

Table summarising consultation responses to the Wolverton Town Centre Neighbourhood Area application, and Milton Keynes Council and Wolverton and Greenleys Town Council comments.

Respondent	Summary of comment	Milton Keynes Council response	Wolverton and Greenleys Town Council response
Comments to note			
Emberton Parish Council	No objection to the application for the designation of a neighbourhood plan area in Wolverton	Noted	Noted
New Bradwell Parish Council	Recognise the issues in the area around the Agora and support its inclusion in the Neighbourhood Plan area. Also, including some of the earliest phases of Wolverton's development is sensible to help set the context for the regeneration of the town centre.	Noted	Noted
Including New Bradwell Parish Council in the Neighbourhood Plan process			
New Bradwell Parish Council	NBPC should be more involved in the process because of New Bradwell's strong, historical relationship with Wolverton	Discussed at Neighbourhood Plan Steering Committee meeting on 30 July 2012 and recommended that a representative from NBPC should be invited to attend the NPSC meetings. This is a decision to be confirmed by Wolverton and Greenleys Town Council	Following a recommendation from the NPSC meeting on the 30th July that New Bradwell Parish Council should be invited to join the NPSC this has now been agreed by the Town Council.
Including the St Georges Way residential area			
Cllr Peter Marland, Ward Member for Wolverton	Given the proximity to the area that is the main focus of the issues in Wolverton, the links to the Town Centre and the nature of any mixed use development that could be included in the Plan, the current residential areas of St Georges Way and the Gables high-rise flats should be included in the Neighbourhood Plan area	The inclusion of the St Georges Way housing estate was discussed at an earlier stage in the development of the plan. Conversations were held with colleagues in MKC Housing about the value of including the residential area in the Neighbourhood Plan. MKC Housing have indicated that inclusion in a NP could be beneficial to bringing forward regeneration in this	Early discussions were held with the Housing Department about the inclusion of St George's Way housing estate in the Neighbourhood Plan area, and it was agreed by all parties that although there was a clear relationship between the estate and the neighbouring Town

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<p>New Bradwell Parish Council</p>	<p>Including the St Georges Way area would encourage community cohesion. Would be a shame to miss the opportunity to engage with these residents particularly given their proximity to the plan area.</p>	<p>location, but it was considered that the timescales for the preparation of the plan did not fit with those for their future work in St Georges Way.</p> <p>It was also considered that there were other ways of achieving community engagement in any regeneration proposals, for example through a development brief led by the Town Council, or a future Neighbourhood Plan more focussed on the issues in the residential area of Wolverton. In the meantime, residents in the areas adjacent to the Town Centre will of course be fully engaged in the Neighbourhood Plan process, and not including the estate within the boundary of the Neighbourhood Area does not preclude their involvement in any way.</p> <p>A key focus of this Neighbourhood Plan is to bring forward the redevelopment of the Agora Shopping Centre, and including the potential regeneration of a residential area within that same plan could mean that main focus is side-lined. For example, residents of the St Georges Way area could vote against the plan at a referendum because of the future plans for their homes, which would therefore jeopardise the success of the town centre focused plan.</p> <p>Therefore, it is considered that the inclusion of the St Georges Way area would not be appropriate for the Wolverton Town Centre Neighbourhood Plan, and it is recommended that the Neighbourhood Area boundary is not amended in this location. In the</p>	<p>Centre, the issues associated with the Town Centre were different from the mainly housing issues likely to arise during any consultation about St George's Way.</p> <p>Discussions with officers from MK Council's Housing Department have taken place at regular intervals during the NP process, and there is an agreement that regular update meetings need to continue to take place so that any decisions made as part of the NP process do not adversely affect Milton Keynes Council's ability to regenerate the St George's Way area.</p> <p>The Town Council and NPSC are concerned that the referendum held at the end of the NP process is not adversely affected by any one interest group or issue. In particular the Town Council is concerned that including fundamental regeneration which may significantly affect people's homes could sway any vote about changes to the Town Centre generally, particularly as there has been no significant consultation on this to date.</p>

