



THE LAKES - NEW HOMES AND NEIGHBOURHOODS



Event 19
Pre-Planning Exhibition at Spotlight
Sunday 26th Jan (1-4pm) and Monday 27th Jan (10:30-7pm)

Purpose of Event:

- Presenting and gathering feedback on the pre-planning submission proposals for new neighbourhoods and new homes (Serpentine Court resettlement sites).
- Presenting and gathering feedback on the latest proposals for Warren Park.
- Presenting feedback from the Commonplace Lakes Estate online map for wider estate improvements.



Who Was There:

Sunday 26th January 2020

- 21 - Residents from Serpentine Court
- 23 - Residents from wider Lakes Estate
- 4 - SCSG & LIP Volunteers
- 5 - MKC Staff
- 2 - Tpas staff
- 4 - HTA Staff
- 2 - Agency/other organisations



Monday 27th January 2020

- 33 - Serpentine Court
- 36 - Wider Lakes Estate
- 2 - SCSG and Lakes RA volunteers
- 11 - MKC Staff
- 2 - Tpas Staff
- 7 - Agency / other Organisations
- 4 - HTA Staff
- 3 - BBC



159 visitors in total

Feedback Gathered Through:

- Conversations with residents
- Post-it notes and feedback forms

Organisations Represented:

- Milton Keynes Council
- Serpentine Court Steering Group (SCSG)
- HTA Design LLP
- Tpas



Event photography by Sebastian Power
(Volunteer, resident and SCSG member)



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Comments on new neighbourhoods and resettlement areas

Residents from the Lakes Estate were generally supportive of the plans presented. Key themes and comments included:

- **Serpentine Court Phase A and B** - Need for a convenience shop – such as a small Tesco. People at the moment prefer to drive out of the estate, but would like to have somewhere more local.
- **Serpentine Court Phase A and B** - Visitors were keen to know what retail spaces will be provided
- **Stoke Road** - Residents noted there is severe groundwater flooding issues on Gairloch Avenue and Katrine Place.
- **Stoke Road** - Resident living along Katrine Place interested to see how tall the new buildings will sit within the existing levels but happy to see the use of planting and retaining of existing trees.
- **Stoke Road** - Two residents were concerned about proposed highways connections to Gairloch Avenue and another resident raised a similar concern with links from Leven Close to Windermere Drive (north part of SC Phase A).
- **Stoke Road** - In both instances residents were concerned about through traffic and possible danger to children.
- **Stoke Road** - It was suggested there was an opportunity for bollards/gates.
- **Stoke Road** - Another resident felt highways connections to existing closes could help to improve parking.
- **Stoke Road** - Residents on Gairloch Avenue supported the idea of removing pedestrian alleyways between existing terraces.
- **Stoke Road and Drayton Road** - Positive response to speed limit changes.
- **Stoke Road** - Suggestions to improve pedestrian links to the existing bus stops on Stoke Road were discussed and recorded. It was also suggested that



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new hedge planting along Stoke Road should be a sufficient height for drivers.

- **Drayton Road** - Concerns raised about new junctions on Drayton Road and whether one crossing to provide traffic calming is sufficient.
- **Skene Close** - A number of residents noted poor maintenance to the wider estate.
- **Skene Close** - Residents noted risk of creating 2 tier system with the new homes that will make the rest of the estate look worse.
- **Skene Close** - Queries raised about security of on street parking compared with garages (i.e. Use of a garage means potentially lower insurance values).
- **Skene Close** - Parking near Fern Grove a problem with commercial vehicles and unregistered vehicles.
- **Skene Close** - Most residents pleased to see improvements to the wider estate.
- **Skene Close** - Residents living closest to new homes were still concerned that 6 homes is too much development on the Skene Close site.
- **Skene Close** - Concerns with fly tipping in the area and from new neighbours sharing the proposed ginnels (semi private rear alleys). Questions were raised about long term management of these spaces.
- **Serpentine Court Phase A** - Currently antisocial behaviour in the area behind the proposed nursery /community centre. Resident suggested that either all trees should be cut down or extend the communal gardens and close off path.
- **Serpentine Court Phase A** - Concerns with the security of external of bike/bin stores.
- **Serpentine Court Phase A** - People liked the addition of houses at the end of flat blocks (north of SC PhA).



