKC adopted its Regeneration:MK Strategy 2030 in 2015 that has three goals: to empower people of take ownership of their future; to deliver transformational change in priority neighbourhoods; and to tackle the root causes of poverty by improving access to employment.

B.13 The focus of the strategy is a major 15 year regeneration programme for the city commencing in April 2016 with the launch of a new partnership between MKC and Mears Group plc. The programme is aimed at addressing an aging housing stock, and its social consequences, in particular parts of the city including Woughton. It will include a repairs and maintenance programme for homes that are economic to retain and estate redevelopment schemes for areas where it is uneconomic to retain the existing building stock. The programme also aims to bring significant economic benefits to these areas.

B.14 MKC proposes that the programme will focus on seven areas of the city where the need for regeneration is most acute, four of which are in Woughton, namely Netherfield, Coffee Hall, Beanhill and Tinkers Bridge. In setting up the programme and partnership, MKC has acknowledged lessons from recent similar actions at the Lakes Estate in Bletchley. Notably, it believes a focus on improving only Council-owned property using its own finances will not be sufficient to tackle the root causes of poor health and unemployment in these areas.

B.15 Some initial land use classification mapping[2] work indicates that the four estates comprise a total of approximately 245 Ha of land, 113 Ha (40%) of which is housing (3,400 homes) with much of the remainder used for open space (73 Ha or 30%) and roads (19 Ha). Other uses include the local centres and schools.

B.16 At this stage, it is too early to know what the programme will be for these communities but the Strategy makes clear the potential value in Neighbourhood Plans enabling local communities to play an important part in shaping these decisions in the coming months and years. It is expected that an initial development programme will be published before the end of the first year of the programme in early 2017, once an audit of the housing stock in each area has been completed.

B.17 Certainly, the combined scale of these four communities – some 9,000 people – and their close proximity to each other mean that the programme will create potential opportunities for change in Woughton.

The Role of the Neighbourhood Plan

B.18 The Neighbourhood Plan provides the opportunity for the local communities of the parish to shape the future of their area. Whilst the Plan itself cannot decide if the regeneration areas are refurbished or redeveloped, it can set out the principles by which those decisions are implemented. And it can plan for the future of the rest of the parish that won't be directly affected.

B.19 The intention is for this Plan to contain policies that reflect the community's opinions on how Woughton as a whole should change over the next 15-20 years. At the same time, Plan:MK and Regeneration:MK are working on how Woughton might fit into their plans. The goal will be to ensure the MKC documents respond positively to the agenda established by the Neighbourhood Plan, which will set out the expressed preferences of the local community.

B.20 There is no precedent in England for a neighbourhood plan playing this role in this type of situation. The Community Council is therefore working

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[2] A land use classification is a classification providing information on land cover, and the types of human activity involved in land use. It may also facilitate the assessment of environmental impacts on, and potential or alternative uses of, land.

closely with officers of MKC and of the Regeneration:MK partnership to ensure the Plan is as well informed as it can be about their future decisions.

ANNEX C

Community Consultations

C.1 The Community Council has undertaken an initial series of surveys and workshops with local people from across Woughton's communities to understand their views of living here and how and where future changes could improve the area.

C.2 Not surprisingly, it has been difficult to separate the Neighbourhood Plan from the regeneration programme, as there remain many uncertainties on what the regeneration programme might mean for individual homes and livelihoods. It is also an area of geographically distinctive communities that feel a strong pride in their local area.

C.3 And data continues to show that much of the area remains amongst the most deprived in the city with higher unemployment and poorer housing quality. Many of the solutions to transform such communities for the better lie beyond the land use planning system. But, where regeneration plans are part of the solution, then documents like the Neighbourhood Plan can play a key role in shaping that change and enabling the community to be genuinely engaged. In total, 812 unique comments relating to our themes have been identified. This means that on average each individual survey or comment collected (309 in total) identified on average 2.6 themes they feel is important to them. The theme with the most supporting comments was Green Infrastructure with 316 unique comments indicating it was important to them.

