

Section 6 - Statutory Consultation



Appendix 6.1

Consultation Draft Neighbourhood
Development Plan



lakes estate

NEIGHBOURHOOD PLAN

Consultation Draft



Prepared by
David Lock Associates Limited
in conjunction with
Integrated Transport Planning Limited

on behalf of
Bletchley & Fenny Stratford Town Council

November 2013



Acknowledgments

[to complete In alphabetical order]

Figures

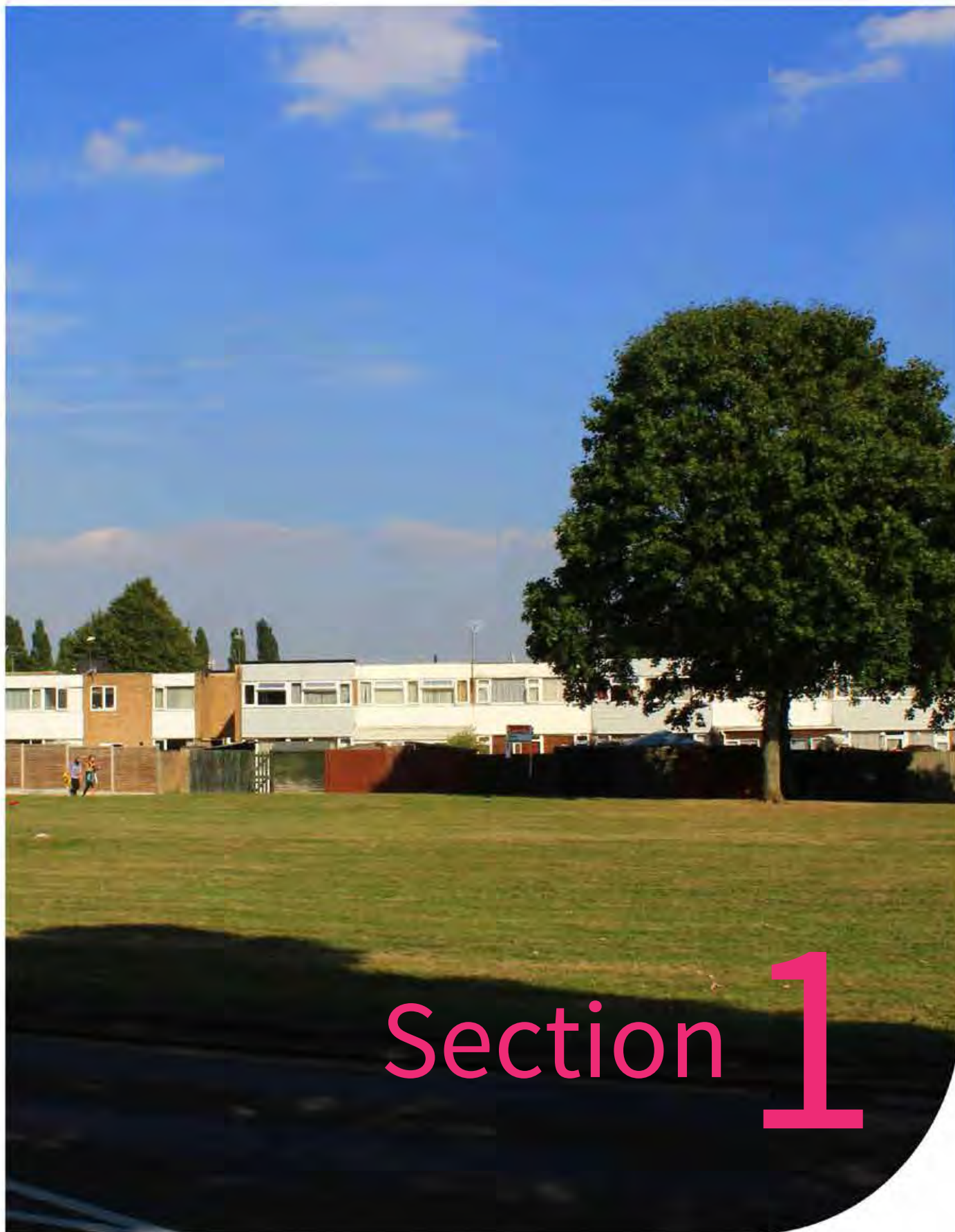
Figure 1.1	Lakes Estate Neighbourhood Plan Area	8
Figure 2.1	Location Plan	13
Figure 2.2	Housing Density	15
Figure 2.3	Population Density	17
Figure 2.4	Economic Activity	19
Figure 2.5	Car Ownership	21
Figure 4.1	Vision for the Lakes Estate	31
Figure 5.1	Key Pedestrian and Landscape Connections	37
Figure 5.2	Designated Areas of Local Green Space	41
Figure 6.2	DS1 - Land south of Water Hall School - Site Boundary	49
Figure 6.3	DS1 - Land south of Water Hall School	49
Figure 6.4	DS2 - Triangle Land south of Phelps Street adjacent to the canal - Site Boundary	51
Figure 6.5	DS2 - Triangle Land south of Phelps Street adjacent to the canal	51
Figure 6.6	IN1 - North-western verge, Drayton Road - Site Boundary	53
Figure 6.7	IN1 - North-western verge, Drayton Road	53
Figure 6.8	IN2 - Land at Northern Windermere Drive - Site Boundary	55
Figure 6.9	IN2 - Land at Northern Windermere Drive	55
Figure 6.10	IN3 - Land at Southern Windermere Drive - Site Boundary	57
Figure 6.11	IN3 - Land at Southern Windermere Drive	57
Figure 6.12	IN4 - Land at Skene Open Space - Site Boundary	59
Figure 6.13	IN4 - Land at Skene Open Space	59
Figure 6.14	SC1 - Serpentine Court - Site Boundary	61
Figure 6.15	SC1 - Serpentine Court	63
Figure 6.16	CG1 - Canal Gateway - Site Boundary	64
Figure 6.17	CG1 - Canal Gateway	65
Figure 7.1	Policy Phasing and Delivery	69

Section 1: The Lakes Estate Neighbourhood Plan	5
Section 2: The Lakes Estate: Location and Character	11
Section 3: Identification of Issues	23
Section 4: Vision and Objectives	29
Section 5: Lakes Estate Neighbourhood Plan General Policies	33
Policy LEMP1 - The Presumption in Favour of Sustainable Development	
Policy LEMP2 - Development Opportunity Sites	
Policy LEMP3 - The Physical Integration of New Development	
Policy LEMP4 - Access and Car Parking	
Policy LEMP5 - Local Commercial Opportunities	
Policy LEMP6 - Protecting the Quality of Landscape and Green Space	
Policy LEMP7 - Improving Community and Recreation Facilities	
Policy LEMP8 - Communication and Continued Community Engagement	
Section 6: The Lakes Estate Neighbourhood Plan Site Specific Policies	45
Policy SSP1 DS1 - Land South of Water Hall School	
Policy SSP2 DS2 - Triangle Land South of Phelps Street adjacent to the Canal	
Policy SSP3 IN1 - North Western Verge, Drayton Road	
Policy SSP4 IN2 - Land at Northern Access Windermere Drive	
Policy SSP5 IN3 - Land at Southern Access Windermere Drive	
Policy SSP6 IN4 - Land at Skene Open Space	
Policy SSP7 SC1 - Serpentine Court	
Policy SSP8 CG1 - Stoke Road Gateway	
Section 7: Delivery and Monitoring	67
Appendices	
Appendix 1: Glossary of Terms	73
Appendix 2: Community Action Plan	79

Foreword

[to complete]

The Lakes Estate Neighbourhood Plan



Section One: The Lakes Estate Neighbourhood Plan

1.1 The Lakes Estate Neighbourhood Plan (“the Plan”) is one of the first of a new type of planning document that was introduced by the present Government in the Localism Act, SD1.4 which came into full force in November 2011.

1.2 Its purpose is to enable the people of the Lakes Estate to have a strong influence over the future of their area until 2026 (the “Plan period”), the same as the recently adopted Core Strategy and the saved policies of the Local Plan.

1.3 The Plan is not about preventing change but instead it is about planning positively for development and having some control over where it goes, what it looks like and who it is for. It also highlights those things in the Estate that the community wish to retain and conserve, whilst identifying other elements that the community wishes to improve.

1.4 Additionally, new opportunities granted to the Town Council and the Estate through the availability of community infrastructure money gained from new development allows Neighbourhood Plans to include, and deliver, more aspirational objectives that up until now have always been the preserve of Local Plans.

1.5 The Plan has been developed through wide consultation with residents, landowners and businesses in the Estate. Details of the consultation, and how it has shaped this plan, are contained in the Consultation Statement that accompanies the Plan.

1.6 Furthermore, the Plan has been prepared in strict accordance with all relevant primary and secondary legislation - principally Schedule 4B of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, and the Neighbourhood Planning (General) Regulations 2012 - to ensure that it comprises a set of policies that are procedurally sound in their preparation and in accordance with the “basic conditions”. These, in summary, require Neighbourhood Plans to:

- have particular regard to national policies and advice contained in guidance issued by the Secretary of State;
- demonstrate that they continue to offer protection to any buildings or landscapes of value;
- contribute towards the achievement of sustainable development;
- be in general conformity with the strategic policies of the adopted development plan;
- demonstrate compliance with all relevant EU obligations.

1.7 The compliance of the Plan with the tests set out above is demonstrated within the Basic Conditions Statement that accompanies the Plan.

1.8 In order to achieve a robust set of policies, the Plan has been prepared in close consultation with the higher authorities relevant to the Estate, particularly Bletchley and Fenny Stratford Town Council, as advised by David Lock Associates Limited, and Milton Keynes Council – the unitary authority. A Basic Conditions statement prepared in support of this Plan sets out the relevant existing plans and policies in detail, with which this Plan must be in general conformity. These are taken from the National Planning Policy Framework (NPPF) and Milton Keynes Core Strategy, 2013 and the Milton Keynes Local Plan, 2005 which together form the extant development plan for the area. It also ensures that all policies within this Plan have appropriate regard for any emerging relevant strategies and policies. Upon adoption, this Plan will comprise a constituent part of the statutory development plan for the Lakes Estate and will therefore be a primary consideration when determining planning applications within the plan area.

1.9 A frequently asked question by many from the local community is why should we prepare a Neighbourhood Plan? After many years of targeted funding for localised improvements and a series of short term decisions taken by others, it is now accepted that over the Plan period, many communities, including the Lakes Estate, will face further challenges regarding development. During recent years, the rate of house building in the area has been below that required to meet the challenges presented by population growth and demographic change. Consequently, as a community we now face an increased demand for new homes. This Plan has been prepared so that the residents of the Lakes Estate can have a real influence over what type and quantity of development takes place, where it takes place and the rate of growth.

Specifically, the Plan seeks to:

- safeguard what the community treasures in the local area;
- make every effort to meet local needs both now and in the future;
- identify and support any required improvements to local amenities and community facilities;
- ensure that the Lakes Estate remains a vibrant place in which to live, socialise and work.

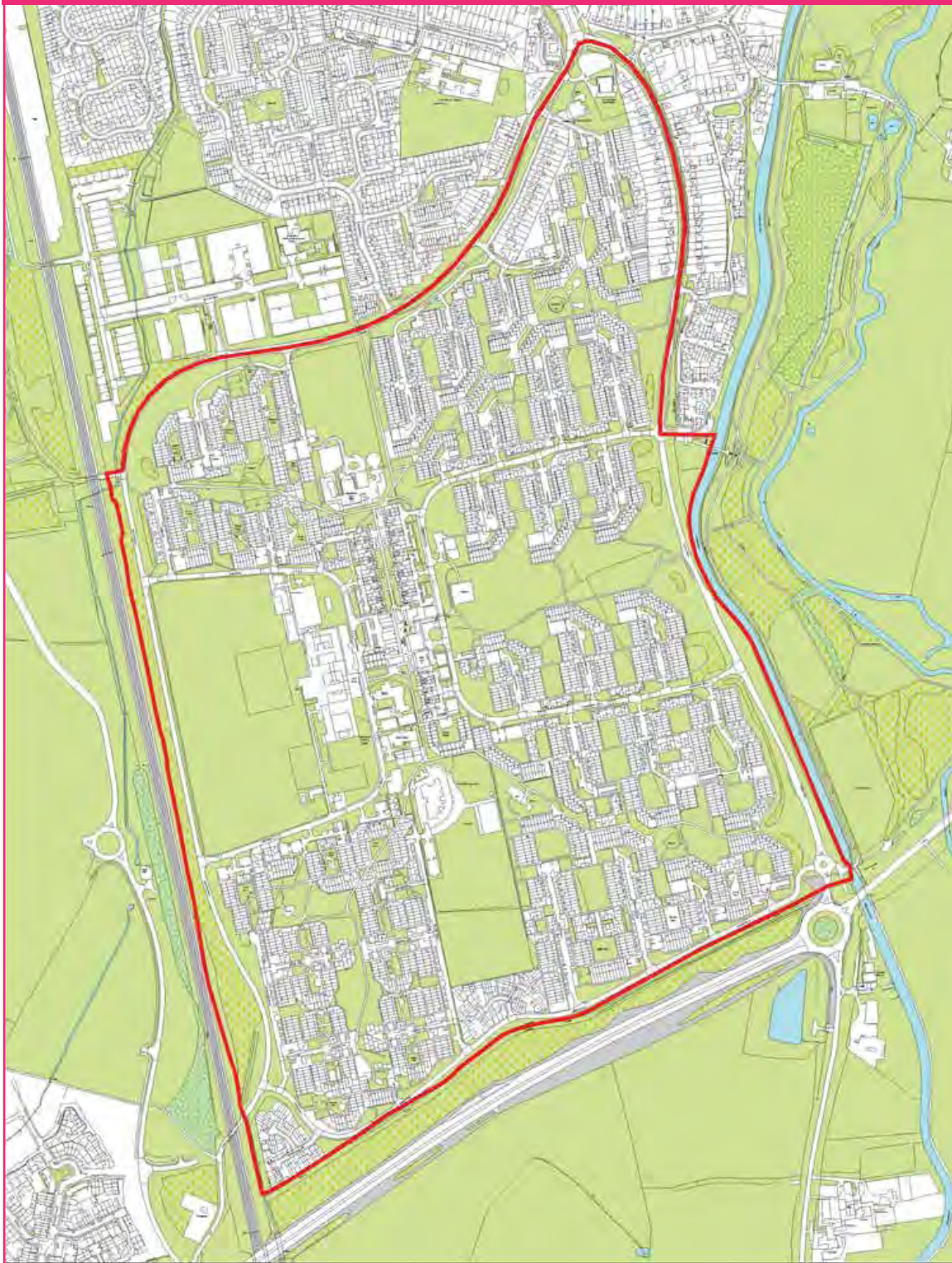
1.10 Development acceptable to meet these aims will generate income for the Estate to fund localised improvements.

1.11 It must be stressed that not having a plan does not mean that there will be no development. It will, however, mean that residents have much less influence over what development takes place within the Plan area.

1.12 Whilst the Lakes Estate was built as a “model” town extension to Bletchley before the growth of Milton Keynes following a series of community engagement events, it became self evident that other people in the areas also had an affinity with the area and wished to be included in this Plan. Figure 1.1 shows the Lakes Estate Neighbourhood Plan Area, which includes the entirety of the Lakes Estate and a small area of Water Eaton that directly abuts the Estate. The Estate and this small area to the north of the 1960’s housing will therefore be referred to as the “Plan area” throughout this document. The area covers some 105 hectares.



Figure 1.1: Lakes Estate Neighbourhood Plan Area



Lakes Estate, Bletchley, Milton Keynes



Crown copyright. All rights reserved
Milton Keynes Council - 100019593 - 2012

10/10/2012

Ref. 2084

Scale 1: 8,000

1.13 This Plan is a document prepared by and on behalf of the residents and occupiers of the Lakes Estate. It also comprises a framework of technical and statutory policies that will have a major influence on the form, shape and quantity of new development in the Plan area.

1.14 Section 2 of the Plan summarises the location and character of the Lakes Estate, both the place and the people.

1.15 From Section 3 onwards the Plan provides details on the processes adopted to firstly identify what issues the residents of the Plan area would like the Plan to address.

1.16 Section 3 assesses the evidence derived from the questionnaires and the various workshops and public events held within the Plan area during 2007, 2008, 2009, 2010, 2011, 2012 and more recently in 2013. These were used to identify the issues which concern residents whilst at the same time identifying what residents like about the Estate and want to keep and what they don't like and wish to enhance. Together with other evidence and considerations this locally derived data base provided the starting point when seeking to identify the core vision and objectives of the Plan.

1.17 The Plan also examines particular constraints that need to be taken into account in any proposals for the future of the Lakes Estate.

1.18 In Section 4 the Plan then sets out a Vision for the future of the Lakes Estate and establishes a number of Objectives designed to achieve that Vision. Broadly, the Plan addresses:

- the need for new housing areas;
- the need for improved parking;
- the need for public transport improvements;
- the need for highway improvements;
- the need to improve, enhance and protect open spaces;
- the need for new commercial opportunities;
- the need for enhanced community facilities.

1.19 In Section 5 the Plan sets out general policies designed to achieve the overarching Estate-wide objectives. The policies are the statutory part of the Plan that will be used to help determine planning applications submitted to Milton Keynes Council.

1.20 Section 6 of the Plan identifies development opportunity sites within the Plan area and establishes site-specific policies. The policies are the statutory part of the Plan that will be used to help determine detailed aspects of planning applications that come forward within these areas.

1.21 It is important to note that many of the issues which residents and occupiers identified during public consultation, though important, cannot be addressed in the Plan. This is because either they are not spatial in terms of their possible solutions i.e. the need for the Council to maintain the open space to a better standard, and therefore, decisions on priorities and actions lie with other agencies outside this Plan's control. Proposed courses of action to resolve these issues are contained within a Community Action Plan that accompanies, but will not form part of, the Plan. See appendix 2.

1.22 Lastly, Section 7 sets out the mechanisms that will be used to ensure that the proposed policies can deliver the Plan's vision and objectives. Initially this section sets out the delivery strategy identified by the community of the Lakes Estate. The delivery strategy can only be delivered by Bletchley and Fenny Stratford Town Council working closely with Milton Keynes Council and other statutory consultees and third parties/stakeholders. Subsequently, Section 7 then sets out the "Monitoring Indicators" that the Plan will be assessed against on an annual basis to ensure the strategy is delivering against the identified core objectives. This will inform both the Estate and the Town Council as to the success of the Plan and any need for a potential early review of policies.



Section 2

Section Two: The Lakes Estate - Location and Character

The Lakes Estate: Strategic Location

2.1 The Lakes Estate is in the administrative borough of Milton Keynes and lies at the southern tip of the unitary authority's area. At a strategic level it is very accessible with there being a direct route via the A4146 to the south to Aylesbury and Luton and to the east to Junction 13 of the M1 motorway. Via the A4146 and then the A5 (D) direct access can be provided to Towcester and Junction 15 of the M1 motorway. Via Newton Longville or Bletchley the Lakes Estate has direct access to the A421 which leads to the M40 and Oxford.

2.2 At a more local level accessibility to Bletchley is via the roads in Water Eaton. Access to Milton Keynes is more problematic due to the presence of the West Coast Mainline to the immediate west of the Estate and as such more circuitous local roads need to be used before access can be provided to the grid road system. Consequently, it can take half an hour to travel by road to reach central Milton Keynes and its facilities.

2.3 Residents generally look outside the local area for employment and retailing opportunities. The majority of the residents are employed in Bletchley or Milton Keynes with very few using the links to Aylesbury or Buckingham. Fewer still utilise the high speed rail links from Central Milton Keynes which reduce the time to reach London to thirty five minutes and also provide faster access to Birmingham and the north west. Bletchley Station is slightly nearer and provides a slower stopping service on the West Coast Main Line. National coachway links can also be accessed via the bus terminal in central Bletchley.

2.4 The Grand Union Canal (connecting London and Birmingham) runs along the eastern side of the Estate with Pope's Walk providing access to the former wharf and the Waterhall Linear Park.

The Lakes Estate: Historic Landscape Setting and Character

2.5 Historically this part of Buckinghamshire was, until the mid twentieth century, dominated by a thin scattering of small scale, largely self contained villages and farming hamlets. Until the turn of the twentieth century the only settlement in the vicinity of what is now the Lakes Estate was the small farming settlement known as Water Eaton. "Eaton" is an Old English language word referring to a farming settlement, and the whole phrase means "farm by a river". It is first mentioned in the 1086 Domesday Book (as simply Eaton); when it was held by Geoffrey de Montbray, and was listed as having a Mill. Small remnants of this hamlet still exist in a collection of buildings clustered around the Drayton Road, Stoke Road, Manor Road and Water Eaton Road junction. Many of these buildings are listed buildings and typify the Georgian passion for building farmsteads and workers cottages.

2.6 During the twentieth century the railway town of Bletchley grew. This included ribbon development which was subsequently followed by inter war and then post war housing so much so that by the end of the 1950's Water Eaton had effectively been absorbed by new housing.

2.7 During the post second World war era politicians sought to home those living in poor conditions in London. To alleviate this problem, "overspill" estates were erected in areas which are now known, amongst others, as Stevenage and Slough.

2.8 During the 1960's, Bletchley Urban District Council entered into an agreement with the Greater London Council (GLC) to fund and deliver the last London "overspill" estate on land previously owned by two local charities – the Fuel Allotments and the Poor's Land charities. In October 1966, an exhibition was held at Wilton hall in Bletchley, presenting what was then known as "The Water Eaton Scheme" to local residents. Simultaneously the GLC held an exhibition at County Hall in London. Discussions between the two Councils continued and in January 1967, it was decided that the estate would be built on the innovative "Radburn" layout principles and that the roads on the Water Eaton Scheme would be named after lakes. Henceforth the area became known as the Lakes Estate.

Figure 2.1: Location Plan



2.9 During the summer of 1967 The Ministry of Housing and Local Government held a three day public inquiry in Wilton Hall into the possibility of adding a new town to the area broadly to the north east of Bletchley. The Minister considered the representations made and shortly thereafter the New Town of Milton Keynes was designated. In the space of twelve months the poor quality rural farmland around Bletchley and six other villages had been allocated for a development the size of Leicester.

2.10 Seeking to embrace the new ideas of modern living, the Lakes Estate was to provide homes with higher than normal specifications. Flat roofs would maximise views of the canal and the Aylesbury Vale and the Brickhills. Blow air central heating was to be installed and the room sizes were far larger than was typical for the time. On the Estate, the Ministry approved the delivery of five types of home, which included bungalows, two storey homes and three storey homes. The intention was that eventually some 2,000 dwellings were to be erected with a density of 12 people to the acre and adequate provision for both amenity and public open parkland. Semi mature trees some 3 – 4m high were planted throughout the parkland to ensure it was an attractive place in which to live. Indeed, by the time the Estate had been completed in the mid 1970's over 6,000 trees and some 20,000 shrubs had been planted.