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Home types for resettlement sites

Residents from Serpentine Court were supportive of proposed resettlement house/apartment types presented at the exhibition. Key themes and comments included:

- **Apartments** - How will the cleaning of flat blocks be managed? Does the council have a cleaning/maintenance strategy/consequences of misuse?
- **Houses** - Good response to the open plan or separated living space flexibility.
- **Apartments** - It was noted that separate kitchens should be considered for apartments.
- A number comments about when children grow up and can no longer share a bedroom. Will they be allowed to move?
- Queries about the quality of new housing e.g. Will it be noisy in the flat blocks, will they become damp?
- Existing housing quality – could anything be done to repair roofs, provide solar panels or fix the privately owned homes?
- Concerned about the pitched roofs on the new houses as it will look different to the existing flat roofs.
- Concerned about dust, noise and access problems caused by the contractors during the build, and the potential for blocking of ramps which will affect people with disabilities.

Comments on preliminary Warren Park plans

The proposals Warren Park proposals were well received by residents and local stakeholders. All local stakeholders were pleased the park was being improved for the wider estate. Key themes and comments included:

- Family with children fronting the park are very positive about the park and pleased to see proposed improvements.



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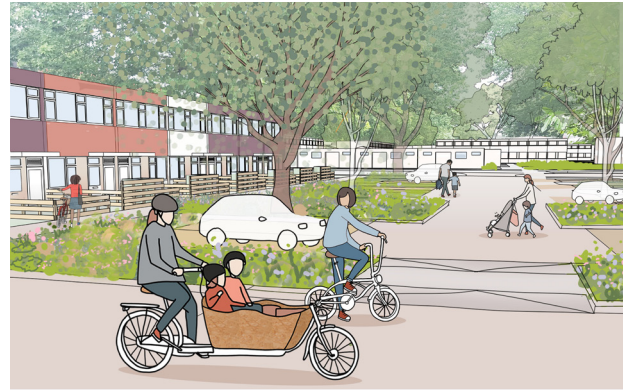


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- Positive about skate park as it provides some activity for teenagers.
- Comments that vehicles currently drive from Cullen place over Warren park to Leven Close – It was suggested that the proposals should discourage this type of anti social behaviour.
- Bollards around the park edge parking courts to prevent people from driving across (revisit police comments? E.g. Dealing with mopeds?)
- No small stones should be incorporated in park as people will throw them.
- Existing street lighting is inadequate around the park edge – particularly the south side where homes are facing the park. Will park proposals include new lighting?
- Some residents queried the distance from the proposed skate park and multiuse games area (MUGA) and if this would cause noise issues?
- Residents requested information on the lighting strategy for the MUGA/skate park/play area.
- Could there be improved north/south connections within the park.



Feedback on estate improvement areas

The exhibition event gave residents the opportunity see the proposed areas for the estate improvements. Residents were generally pleased to see improvement to the wider estate due to a number of long term maintenance issues on the estate. Key themes and comments included:

- **Streets** - Most people agreed that garages should be removed, however, some residents still use garages for safer parking and general storage.
- **Green Courts** - Some Garry Close residents hold summer events within their courtyards (set up swings and swimming pools etc.) – Could Milton Keynes Council contact the residents for input?
- **Public open space** -Open space off of Grasmere way (NE quarter) – current play equipment not used so it would be nice have new play areas.



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- **Public open space** - Good to see activities in the park for all ages (older and younger)
- A general comment noted was that people feel more should be done to the wider estate rather than just Serpentine Court – particularly those towards the east of the estate.
- **Public open space** – Existing fly tipping issues were raised and concerns that it would continue after the works are completed. This currently happens on green spaces without boundaries or clear use.
- Access gates to rear alleys – Concerns that people may leave the gates open or break them.



Feedback on Community Hub

The exhibition event gave residents the opportunity to comment on the internal layout for the new community hub as well as contributing ideas. Key themes and comments included:

- **Community hub** – comments on the need to attract younger people to the hub, will there be any collaboration between the new University/college? They need to run events that appeal to them such as tech workshops/ pool tables.
- It was suggested that community cafe could be incorporated within the plans.



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