C.4 Many interesting trends emerged and have been used to inform the document, including:

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

C.5 A full analysis of the engagement activities is contained in a separate report in the evidence base. In addition, the Tinker's Bridge Residents Association has also recently undertaken a survey of its community to inform a new Community Action Plan. Although the purpose of the Action Plan is to cover a much wider range of local issues beyond land use planning matters, some of its findings will also be helpful for the WNP.

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

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

ANNEX D

DESCRIPTION OF POLICY WN6 LOCAL GREEN SPACES

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

Significance or rational for designation of Local Green Spaces (Policy WN6) against NPPF paragraph 77			
Name / Location of LGS	Proximity to community (Criteria 1*)	Local / Community Value or Significance (Criteria 2*)	Size Ha (Criteria 3*)
Open green space with play area (Tinkers Bridge)	North section of the estate, and a Redway at the top of the open space separates Tinkers Bridge from neighbouring Passmore.	This area is heavily used by community members for recreation, leisure and community events such as the Autumn Light Festival, the Community Council's Woughton Walk (an annual walk along the parish boundary), regularly occurring Fun Days organised by the estate Resident Association, activity afternoons, and weekly football and sports clubs. It is also home to a small play area and basketball courts which are heavily used. This area was identified as a top area of protection from local residents in both rounds of community consultations, as well as identified as a priority area in their Community Action Plan they created with the assistance of the First Steps Programme run by My Community. This is the largest green open space area in Tinkers Bridge, and is held in high regard with many of the local people as a way to incorporate the environment in into their daily lives as a way to improve their mental and physical health.	1.65
Alphabet Park (Netherfield)	In the centre of the estate.	This area has a great deal of highly used play equipment, which has representations of the letters of the alphabet. The Alphabet Park acts as Public interactive art, sculpture workshops were set up with Langland School. The alphabet artworks are twenty six sculptures for Netherfield Local Park made by artist Pete Codling. Pete developed the idea of an Alphabet of Artworks after he spent two days talking to residents and local children as part of a	1.88

Significance or rational for designation of Local Green Spaces (Policy WN6) against NPPF paragraph 77			
Name / Location of LGS	Proximity to community (Criteria 1*)	Local / Community Value or Significance (Criteria 2*)	Size Ha (Criteria 3*)
		consultation weekend to discuss the future of Netherfield Local Park in July 1998. The area is heavily used by local families and local groups including the Resident Association, Buckland Lodge (Sheltered Accommodation), and the People's Health Trust (a charity which awarded the people of Netherfield £215,000 to improve their local area) for various community events including: annual the Woughton Walk, Fun Days hosted by the estate Resident Association and other regular events such as Halloween events, Pop up and Play Sessions hosted by a variety of community groups including the Community Council, Play Association, and Play Rangers, as well as an opening celebration. It is on looked by the surrounding houses which increases the level of safety. Two Redways also run through the play area, and it is part managed and taken care of by the estate Residents Association.	
Educational Land for Langland School (Netherfield)	Fenced off area next to Langland School on the eastern boundary of the estate, and currently used as their playing fields.	It is currently earmarked as educational land for the school, but is heavily used as a community space by the Community Council for community events such as Get Active Day, as a sporting field for local residents and the estate Residents Association, and the south-eastern boarder is Jed's Trail, an ancient hedgerow that is now a nature and wildlife passed used by local residents.	1.33
Rainbow Park and community garden land (Beanhill)	Bottom section of the estate, between Neapland and Beanfare	This is a popular local play area and was created through outside grant funding and a high amount of community support. Consequently, this was identified as an area of priority in both rounds of consultation. WCC also now holds the free hold to a portion of land which will be turned into a community garden. It has been the venue of many community events including Pop-up and Play Sessions, planting and other environmental events, and	0.66