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		<p>meanwhile, the Council (as part of its function as a housing landlord in St Georges Way) is committed to engaging fully with the Town Council and partners in the Neighbourhood Planning process, and with their tenants and other local residents, in the development of the Neighbourhood Plan and any other future proposals for the area.</p>	
<p>Excluding the Railcare/St Modwen railway works site</p> <p>Cllr Peter Marland, Ward Member for Wolverton</p>	<ul style="list-style-type: none"> - The requirements of how to plan and allocate the land use for this site are a separate and different set of issues to those which are active in the Town Centre. - The importance of this site and the demanding nature of the Town Centre are too important to include in the same plan, and including both runs the risk of neither site being given the planning importance required. - Site is of strategic importance as one of only three such rail operations in the UK capable of heavy plant work of trains. A Neighbourhood Plan is not the correct document to be making strategic economic and land allocation decisions on the future of this site. - Site also provides work for a highly skilled workforce, which wouldn't be considered in a plan centred on regeneration of retail and residential property - There is no long-standing consensus on the problems and aims for the site. The options for the site are too 	<p>We appreciate the concerns raised about the inclusion of the railway works land within the Neighbourhood Area. We agree that the site has significant strategic importance, and there is no intention that the Neighbourhood Plan would undermine the continued use of the site for its current purpose. However, the current operator of the site (Railcare) and the owners (St Modwen) have indicated that there is potential to consolidate operations on the site, which may make some of the land available for redevelopment.</p> <p>It is intended that the Neighbourhood Plan would only set out broad principles for the future redevelopment of the site rather than any detailed proposals, and it would recognise the continued need for employment uses on this important site, utilising its location on the railway network. Public engagement and consultation will be carried out to consider options for the principles of any future development on the site.</p> <p>The Neighbourhood Plan could also</p>	<p>The Railway Lands were included in the NP area because of the fundamental effect that any redevelopment of the 36 acre site is likely to have on the Town Centre, for instance if the whole site was redeveloped for housing (which is not the wish of local people) the Town Centre would have to be significantly bigger to cater for the needs of a vastly increased population.</p> <p>Part of the Railway lands site borders the core Town Centre area (at the bottom of Radcliffe Street) and what happens with this site (alongside the Community Centre and Tesco) is really important for the rest of the Town Centre.</p> <p>With the lease agreement between Alstom and Railcare coming up for renewal in 2017, it was felt to be really important to agree (and enshrine in a planning document)</p>

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<p>New Bradwell Parish Council</p>	<p>numerous and diverse to be given proper consideration in a test Neighbourhood Plan and a single option could not be decided upon within the timescale of this plan.</p> <ul style="list-style-type: none"> - Understand the logic of including the site, but concerned that the detailed negotiations required to plan for a site of this size could unduly delay the plans for the Agora and remaining retail areas. - Site provides a significant number of jobs and NBPC would be concerned if, through inclusion of the site in the plan, the current occupiers were encouraged to move prematurely. - Inclusion of the railcare site would complicate the plan and mean the intention and need to regenerate the town centre is diluted and delayed - Should consider how other tools or alternative approaches (e.g. a master plan) could be used for the site, with community involvement 	<p>incorporate recommendations for further work. This could include the identification of the site as an area of change, or an opportunity area in the future Local Plan, or that a more thorough Development Framework should be prepared for the area. The level of detail proposed for the Neighbourhood Plan would not preclude such additional work taking place in a MKC-led planning policy document.</p> <p>St Modwen has indicated that the lease for the site does not expire until 2017, so while additional detailed work is not urgent at this time, identifying broad principles provides a useful policy framework in the event that redevelopment comes forward ahead of schedule, possibly as part of a consolidation of on-site operations.</p> <p>Therefore, it is considered that the inclusion of the Railway works area is entirely appropriate for the Wolverton Town Centre Neighbourhood Plan, and it is recommended that the plan area boundary is not amended in this location.</p>	<p>some of the principles of redevelopment for the site, whilst acknowledging that any whole-scale redevelopment of the site would require a more detailed plan of some sort all of it's own.</p>