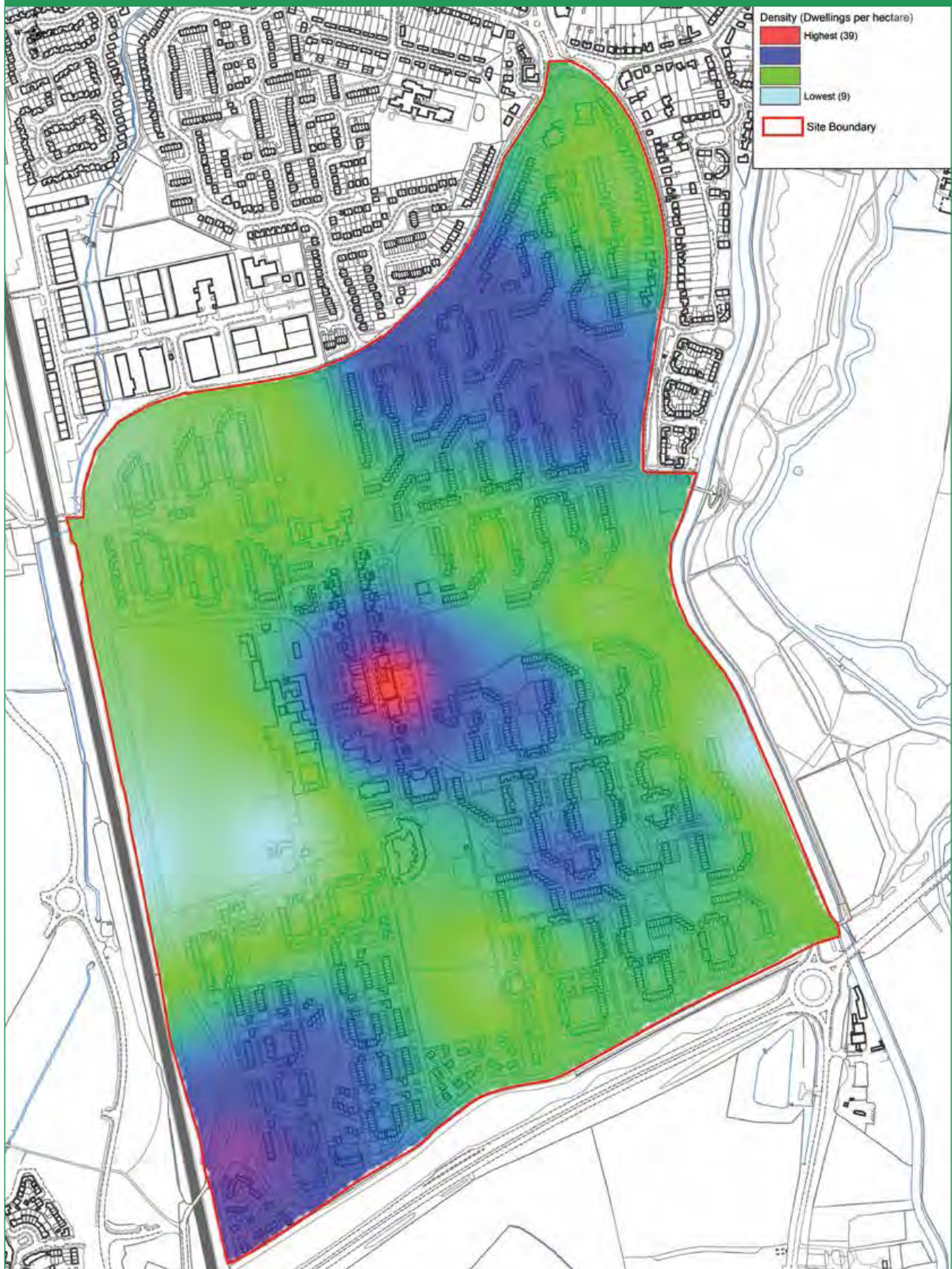
2.11 Figure 2.2 shows the variation in density of housing across the Plan area. The area with the highest number of properties per hectare is Serpentine Court, the highest density value being 39 dwellings per hectare. The more recent development at Diddington Way is also built to a higher density than the average shown across the Plan area. The map shows areas of low built density along the verges of the Plan area and around the school sites, which by their nature are areas that are not developed. Generally the north eastern and south western quarters of the Estate are built at higher densities than the north western, south eastern quarters.

2.12 Tenants for the new homes of the Estate were nominated by the GLC's London Dispersal Group. This group was established to keep under constant review the arrangements for the movement of employees and their families to expanded towns such as Bletchley. The Estate was built in a series of phases, with one superblock being delivered at a time. Frequently, long delays occurred between each phase brought about by financial constraints and local disputes.

2.13 In the last twenty years the Lakes Estate has been the subject of many regeneration schemes, the most recent being the CESP (Community Energy Savings Scheme) which refurbished 467 homes suffering from fuel poverty during 2011 and additional phases for planned refurbishment will take place within 2014.



Figure 2.2: Housing Density



Characteristics of the Residents and Occupiers of The Lakes Estate

2.14 The population of the 105 hectare Lakes Estate at the 2011 census was 5,097, living in 1833 households and showing little significant statistical change over the last ten years. In the late 1960's and early 1970's the influx of newcomers from London resulted in a young population with a great many children. Since then the age profile of the population has steadily matured and a comparison between 2001 and 2011 census information shows a further increase in late middle aged and elderly residents and a slight fall in the percentage of children of school age. A significant proportion of the residents have lived in the Plan area for over 25 years, which suggests that many who came as young families in the 1960s and 1970s have stayed on as they grew older. However this is not a trend unique to the Lakes Estate and a study by the Council suggests that an ageing of the population is likely to continue over the Plan Period for Milton Keynes as a whole.

2.15 There is a real sense of community spirit present in the Lakes Estate. It is a close-knit community which provides a number of support groups and resources that offer invaluable advice and support to residents, in many instances on a voluntary basis. These are important social "anchors" for the community.

2.16 Many residents were born and have raised their families on the Lakes Estate, indeed many who choose to move from the Estate, often return, unable to match the strength of community belonging that the Estate provides."

2.17 Milton Keynes Council and the 2011 Census records for Eaton Manor Ward, of which the Lakes Estate forms a large proportion of the inhabited area, indicate that less than half of the people own their own home and the remainder either rent privately (13.3%) or from the Council (30.7%). This is an unusually high proportion of rented accommodation in one area within Milton Keynes, with other areas frequently not exceeding 25%.

2.18 14.1% of the residents are lone parents. This is almost double the average for Milton Keynes.

2.19 The area has a relatively large average household. In one instance it has been reported that five generations live in one dwelling. The average household size in this area is 2.78 people per household whereas for Milton Keynes the figure is 2.5 people per household.

2.20 Figure 2.3 shows the variation in density of population across the Plan area. The area of highest population density is within Serpentine Court, the highest density value being 95 persons per hectare. Ennerdale Close is also an area of higher population than usually found across the Plan area. The areas of lowest population are shown to be the verges along the edge of the Plan area and around the school sites, which by their nature will have very few dwellings. Other areas of low population are within the north eastern quarter and the properties along Stoke Road in Water Eaton.

2.21 The Ward has a low population growth rate when compared to the rest of Milton Keynes although its age profile is younger with the average age being 32. Indeed, 38.4% of people are under 24.

2.22 8.1% of the population compared with 6.4% for the remainder of Milton Keynes consider that their health impacts on their ability to enjoy normal day to day activities.

Figure 2.3: Population Density



2.23 The employment profile of the Plan area is very similar to that of other early estates that were built in and around Milton Keynes. Around 58% of eligible adults are in work or looking for work. Of those in work, a significant number of people are in low skilled or manufacturing jobs. Some of these jobs are low paid full time or a series of part-time jobs.

2.22 Figure 2.4 shows the proportion of residents who are in employment or seeking employment compared with the total number of working age (16-74) population across the Plan area. The proportion of economically active residents is fairly even throughout the Plan area, generally between the range of 59-68 % of the total number of people aged between 16-74. There is a small pocket of high economic activity (86%) in the north western quarter of the Estate.

2.23 The majority of people in the ward work locally as 38.5% of households have no access to a car or a van. This contrasts with Milton Keynes as a whole whereby some 20% of people commute to London each day.

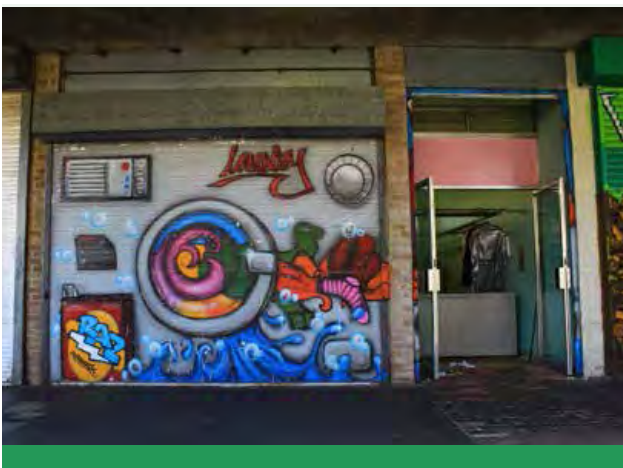
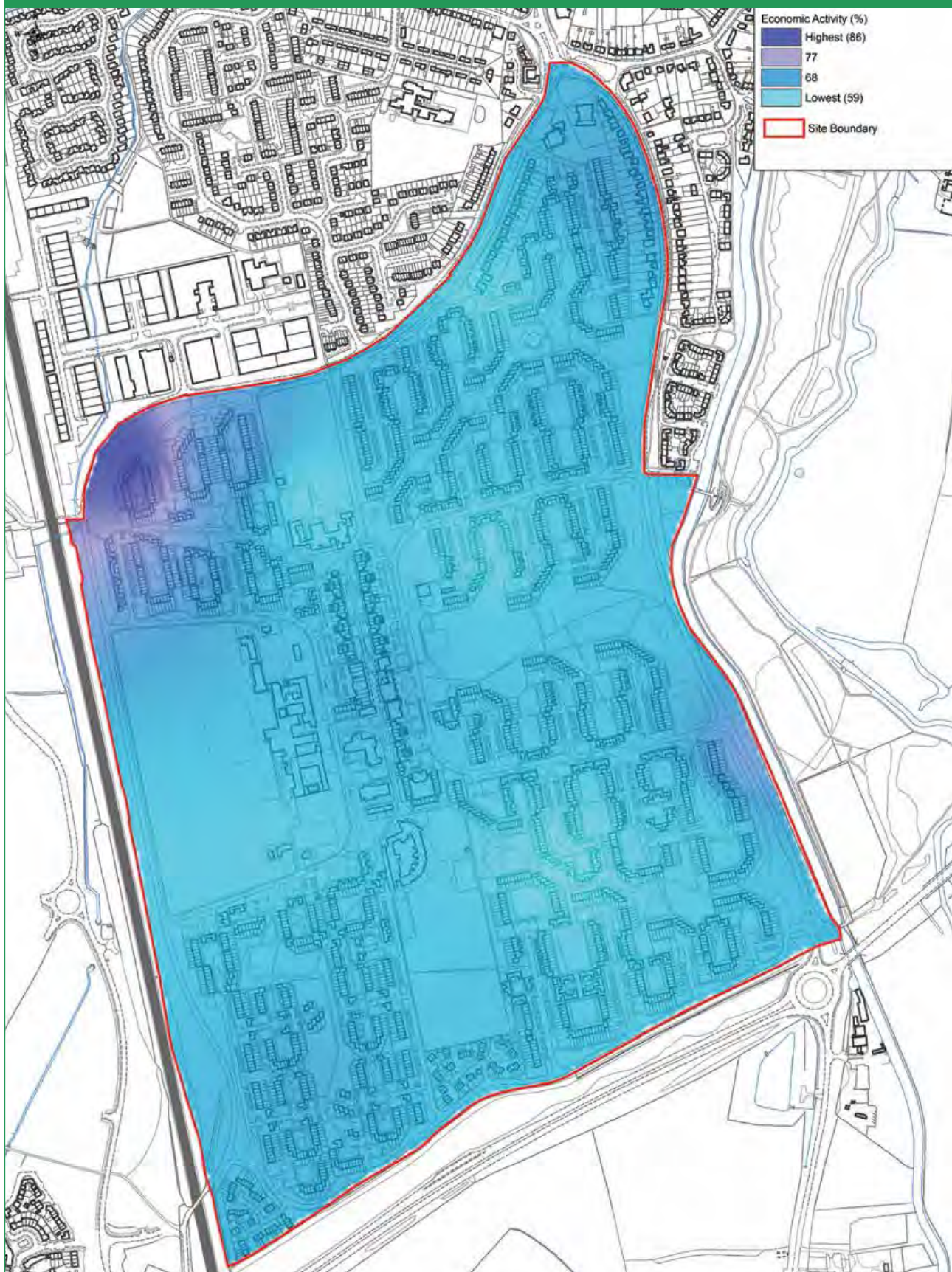


Figure 2.4: Economic Activity



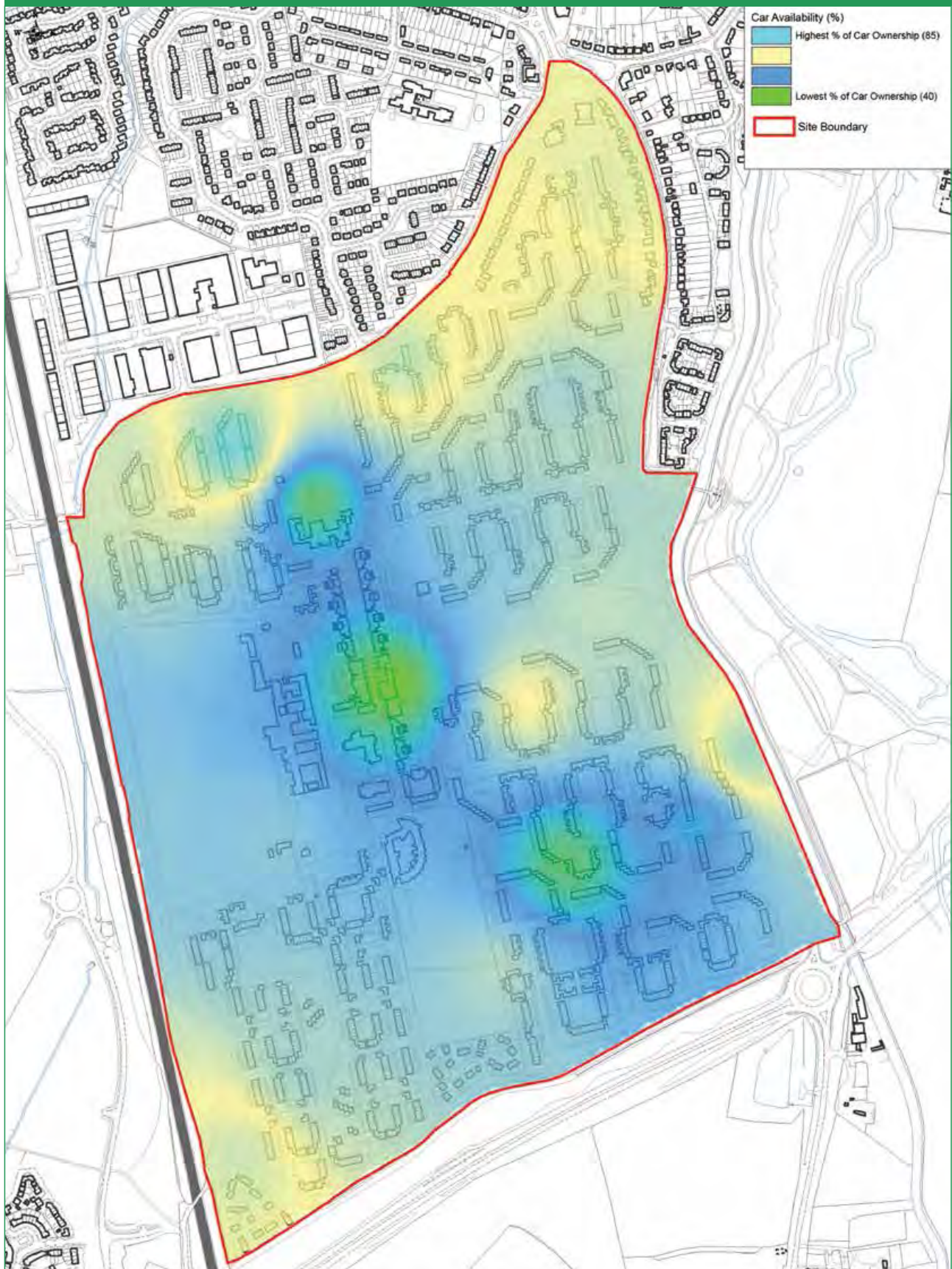
2.24 Figure 2.5 shows the variation in proportion of households within the Plan area who have access to a car. The areas of highest car ownership are along the northern edge of the Plan area, in particular around Tummel Way and at the southwestern edge at Diddington Close. The areas of lowest car ownership are the southern part of Serpentine Court and a small pocket of low car ownership within the south eastern quarter of the Plan area. The other area of low car ownership is around Drayton Park School and its associated playing fields, which can be expected due to an absence of residential properties here.

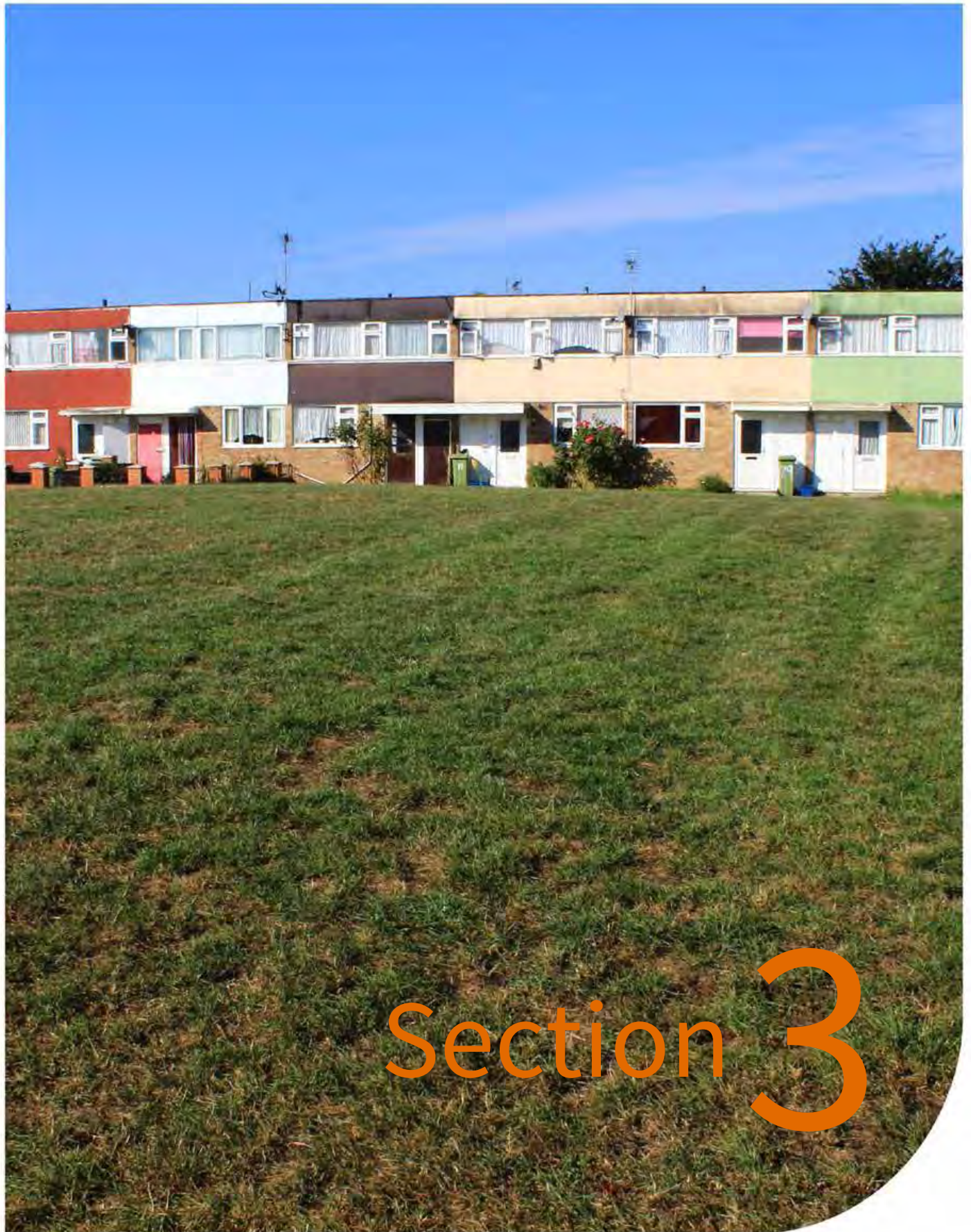
2.25 The local level of educational attainment is significantly lower than Milton Keynes as a whole. Indeed, 30.6% of young people have no qualifications at all.

2.26 49% of the children in the Plan area live in poverty.



Figure 2.5: Car Ownership





Section 3: Identification of Issues

3.1 This Plan has been founded upon an extensive programme of evidence-gathering and consultation with the residents, land owners and businesses of the Lakes Estate. This programme of engagement can be summarised as follows:

2007: Place Check

This sought feedback from the local community on what they liked and disliked about the area in which they live and work.

December 2008: MK Regeneration Strategy

Using the information established from the Census, published indices and the Place Check, Milton Keynes Council formally adopted a new strategy for the regeneration of three of the initial estates. The Lakes Estate was identified as one of the priority areas.

Subsequently, the first Neighbourhood Action Plan was prepared to help with the prioritisation of resources in alleviating deprivation. This work, led by the Lakes Estate Neighbourhood Action Plan Group identified a chronic need for longer term regeneration projects for the Estate.

April 2009: Housing Options

Milton Keynes Council considered housing options for the area. Support was provided for more detailed urban housing renewal work to be undertaken.

March 2010: The Lakes Estate Neighbourhood Action Plan

The first Neighbourhood Action Plan was prepared, consulted upon, agreed and circulated. As a result the first Lakes Estate Ranger was employed to ensure the public open spaces were kept clean and tidy. Subsequently, the Lakes Estate Children and Youth Action Committee were awarded funds to improve play areas.

August 2010: The Lakes Estate Renewal Project

This was initiated with the aim of delivering housing led regeneration across the Estate. Three stages of the project were identified: analyse and check viability; project development and the provision of a Neighbourhood Plan and finally implementation.

November 2010 – January 2011: Analysis and Feasibility

Work commenced and was subsequently agreed for this phase of the Lakes Estate Renewal Project. Additionally, working with a Community Mobiliser, residents used funding from the NAP Steering Group to enhance the appearance of some of the public courtyards.

May 2011: Break the Silence: Break the Cycle Initiative

In line with the principles established in the Lakes Estate Neighbourhood Action Plan and the Water Eaton Domestic Violence Group a number of community based events were organised to raise the profile of this issue.

May 2011: The Lakes Neighbourhood Plan

Milton Keynes Council was awarded a government grant to pilot a Neighbourhood Plan for the Estate. Funds were subsequently provided to Bletchley and Fenny Stratford Town Council to undertake the work.

January 2012: Neighbourhood Employment Programme

Working in partnership with local groups such as MK College and local employers, training was provided for those seeking work.

February 2012: Community Energy Saving Programme (CESP)

Job and training opportunities were advertised. Positions were subsequently offered to help contractors replace windows, doors, failed roofs and to add insulation to properties to reduce fuel poverty.

Summer 2012: Your Future: Your Choice

A series of events were held throughout the summer with the aim to maximise the opportunities for local people to be involved in Planning for Real events, which included a number of question and answer sessions. A group was subsequently formed to progress the project and commission consultants to prepare a draft Neighbourhood Plan.

Autumn 2012: Neighbourhood Plan Workshops

Workshops were facilitated to enable the residents to turn ideas into physical plans for their environment. In tandem with this work, consultation on the Refresh of the Milton Keynes Council Regeneration Strategy was undertaken.

Winter 2012: Draft Plans

Draft proposals prepared at the workshops were shared with other members of the local community.

Easter 2013: Consultation

The feedback from local residents was collated to identify the key issues for the Estate and consider locations for potential new development.

July 2013: Drafting the Neighbourhood Plan

Consultants were appointed to assess and evaluate the considerable evidence base and consider emerging issues and development area options. In October 2013, a series of drop in workshops were undertaken with residents, local businesses and local groups to test the emerging development area options and design approaches upon which to draft the Neighbourhood Plan.

3.2 A detailed record of all evidence gathering and consultation, along with the subsequent assessment, is contained in the Evidence Base, which includes a Consultation Summary and Regulation 14 Statement that provides the supporting documentation for the Plan.

The Neighbourhood Plan Topics

3.3 Following the series of drop in sessions and examination of the relevant evidence base for the Lakes Estate, it was identified by the Task and Finish Group that the key planning issues that the Plan should seek to address could be categorised under the following 8 headings below:

1. Delivering a sustainable form of development;
2. Development opportunity sites, to include redeveloping Serpentine Court;
3. The physical integration of new development;
4. Access and car parking;
5. Local commercial opportunities;
6. Protecting the quality of landscape and green space;
7. Improving community and recreational facilities;
8. Communication and continued community engagement.

3.4 The rest of this section will set out the key issues that the Plan sets out to address on a topic-by-topic basis, as well as any potential constraints that would need to be considered when developing the Plan's strategy.

3.5 In Section 4, the issues identified by the community and known constraints have been used to generate a "vision" for the Neighbourhood Plan and a subsequent list of targeted core objectives that have aided and informed the development of the final list of statutory policies.