Significance or rational for designation of Local Green Spaces (Policy WN6) against NPPF paragraph 77			
Name / Location of LGS	Proximity to community (Criteria 1*)	Local / Community Value or Significance (Criteria 2*)	Size Ha (Criteria 3*)
		scavenger hunts.	
Two Halls Park (Coffee Hall)	Western border of Coffee Hall, adjacent to Leadenhall (back of Rochfords)	This is a large open field area is home to a football & rugby pitch (sports ground), and play area. It is heavily used by residents Parish wide, and used the most by residents in Coffee Hall and Leadenhall. This is especially important seeing as Leadenhall does not have a designated play area or green open space in their estate. The area is outlined by Redways, one of which is Peartree Lane (which is a wildlife corridor), and has several other footpaths running through it. It is used heavily by the Community Council, Milton Keynes Council, the estate Residents Association, and other outside organisations to host popular community events including the Woughton Walk, school holiday activities such as this year's popular Planting in Two Halls Park, and other events such as the Coffee Hall Big Lunch, planting provided by the Woodland Trust, Fun Days hosted by the local estate Residents Association, various sporting activities, and an opening celebration.	3.63
Barista Play Area (Coffee Hall)	Located in the bottom section of the estate (between St. Dunstans and Jonathans), as is in close proximity to New Chapter Primary School, a Children Centre, and a Community Centre	This is a popular play area and is used by local children. It houses play equipment as well as an outdoor gym. It is the most used play area and the estate, and thanks to the outdoor gym equipment the area promotes healthy lifestyles for people in our parish. This is especially important given the fact that our residents typically have a lower level of health then elsewhere in the city. Therefore keeping any area that promotes healthy lifestyles is especially important. It has been the setting of many community events including Pop-up and Play sessions and an opening ceremony.	0.24
Eaglestone Local Park (Eaglestone)	In the centre of the estate	This large open green space and play area was the recipient of the Green Flag Award in 2015. This is a popular play area and open space which is utilised by the community for leisure purposes and local events	2.00

Significance or rational for designation of Local Green Spaces (Policy WN6) against NPPF paragraph 77			
Name / Location of LGS	Proximity to community (Criteria 1*)	Local / Community Value or Significance (Criteria 2*)	Size Ha (Criteria 3*)
		such as annual Fun Days hosted by the estate Residents Association, pond /planting days and other environmental initiatives hosted by the Community Council, sporting events, interagency days, as well as Activity sessions and an opening ceremony. It is home to play equipment for young children and older children as well as an outdoor gym area. One Redway as well as other footpaths run directly through the park.	
Falconhurst Primary School playing field (Eaglestone)	In the north-west corner of the estate.	This open field area is currently fenced off and utilised by Falconhurst School as their playing field. It is currently earmarked as educational land for the school. This field is important because it is an essential area for children access play and is close in proximity to the Eaglestone Local Park which is an essential element to the character of the area.	1.65
Old Rectory Farm with Moated Site and Fishpond (Peartree Bridge)	In the centre of the estate	This is the only piece of heritage land in the entire Parish. This is home to a Grade II listed building as well as a small play area and is next to the Grand Union Canal. It has been the host to the Loveliness Festival (a popular and well attended free community music and arts festival hosted by Inter-Action MK), other community events such as the Woughton Walk, and is situated near a dinosaur statue which is painted a new theme by community groups every few years.	1.00
New Chapter Playing Fields (Coffee Hall)	Bottom of the estate	This open field area is currently fenced off and utilised by New Chapter Primary School as their playing fields. It is currently earmarked as educational land for the school. Local people are very concerned that the Regeneration Programme will eat into school playing fields.	1.76
Grand Union Canal Corridor	Along eastern boundary of Peartree Bridge and Tinkers Bridge	This canal acts as the Eastern boundary line for the Parish and Neighbourhood Plan area and is a main part of our heritage as a parish. It is a very popular spot for local	15.78ha (2.55km in length)

Significance or rational for designation of Local Green Spaces (Policy WN6) against NPPF paragraph 77			
Name / Location of LGS	Proximity to community (Criteria 1*)	Local / Community Value or Significance (Criteria 2*)	Size Ha (Criteria 3*)
		residents and is widely utilised by people within and beyond the parish in barges and house boats. This is an essential area for our parish, as the wharf and Marina are used by some highly mobile residents, but none the less are still part of our community. The canal and footpaths provide the only means for these residents to get to other community groups and services, such as the Community Council's coffee morning and highly utilised Woughton Advice Service. It is also used for many community events, including the Woughton Walk.	