3.6 It should be noted at this juncture that whilst many of the issues identified during consultations are planning related in nature and targeted solutions to these can be identified within the policies of the Plan, in other instances issues cannot be resolved solely through the planning system and require multi agency commitment over a considerable period of time to resolve. These non-planning issues are, nonetheless, of considerable importance to the local community and therefore appear separately in the **Community Action Plan**, in appendix 2.

Overview of Additional Issues Raised at the Consultation Events

3.7 These are listed below simply in the order in which they were recorded. No priority is given to a topic or an issue by the authors of this report. However, it must be appreciated that some of these issues have been raised on numerous occasions and represent deep seated concerns held by the local community and therefore are key to improving the lives of those who live and work in the Neighbourhood Plan area.



Topic 1: Environment

Issue 1.1: There is too much fly tipping on the Estate. This reduces civic pride.

(source: Place Check 2007, Planning for Real 2012 & Neighbourhood Questionnaire 2012)

Issue 1.2: Bushes and trees are overgrown and poorly maintained by the Council.

(source: Place Check 2007, Planning for Real 2012 & Neighbourhood Questionnaire 2012)

Issue 1.3: We need wheelie bins to stop rubbish being strewn over the Estate as bin men do not pick it up.

(source: Place Check 2007, Drop in sessions, Oct 2013)

Issue 1.4: The environment around Serpentine Court makes you feel unsafe. This is especially worrying late at night.

(source: Place Check 2007 & Planning for Real 2012, Drop in sessions, Oct 2013)

Issue 1.5: Tubs and planters should be provided in the street.

(source: Place Check 2007)

Issue 1.6: There should be better quality level access and wider footpaths to help the young and physically disabled safely move around the Estate.

(source: Planning for Real 2012 & Easter 2013 Consultation, Drop in sessions, Oct 2013)

Issue 1.7: Gardens should be extended to provide space for on plot parking.

(source: Planning for Real 2012)

Issue 1.8: There should be designated resident's parking bays to prevent pavement parking.

(source: Planning for Real 2012)

Issue 1.9: There should be space for children to play football and other ball games.

(source: Planning for Real 2012, Neighbourhood Questionnaire 2012 & Easter 2013 Consultation)

Issue 1.10: There should be a skate park.

(source: Planning for Real 2012)

Issue 1.11: There should be a community garden.

(source: Planning for Real 2012)

Issue 1.12: There should be more planting for wildlife.

(source: Planning for Real 2012)

Issue 1.13: There should be better lighting on the Estate.

(source: Planning for Real 2012 & Easter 2013 Consultation, Drop in Sessions Oct 2013)

Issue 1.14: There should be better quality front garden fences.

(source: Planning for Real 2012, Drop in sessions, Oct 2013)

Issue 1.15: Broken rear garden fences need to be replaced / repaired more quickly.

(source: Planning for Real 2012, Drop in sessions Oct 2013)

Issue 1.16: The shrubs should be removed as the Council do not maintain them.

(source: Planning for Real 2012)

Issue 1.17: There should be a public square and seating.

(source: Planning for Real 2012, Drop in sessions, Oct 2013)

Issue 1.18: Cars travel too fast.

(source: Planning for Real 2012)

Issue 1.19: A link needs to be provided from Fern Grove to Windermere Drive.

(source: Planning for Real 2012 & Easter 2013 Consultation)

Issue 1.20: A link should not be provided from Fern Grove to Windermere Drive.

(source: Planning for Real 2012, Drop in sessions, Oct 2013)

Issue 1.21: Serpentine Court should be redeveloped as a traditional "High Street".

(source: Planning for Real 2012)

Issue 1.22: Need to keep pedestrian route through centre of the Estate, if new roads cross footpaths then traffic calming/road safety needs to be considered.

(source: Drop in sessions Oct 2013)

Issue 1.23: Get rid of the pigeons

(source: Drop in sessions Oct 2013)

Issue 1.24: Need public toilets

(source: Drop in sessions Oct 2013)

Issue 1.25: Get rid of the underpass at Windermere Drive

(source: Drop in sessions, Oct 2013, Easter 2013 Consultation)

Issue 1.26: Garage blocks should be replaced with parking courts to provide more parking.

(source: Planning for Real 2012, Neighbourhood Questionnaire 2012 & Easter 2013 Consultation, Drop in sessions, Oct 2013)

Topic 2: Facilities

Issue 2.1: There are insufficient shops and local facilities for the community.

(source: Place Check 2007, Easter 2013 Consultation, Drop in sessions, Oct 2013)

Issue 2.2: The shops need to be better quality.

(source: Place Check 2007)

Issue 2.3: There are not enough things for the kids to do.

(source: Place Check 2007, Planning for Real 2012 & Easter 2013 Consultation)

Issue 2.4: There should be a children's and young people centre.

(source: Planning for Real 2012 & Easter 2013 Consultation)

Issue 2.5: There should be a practical workshop to undertake car repairs / DIY.

(source: Planning for Real 2012 & Neighbourhood Questionnaire 2012)

Issue 2.6: There should be a youth music / rapping studio.

(source: Planning for Real 2012)

Issue 2.7: There should be a minor injuries walk-in centre.

(source: Planning for Real 2012)

Issue 2.8: There should be better access to facilities.

(source: Planning for Real 2012)

Issue 2.9: There should be a petrol filling station.

(source: Planning for Real 2012 & Easter 2013 Consultation)

Issue 2.10: There should be a family public house / restaurant.

(source: Planning for Real 2012 & Easter 2013 Consultation)

Issue 2.11: There should be an outside ATM.

(source: Planning for Real 2012)

Issue 2.12: There should be a drop in centre for drug users.

(source: Planning for Real 2012)

Issue 2.13: There should be a supermarket.

(source: Planning for Real 2012 & Easter 2013 Consultation)

Issue 2.14: There should be a hotel.

(source: Planning for Real 2012)

Issue 2.15: There should be signposting on the Estate to show people where facilities are.

(source: Planning for Real 2012)

Issue 2.16: A post box should be provided for Phase 4.

(source: Planning for Real 2012)

Issue 2.17: There should be a dance class.

(source: Planning for Real 2012)

Issue 2.18: There need to be more football pitches and goal posts.

(source: Drop in sessions, Oct 2013)

Issue 2.19: The parks need better play equipment.

(source: Drop in sessions, Oct 2013)

Issue 2.20: There needs to be more play equipment for babies and toddlers.

(source: Drop in sessions, Oct 2013)



Topic 3: Anti-Social Behaviour

Issue 3.1: People carry knives and there is too much fighting on the Estate.
(source: Place Check 2007 & Planning for Real 2012)

Issue 3.2: There is too much abuse on the Estate.
(source: Place Check 2007)

Issue 3.3: There is too much graffiti and vandalism on the Estate.
(source: Place Check 2007, Planning for Real 2012 & Neighbourhood Questionnaire 2012)

Issue 3.4: The Police should have a higher profile and be more visible on the Estate.
(source: Place Check 2007 & Planning for Real 2012)

Issue 3.5: There should be more mutual respect.
(source: Planning for Real 2012)

Issue 3.6: The Estate should be renamed.
(source: Planning for Real 2012)

Topic 4: Housing

Issue 4.1: More housing needs to be provided.
(source: Planning for Real 2012, Easter 2013 Consultation)

Issue 4.2: The houses should have pitched roofs.
(source: Planning for Real 2012)

Issue 4.3: Demolish Serpentine Court and start again.
(source: Planning for Real 2012, Neighbourhood Questionnaire 2012 & Easter 2013 Consultation)

Issue 4.4: The houses are too expensive to maintain and run.
(source: Planning for Real 2012)

Issue 4.5: Refurbish Serpentine Court as luxury apartments.
(source: Planning for Real 2012)

Issue 4.6: There needs to be better housing maintenance by Milton Keynes Council.
(source: Planning for Real 2012 & Neighbourhood Questionnaire 2012)

Issue 4.7: There needs to be more 1 bed flats and bungalows.
(source: Planning for Real 2012, Drop in sessions, Oct 2013)

Issue 4.8: There needs to be more family housing.
(source: Planning for Real 2012, Drop in sessions, Oct 2013)

Issue 4.9: New housing should be modern.
(source: Drop in sessions, Oct 2013)

Topic 5: Communication

Issue 5.1: There needs to be more communication of positive news.
(source: Planning for Real 2012)

Issue 5.2: There is a good community spirit.
(source: Planning for Real 2012 Neighbourhood Questionnaire 2012)

Issue 5.3: Friendly people live here.
(source: Planning for Real 2012)

Issue 5.4: Milton Keynes Council does not listen to or look after the Estate.
(source: Planning for Real 2012 & Neighbourhood Questionnaire 2012)

Issue 5.5: The Estate's poor reputation is not deserved.
(source: Planning for Real 2012 & Neighbourhood Questionnaire 2012)



Section 4

Section Four: Vision and Objectives

4.1 The Consultation Statement that accompanies this Plan describes the extensive consultation within the Lakes Estate, which took place over a period in 2010-2013 in accordance with the Consultation Strategy which accompanies the Plan. The consultation resulted in clear preferences expressed for the future of the Estate as a community and in its built form.

4.2 These are summarised in the following Vision Statement that underpins the Neighbourhood Plan:

Vision Statement

“The Lakes Estate - A vibrant community, where the Residents have a commitment to quality design and construction, care about their neighbourhood, treasure the environment and are proud of where they live, work and play.”

4.3 Consequently, over the plan period up to 2026, the community and stakeholders of the Lakes Estate will seek to develop and enhance its built and natural environment respecting and enhancing its existing character and identity. It will encourage appropriate housing growth, primarily for local needs and create improved facilities and services for all residents. Achievement of these objectives will enable the Lakes Estate to thrive as a sustainable and unified community.

4.4 The core objectives of the Lakes Estate Neighbourhood Plan are designed to achieve the aims of the Vision Statement. They have emerged through consideration of the issues, constraints and opportunities identified through baseline analysis of the Plan area (section 2) and consultation with the local community and wider stakeholders (section 3) and are based on well established social, economic and environmental principles of sustainability.

Core Objectives

C01: To ensure that all development responds positively to the unique architectural form and Radburn layout that is integral to the established character of the Lakes Estate.

C02: To ensure that new development provides a suitable mix of housing types across all tenures, with particular regard to provision of affordable housing, to meet the housing needs of the local community.

C03: To encourage the provision of small scale commercial uses on appropriate sites to support the creation of job opportunities.

C04: To ensure that that layout of new development is accessible and integrates with existing footpaths and demonstrates opportunities to improve and enhance footpath connections within the Estate.

C05: To ensure that new roads provide direct and convenient access for residents and are sensitively designed to accommodate pedestrian movement.

C06: To ensure that new development provides safe, secure and conveniently located parking areas and provides opportunities to improve access and parking for existing residents.

C07: To identify opportunities for public transport to better serve the needs of its local users.

C08: To improve the quality and variety of existing open space, play areas community facilities and services within the Estate.

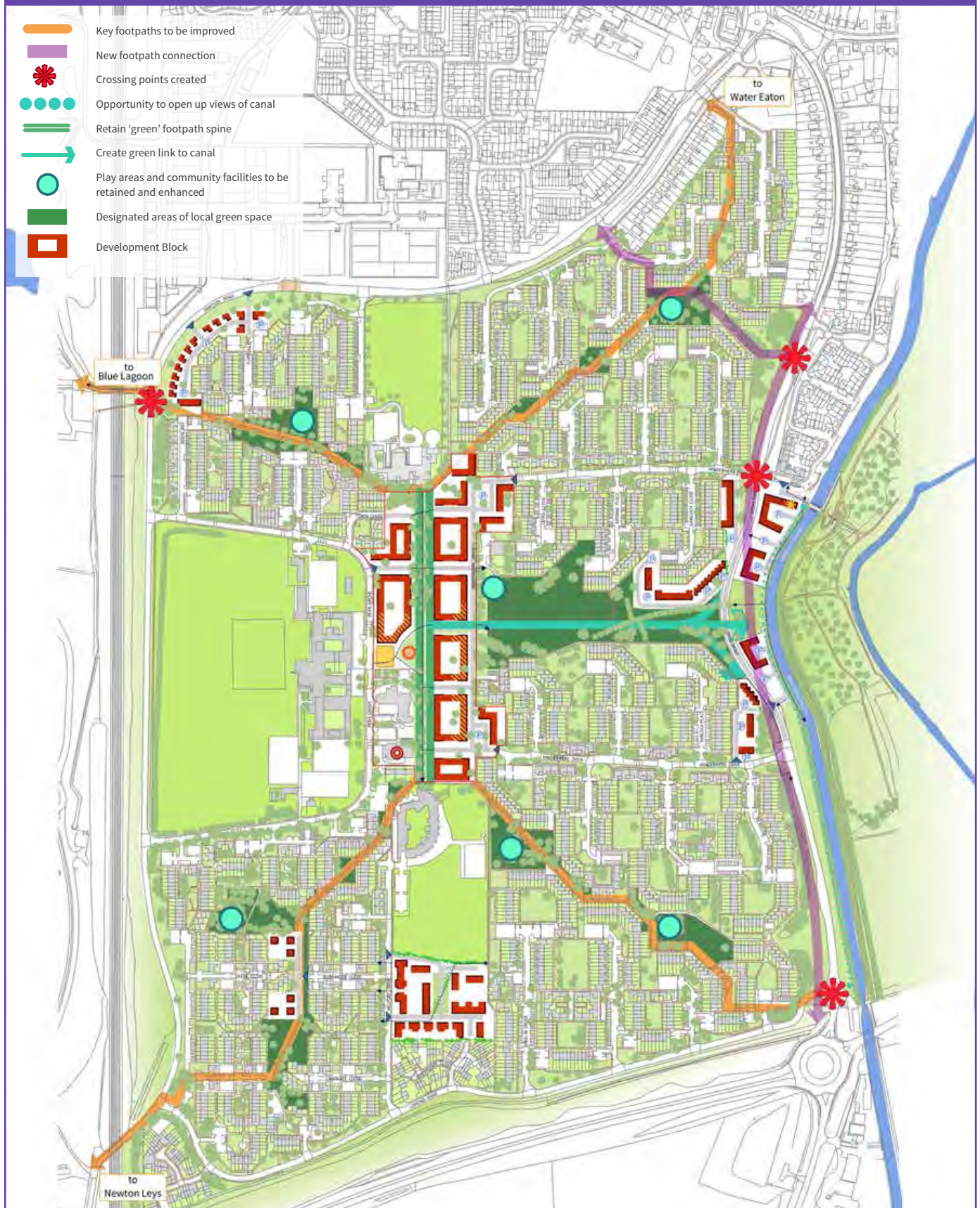
C09: To create a new high quality pedestrian dominated centre for the Lakes Estate that accommodates a mix of uses to cater for the essential day to day needs of its residents.

C010: To ensure that all new development is sustainable and improves the economic, social and environmental conditions on the Estate.

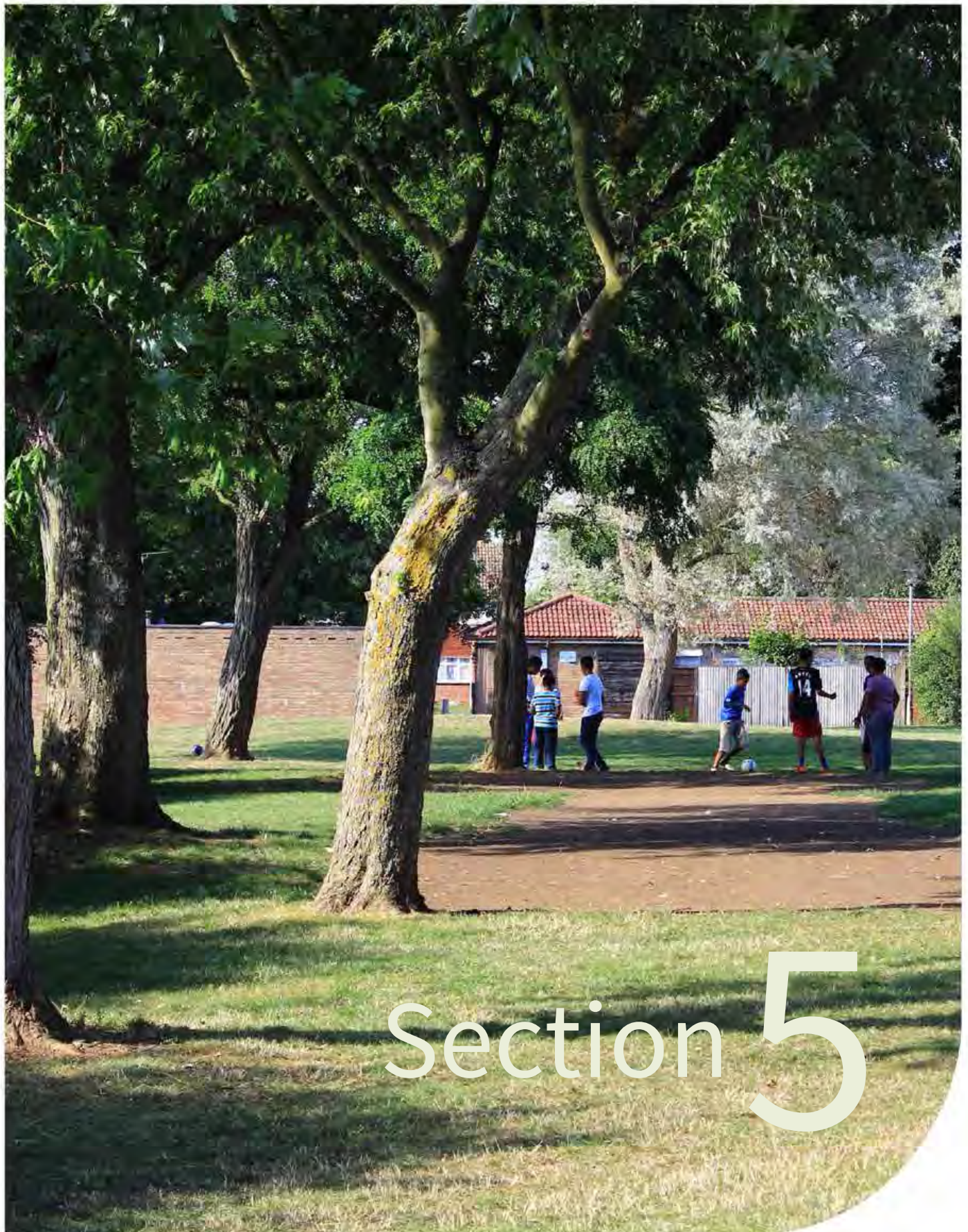
C011: To encourage energy efficient development.

C012: To ensure that a meaningful community consultation exercise is undertaken before the submission of any regeneration proposal on the Estate, to identify relevant and necessary planning obligations that are appropriate to the local area and meet the needs of the local people.

Figure 4.1: Vision for the Lakes Estate



The Lakes Estate Neighbourhood Plan General Policies



Section 5



Section Five: The Lakes Estate Neighbourhood Plan General Policies

5.1 This section sets out the policies that will seek to direct development towards the most appropriate and sustainable locations within the Lakes Estate and deliver change of a form and scale that is appropriate and sensitive to the established character of the Plan area.

5.2 Upon adoption, the policies set out in this section will have full statutory weight and will be used for development control purposes within the Plan area for the duration of the Plan period.

5.3 The policies set out within this section have been prepared to reflect and complement the aspirations of the Plan area that includes the Lakes Estate and its role within the wider area of the Borough of Milton Keynes. The Policies have been developed to ensure that they do not conflict with policies in the National Planning Policy Framework or any other statutory policies within the wider development plan, which includes Milton Keynes Core Strategy and a number of saved local plan policies. LENP policies have also taken into account the responses of the community, consultees, land owners and local stakeholders to ensure that they define and shape development that is viable, deliverable and appropriate for the Lakes Estate.

5.4 Each policy is supported by a full justification of its inclusion within the Plan as well as an explanation as to how it helps achieve the specific core objectives. For ease of use, each specific policy, along with its accompanying text, will be set out as follows:

Rationale

An explanation of why this policy has been included in the Plan and how it helps achieve the vision and objectives set out in Section 4 of this Plan.

Related Objectives

Links to the core objectives prepared by the residents and stakeholders of the Estate.

The Policy

The wording of, and any criteria attached to, the policy itself that will be used for development control purposes in the Plan Area.

Any Additional Explanatory Text

This may also refer to any indicative site plans included to inform the site-specific policies and guide prospective developers on the communities preferred approach.

General Policies

Policy LENP1: The Presumption in Favour of Sustainable Development

Policy LENP2- Development Opportunity Sites

Policy LENP3: The Physical Integration of New Development

Policy LENP4: Access and Car Parking

Policy LENP5: Local Commercial Opportunities

Policy LENP6: Protecting the Quality of Landscape and Open Space

Policy LENP7: Improving Community and Recreation Facilities

Policy LENP8: Communication and Continued Community Engagement

General Policies

5.5 The Plan contains 8 General Policies that will be applicable to the Estate and will in turn support the policy requirements of each development opportunity site.

Policy LENP1: The Presumption in Favour of Sustainable Development

Rationale

This policy will underpin the approach to be adopted in delivering sustainable development in the Plan area and in determining planning applications. Its inclusion is justified from the evidence gathered in support of the Plan. A presumption towards Sustainable Development ensures that local development needs are met whilst the environment is protected and ensures that the Plan is compliant with national guidance.

Related Core Objectives:

CO3, CO7, CO8, CO9, CO10, CO11, CO12

Policy LENP1: The Presumption in Favour of Sustainable Development

When considering development proposals in the Lakes Estate the Council will take a positive approach that reflects the presumption in favour of sustainable development as defined in the National Planning Policy Framework. The Council and relevant stakeholders will work proactively with applicants to find solutions which seek to approve proposals wherever possible, and to secure development that improves the economic, social and environmental conditions in the Plan area.

Explanatory Text

5.6 Planning applications that accord with the policies in this Neighbourhood Plan will be approved without delay, unless material considerations indicate otherwise. Where (i) there are no policies within this Plan relevant to the application or (ii) relevant policies elsewhere within the development plan are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, or
- specific policies in the National Planning Policy Framework indicate that development should be restricted.

5.7 In the context of the Lakes Estate Neighbourhood Plan sustainable means:

- providing a range of energy efficient homes which respond to people's needs both now and in the future in order to accommodate changes in the structure of families;
- providing a range of community and commercial facilities designed meet the needs of the whole population ;
- providing local jobs to create opportunities for residents to work close to where they live;
- supporting innovative and contemporary buildings and spaces that create a community focus and foster a sense of belonging and identity.



Policy LENP2- Development Opportunity Sites

Related Core Objectives

CO1, CO2, CO4, CO5, CO6, CO8, CO12

Rationale

This policy sets out the overarching criteria for proposals within development opportunity areas that are subject to site specific policies as identified in Section 6 of the Plan.

Policy LENP2: Development Opportunity Sites

To ensure a comprehensive approach to development coming forward within these identified areas; proposals should clearly demonstrate:

- *a design-led approach to determining the appropriate amount of development proposed, with the exception of the redevelopment of Serpentine Court, for which Policy SC1 prescribes a minimum amount of development;*
- *how the design and layout positively responds to the architectural form and Radburn layout that is integral to the established character of the Estate;*
- *how the proposals meet the identified development requirements as set out in the site specific policies and other design policies within the Plan;*
- *a safe, usable, well connected, legible design and layout that maximises opportunities to improve the public realm.*

Policy LENP3: The Physical Integration of New Development

Rationale

The Greater London Council master planned the majority of the Plan area in strict accordance with the Radburn principles of development. Whilst the layout has some disadvantages for modern living it also provides a large number of attributes that are treasured by the local community. Milton Keynes Council's adopted Neighbourhood Regeneration Strategy, 2010 encourages positive changes which are supported and driven by the views of local people. Milton Keynes Council is not reliant on the delivery of new homes in this area to meet its housing targets. Any new homes that are provided will be considered as windfall sites and reported in the Council's monitoring reports against the Borough's housing requirement.

New residential development will incorporate a mix of affordable housing in accordance with requirements set out in Plan:MK, in the interim proposals should be considered against saved adopted Local Plan Policy H4 and Affordable Housing SPD.

New Development should respect the character of the Lakes Estate, in respect of its built form, architecture, scale, massing and layout, to include protecting the amenities of existing residential properties.

Furthermore in areas within the north of the Plan area, particular care should be given to ensure that new development does not detrimentally impact on the setting of the listed buildings that comprise the historic core of Water Eaton.

The orientation of development schemes should be considered to maximise solar gain (i.e. within 300 of due south). However, a balance must be struck between achieving good urban design and place-making and achieving energy-saving layouts.

In accordance with good practice, all aspects of the development should be accessible and provide universal access for all. Public spaces and streets should be accessible and designed to accommodate wheelchair and pushchair users, those with mobility issues and other residents to enable them to read and navigate the area safely.

Related Core Objectives

CO1, CO2

Policy LENP3: The Physical Integration of New Development

Land for new housing, commercial and community uses will be identified to meet the needs of the local community. The detailed design of these areas should respect the Radburn layout principles of the Estate, the unique architectural character of the built form, and improve pedestrian and landscape connectivity.

Explanatory Text

5.8 The local community appreciate the spatial benefits of the Estate's layout. Standardised house types and layouts are therefore less likely to be considered to acceptably fit into the local environment. Key aspects appreciated by the local community include the domination of the character of the area by single and two storey homes, open space, the pedestrian connectivity of the locality and the limited space given over to standardised highway layouts.

Figure 5.1: Key Pedestrian and Landscape Connections



Policy LENP4: Access and Car Parking

Rationale

Good design is a key aspect of sustainable development; a principle enshrined in Section 7 of the National Planning Policy Framework. Design, however, does not just relate to appearance - it also relates to issues such as layout, scale and the interaction of new development with the existing built and natural form. This includes how it impacts on its surroundings, including the necessity for proposals to include adequate parking and landscaping to allow its sensitive integration into the fabric of the Plan area.

The Estate was built at a time when car ownership was significantly less than it is today, even in the Lakes Estate. As a consequence of this and the adoption of the Radburn layout the original parking provision was either on street or in parking garage courts which were not overlooked by housing, nor located at a convenient distance to homes. Over time a number of the garage courts have become under used or vacant. This has resulted in a rise in anti-social behaviour and damage to the private vehicles and garages in the vicinity of the courts. In a large number of instances this has ultimately resulted in the garages being removed and an open area of car parking being created. Whilst these courts are now open to more informal surveillance, they have forced the car into the public realm and to an extent have diluted the quality of the landscaped setting of the Estate.

The layout of the Estate was built with the pedestrian in mind. Indeed the area is highly connected for the pedestrian. However, due to lack of natural surveillance, impromptu areas of parked cars, poor surfacing and lack of street lights, many pedestrian routes have become increasingly less welcoming to use.

Relevant Core Objectives

CO4, CO5, CO6

Policy LENP4: Access and Car Parking

New development should ensure on-site provision of parking at a minimum of 2 off street (excluding garages) spaces per dwelling for residential development and at a level justified by employee numbers and / or estimated daily trips for all other traffic generating development. Evidence to demonstrate the amount of parking to be provided by proposals should be submitted in support of any application for non-residential development.

Where it is not possible to accommodate on-site parking to acceptable standards, the provision of a Unilateral Undertaking to provide formalised off-site parking at an appropriate location in the Plan area will be considered upon consultation with Bletchley and Fenny Stratford Town Council and the Highway Authority.

Development should demonstrate ways to improve and enhance both footpath connections as identified in Figure 5.1, and areas of car parking within the Estate to include improvements to street lighting, resurfacing and surveillance.

As part of the detailed design of public areas, provision should also be made for surveilled cycle parking to be designed as part of the streetscape or as part of the open space. Within residential developments, developers will be expected to provide sensitively designed covered cycle storage facilities. This includes the provision of indoor cycle storage for new flats/apartments.

Explanatory Text

5.09 The Radburn layout clusters parking provision and frequently places it at the back of the dwelling. Society today increasingly seeks provision for more car parking provision than was originally planned in the 1960's and 1970's. In addition, it frequently requires parking provision to be provided in a manner which is easily accessible, close to the entrances of buildings and in areas which are overlooked.

5.10 The provision of designated parking spaces will be a mixture of on plot/within curtilage spaces provided in intimate courtyards within the centre of each block that deliver convenient and well surveilled parking provision and/or formalised on-street parking, which will add to the activity on street, and will allow a proportion of the parking required to be closely associated with the fronts of buildings.

Policy LENP5: Local Commercial Opportunities

Rationale

The intention of this policy is to enable the residents of the Estate to help themselves achieve a better standard of living. Car ownership is low. Public transport provision is only via two bus services. The recent economic decline has resulted in several commercial and social services being closed on or near the Estate. Consequently, access to jobs, shops and local facilities is more difficult for many residents than elsewhere in Milton Keynes. Serpentine Court, the three local schools, a community centre, a health facility and the employment units on Barton Road provide some opportunities for both full and part-time work but this is not sufficient to meet the needs of the local community. To create choice for residents to live in more sustainable ways, it is considered to be important to encourage new opportunities for small scale employment in the immediate and wider locality.

Relevant Core Objectives

CO3, CO4, CO7, CO8, CO9, CO10,

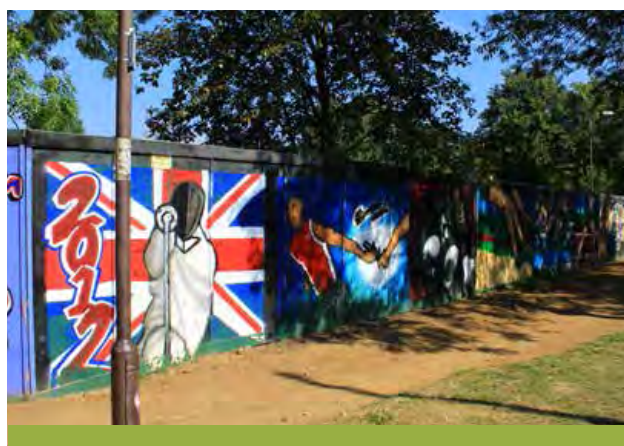
Policy LENP5: Local Commercial Opportunities

Planning permission will be conditionally permitted for small scale commercial opportunities that:

- *comply with the criteria in the development plan;*
- *respect both the landscape and the physical characteristics of the Estate;*
- *meet the differing needs of the local community;*
- *do not adversely impact on the amenities of local residents;*
- *offer the opportunity of local full time and part-time employment.*

Explanatory Text

5.12 In order to assist the local residents secure a better standard of living, access to earning a source of income is considered as a prerequisite for improving the long term character and environment of the Estate. In order to encourage flexible employment opportunities, small scale commercial opportunities will be encouraged in appropriate locations, an opportunity for a family orientated public house and restaurant has also been identified (see development opportunity sites DS2, SC1 and CG1 for appropriate locations for provision of commercial uses.



Policy LENP6: Protecting the Quality of Landscape and Open Space

Rationale

The intention of this policy is to ensure that a range of open spaces identified as having particular significance to the community are protected from development through the designation as “Local Green Space”. These areas are shown in Figure 5.2. It is not considered that any of the spaces identified within this policy would otherwise be suitable for development under normal circumstances. However, it is the intention of this policy to ensure that this Plan recognises the specific concerns of the community and provides them with additional protection moving forward.

Relevant Core Objectives

CO1 and CO4

Policy LENP6: Protecting the Quality of Landscape and Open Space

Planning permission will be refused for proposals involving the physical loss of the designated local green spaces listed below and identified in Figure 5.2, which are used for both residential amenity or leisure purposes and are considered to have community, recreational or environmental value:

- Warren Open Space;
- “Green” footpath spine within the centre of the Estate and defining the 4 key diagonal routes within each quarter of the Estate.

Additionally, any public open space to be provided as part of proposals under the site specific policies of this Plan should be afforded protection under this policy upon its formalisation as recreation land.

Explanatory Text

5.13 Green space is the land use of almost half of the land in The Estate. The community consider that some of it must be retained. Other areas should, if possible, be enhanced with better quality spaces and recreational areas. Other areas are considered to be less important and the community is willing to see loss of these areas in order to deliver wider gains. This policy seeks to preserve the best areas from development. Any future development proposals on the land designated under this policy should be assessed against the guidance provided in Paragraphs 76-78 of the NPPF.



Figure 5.2 : Designated Areas of Local Green Space



Policy LENP7: Improving Community and Recreation Facilities

Rationale

The intention of this policy is to ensure that the community can make best use of planning gain to achieve targeted and needs assessed benefits for the Estate and create a source of funding that can be used to achieve community objectives when other sources of funding may be scarce during the life-time of this Plan.

It is recognised that the type or scale of development from which obligations secured through either a Unilateral Undertaking or a Section 106 Agreement would be applicable, will vary depending on the nature of the proposals and the impact of any sought contribution on the viability of the project. These factors will be assessed by officers at Milton Keynes Council as part of the determination of any application. It is also recognised that a New Homes Bonus will be payable in relation to certain types of residential development and that Milton Keynes Council may adopt a Community Infrastructure Levy (CIL) charging schedule during the lifetime of this Plan. Accordingly, the financial and / or infrastructure contribution sought through Section 106 Agreements will also be required to have regard to the financial contribution secured from development via other means.

Specifically, this policy seeks to demonstrate the infrastructure and community provision that the Lakes Estate, as a qualifying body, will prioritise for the benefit of the community as a result of any contributions towards community infrastructure secured via financial contributions.

Related Core Objectives

CO3, CO4, CO7, CO8, CO9, CO10, CO12

Policy LENP7: Improving Community and Recreation Facilities

All planning applications which result in the creation of new commercial premises or new housing units within the Plan area must demonstrate how they can contribute towards the delivery of complementary community development through a combination of either a Section 106 Agreement or Unilateral Undertaking, payment of any future CIL and any percentage payment of New Homes Bonus available

to Bletchley and Fenny Stratford Town Council for investment in the community and recreational facilities of the Lakes Estate.

Explanatory Text

5.13 Provision towards community development, either through direct provision of new facilities or through financial contributions, will be expected from all development subject to the guidance set out in Paragraphs 203 and 205 of the National Planning Policy Framework. Any contribution secured as a result of development within the Plan Area shall be prioritised towards the delivery of the following targeted community objectives wherever possible. If any unilateral undertaking is proposed to directly deliver any of the objectives set out below, the acceptability of any scheme must first be agreed in writing by the Bletchley and Fenny Stratford Town Council. Otherwise, it is intended that the Bletchley and Fenny Stratford Town Council will prioritise any general financial contribution to contribute towards the following:

- a new community facility for the youth of the Plan area with associated parking and landscaping;
 - development and implementation of a community transport scheme designed to supplement existing bus services;
 - enhancement / replacement of street lighting throughout the Plan area;
 - provision of formalised parking lay-bys in place of grass verges at relevant and acceptable locations, except in areas of Local Green Space designated through policy LENP6;
 - improving and strengthening key landscape and footpath connections as identified in Figure 5.1;
 - improving the quality of play areas and variety of play equipment listed below;
- The Warren;
 - Four Walls;
 - Bala Play Ground;
 - Skene Woodland;
 - Play area north of Gorman Place;
 - Play area south of Grasmere Way

5.14 The extent that new development can help deliver any of the objectives set out in the schedule above will be a key material consideration when determining any proposals in the Plan area.

Policy LENP8: Communication and Continued Community Engagement

Rationale

The intention of this policy is to ensure that when development proposals come forward, and indeed are implemented, they are planned in such a way that reinforces those characteristics of the Lakes Estate which the local community treasures.

Related Core Objectives

CO1, CO2, CO3, CO4, CO5, CO6, CO7, CO8, CO9, CO10, CO11 and CO12

Policy LENP8: Communications and Continued Community Engagement

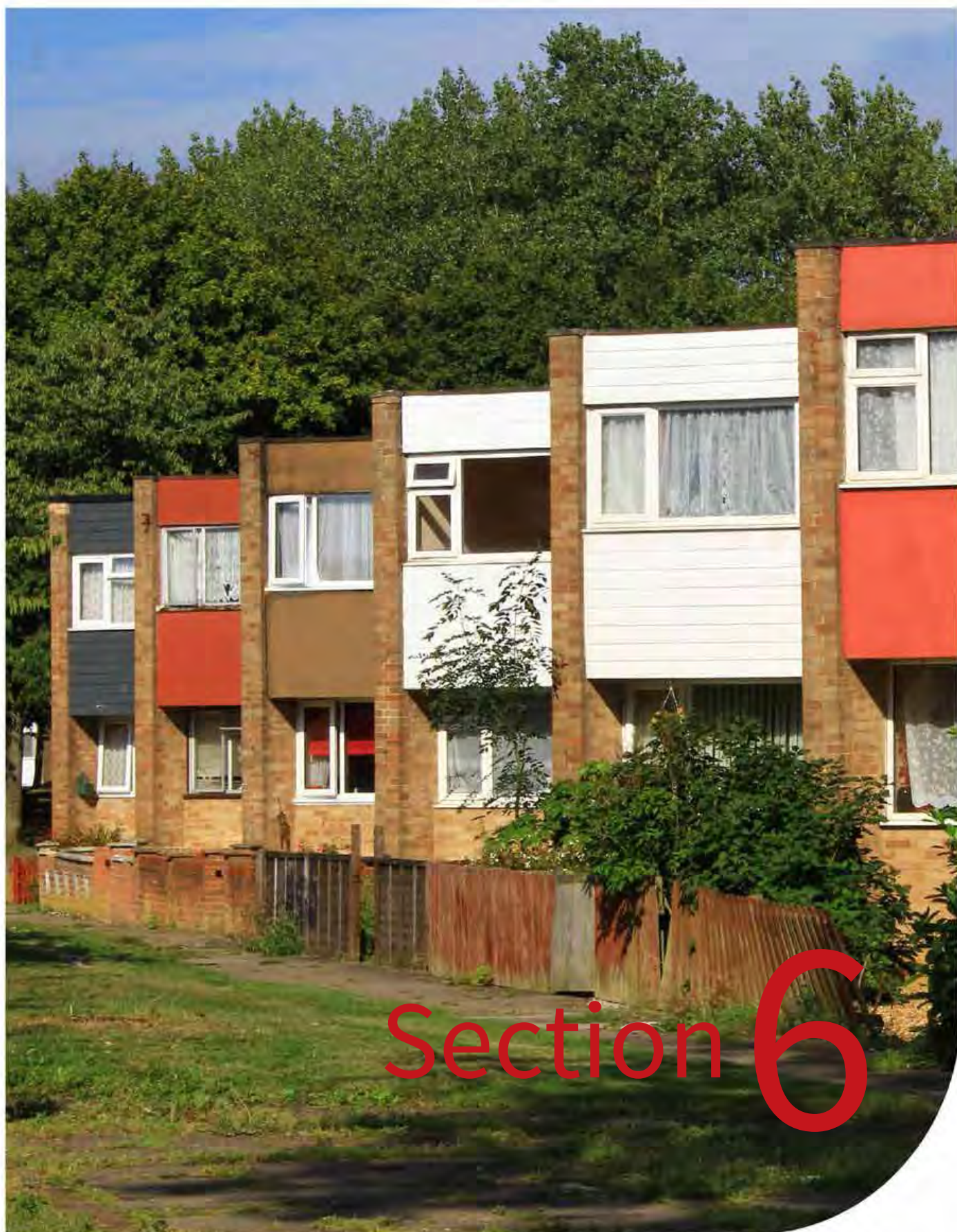
Development proposals must be supported by Design and Access Statements and Statements of Community Involvement that demonstrate how applicants have positively engaged with Bletchley and Fenny Stratford Town Council, local stakeholders and the local residents groups and must adequately demonstrate compliance with the Core Objectives for the Neighbourhood Plan.

Explanatory Text

5.15 The Lakes Estate is largely a well established community. It has actively invested a significant amount of time, resources and energy in the delivery of this document so as to inform potential developers of their hopes and aspirations. As and when more details are available of how a site could be developed, developers and their advisors are encouraged to actively engage with the local community, through Bletchley and Fenny Stratford Town Council, to ensure that local knowledge is used to its best effect thereby maximising the returns from the development.



The Lakes Estate Neighbourhood Plan Site Specific Policies



Section 6



Section 6: The Lakes Estate Neighbourhood Plan Site Specific Policies

6.1 The identification of the sites subject to the policies in this section of the Plan represents the culmination of rigorous schemes of consultation and both density and capacity testing. The findings are reported in the Evidence Base that supports the Plan. It is considered that the level of development proposed on each site is sustainable, viable and deliverable within the Plan period.

6.2 Whilst the policies within this Plan do not preclude development occurring elsewhere within the Lakes Estate, the delivery of the sites assessed within this section, in accordance with both the site specific and general policies set out in this section, should be given priority.

6.3 In order to achieve the urban environment sought within this Plan, which includes creating a new “heart” and canal gateway for the Lakes Estate, it is imperative that the built form articulated within the site specific policies is carried through to implementation. Proposals will be assessed having particular regard to the 12 core objectives, the overarching policy for development opportunity sites (LENP2), and key site design and place shaping requirements articulated within the site specific policies, as well as the more general development objectives set out elsewhere in the Plan, Milton Keynes Core Strategy and the NPPF.

6.4 A total of 8 development opportunity sites are identified for development within the Plan area, as defined on the Proposals Map (Figure 6.1). Each of these indicate where positive regeneration and new development could be delivered sustainably to provide a positive contribution to the overall character of the Estate and meet both the aspirations of the local community and Milton Keynes Council.

6.5 The Plan is supported by an Implementation Framework. This sets out a broad delivery strategy for each development opportunity area, including broad timescales over the LENP period, key stakeholders and potential funding sources and identification of any infrastructure requirements. Proposals coming forward within development opportunity sites will be expected to demonstrate how they comply with the requirements of the Framework. Additionally, the Framework will also set out how the policies in the Plan will be delivered and monitored.

6.6 The Council will monitor the progress of each of the Development Opportunity sites and the effectiveness of the policies within the Plan. Milton Keynes Council will review the Implementation Framework at least annually to ensure the coordinated timely delivery of development within the Lakes Estate.

6.7 There are eight development opportunity sites listed opposite on page 47.

6.8 Each development opportunity site is accompanied by a site overview, a reasoned justification for identification of the site, the key site design and place shaping requirements that development proposals must have regard to. Key design and place shaping principles for each site are further articulated through supporting illustrations.



Development Sites

DS 1 - Land South of Water Hall School

DS 2 - Triangle Land South of Phelps Street adjacent to the Canal

Small-scale infill Sites

IN1 – North Western Verge, Drayton Road

IN2 – Land at Northern Access Windermere Drive

IN3 - Land at Southern Access Windermere Drive

IN4 - Land at Skene Open Space

Serpentine Court Redevelopment

SC1 – Serpentine Court

Gateway Opportunity

CG1 – Canal Gateway

DS1

Land south of Water Hall School

Related Core Objectives

CO1, CO2, CO4, CO5, CO6, CO8, CO10, CO11 and CO12

Site Area – 1.4 ha

Site Overview

The site comprises surplus school playing fields and forms a well defined parcel of land south of Water Hall School and north of Empingham Close, bounded by Melfort Drive to the west and a footpath to the east, beyond which lie the rear gardens of the properties in Sheelin Grove. There are mature beech hedgerows defining the western and northern edges of the site, the northern boundary of the site adjoins the playing fields associated with Water Hall School .

The southern edge of the site is defined by close boarded fences delineating the rear gardens and access drives of the properties in Empingham Close. The later development at Empingham Close is poorly related to the wider Estate, furthermore the layout, built form and architecture are not reflective of the character nor context of the Lakes Estate.

Rationale

The intention of policy SSP1 is to promote residential development that better responds to the character of the Lakes Estate and provides opportunities to improve footpath connections for residents. The site comprises the largest development site proposed within the Plan, and therefore offers the greatest potential to generate additional housing within the Estate. The site already benefits from an extant outline planning permission for residential development for 61 dwellings, reference 07/00075/MKCOD3. The permission was subsequently granted an extension of time under 10/00550/MKCOD3.

Policy SSP1

Development proposals should include the following principles :

- *maintain and enhance the strong landscape edges within the site;*
- *incorporate a footpath link to provide an east-west connection between Melfort Drive and the footpath to the rear of Sheelin Grove to facilitate safe and convenient access to Water Hall School and Windermere Drive;*
- *ensure the overall approach to built form, layout and dwelling density relates to the context of the surrounding area and respects the amenity of the neighbouring properties;*
- *built form positively addresses and emphasises the junction with Melfort Drive and Burnmoor Close;*
- *built form does not exceed 2 storeys in height.*





Figure 6.2 : DS1 - Land south of Water Hall School - Site Boundary



Figure 6.3 : DS1 - Land south of Water Hall School

- Site Boundary
- Existing footpaths
- P Parking
- Active frontages
- New pedestrian link
- Development block
- ▶ Main vehicular route (indicative)
- Landscape enhancement

DS2

Triangle Land south of Phelps Street adjacent to the canal

Related Core Objectives

CO1, CO2, CO3, CO4, CO5, CO6, CO10, CO11 and CO12.

Site Area – 0.52 Ha

Site Overview

The site is on the eastern edge of the Plan area, defined by Stoke Road to the west, Grand Union Canal to the east and residential development to the north. The site benefits from an existing vehicular access, Phelps Road, which provides direct access onto Stoke Road. There is an existing footlink bridge across the canal which provides access to the linear park beyond. The site has a pleasant rural feel and is well defined by mature landscape.

Rationale

The intention of policy SSP2 is to promote sensitively designed canal side development that preserves and enhances where possible, the site's landscape context, whilst maximising views of the canal and increasing surveillance along the canal towpath. Development would also complete the development frontage along the eastern edge of Stoke Road and therefore the built forms should provide informal surveillance of the street scene. An opportunity has been identified for a public house/restaurant facility which could be accommodated within the site, visible to passing trade along Stoke Road and responding to opportunities

provided by users both of the Canal and linear park. A commercial use could further animate the street scene and encourage footfall around the Canal. In the event that a public house/restaurant does not come forward, the site can be developed solely for residential use.

Policy SSP2

Development proposals should include the following principles :

- *respect and enhance the rural character and appearance of the Canal;*
- *if a solely residential scheme is proposed, it must demonstrate that there is no market interest in the site being wholly or in part, for a public house/restaurant use;*
- *built form should not exceed 4 storeys in height;*
- *the design of the built form should be double fronted, providing natural and informal surveillance of the street scene along Stoke Road whilst maximising the advantageous eastern orientation, prominent position and views over the open space;*
- *safe and convenient parking should be provided on plot;*
- *proposals should allow for the integration of footpaths to improve access between the Lakes Estate and canal, and opportunities to construct a "shared surface" street should also be considered.*





Figure 6.4: DS2 - Triangle Land south of Phelps Street adjacent to the canal - Site Boundary



Figure 6.5 DS2 - Triangle Land south of Phelps Street adjacent to the canal

IN1

North-western verge, Drayton Road

Related Core Objectives

CO1, CO2, CO4, CO5, CO6, C10, Co11 and CO12

Site Area – 0.61 Ha

Site Overview

The site comprises a wide grass verge on the north western corner of the Estate, defined by the Drayton Road to the east, beyond which is the Blue Lagoon, a nature reserve and popular area for leisure walks. Properties face inward, revealing backs of gardens which offer limited surveillance of the public realm and in turn provide little security for existing properties. Convenient vehicular access to properties is limited especially for properties to the south of Garry Close, and so parking is located at a distance from properties.

Rationale

The intention of policy SSP3 is to promote small-scale infill residential development to create frontage development onto Drayton Road. The creation of a new access off Drayton Road would improve access to existing residential properties and parking courts and create opportunities for convenient on-street parking near to people's homes. There are opportunities to improve the main diagonal footpath that provide connections to the centre of the Estate and its shops and schools and to provide a safe and convenient crossing point to the Blue Lagoon leisure route. The creation of a formal pedestrian crossing point could slow traffic along the Drayton Road.

Policy SSP3

Development proposals should include the following principles :

- *built form must not exceed 2 storeys in height;*
- *the design of the built form should actively address the Drayton Road;*
- *create active frontages where new development faces footpaths;*
- *bungalows should be included in the dwelling mix;*
- *improve vehicular access to existing properties and parking courts;*
- *proposals should be sensitively designed to cater for pedestrian movement by including an element of “shared surface” street.*





Figure 6.6: IN1 - North-western verge, Drayton Road - Site Boundary



Figure 6.7 IN1 - North-western verge, Drayton Road



Land at Northern Windermere Drive

Related Core Objectives

CO1, CO2, CO4, CO5, CO6, CO10, CO11 and CO12.

Site Area – 0.8 Ha

Site Overview

The site comprises a wide grass verge defined by the Stoke Road to the east, Windermere Drive to the north and wrapping around the rear gardens of residential properties on Gairloch Avenue. The “stepped” layout of the properties on the south eastern edge of Gairloch Avenue are successful in maximising views and light to the properties and providing a good degree of surveillance of the public realm and is an architectural response that is liked by residents. A mature hedgerow forms a strong natural boundary defining the southern extent of the site, beyond which is The Warren, a large area of recreational public open space.

Rationale

The intention of policy SSP4 is to promote small-scale infill residential development, to create frontage development onto Drayton Road that better addresses Windermere Drive and provides an active frontage onto Stoke Road and the open space at The Warren.

Policy SSP4

Development proposals should include the following principles:

- *built form should not exceed 2 storeys in height;*
- *create active frontages where new development fronts onto footpaths;*
- *articulation of key corners to address the junction onto Windermere Drive;*
- *include convenient vehicular access that offers opportunities to relieve existing access and parking pressures adjacent to the site;*
- *establish new pedestrian links between Gairloch Avenue and the Warren;*
- *new development should consider opportunities reflect the “stepped” architectural rhythm of the existing properties.*



Figure 6.8: IN2 - Land at Northern Windermere Drive - Site Boundary



Figure 6.9 IN2 - Land at Northern Windermere Drive

IN3

Land at Southern Windermere Drive

Related Core Objectives CO1, CO2, CO4, CO5, CO6, CO10, CO11 and CO12.

Site Area 0.31 Ha

Site Overview

The site comprises a wide grass verge defined by the Stoke Road to the east and Kinloch Place, a cul-de-sac of housing to the west, with both front and backs of housing adjoining the site. There are tree belts defining the corner of Windermere Drive and Stoke Road and a further tree group at the northern extent of Kinloch Place. There are “stepped” properties on the north eastern edge of Kinloch Place which are successful in maximising views and light to the properties and providing a good degree of surveillance of the public realm.

Rationale

The intention of policy SSP5 is to promote small-scale infill residential development to positively address and emphasise Windermere Drive as a main route into the Estate. The site also provides opportunities for some new housing to provide an active frontage onto Stoke Road.

Policy SSP5

Development proposals should include the following principles :

- *built form should not exceed 2 storeys in height;*
- *create active frontages where new development faces footpaths;*
- *articulation of key corners to address the junction onto Windermere Drive;*
- *include convenient vehicular access that offers opportunities to relieve existing access and parking pressures adjacent to the site;*
- *establish new pedestrian links between Stoke Road and the Warren;*
- *reflect the “stepped” architectural rhythm of existing properties the north of the site.*



Figure 6.10: IN3 - Land at Southern Windermere Drive - Site Boundary



Figure 6.11 IN3 - Land at Southern Windermere Drive

IN4

Land at Skene Open Space

Related Core Objectives

CO1, CO2, CO4, CO5, CO6, CO10, CO11 and CO12

Site Area – 0.35 Ha

Overview

The site comprises a central parcel of open space defined by front and backs of residential properties at Burnmoor Close to the east and Skene Close to the west. There are a number of bungalows whose habitable rooms front directly onto the open space, creating a lack of privacy and security for the residents of the bungalows. A footpath provides access through the open space linking Lomond Drive with the centre of the Estate. The area of open space north of the site is densely wooded where the community wish to create a woodland play area. Access to the site could be provided from Burnmoor Close.

Rationale

The intention of policy SSP6 is to promote residential infill development to the north and south of the bungalows to improve the relationship between the existing dwellings and the public open space. Small scale development could enhance the amenities of the occupiers of the bungalows by providing an element of separation from the public realm, whilst generating more activity and surveillance of the open space and footpath to the benefit of the users of the open space.

Policy SSP6

Development proposals should include the following principles :

- *built form should not exceed 2 storeys in height;*
- *create active frontages where new development front onto footpaths ;*
- *built form should be sensitively designed to respect and enhance the amenity of the occupiers of the bungalows;*
- *development should contribute towards improving the surface and lighting of the existing footpath through the site.*

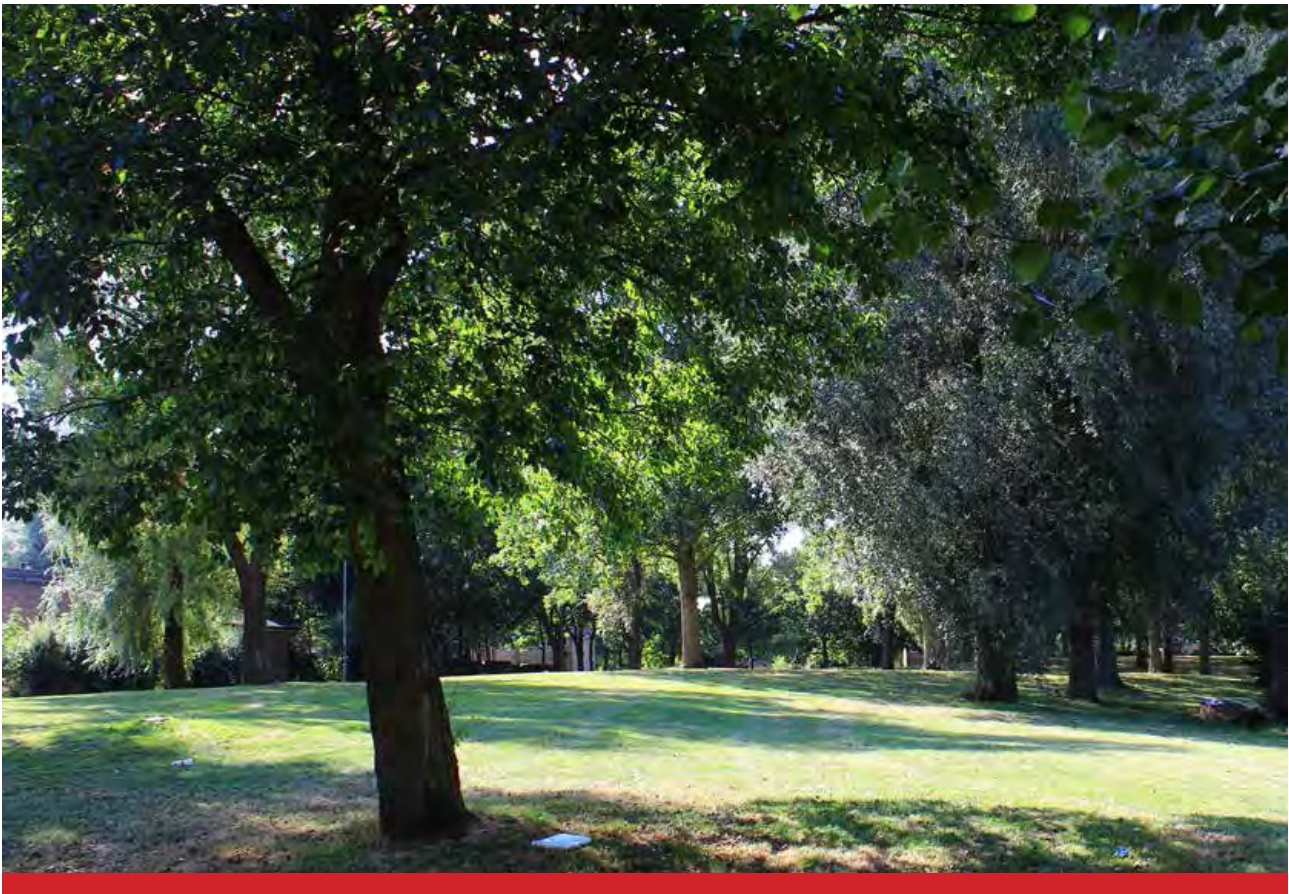




Figure 6.12: IN4 - Land at Skene Open Space - Site Boundary

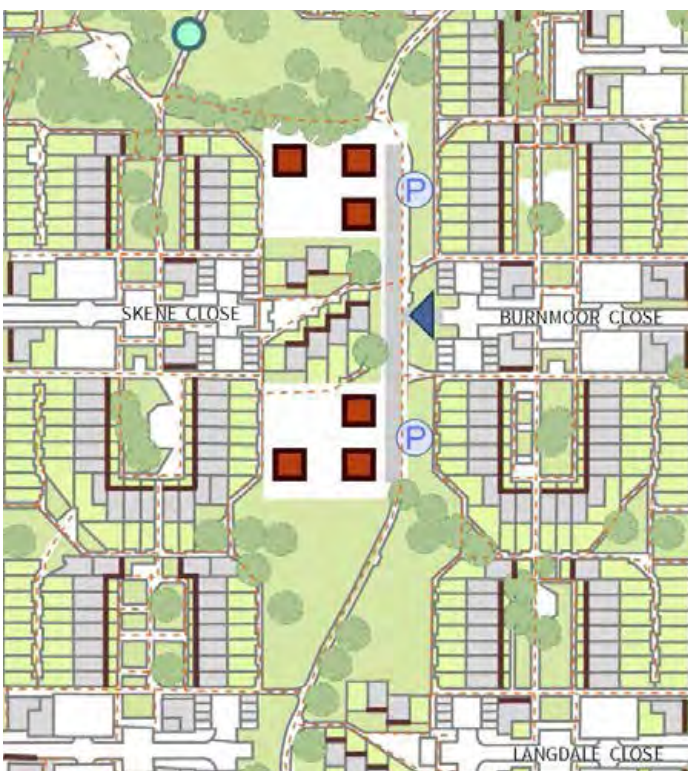


Figure 6.13 IN4 -Land at Skene Open Space

- Site Boundary
- Existing footpaths
- P Parking
- Active frontages
- New pedestrian link
- Development block
- Main vehicular route (indicative)
- Open space improvement

SC1

Serpentine Court

Related Core Objectives

CO1, CO2, CO3, CO4, CO5, CO6, CO7, CO8, CO9, CO10, CO11 and CO12.

Site area 5.92 Ha

Site Overview

Serpentine Court forms the central “superblock” of the Estate arranged in two halves, separated by a central pedestrian tree lined footpath that provides convenient north-south access between Water Hall School and Drayton Park Schools. There are no vehicular connections through Serpentine Court. Access to the western block is provided off Fern Grove and Windermere Drive provides access to properties and commercial units in the eastern block. Serpentine Court faces inwards, with residents parking provided in courts on the outer edge of blocks and delivery access for the commercial units limited to the parking courts and main estate roads.

This block of mixed use development forms the theoretical, commercial, community and physical heart of the Estate. It has an architectural character which is different from that of the remainder of the Estate. Changes in the national economy, patterns of employment and the recent way in which some of the accommodation has been used by Milton Keynes Council to house people in need of social care has reduced the vibrancy of the area.

Serpentine Court comprises a total of 220 units, 195 of which are residential, in addition there are 13 commercial units (2 of which are vacant) a public house and The Warren (nursery and youth club) and Spotlight (the outreach centre for Bletchley and Fenny Stratford Town Council).

Critically the Estate lacks the necessary “local centre” requirements and fails to meet the needs of the population that it was originally designed to serve. A functioning centre for the Lakes Estate is critical for a number of reasons; to help support a community focus and centre for public activities where people feel welcome and safe, or indeed for less structured activities for example to simply see and be seen; to provide a commercial and business focus of activity, where people both work and shop; also importantly, to

provide convenient access to essential services which may be hard to reach for less mobile members of the local community.

Whilst some investment has been made to Serpentine Court in recent years, there remains a significant maintenance backlog. Furthermore, whilst the residential units remain largely fully occupied, as a result of the severe shortage of affordable housing within Milton Keynes relative to local demand, Serpentine Court is not a popular place to live. The duration of stay of residents is fairly short-term, with an average stay of 12-18 months.

Serpentine Court houses a large number of families with young children. The design of the block is such that the larger units tend to be located on the upper floors, where a lack of lifts and narrow stairwells create difficulties in terms of access, particularly for residents with mobility issues and those with young children. Furthermore, private amenity space is limited to balconies, which are not safe nor suitable for young children to play.

It is widely recognised that Serpentine Court is the priority site for regeneration within the Lakes Estate. Structural investigations into the physical condition of the building and the scope of current and future essential works and, importantly, feedback from residents of Serpentine Court and the wider Estate have concluded that demolition and replacement development is the most satisfactory way forward.

Rationale

The intention of policy SSP7 is to define the key structuring elements and land uses proposed for the development of a new “heart” for the Lakes Estate. New development must be designed to accommodate all displaced residential and commercial units from Serpentine Court, whilst seeking to develop a centre for the Lakes Estate which offers a range of supporting retail and community activities necessary for day to day living, and also providing an attractive focus for the Estate.

The creation of a new “heart” for the Lakes Estate is reliant upon the delivery of a suitable mix of land uses that will serve to animate the built form and generate activity in the public realm. The design of the built form will be critical to the success of the redeveloped centre. Proposals will be required to follow a design-led, master planned approach to ensure development of a high quality centre.

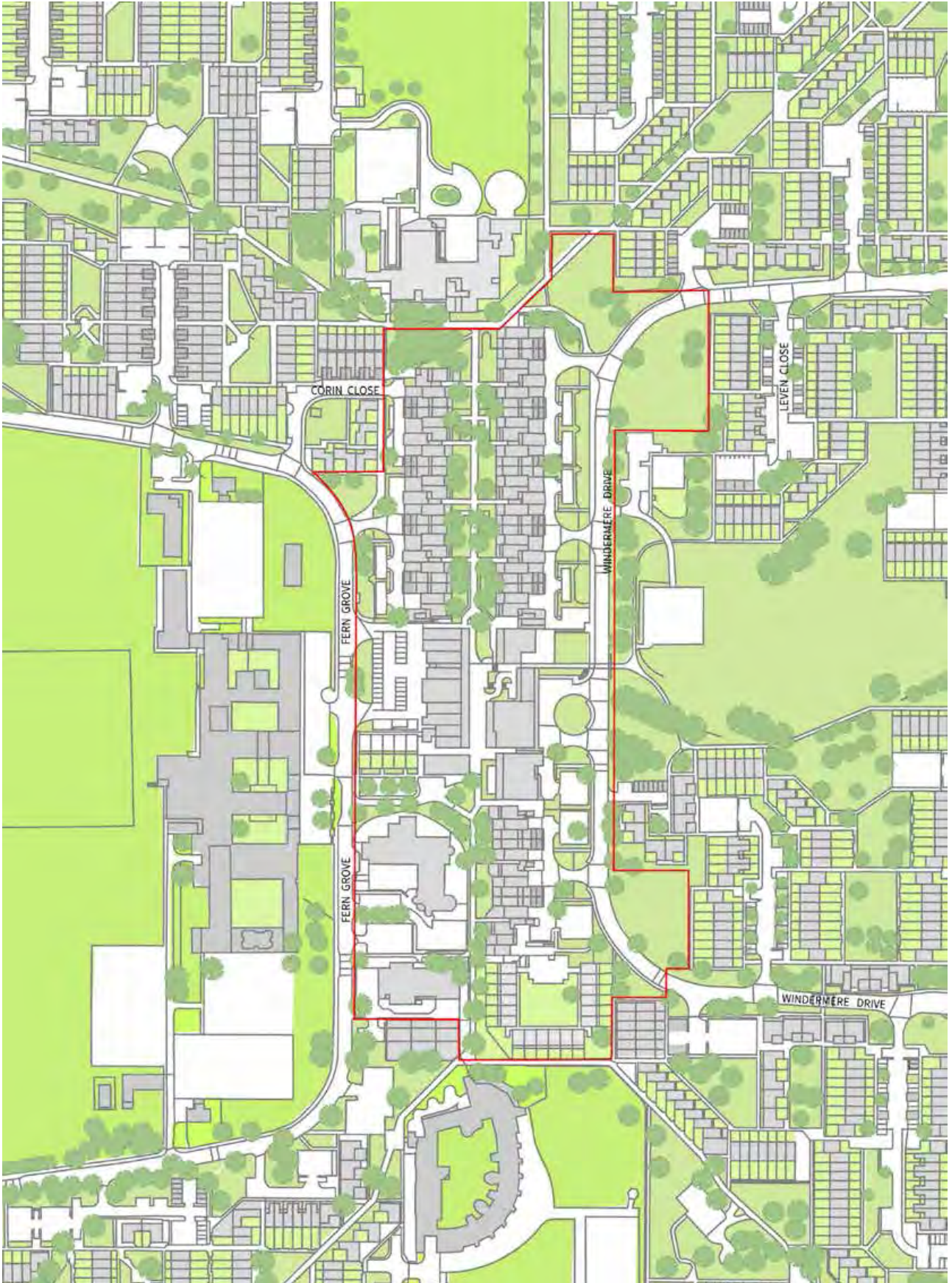


Figure 6.14 SC1 - Serpentine Court - Site Boundary

Policy SSP7

Development proposals should include the following principles:

- proposals should deliver a mix of community, commercial and residential uses comprising a minimum of 220 units;
- proposals should include a minimum of 195 residential units with a significant proportion to be delivered through blocks of 2 storey housing;
- built form should be contemporary in design and should maximise active frontages and on-street activity with buildings addressing and enclosing the street;
- built form should not exceed 4 storeys in height;
- built form should be accessible and designed to accommodate wheelchair and pushchair users, those with mobility problems and other residents to enable them to read and to navigate around the area unhindered;
- a new area of public realm in the form of a new public square fronted by shops will be provided adjacent to Fern Grove, to be designed as a pedestrian dominated space and the focus for public activity. Vehicular service access for commercial units will be provided from Fern Grove;
- opportunities to incorporate a community building should be considered;
- opportunities to incorporate small start-up commercial units should be considered;
- development fronting Windermere Drive should be designed to maximise views towards the east across the open space at The Warren providing a legible and safe pedestrian link to The Warren;
- implementation of a “green” footpath spine to accommodate direct north-south movement for pedestrians and cyclists through the space, retaining where possible the visually important trees that currently define the centre of Serpentine Court. Attention should be given to the way in which buildings address the “green” footpath, and particular attention should be given to ensuring any boundary treatment for the residential and commercial buildings is compatible and complements the landscape character of the green spine;

- proposals should demonstrate how the design and layout of the new centre can be served by existing bus routes;
- proposals should consider opportunities to extend or relocate Water Hall Health Centre;
- opportunities for lighting and other street furniture should be a feature of the public realm design.

In addition, proposals will require an implementation and phasing plan to be submitted setting out how redevelopment of the centre will be delivered in a phased approach that retains established tenants and occupiers.

It should be noted that there are benefits and disbenefits to preventing direct vehicular access through the new “heart” of the Estate. A lack of connectivity could discourage commercial retailers.

- Site Boundary
-▶ Tree lined green footpaths spine
- Town Square
- Community Building
- Site for extended or new health facility
- Development block
- Commercial units on ground floor
-] Active Frontage overlooking street/ space
- ▶ Main vehicular route (indicative)
- Open space and opportunity for youth and community building



Figure 6.15 SC1 - Serpentine Court

CG1

Canal Gateway

Related Core Objectives

CO1, CO2, CO3, CO4, CO5, CO6, CO8, CO10, CO11 and CO12.

Site Area – 1.85Ha

Site Overview

The site comprises a parcel of land on the eastern edge of the Estate, defined to the west by the realigned Stoke Road, beyond which lies The Warren open space. The eastern edge of the site is defined by a strong continuous hedgerow and tall conifer tree belt which obscures the Grand Union Canal from view.

Rationale

The site extends the development opportunity provided through policy SSP2 to create an improved eastern gateway to the Lakes Estate. Realigning the Stoke Road will create a residential development parcel that maximises the canal edge setting, reinforcing the relationship between the Estate and canal by creating landscape connection from the centre of the Estate through the open space and The Warren connecting with the canal edge. A valuable area of landscaped open space will be created for public enjoyment and activity.

Policy SSP8

Development proposals should include the following principles :

- *respect and enhance the rural character and appearance of the canal;*
- *built form should not exceed 4 storeys in height;*
- *the design of the built form should be double fronted, providing natural and informal surveillance of the street scene along Stoke Road whilst maximising the advantageous eastern orientation, prominent position and views over the open space;*
- *safe and convenient parking should be provided on plot;*
- *proposals should allow for the integration of footpaths to improve access between the Lakes Estate and canal, and opportunities to construct a “shared surface” street should also be considered;*

- *ensure high quality design of the streetscape, buildings and spaces fronting or adjacent to the canal;*
- *landscaping of this area should improve visual links between the site and the canal edge, strengthened by informal paths that link with the canal towpath and The Warren and provide direct access to the centre of the Estate; contributions will be sought to enhance pedestrian links and maintain the public realm;*
- *opportunities for lighting and other street furniture should be a feature of the open space design.*

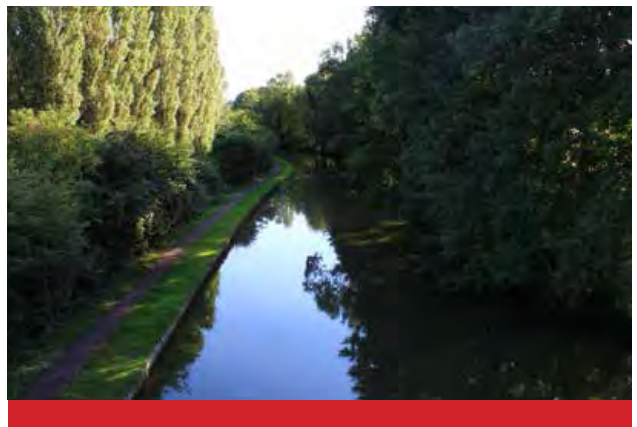
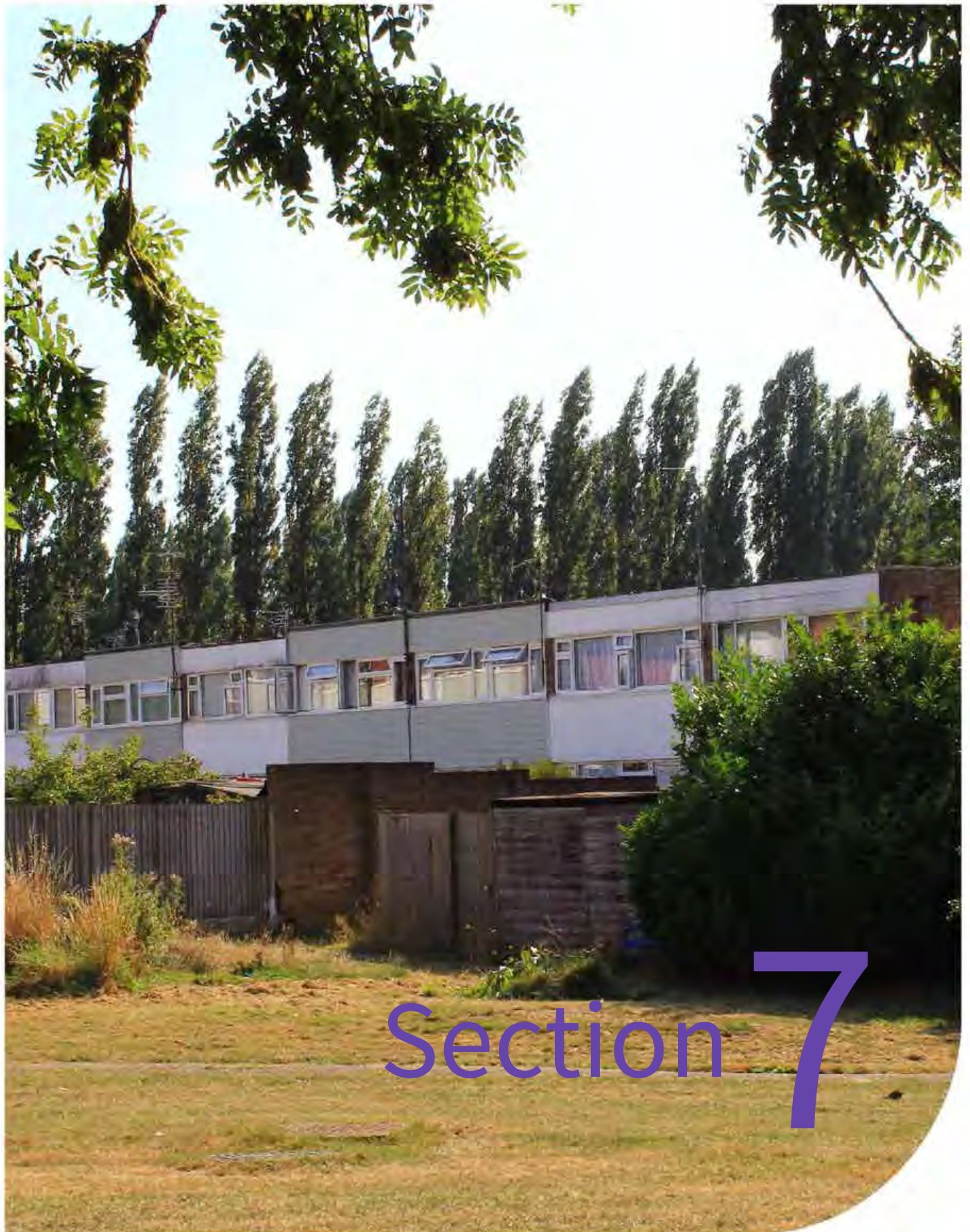


Figure 6.16: CG1 - Canal Gateway - Site Boundary



Figure 6.17 CG1 - Canal Gateway



Section 7

Section 7: Delivery and Monitoring

Delivery

7.1 The Neighbourhood Plan is only effective if its policies are deliverable and able to be monitored. The Plan contains two kinds of policy; “general” which supports Policy CS8 of the recently adopted Milton Keynes Core Strategy, 2013 and “site specific” policies which relate to areas identified by the local community for change.

7.2 General policies LENP 1 to 8 once the Plan is formally approved, become part of the Local Development Plan for Milton Keynes. Along with other approved borough wide policies, it will be used by Milton Keynes Council to determine planning applications that come before it. This includes planning applications for development on all sites in the Plan area, not just those identified in the Plan.

7.3 In addition, it is anticipated that when Milton Keynes Council completes its work on Plan:MK, it will take into account the proposed development in the approved the Lakes Estate Neighbourhood Plan and adopt all site specific policy guidance. The Vision Plan (Figure 4.1) illustrates the location of the proposed areas of change, enhancement and preservation unless there is special justification.

7.4 Site specific policies SSP1-8: all of the sites put forward for development have been subject to discussion with the relevant landowners to ensure their availability. Each site has its own individual characteristics and level of complexity, which will determine deliverability. Figure 7.1 below lists all the policy sites and indicates the expected time frame for realisation; (short (S 0-5 years), medium (M 6-10 years) or long term (plus 10 years) within the plan period.

7.5 The short term opportunities will be those whose characteristics are low risk, shorter planning timescales and least complexity in terms of tenure, access, servicing and occupation. These will include the small infill sites, sites already allocated for development, and vacant land with existing access arrangements. It is anticipated that these can be taken through statutory processes and brought forward for development in the immediately foreseeable future.

7.6 The medium term opportunities are by nature more complex, but include larger areas of highest priority for delivery. In particular it is anticipated that the replacement and redevelopment of Serpentine Court should be in this category, as this will have a major beneficial impact on the longer term aspirations and the Estate as a whole. To achieve delivery within the medium term timescale, and hopefully towards the earlier years, work will need to begin now. The nature of the Serpentine Court opportunity is that it is complex and will require considerable investment in up front planning and de-risking. Early action will be required to address site assembly (both commercial and residential units acquired through Right to Buy), with a fallback position being use of CPO powers, decanting and relocation requirements including Housing Act procedures to be agreed with tenants, decant availability – which will rely on the delivery of the short term opportunities and possibly some alternative commercial facilities, as well as the normal planning requirements such as access arrangements, servicing, etc. If the implementation of this significant medium term project is not planned and progressed from the outset then delivery will not be achievable in the desired timeframe.

7.7 The longer term projects are those that require more considerable infrastructure investment for delivery, and those which are not perhaps so crucial in terms of securing improvements for the area as a whole.

Figure 7.1 Policy Phasing and Delivery

Proposed policy/ Development Opportunity Area	Expected Phasing (SML)	Delivery	Agents of Delivery
SPP1 / DS1	S	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
SPP2 / DS2	S	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
SPP3 / IN1	S	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
SPP4 / IN2	S	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
SPP5 / IN3	S	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
SPP6 / IN4	S	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
SPP7 / SC1	M	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
SPP8 / CG1	M/L	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC

7.5 Infrastructure, facilities and services directly required by new development will be expected to be funded by the developer as part of S106 legal agreements. This will be negotiated by Milton Keynes Council in the course of pre-application discussions and in determining subsequent planning applications.

7.6 One of the key objectives behind this Plan is the broad acceptance by the majority of the local community that for important parts of the Estate to be supported and other areas to be improved development will need to take place. This will bring about change and financial benefits to the Lakes Estate.

7.7 In addition, new development will be expected to contribute either directly or indirectly towards community facilities and benefits. Some of these are spatial planning objectives which are identified in the site specific policies. Some are non-spatial and so have been included in the Community Action Plan accompanying the Plan and in Policy LENP8. Indeed, it is intended that Bletchley and Fenny Stratford Town Council, and in consultation with residents and providers, would determine the priorities for funding of these community facilities and benefits.

7.08 In line with national initiatives there is a range of funding measures which can be used to achieve this intention. These include:

- the New Homes Bonus;
- Community Infrastructure Levy (CIL); and
- developer contributions through Legal Agreements (normally section 106 agreements).

New Homes Bonus

7.09 This is a relatively new form of revenue grant from Central Government to the local authority based on the size and number of properties built in its area. Simplistically, the more homes that are built the higher the grant received by the local council for up to six years per property, from the point of occupation.

7.10 The distribution of the funds is the responsibility of Milton Keynes Council. For homes built on the Lakes Estate this Plan seeks the allocation of at least 60% to Bletchley and Fenny Stratford Town Council to help fund local services, employment generating initiatives and community led projects. This means that even single dwelling developments will generate funds which can be cumulated until a particular project can be prioritised and then afforded.

Community Infrastructure Levy (CIL)

7.11 Community Infrastructure Levy is a charge that can be placed on all developers of new housing and commercial schemes. Central Government intends that this is used to help fund a range of infrastructure that may be needed as a result of development, for example highway improvements and community facilities. Milton Keynes Council has yet to decide if it wishes to use the levy or retain the use of both the MK Tariff in certain designated areas and outside of those, Section 106 contributions. Consequently, at the stage of preparing this draft Plan, there is no certainty whether or not the CIL will be adopted locally. The Minister for Planning has announced, however, that estates that have an adopted Neighbourhood Plan should receive at least 25% of this levy if it is generated. (Ref SD1.2)

Section 106 Agreements and Unilateral Obligations

7.12 These agreements place a legal obligation on developers to contribute sums of money where new development will place extra demands and impact on the local area of the community. Wherever possible, contributions will be sought by Bletchley and Fenny Stratford Town Council for community projects or to provide a required amount of “affordable housing”. If Milton Keynes Council ultimately decides not to adopt the Community Infrastructure Levy method, these Section 106 agreements and obligations will continue to be the main arrangement for securing much needed developer contributions for individual projects.

7.13 It is impossible to precisely predict the level of funding that the Lakes Estate will receive from development as there are so many variables, for instance, how many properties could be developed, the size of the properties, the percentage of developer contributions, the amount of affordable housing and the general viability of the local economy at the time the development is permitted and then delivered. The community fully appreciates that it is essential for developments themselves to remain viable for the developer – as without viability and the adequate generation of profit new development will not occur. Indeed a key phrase that has underpinned all consultation phases and is accepted by the local community is “**Remember No New Development = No Improvements**”.

Monitoring

7.14 It is an accepted requirement for the Plan to be regularly monitored, to evaluate the success of the policies contained within and the progression towards meeting the core objectives of the Plan and to monitor the Lakes Estate's contribution to the wider development plan for the borough of Milton Keynes.

7.15 It is anticipated that both Bletchley and Fenny Stratford Town Council and Milton Keynes Council will regularly monitor progress relating to the number of dwellings and commercial floorspace that are delivered during the Plan period, to include development opportunity sites as identified in SSP1-8, as part of its wider monitoring responsibilities.

7.16 Other more general policies such as those that relate to design and impact on the character of open space and site specific policies will be monitored through the planning process by Bletchley and Fenny Stratford Town Council as they will ensure that applications are in line with the policies or note where exceptions are permitted.

7.17 In line with the previously established monitoring of community objectives by Bletchley and Fenny Stratford Town Council, securing the aspirations of the Community Action Plan will be reviewed and monitored on an annual basis.

7.18 Additionally, the Lakes Estate Steering Group will convene each year to prepare a monitoring report for Bletchley and Fenny Stratford Town Council so as to record the implementation of the aspirations contained in the Community Action Plan.

7.19 The Neighbourhood Plan and the accompanying Community Action Plan will be reviewed and rolled forward after five years from the date of adoption.

Appendix 1

Community Action Plan- Proposed actions to address issues which cannot form part of the Neighbourhood Plan, as set out in Section 3 of the Plan, but which are important to the residents of the Lakes Estate. An Action Plan has been drawn up, indicating who will be responsible for negotiating and instigating action. This Community Action Plan will then prioritise work programmes for the organisations involved.

Affordable Housing - Affordable housing is not available on the open market. It is available as social rented, affordable rented or as shared ownership housing, and is managed by a Registered Providers of Social Housing, who may be the local authority or a housing association of which there are a number in and around Milton Keynes.

Community Infrastructure Levy (CIL)- The Community Infrastructure Levy is a charge that accompanies planning applications for built development. Many local planning authorities are currently consulting on their scale of charges. The money is pooled to fund infrastructure. If a Council deems it to be appropriate it may vary the levels of CIL payment in different areas so as to encourage development in some areas: for example in areas being promoted for regeneration. [See also MK Tariff and S106 Agreements]

Conservation Area - A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Consultation Statement - a statement setting out how consultation throughout the plan preparation period has been conducted. It contains a summary of the main issues raised, and how those issues have been addressed.

Core Objectives - Those objectives that the Neighbourhood Plan and Action Plan seek to meet which have been identified through consultation with residents.

Core Strategy - The Strategic Planning document which is the overall approach for planning development in the area until 2026. All Neighbourhood Plan policies have to be in general conformity with it.

Design Guide - A guide setting out the principles against which the design of new dwellings should comply.

Development Plan - The Development Plan incorporates the Local Development Framework for that area and any “saved policies” carried over from the local planning authorities previous local plan. It sets out the local authority’s policies and proposals for the development and use of land in their area. The development plan guides and informs day-to-day decisions as to whether or not planning permission should be granted.

Dwelling Mix - The type, size and density of housing in a proposed development scheme.

Evidence Base - A collection of evidence gathered to support and direct the development of the Neighbourhood Plan.

Gross and Net Residential Density - Housing development can be expressed in terms of

- gross residential density which includes certain nearby non-residential development as well as the land used for dwellings, or
- net residential density which refers only to the land covered by the residential development, gardens and other spaces included within it and usually half the width of any adjacent roads.

Habitats Regulations (Assessment) - A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on international protected sites for nature conservation. These sites are Special Protection Areas (SPAs) for birds identified under the Birds Directive and Special Areas of Conservation (SACs) for habitats and species under the Habitats Directive. Ramsar sites (wetlands of international importance designated under the Ramsar Convention) are also considered under the assessment, as are candidate SACs and proposed SPAs.

The purpose of Habitats Regulations Assessment is to ensure that plans will not result in significant damage to protected wildlife sites. The assessment considers the impacts of a land use plan against conservation objectives of the site and identifies whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Housing Demand - The quantity of housing that households are willing and able to buy or rent.

Housing Need - The quantity of housing required for households who are unable to access suitable housing without financial assistance.

Independent Examiner - A person appointed to evaluate the plan to ensure it meets all statutory obligations.

Listed Buildings - A listed building, in England, is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. This is a widely used status, applied to around half a million buildings of architectural, cultural or historic importance. The statutory body maintaining the list in England is English Heritage. A listed building may not be demolished, extended, or have its internal or external character altered without consent being granted by the local planning authority or the Secretary of State.

Local Development Framework - is the spatial planning strategy introduced in England and Wales by the Planning and Compulsory Purchase Act 2004 and given detail in Planning Policy Statement 12. Maintaining the framework is the responsibility of English district councils. [And see Local Plan below]

Local Development Document - Local development documents are a set of documents that a local planning authority creates to describe their strategy for development and use of land in their area of authority. Together they comprise the Local Development Framework / Local Plan.

Local Green Space - this designation relates to sites where:

- the green area is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- the green area concerned is local in character and is not an extensive tract of land.

Localism Act - The Localism Act 2011 (c. 20) A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the Development Plan for an area.

Local Planning Authority - In England this is generally the district or borough council. In the case of the Lakes Estate, Milton Keynes Council, as a Unitary Authority has responsibility for all planning and service related matters.

Local Plan - A portfolio or folder of documents setting out the planning strategy for a local planning authority area. The Planning and Compulsory Purchase Act 2004 replaced old-style local plans, structure plans and unitary development plans with a new concept of a folder of documents which, until recently, was known as a Local Development Framework. The Government now uses the simpler description “Local Plan”.

Market Housing - Housing which is offered for sale on the open market.

National Planning Policy Framework - The National Planning Policy Framework is a key part of the government’s reforms to make the planning system less complex and more accessible. Published in March 2012, it vastly simplified the number of government policy pages about planning. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

New Homes Bonus - The New Homes Bonus is a grant paid by Central Government to local councils for increasing the number of homes created. The New Homes Bonus is paid each year for 6 years and equals the amount of additional Council Tax revenue raised from new - build homes, conversions and long-term empty homes brought back into use. There is also an additional payment for providing affordable homes.

Neighbourhood Plan – Parish councils, town councils and neighbourhood forums can prepare a Neighbourhood Plan for their area. The Plan can set out policies and plans for that area, like a Development Plan Document but on a very local scale. Subject to conformity with national policies and Local Plan policies for the area, and gaining support through a referendum of the Neighbourhood Plan Area, this plan will be adopted as a formal part of the Development Plan. This means that all planning decisions must be made in accordance with the Neighbourhood Plan (and other parts of the Development Plan) unless material considerations indicate otherwise.

Neighbourhood Plan Area - The area formally designated to be covered by the Neighbourhood Plan, in this case the whole of the Lakes Estate plus a small element of the now absorbed hamlet of Water Eaton.

Plan Period - The period during which a plan is to be in place, is a material consideration in pre-application discussion and lawful determination of planning applications. In this case, to tie in with the Core Strategy, the Lakes Estate Neighbourhood Plan will cover the period 2013 to 2026.

Plan: MK – Milton Keynes Council has undertaken to review the Core Strategy in order to ensure policies are up to date and adequate land is available for both housing and employment purposes. This review has already commenced and is scheduled to be adopted by April 2015.

Proposals Map - A map showing the policies contained in the Neighbourhood Plan.

Radburn Layout - The industrialization of areas after 1919 resulted in migration from the rural areas and a dramatic growth of the cities during the 1920's. This population shift led to a severe housing shortage. Drastic changes in urban design were necessary to provide more housing and to accommodate ever increasing numbers of private cars. In answer to the needs of "modern society", Radburn, the "Town for the Motor Age" was created in 1929.

How Radburn was going to meet the problems of "modern society" is best illustrated in architect Henry Wright's "Six Planks for a Housing Platform". These ideas formed the basic philosophy that he followed in designing Radburn.

His key elements were:

Plan simply, but comprehensively. Don't stop at the individual property line. Adjust paving, sidewalks, sewers and the like to the particular needs of the property dealt with - not to a conventional pattern. Arrange buildings and grounds so as to give sunlight, air and a tolerable outlook to even the smallest and cheapest house.

Provide ample sites in the right places for community use: i.e., playgrounds, school gardens, schools, theatres, churches, public buildings and stores. Put factories and other industrial buildings where they can be used without wasteful transportation of goods or people.

Cars must be parked and stored, deliveries made, waste collected - plan for such services with a minimum of danger, noise and confusion. Bring private and public land into relationship and plan buildings and groups of buildings with relation to each other. Develop collectively such services as will add to the comfort of the individual, at lower cost than is possible under individual operation. Arrange for the occupancy of houses on a fair basis of cost and service, including the cost of what needs to be done in organizing, building and maintaining the community.

The primary innovation of Radburn was the separation of pedestrian and vehicular traffic. This was accomplished by doing away with the traditional street pattern and replacing it with an innovation called the superblock. The superblock is a large block of land surrounded by main roads. The houses are grouped around small cul-de-sacs, each of which has an access road coming from the main roads. The remaining land inside the superblock is park area, the backbone of the neighbourhood. The living and sleeping sections of the houses face toward the garden and park areas, while the service rooms face the access road.

The walks that surround the cul-de-sacs on the garden side of the houses divide the cu-de-sacs from each other and from the central park area. These paths cross the park when necessary. Finally, to further maintain the separation of pedestrian and vehicular traffic, a pedestrian underpass and an overpass, linking the superblocks, were provided. The system was devised so that a pedestrian could start at any given point and proceed on foot to school, stores or church without crossing a street used by cars.

A further innovation of the Radburn layout was that the public parks were secured without additional cost to the residents. The savings in expenditures for roads and public utilities, as contrasted with the normal subdivision, paid for the parks. The Radburn type of plan requires less area of street to secure the same amount of frontage. In addition, for direct access to most houses, it used narrower roads of less expensive construction, as well as smaller utility lines. In fact, the area in streets and length of utilities is 25% less than in the typical street. The original savings in build cost not only paid for 12 - 14% of the total area that went into internal parks, but also covered the cost of grading and landscaping the play spaces and green links.

Referendum - A vote, arranged by the local authority, of all qualifying persons on the electoral roll in the Estate of the Lakes Estate. The vote on the 22nd May 2014 will determine whether the community accepts the proposals contained in the Neighbourhood Plan.

S106 Agreement - Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a land developer over a related issue. The obligation is commonly referred to as a “Section 106 Agreement” and normally requires the developer to make a contribution towards costs incurred by the community as a result of the development.

More recently, the Government viewed S106 agreements as providing only a partial and variable response to capturing funding contributions for infrastructure. Therefore The Planning Act 2008 introduced provision for the Community Infrastructure Levy (CIL). Councils are empowered (but not legally required) to set a scale of charges for most developments. Current Government thinking – at the time this report was drafted - is that S106 contributions will continue alongside CIL, but for a restricted number of purposes and requirements directly related to the site.

Steering Group - A voluntary committee of Lakes Estate residents appointed by the Bletchley and Fenny Stratford Town Council to prepare the Draft Neighbourhood Plan.

Strategic Environmental Analysis (SEA) - A systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.

Superblocks – a collection of homes, generally backing on to cul-de-sacs, separated from their surroundings by roads and public open space in a Radburn layout.

Sustainability Appraisal (SA) - A Sustainability Appraisal assesses the economic, environmental and social impacts of a proposed policy or plan, to ensure that it will contribute to achieving sustainable development.

Sustainable Urban Drainage Systems (SUDS) - Increasing urbanisation has caused problems with increased flash flooding after sudden rain. As areas of vegetation are replaced by impermeable concrete, tarmac or roofed areas, the area loses its ability to absorb rainwater. This rain is instead directed into surface water drainage systems, often overloading them and causing floods. Designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges, SUDS use cost effective solutions with low environmental impact to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses.

Sustainable Development - Sustainable development refers to a mode of human development in which resource use aims to meet human needs while ensuring the sustainability of natural systems and the environment, so that these needs can be met not only in the present, but also for generations to come. The term “sustainable development” was used by the Brundtland Commission, which coined what has become the most often-quoted definition of sustainable development: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Use Class - The Town and Country Planning (Use Classes) Order 1987 (the “UCO 1987”) is a Statutory Instrument, applying in England and Wales that specifies various “Use Classes” within which planning permission is not required for the change of use of a building or land from one use to another use within that same class. The UCO 1987 was made by the Secretary of State under authority granted by sections 22 and 287 of the Town and Country Planning Act 1971, which have subsequently been replaced by sections 55 and 333 of the Town and Country Planning Act 1990. Most recently, the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 introduced further changes on 30th May 2013.

Viability - A test to ensure that a proposed scheme of development is economically sound and therefore plausible.

Ward - A subdivision of a local authority area, typically used for electoral purposes.

Wards are usually named after neighbourhoods, thoroughfares, estates, landmarks, geographical features and in some cases historical figures connected to the area.

The Lakes Estate lies in the Milton Keynes Council ward of Eaton Manor.

Appendix 2

The Lakes Estate Community Action Plan

During the course of consultation with the community, a number of issues that were raised could not be included directly in the Neighbourhood Plan, as the regulations governing the approval of neighbourhood plans only allow spatial planning based proposals whose delivery can be directly controlled to be included.

It is recognised that these issues, which are set out in Section 3 of the Plan, are equally important to the day to day lives of the residents of the Lakes Estate. The Lakes Estate Regeneration Steering Group will incorporate these issues into the "Action Plan" that is agreed annually. There are a number of working groups that have been set up to implement the priority actions on behalf of the community.

Below are the Action Plan priorities for 2013 and the organisations who are responsible for negotiating and implementing the actions identified.

The Lakes Regeneration Steering Group will recommend priorities for expenditure through the existing regeneration funding and when funding becomes available via a community chest through the proposed development or from other external sources.

As with the Neighbourhood Plan, the Lakes Regeneration Steering Group will monitor progress and delivery on an annual basis, with a complete review every five years.

Main Priorities - what we are going to do



Regeneration on the Lakes Estate Your future your choice



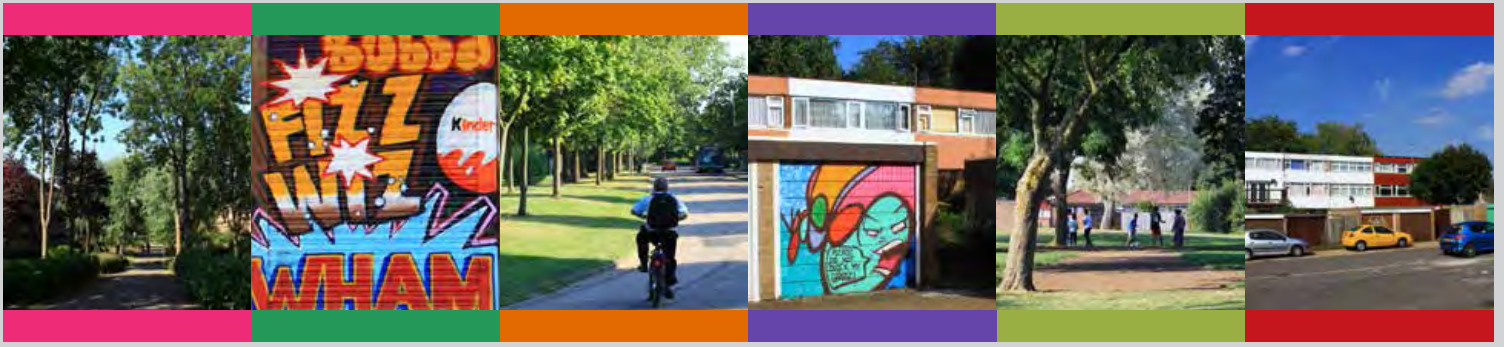
If so, please get in contact with either:
 Alan Webb - Chair of the Steering Group
 Jan Phillips - Regeneration Co-ordinator - Milton Keynes Council
 Barbara Sullivan - Regeneration Officer, Bletchley & Fenny Stratford Town Council

All can be contacted via the Spotlight Office,
 tel:01908 645021

	Issue	Related Core Objective	Possible Solution/ Action	Responsible for Implementation	Monitoring including assessment against NPPF, LEP and Development Plan policy where appropriate
1	Eliminate fly tipping	CO8, CO10	Introduce wheelie bins and negotiate a new service agreement for the collection of refuse	Bletchley and Fenny Stratford Town Council Milton Keynes Council	Annual Review
2	Better quality landscape maintenance required of the open space and the streets	CO4, CO8	Negotiate a new service agreement for the quality of work undertaken or seek advice from The Parks Trust	Bletchley and Fenny Stratford Town Council	Annual Review including consultation with The Parks Trust
3	Improve the quality of the public realm (lighting, footpaths, seating, signposting and on street parking provision)	CO4, CO5, CO6, CO8, CO9	Programme streetscape enhancement works	Bletchley and Fenny Stratford Town Council	Annual Review
4	Improve the quality of resident's parking provision	CO6	Localised car parking initiatives to create a sense of increased ownership	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review
5	Formal children's multi use games area should be provided for teenagers	CO6	This could include an area for football / basketball / skateboarding	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review
6	Formal children's multi use games area should be provided for younger children	CO6	This should provide a safe area for both formal and informal play	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review

7	Residential boundaries need to be defined more clearly	CO1 CO4	Robust boundaries should be provided and be regularly maintained	Bletchley and Fenny Stratford Town Council, private households & Milton Keynes Council	Annual Review
8	Locations and opportunities should be provided for more commercial uses to be attracted into the area	CO3, CO7, CO9, CO10	Development opportunities need to be actively marketed for uses such as better quality shops, a petrol filling station, restaurant and / or hotel.	Bletchley and Fenny Stratford Town Council, Milton Keynes Council, estate surveyors.	Annual Review
9	Indoor community facilities need to be provided for the children	CO8	Consideration needs to be given to short term use of vacant space or purpose built premises	Bletchley and Fenny Stratford Town Council, Milton Keynes Council & possible developers	Annual Review
10	Community space should be provided for car repairs and / or DIY	CO3, CO9, CO10, CO12	Consideration needs to be given to short term use of vacant space or purpose built premises	Bletchley and Fenny Stratford Town Council, Milton Keynes Council & possible developers	Annual Review
11	Consideration needs to be given to a readily accessible ATM and post box	CO10	Discussions need to be held with service providers.	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review
12	The Police should have a higher more visible profile.	CO10	Discussions need to be held with service providers.	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review
13	On site healthcare needs to be improved for drug users and those in need to minor A&E services	CO9, CO10, CO12	Discussions need to be held with service providers about the use of new or existing vacant space.	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review
14	There should be more mutual respect in the community	CO12	The community enablers role could be expanded to reach less active members of the community	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review

15	The Estate should be renamed to help improve its widely held but misplaced reputation	CO10, CO12	Consideration could be given to rebranding the area	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review
16	The houses are too expensive to maintain	CO10, CO11, CO12	Consideration needs to be given to ways in which running costs can be reduced	Bletchley and Fenny Stratford Town Council, private owners, service providers & Milton Keynes Council	Annual Review
17	Houses owned by the Council should be maintained to a better standard	CO1, CO2, CO12	Greater priority needs to be given to repairs on the Estate	Milton Keynes Council and their chosen contractors	Annual Review
18	Serpentine Court should be refurbished / redeveloped	CO1, CO2, CO4, CO9, CO12	Alternative accommodation for existing occupiers needs to be found to enable a phased enhancement of the area	Milton Keynes Council	Annual Review
19	There needs to be more communication of positive news	CO12	Consideration needs to be given to publishing good news. Perhaps with Best Kept Garden, Courtyard, hanging basket etc competitions.	Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review
20	Milton Keynes Council does not listen or look after the Estate	CO12	A corporate overview needs to be undertaken so opportunities for positive strategies are enhanced. This should include all services including, such services as housing, housing repairs, highway repairs, ground maintenance and estates	Local residents, Bletchley and Fenny Stratford Town Council & Milton Keynes Council	Annual Review



DAVID LOCK ASSOCIATES LIMITED
50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP
TEL: 01908 666276 FAX: 01908 605747 EMAIL: mail@davidlock.com
www.davidlock.com

all of our documents are printed on 100% recycled paper



Section 6 - Statutory Consultation

Appendix 6.2

Wider Stakeholder Invite List

Wider Stakeholders contact details

Name	Organisation
Andrew Geary	Leader of MKC
Edith Bald	Cabinet Member Regeneration
Reg Edwards	Ward Member MKC
Alan Webb	Ward Member MKC
David Hill	CEO, MKC
Jane Reed	Assistant Director Housing
Kathryn Eames	Corporate Regeneration Manager
David Gleeson	Project Director Regeneration
Jan Phillips	Regeneration Coordinator (Lakes)
Bob Wilson	Development Plans Manager
Michael Moore	Senior Planner
Neil Sainsbury	Principle Urban Designer
Richard Ferrington	Landscape Architect
David Lawson	Transport Policy & Programme Manager
Andy Swannell	Transport Engineer
Chris Jarman	Passenger Transport
Marie Kirbyshaw	Cultural Services Manager
Caroline Barder	Youth Service Manager - South Team
Paul Saunders	Assistant Director Community facilities
Robert Ward	Interim lead neighbourhood Engagement
Chris Carvell	Neighbourhood Manager
	Anglian Water Services
Rcahel Murray	TVP
	British Telecom PLC
	Buckinghamshire Fire & Rescue Service
Chris Weston	Centrica PLC (British Gas)
Mark Hanafin	Centrica PLC (British Gas)
	UK Power Networks (Electricity)
	Buckinghamshire County Council
	Aylesbury Vale District Council
	Newton Longville Parish Council
Karen Barker, Parish Clerk	Great Brickhill Parish Council

Helen Hupton	West Bletchley Council	
Marc Turner	English Heritage	
	Natural England	
	Canal & River Trust (formerly	
	British Waterways)	
David Foster, CEO	The Parks Trust	
	CA:Milton Keynes	
Lakes Steering Group		alan webb
Lakes Task & Finish Group		jan lloyd
Lakes Residents Association		Jeanette Marling
Lakes CAYAC		Ann Jesson
LECA		
Hertsmere Trust (sycamore Hall)		
Water Eaton Church Centre		
Sir Herbert Leon Academy		
Drayton park School		
Water Hall School		
The Premier Academy		
Bishop Parker		
The Wind in the willows Nursery		
Buttons Nursery		
Water Eaton Health Centre		
The Grove Surgery		
The Artroom		
knowles		
leon resdient association		
water eaton resident association	Shirley Rolfe	

Section 6 - Statutory Consultation

Appendix 6.3

Advertisements of
Consultation Events

Your future in your hands! Get involved now

Community Links

Grants Application

Meet The Council

NK Attractions

Local Services

Planning

Strettonville

Newsletter - The
Neighbour

Community
Ordnance

Spotlight

Resource Centre

Lakes Estate
Regeneration

Young Peoples
Activities

Bletchley Market

Midsummer
Madness Fest

As part of the Lakes Estate regeneration programme, the community agreed to do a Neighbourhood Plan for the area. An important part of a Neighbourhood Plan is involving local residents in the future of the Lakes.

A draft Neighbourhood Plan has been written following lots of consultation events over the years and more recently a number of roadshows during the summer of 2013.

Please read this 1st draft and let us have your comments by
5pm on Monday 6th January 2014

Comments can be made as follows:

By email to
Barbara.sullivan@bfstc.co.uk

By post to:
Bletchley and Penny Stratford Town Council
74-76 Queensway, Bletchley, Milton Keynes
MK2 2SA

By on line survey:
www.surveymonkey.com/s/LakesEstate

On Completion of response form
(return by post or email)
[Follow link for form](#)

1st Draft of Lakes
Neighbourhood Plan for
consultation



Come along to the following drop-ins to further discuss the 1st draft of the Lakes Neighbourhood Plan and to give us your feedback:

Monday 2 December at Water Hall School
between 2pm and 3pm

Wednesday 4 December at Spotlight
between 1pm and 2pm

Saturday 7 December at Serpentine Court
between 10.30am and 12noon

Wednesday 11 December at Crosslinks
between 10.30am and 12noon

Wednesday 11 December at Spotlight
between 6pm and 8pm

This is your opportunity to have your say on what is included in the plan that will shape the future of your community

Further details can be found in the

So what is a

Help us to shape the future of the Lakes



Bletchley and Fenny Stratford Town Council is arranging a series of wider stakeholder events in December if you have questions on the draft Lakes Estate Neighbourhood Plan please come and talk to us and share your views at:

Monday 2 December at Water Hall School
between 2pm and 3pm

Wednesday 4 December at Spotlight
between 1pm and 2pm

Saturday 7 December at Serpentine Court
between 10.30am and 12noon

Wednesday 11 December at Crosslinks
between 10.30am and 12noon

Wednesday 11 December at Spotlight
between 6pm and 8pm

Copies of the draft Plan will be available to view at Bletchley and Fenny Stratford Town Council Offices and Spotlight Office, comment forms will also be provided. Alternatively please feel free to send any comments to Barbara Sullivan, **barbara.sullivan@bfstc.co.uk**, Bletchley and Fenny Stratford Town Council, 74-76 Queensway, Bletchley, Milton Keynes, MK2 2SA.

You have until **6 January 2014**, to provide your comments; we look forward to hearing from you.

The Consultation Draft for the Lakes Estate Neighbourhood Plan is available for comment for 6 weeks from **Monday 25 November 2013 to Monday 6 January 2014**. This is the final time we will ask the local community to comment on the proposals before we submit the Plan to Milton Keynes Council. Please visit the Bletchley and Fenny Stratford Town Council website **www.bfstc.co.uk** or the Lakes Estate web-site **www.thelakesestate.btck.co.uk** electronic responses to the plan will be collected through **www.surveymonkey.com/s/LakesEstate**.

This Plan was prepared so the residents can have a real influence over what type and quantity of development that takes place, where it takes place and the rate of growth. The Plan has been shaped by numerous consultation events over the last 6 years and its aims are to:

Safeguard what the community treasure in the local area; make every effort to meet local needs both now and in the future; identify and support any required improvements to local amenities and community facilities; and ensure that The Lakes Estate remains a vibrant place in which to work, socialise and live."



A Message from your Ward Councillors

We would like to draw to your attention the progress on the Lakes estates regeneration.

CESP/Lakes Phase 2

The warmer homes refurbishment has been a long time coming but at last the quality of life for many residents has improved.

Work to the remainder of the Council's properties starts in March/April 2014 and will take two years to complete, but at the moment it has not been decided which streets will be started first.

Lakes Neighbourhood Plan

Thank-you to all the residents who have taken part in the different events, drop-ins, maps and flags, questionnaires, displays, talks, and filled in feedback forms that have taken place over the past 18 months.

We know it seems just more talk but the refurbishment programme on the houses just shows you things are changing.

The more of you who make comments on the Neighbourhood Plan proposals the better your improvements could be.

The proposal will not just affect Serpentine Court but the whole estate could have improvements, including parking, pavements, play areas and street lights.

Do REMEMBER nothing will happen on the estate until YOU the residents/community decide!

It has taken 12 years plus to get to this exciting stage of improving your estate, with plans for new homes, shops, leisure and improved parking.

Without you none of this can happen so here is a reminder that next **May 2014 the LAKES NEIGHBOURHOOD PLAN REFERENDUM takes place.**

It is your time to decide

Improve or stay as you are - Your vote for your future lifestyle is very important.

If you have any immediate concerns that you would like to raise with your ward Councillor you can always see us at our monthly surgery at the Lakes Community Centre on the third Tuesday or each month between 6 – 7pm or leave a message in Spotlight or Crosslinks and we will get back to you.

*Finally we would like to take this opportunity
to wish you all a
Very Merry Christmas and Peaceful and Prosperous New Year*

Ward Councillors' Alan Webb and Reg Edwards



Cllr Reg Edwards



Cllr Alan Webb



Lakes Estate

Neighbourhood Plan



Design Approach

• Existing Housing Areas

- Small-Scale, local, in-fill development
- New houses to overlook open space and footpaths
- New houses to overlook parking
- Look at opportunities to increase/ improve parking for existing residents
- Look at opportunities to improve the quality of the existing open space

• Improve Road/ Path Connections

- 'Diagonals' routes to centre
- Lighting
- Overlooking
- Maintenance
- Landscape

• Potential Development Sites

- In keeping with the existing layout of the estate
- More family housing
- Maximise sunlight/daylight to rooms and gardens
- Keep as many trees as possible

• Creating a New Heart

- Local Shops to complement existing
- Create community focus
- A New public square
- Better links between Windermere Drive and Fern Grove
- Keep footpath link between Water Hall and Drayton Park School

• Improving the Appearance

- New Gateways
- Creating a link to Canal
- Making the most of landscape connections

• General points to consider

- Phasing of new development (what gets built when and in what order)
- Future maintenance of community buildings
- Future landscape and Open Space Maintenance

Location Plan

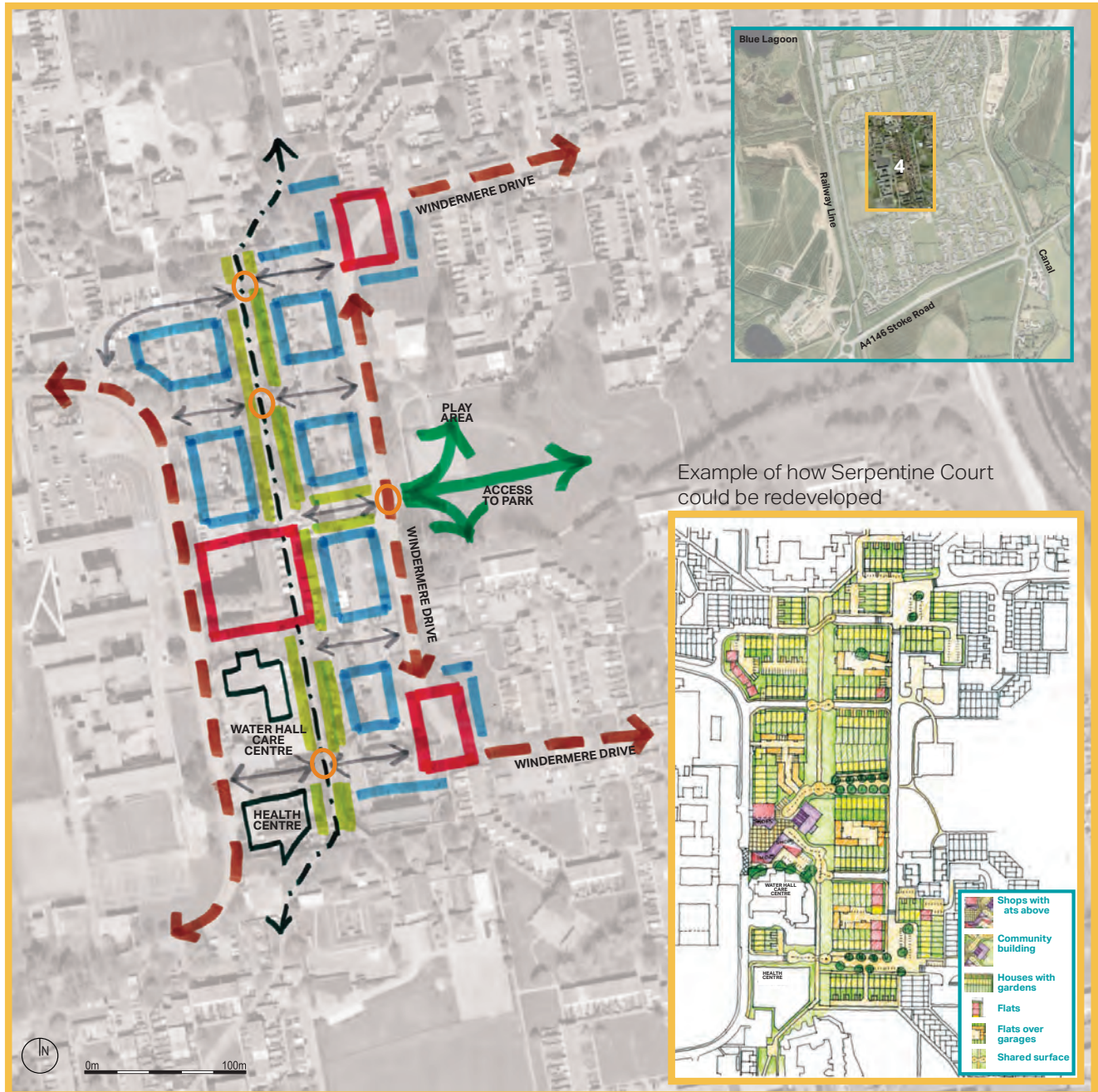


Lakes Estate

Neighbourhood Plan

4

Option 4



- New housing
- ⇄ New road between Fern Grove and Windermere Drive
- Existing footpath between Water Hall and Drayton Park School

- New public square with shops and community building
- ⇄ Existing road
- Shared surface to slow cars
- New housing onto public square

Views about plans at the heart of the Lakes Estate

Over the last few months residents on the Lakes Estate have been commenting on plans to revitalise the neighbourhood.

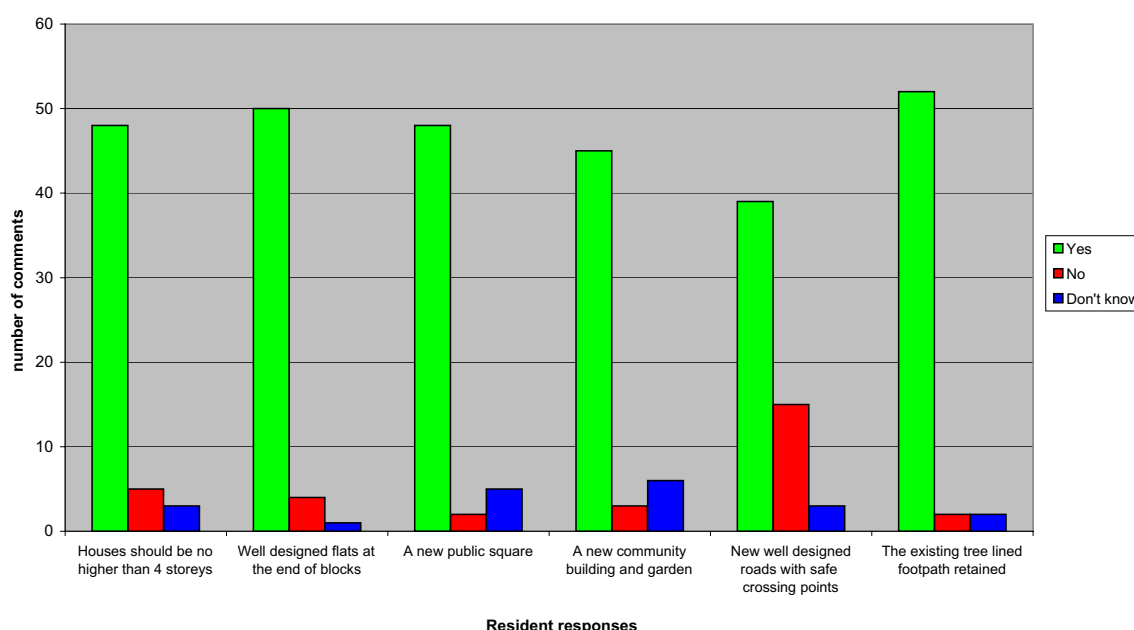
This is what residents said about the proposed new heart for the Estate

Question 6 A new heart for the lakes Estate	Yes	No	Don't Know	Total
Houses should be no higher than 4 storeys	48	5	3	56
Well designed flats at the end of blocks	50	4	1	55
A new public square	48	2	5	55
A new community building and garden	45	3	6	54
New well designed roads with safe crossing points	39	15	3	57
The existing tree lined footpath retained	52	2	2	56

These are a few of the comments from residents on the heart of the estate do you agree?

- Pleased with the new design of Serpentine Court
- The public square should be in the centre, so its visible from Fern Grove and Windermere Drive
- No road through the middle
- Can see how a community building will gel the comm. but what happens to the old one?
- Children and youth building needed.

A new heart of the Lakes Estate



The Lakes Regeneration Steering Group

Are looking for a person who is interested in administration. The position will be self employed and probably take five hours a month (and will be supported by the community mobiliser) – experience not necessary, but some computer skills would be an advantage.

The duties will include:

- Arranging venues for meetings
- Arrange tea/coffee for meetings.
- Agree agenda with the chair and circulate.
- Take and type up minutes, agree draft with the chair and distribute.
- Update, Action/delivery plan from information agreed by either the working groups or the steering group.

The Lakes Regeneration Steering Group will pay £7.00 per hour for the right person.

If you are interested in the first instance please contact:

Tracy Pearson on **07738 405419**

Email: tracyp@communityactionmk.org

Or

Councillor Alan Webb on **07887 497651**

Email: alan.webb@milton-keynes.gov.uk

The Lakes Regeneration Steering Group – Needs You

The Lakes Estate Neighbourhood Action Plan Steering Group has monthly meetings to discuss and plan for the regeneration of the Lakes Estate and put together the Regeneration MK newsletter.

We currently have some vacancies on the Steering Group for residents, if you would like to be involved or just come along to find out what we are doing, the next meeting is at Water Hall School at 1.30pm on Wednesday 20 November, we are very friendly and will be really pleased to see you.

If the idea of a meeting sounds too scary, you can either give me a call on the number below or pop in for a chat and a cup of coffee/tea with me at Crosslinks on a Wednesday morning between 10.30 and 12 noon to find out more.

Tracy Pearson, Lakes community mobiliser 07738 405419

Spotlight has a new home in the old housing office

The launch of the new Spotlight Office took place on Saturday, 28 September and a good time was had by all.

Spotlight is now offering more services including sessions with:

Brook (Sexual health of those up to the age of 25)

CAB (Citizens advice bureau – appointments)

Job Centre Plus

The job club continues to support all residents and there are craft mornings, resident association meetings and lakes Neighbourhood Plan meetings taking place regularly.

If you would like to get involved at Spotlight please pop in and speak to Paula.



Keep your home safe and sound this holiday season



Burglars are opportunistic; they look for easy ways to get in to a home that won't take long or arouse suspicion.

Homes that look unoccupied and insecure are more likely to be targeted.

Here is a checklist to help you improve the security in and around your home, many of which will not cost anything.

1. Make sure doors are solid and can't be easily kicked-in.
2. Prevent easy access to the back and sides of your home by installing locked gates and high fencing or walls.
3. Security lighting can be used to make offenders feel vulnerable and observed.
4. Fit padlocks and hardware to shed and garage doors.
5. Securely lock all doors and shut all windows before leaving the house.
6. Never leave keys anywhere near the front door, including your letterbox; burglars know where to look.
7. Make sure that passers-by can see the front of your home so that a burglar can't work without being seen.
8. Remove and secure items that may be used to break in or climb up such as ladders and garden tools.
9. Visibly and permanently marking your belongings helps you and the police identify them if they are stolen.
10. A home that looks empty is far more likely to be targeted by a burglar.
11. Do not close your curtains during the daytime.
12. Use automatic timer-switches to turn on a light when you are out.
13. If you're away for longer periods of time, cancel any newspaper or milk deliveries.
14. A pile of post on the doormat is a clear sign that you are away.
15. Work with your neighbours to keep an eye on each other's security,
17. And lock all doors and windows and set your burglar alarm.

LOCK IT DON'T LOSE IT

You can contact your Community Support Officer for further advice by telephoning 101

Changes to waste and recycling collections this Christmas

From Christmas Day, Wednesday 25 December recycling and refuse collection dates will change. Residents are advised to make a note of the date changes and put refuse and recycling out on their property boundary by 7am on the revised collection days.

Please note that these dates may be subject to change in the event of extreme weather conditions which could disrupt refuse collections.

For all the latest news on refuse collections please visit www.milton-keynes.gov.uk/recycling.

Alternatively, download the free app from Milton Keynes Council's website (www.miltonkeynes.gov.uk/recycling)

Our three Community Recycling Centres are open 8am – 5pm with the following exceptions:-

- Christmas Eve 8am – 1pm
- Christmas Day closed all day
- Boxing Day closed all day
- New Year's Eve 8am – 1pm
- New Year's Day closed all day



Normal collection day

Revised collection day

Christmas Week

Monday 23 December
Tuesday 24 December
Wednesday 25 December
Thursday 26 December
Friday 27 December

No change

No change

Friday 27 December
Saturday 28 December
Monday 30 December

First week of January

Monday 30 December
Tuesday 31 December
Wednesday 1 January
Thursday 2 January
Friday 3 January

Tuesday 31 December
Thursday 2 January
Friday 3 January
Saturday 4 January
Monday 6 January

Second week of January

Monday 6 January
Tuesday 7 January
Wednesday 8 January
Thursday 9 January
Friday 10 January

Tuesday 7 January
Wednesday 8 January
Thursday 9 January
Friday 10 January
Saturday 11 January

From Monday 13 January – all collections return to normal.

Dates are featured on our website and reminders will be posted on Twitter – follow us @mkcouncil.



Milton Keynes Council
Housing and Community - Regeneration Team
Civic Offices 1 Saxon Gate East
Milton Keynes MK9 3EJ
T 01908 374312

Section 6 - Statutory Consultation

Appendix 6.4

Consultation Responses

1. CORE OBJECTIVES – Do you agree with the Core Objectives?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
CO1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
CO7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Core Objectives?

.....

.....

.....

.....

please continue overleaf if required

**2. LAKES ESTATE NEIGHBOURHOOD PLAN GENERAL
 POLICIES** – Do you agree with the General Policies?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
LENP1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LENP3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
LENP5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the General Policies?

Would Be BENEFICIAL To All To HAVE A OPEN MEETING
 TO DISCUSS ALL THE POLICIES

please continue overleaf if required

**3. LAKES ESTATE NEIGHBOURHOOD PLAN
 ALLOCATIONS** – Do you agree with the Site Allocations?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
DS1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DS2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IN1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IN2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
IN3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IN4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CG1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Allocations?

P.T.O for Comments

please continue overleaf if required

4. LAKES ESTATE NEIGHBOURHOOD PLAN SITE

please tick the relevant box in each case

SPECIFIC POLICIES – Do you agree with the Site Specific Policies?

	YES	NO	DON'T KNOW		YES	NO	DON'T KNOW
SSP1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Specific Policies?

See Regulations for Hedgerow and Tree Councils

please continue below if required

Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

16 Dec 2013.

G.G.I. if agreed will this stop development of
Kinkadee + Fairloch. Also what depth of land at Punch Point i.e.
Space between staggered houses to the Stoke Rd at Kinkadee + Fairloch. (1)
(2) Views to Canal only, To accommodate new houses and no further
as this will destroy all the Hedgerow and the path down to the bridge.
Also open Canal views, would be too distracting to motorists. Reason for
dumping of rubbish into Canal (work with Nature).

(3) LENP2.

Removal of too much hedgerow will destroy the ~~Env~~ Environment
and prove too much of a distraction to motorists, also will encourage
fishing from this side open children to run across to see their friend accidents
will occur (See Canal Reg's First)

3. No to Pub/Restaurant as this will create similar situation
as Serpentine Ct. i.e. Beer Cans Bottles Broken Glass
and Rowdy behavior Especially Summer time which will
destroy this quiet Country/Park/walk.

2. Estimated about 150 New Homes. J.R. said from 160-180 at w/Hall
after speaking to the lady in your office Come Shop in ~~the~~
Bletchley it had gone to 0280 New units

Thank you for your feedback

1. CORE OBJECTIVES – Do you agree with the Core Objectives?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
CO1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
CO7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Core Objectives?

.....

.....

.....

please continue overleaf if required

2. LAKES ESTATE NEIGHBOURHOOD PLAN GENERAL POLICIES – Do you agree with the General Policies?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
LENP1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
LENP5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the General Policies?

.....

.....

.....

.....

please continue overleaf if required

3. LAKES ESTATE NEIGHBOURHOOD PLAN ALLOCATIONS – Do you agree with the Site Allocations?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
DS1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DS2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
IN3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IN4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CG1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Allocations?

.....

.....

.....

.....

please continue overleaf if required

No 26 Kinloch Place



Response Form

LAKES ESTATE NEIGHBOURHOOD PLAN CONSULTATION DRAFT

4. LAKES ESTATE NEIGHBOURHOOD PLAN SITE

please tick the relevant box in each case

SPECIFIC POLICIES – Do you agree with the Site Specific Policies?

	YES	NO	DON'T KNOW		YES	NO	DON'T KNOW
SSP1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SSP5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SSP2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SSP6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SSP3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SSP7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SSP4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SSP8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Specific Policies?

please continue below if required

Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

Thank you for your feedback

FROM MR A-A Stevens my view.



Response Form

LAKES ESTATE NEIGHBOURHOOD PLAN CONSULTATION DRAFT

1. CORE OBJECTIVES – Do you agree with the Core Objectives?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
CO1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
CO7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Core Objectives?

AS YOU CAN SEE ALL GOOD WITH YES'S

please continue overleaf if required

2. LAKES ESTATE NEIGHBOURHOOD PLAN GENERAL POLICIES – Do you agree with the General Policies?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
LENP1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
LENP5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LENP7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LENP8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Any comments about the General Policies?

WOULD NEED TO CHAT OVER POINTS LENP6 - LENP8
TO WHY I SAY DON'T KNOW.

please continue overleaf if required

3. LAKES ESTATE NEIGHBOURHOOD PLAN ALLOCATIONS – Do you agree with the Site Allocations?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
DS1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DS2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
IN3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SC1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CG1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Allocations?

FIGURE 6.7 IN1 SHOULD HAVE ONLY ONE POINT IN TO STOP
JOY RIDERS. TO ENTER SHOULD BE DONE BY MEANS OF TUNNELL
WAY TO GAIN AN ENTRANCE TO NEW BUILD SITE.
FIGURE 6.9 IN2 YES TO NEW HOMES AT THE LOWER POINT OF
SITE IN2 WITH ROAD POINT FROM STAKE RD. BUT NO BUILD
A POINT OF WINDERMERE DRIVE - STAKE RD

please continue overleaf if required

4. LAKES ESTATE NEIGHBOURHOOD PLAN SITE

please tick the relevant box in each case

SPECIFIC POLICIES – Do you agree with the Site Specific Policies?

	YES	NO	DON'T KNOW		YES	NO	DON'T KNOW
SSP1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SSP4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Specific Policies?

MOVING THE STOKES ROAD WOULD MAKE IT NEARER TO HOMES AND TAKE AWAY GREEN SPACES, OTHER THEN THE ONE BUILDING NEXT TO PINELEYS ROAD. I MYSELF WOULD NOT MOVE AND BUILD THE UNITS THAT YOU HAVE IN FIG C.G.1 BUT STAY WITH PLAN D.S.2 OPPORTUNITY FOR A BAR + RESTAURANT IS A NICE ~~IDEA~~ THOUGHT.

please continue below if required

Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

FIGURE 6.11 IN3 I LIKE THE LAYOUT OF ITS POINT.
FIGURE 6.15 SC.1 I LIKE THE LAYOUT TO A POINT ???
FIGURE 6.17 C.G.1 IS A NO NO AS I LOOK AT THE PLAN SHOULD STAY WITH PLAN FIGURE 6.5 D.S.2 NOT FIG 6.17 C.G.1. THE REASON I SAY NO TO C.G.1 IS SIMPLE, IT BRINGS THE MAIN ROAD CLOSER TO NEW HAY OUT PLANS FOR HOMES AND WOULD BLOCK VIEW TO THE BRICK HILLS. OPENING UP VIEWS TO CANAL ARE GOOD BUT NOT TO TAKE AWAY ALL THE TREE LINE BUT TO CROP IT.

I THINK HAVING A BAR + RESTAURANT SET OUT IN FIG D.S.2 IS GOOD AS I BELIEVE IT WOULD DO VERY WELL IF OTHER POINTS ADDED. IE MOVING POINTS FOR CANAL BOAT STOP POINTS TO USE THE BAR + RESTAURANT FOR A EVENING OUT OR A SHOW WALK ON THE GREEN POINTS ON THE OTHER BANK.

IF THE LAND WAS MINE ITS WHAT I WOULD DO AS THERE ARE NEVER ANY SPACES IN SUMMER TIME AT FENNY STRATFORD LOCK. IF A CHILDS PLAY POINT WAS ALSO ADDED TO SAID SITE WITH A SOUND BARRIER PUT IN PLACE TO REDUCE NOISE FROM STOKES RD. IT COULD WORK WELL.

BUT THATS JUST ME AND NOW I THINK

Thank you for your feedback

please tick the relevant box in each case

Any comments about the Core Objectives?

please continue overleaf if required

please tick the relevant box in each case

Any comments about the General Policies?

LEN.P2.

please continue overleaf if required

please tick the relevant box in each case

Any comments about the Site Allocations?

P.T.O. - For comments

please continue overleaf if required

4. LAKES ESTATE NEIGHBOURHOOD PLAN SITE

please tick the relevant box in each case

SPECIFIC POLICIES – Do you agree with the Site Specific Policies?

	YES	NO	DON'T KNOW		YES	NO	DON'T KNOW
SSP1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SSP8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Specific Policies?

please continue below if required

Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

16.12.2013

CG1 - IF CG1 SITE IS AGREED WILL IT STOP DEVELOPMENT OF KINLOCH & GAIRLOCH AREA, ALSO WHAT DEPTH OF LAND PINCH POINTS, I.E. SPACE BETWEEN STAGERED HOUSES TO ROAD WHEN THE ROAD IS MOVED OVER.

LEN.12

REMOVAL OF TOO MUCH HEDGEROW WILL DESTROY THE ENVIRONMENT AND PROVE TO BE A DESTRUCTION TO MOTORISTS AND ENCOURAGE DUMPING OF RUBBISH INTO THE CANAL. VIEWS TO CANAL ONLY TO ACCOMMODATE NEW HOUSES AND NO FURTHER NO TO PUB/RESTAURANT (PLOUGH PUB WHICH IS NOT TWO MINUTES WALK AWAY HAS CLOSED THROUGH LACK OF CUSTOMERS) TO OPEN ANOTHER PUB WOULD CREATE SIMILAR SITUATION TO SERPENTINE CT. I.E. BEER CANS, BOTTLES, BROKEN GLASS AND ROWDY BEHAVIOUR ESPECIALLY SUMMERTIME WHICH WILL DESTROY THIS QUIET COUNTRY PARK/WALK.

CONSULT REGULATIONS FOR HEDGEROW AND TREE PRESERVATION

Thank you for your feedback

CORE OBJECTIVES – Do you agree with the Core Objectives?

please tick the relevant box in each case

PAGE 30

	YES	NO	DON'T KNOW
CO1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
CO7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Core Objectives?

safety of pedestrians
increased lighting
better public transport
less rubbish 'dumps'
less alleyways / dark areas

PAGE 35

LAKES ESTATE NEIGHBOURHOOD PLAN GENERAL POLICIES – Do you agree with the General Policies?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
LENP1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
LENP5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the General Policies?

increased access by road between
two halves of estate

LAKES ESTATE NEIGHBOURHOOD PLAN ALLOCATIONS – Do you agree with the Site Allocations?

please tick the relevant box in each case

	YES	NO	DON'T KNOW
DS1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DS2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
IN3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CG1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Allocations?

anything to improve Berkestone
could be good

LAKES ESTATE NEIGHBOURHOOD PLAN SITE

please tick the relevant box in each case

SPECIFIC POLICIES – Do you agree with the Site Specific Policies?

PAGE 46

SSP1
SSP2
SSP3
SSP4

YES NO DON'T KNOW

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SSP5
SSP6
SSP7
SSP8

YES NO DON'T KNOW

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Specific Policies?

Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

Need to ensure that a MKC Children's Centre remains on the Lakes Estate. The current premises are part of Drayton Park School which long term may require the Art Room space back.

With the new Newton Leys housing development in time the current Water Eaton Hc may well not be big enough.

The shops need to be dramatically improved to provide quality facilities for family - affordable / healthy foods. Could Tesco move in?

1. CORE OBJECTIVES – Do you agree with the Core Objectives?

please tick the relevant box in each case

P30

	YES	NO	DON'T KNOW
CO1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
CO7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Core Objectives?

.....

.....

.....

please continue overleaf if required

2. LAKES ESTATE NEIGHBOURHOOD PLAN GENERAL POLICIES – Do you agree with the General Policies?

please tick the relevant box in each case

P35

	YES	NO	DON'T KNOW
LENP1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
LENP5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LENP8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the General Policies?

.....

.....

.....

.....

please continue overleaf if required

3. LAKES ESTATE NEIGHBOURHOOD PLAN ALLOCATIONS – Do you agree with the Site Allocations?

please tick the relevant box in each case

P48-65

	YES	NO	DON'T KNOW
DS1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DS2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
IN3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IN4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CG1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Any comments about the Site Allocations? SC1... COMMERCIAL UNITS TO BE SORTED/LET BEFORE BUILDING OTHERWISE THEY WILL BE VANDALISED AND RESIDENTS WILL BE BACK TO SQUARE ONE
CG1 FOUR STOREY IN HEIGHT IS TOO HIGH TAKE TO TWO STOREY.

please continue overleaf if required

please tick the relevant box in each case

4. LAKES ESTATE NEIGHBOURHOOD PLAN SITE

SPECIFIC POLICIES – Do you agree with the Site Specific Policies?

From P45

	YES	NO	DON'T KNOW
SSP1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO	DON'T KNOW
SSP5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SSP8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any comments about the Site Specific Policies?

please continue below if required

Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

Thank you for your feedback

Dear Barbara

The following comments from the Lakes Residents' Association are in addition to the more detailed ones that you have already received from a member of our association Professor Ugochukwu.

Firstly we are extremely concerned about the very small number of residents who have participated in the consultation events. We feel that there was a real lack of community engagement.

There was a not unreasonable expectation from the recognised, constituted, community groups on the Lakes Estate that they would have had a chance to meet the consultants before they came up with the draft plan, but this did not happen.

Christmas time is the worse time of year to carry out any consultation.

We are concerned that there weren't more evening and weekend consultation events. The one Saturday event that was planned was cancelled.

We feel the plan was not at all user friendly.

There was a real lack of understanding about the consultation process. Residents believe that they will get another chance to comment after all comments on the draft plan have been taken into account. This impression is reinforced by the constant use of the term 1st Draft. Also residents have not received any information about what happens after 6th Jan, apart from the fact there will be a referendum.

The plan is very difficult for many people to understand. Different consultation methods would have helped i.e. not just text and maps, which are difficult for many people to interpret. Residents have said that a 3D model would have helped them actually be able to visualise the proposals better.

There are large parts of the estate that are not mentioned and residents believe that this is because nothing will change in those areas. If this is not the case then residents should have been informed and made aware that they needed to comment on all areas, not just the proposed changes.

There was conflicting information given, particularly about the road through Serpentine Court i.e. residents being told don't worry that the idea had been abandoned, only to then find it in the plan.

Finally, we are told No Development – NO Improvements but there are no details given about what the improvements would be.

Françoise Ugochukwu (Prof)
35 Langdale Close
Bletchley
MK2 3QA
January 6, 2014, 1.15 am

To Barbara Sullivan
BFSTC

RE: Lakes Estate Consultation Draft

Dear Barbara,

Thanks for giving me a copy of the draft on request. After studying it in detail, I have listed my comments below.

SECTION 1

1.9 p.7: reads “during recent years, the rate of house building in the area has been below that required”.

- You know that there is no space for new houses on the Estate unless you force residents to sacrifice some of the green areas where people go jogging, walk their dogs and where kids play.
- You know that a number of houses and bungalows are empty. Why would you want to build new ones?
- There is no point trying to build mixed accommodation, as the people in housing across Melford Drive and Didington Close do not mix with the rest of the Estate. Moreover, we know that more well-off people do not like to live on the Estates.

Same page, “the plan seeks to...” Make sure the residents have their say. The various stages of the consultation have not given us the real picture of your plans, and the atmosphere of some meetings has been less than friendly, with some officials sounding somehow antagonistic when confronted. So far, the general impression is that officials are trying hard to influence local leaders to push their plan through. The statistics shown to us give a total of less than 60 people’s answers. This is nowhere near the consensus, given a local population of over 6,000.

~ **1.11:** You cannot interfere with the era without the people’s consent. Even the surveymonkey is a disastrous attempt to get answers, as enlightened responses require one to have studied the whole of the 83page-long draft, which was not circulated to anyone – I had to request one and go get it.

1.13 p.9: who prepared that draft? Who are “the residents” mentioned? No sure I know. We need to know their names and qualification: are they living on the Lakes?

SECTION 2

2.10 p.14: note that you are now planning to rob the residents facing Stoke Rd of the views offered them when the Estate was built in the 1970s. If your draft gets implemented, the canal and hills views will then be the preserve of the people with enough money to buy the canal-view new homes. This is totally unacceptable and negates one of the key decisions made by the early planners of the 1970s.

2.24 p.20: Given that according to your own estimates, 30% of the local youths have no qualifications and that 49% of our kids are living in poverty, it would be wise not to take away the only green areas they have to play. The maps added do not state clearly how much of these will be taken over by buildings. Beware of vandalism.

SECTION 3

1.19 & 1.22 p.26: there should not be any car-friendly passage between Fern Grove and Windermere Drive. Although we were told at the drop-in session that this was an old plan now discarded, the draft maps and my recent conversation with Barbara prove that this is untrue and that, in spite of residents’ clear ‘no’, new roads are still being planned. Here are some of the reasons why this should not happen:

- Footpaths around Serpentine Court link the two parts of the Estate, with mums and kids walking to the Water Hall School and back. The Leon Academy is equally near. Building new roads to suit car-drivers and commerce is to call for fatalities.
- Buses have the bad habit of trying to avoid the south-eastern part of the Estate (Lomond Drive) by avoiding Drayton Rd and taking Stoke rd. instead. Any road linking the two will only make this worse.

1.25 p.26: do NOT remove that underpass: it looks as if that you do not see its value in preventing people to cross the busy Windermere Drive to access the Warren. What is needed is more lighting and some painting. Think 'pedestrian'.

SECTION 4

CO5 p.30: NO NEW ROADS please. Remember that half of the residents do not have a car/van.

CO9 p.30: pedestrian only. No mix.

'Vision' Map p.31:

- The draft provides no "opportunity to open up views of the canal". Just the contrary.
- The 6 new houses near the Skene Park, at the back of the main path, if built, will be locked up, as you cannot possibly build extra parking there. We do not want any extra parking there.
- Existing key footpaths can be improved with more lighting/benches, but not enlarged. We do not want any car/motorcycle to pass there.
- No cutting of new access roads between Fern Grove and Windermere Drive.

SECTION 5

P.36: safety for pedestrians, which is one of the core advantages of our Estate and its birth mark, has to be retained.

p.38: no additional parking space please. Use garage space instead and improve the existing parking spaces.

p.40: retain green spaces including all courts in the middle of housing. Kids need them.

SECTION 6

6.3 p.46:

- No 'canal gateway' can be expected when you plan to build new homes along Stoke Rd and along the canal. On the contrary. This would cut us all from the canal view and lock us away as 'not worthy' of this priced view which would then be reserved to the happy few.
- Kindly clarify what is meant by "carried through to implementation". It does not sound right.

6.4 pp.46-47 and 6.5 map DS2 p.51:

- DS2 is not acceptable because it will cut the Lakes away from the canal.
- In addition, your draft plan cuts the conifers for 'safety' and proposes to build 4 storey instead! Please!

DS1 pp.48-49: please no vehicular road close to the footpath.

6.9 map p.55: IN2 will clearly create a safety hazard with parking space adjacent to the planned footpath.

6.13 map p.59: 1N4 is close to one of the designated woodland play areas, already heavily used every day. Care should be taken not to cut either the green field currently used for runs and football or the existing play area, itself in need of more play equipment.

SC1 pp.60-63:

- Avoid any vehicular service access. NONE in the vicinity of Water Hall School.
- Trees in Serpentine Court should be retained.
- The Health Centre should be kept in the Serpentine Court area

CG1 pp.64-65: totally unacceptable, for the following reasons:

- Realigning Stoke Road will be a costly mistake
- It will bring it closer to the Estate and will create more noise and chemical pollution to the residents. Note that Stoke Road traffic noise is already a problem for all residents, who can hear it from Drayton Road.
- Removing the conifer trees planted along the canal will destroy the landscape and the beauty of the canal.
- Lakes residents will not enjoy the new development, as they will be cut off from the canal view by the new houses. This is already the case with the latest development along Stoke Road who will never mix with Lakes.
- 4 storey will even worsen the matter. This height has never been approved for the Estate: why would you want to punish us with such an eyesore?

SECTION 7

7.6 p. 70: make sure you consult residents properly.

- The latest attempt, placing the final consultation just around Christmas, is to be regretted, as it ensured that people were too busy to reply. The 6 January deadline completed the sin.
- The surveymonkey questionnaire could not have been more customer-unfriendly and seems to have been designed to discourage responses.
- So far, your own statistics prove that less than 5% of the residents have been counted. The draft does not offer any reassurance as to the majority's opinion.

7.6 – 7.10:

- All homes built on the Estate should be affordable. Other MK locations have proved that more affluent people do not wish to be associated with Estates and refuse to buy near them. I pray the attraction of monetary gain will not blind you to the real needs we have here.
- In view of the paragraph informing us that there is no guarantee there will be money for improvement, the motto given, equating development with improvement, should have been changed to clearly state that new developments, which will inevitably mean less green spaces, may not lead to any major improvement. Houses in Didington close, which has a huge population density, because, of course, houses there are smaller and roads tinier, should ring an alarm bell. We do not want to end up worse than we are, being used as pawns in a business venture in which we have no part.

APPENDIX 2

The Lakes Residents Association is not even mentioned once. Could you explain why they have been ignored?

I trust that you would have read this to the end. Please do not ignore these views, which may be shared by many voiceless and ignored residents.

Thanks.

Regards.



Francoise Ugochukwu (Prof)

LAKES ESTATE RESPONSE FORM

QUESTION	YES	NO	DON'T KNOW
1. Core Objectives - Do You Agree With the Core Objectives			
CO1	12		
CO2	10	2	
CO3	12		
CO4	12		
CO5	11	1	
CO6	12		
CO7	12		
CO8	12		
CO9	10	2	
CO10	12		
CO11	12		
CO12	12		
TOTAL	139	5	
2. Lakes Estate neighbourhood Plan General Policies - Do you agree with the General Policies			
LENP1	9		
LENP2	10	2	
LENP3	10		
LENP4	6	1	2
LENP5	9		
LENP6	8		3
LENP7	8		
LENP8	8		1
TOTAL	68	3	6
3. Lakes Estate Neighbourhood Plan Allocations - Do you agree with the Site Allocations			
DS1	9	2	
DS2	6	5	
IN1	11		
IN2	7	4	
IN3	7	4	
IN4	9	1	1
SC1	9	1	1
CG1	8	3	1
TOTAL	66	20	3
4. Lakes Estate Neighbourhood Plan Site Specific Policies - Do you agree with the Site Specific Policies			
SSP1	8	1	1
SSP2	6	4	
SSP3	8	2	
SSP4	8	2	

SSP5	9	1	
SSP6	7	2	1
SSP7	7	3	
SSP8	6	4	
TOTAL	59	19	2
CUMULATIVE TOTAL	332	47	11

Q5 Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

Answered: 4 Skipped: 2

#	Responses	Date
1	<p>Living in the south of the Lakes and not having kids, we rarely go "into" the main part of the estate - i.e. Serpentine Court. We come out of the house and turn left onto Drayton Road and keep going - or walk down to the canal and park with the dog. Talking to residents here, people live in clusters on the Lakes and I think the Plan should reflect this e.g. the south part seems to have been missed out on various initiatives like CESP, even though it was built first. The focus always seems to be on the middle part of the Estate. I think that the Plan should reflect that there are different parts to the Lakes (some are really nice and some even Lakes people consider no-go) and look to ways of giving some identity and input to people from the different areas. If the estate is to be renamed, perhaps it could be named to reflect the different "clusters". I think it is also important to recognise that it is not an island and that it is part of Bletchley and we should look at ways to make it meld into the wider community not just reinforce its separateness. Also, I am really interested in our local history and I think it would be good to be able to recognise the historic development of Water Eaton which a lot of people don't even know it exists or where it starts and stops and the road signs point to it, but don't tell you when you have arrived there.</p>	1/9/2014 6:41 AM

The Lakes Estate Neighbourhood Plan Consultation Draft

2	<p>Thank you for the opportunity to comment on the Lakes Estate Neighbourhood Plan. The Canal & River Trust (The Trust) is the new charity set up to care for England and Wales' wonderful legacy of 200-year-old waterways, holding them in trust for the nation forever. The Trust has responsibility for 2,000 miles of canals, rivers, docks and reservoirs, along with museums, archives and the country's third largest collection of protected historic buildings. The Trust has a range of charitable objectives including: • To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment; • To protect and conserve objects and buildings of heritage interest; • To further the conservation, protection and improvement of the natural environment of inland waterways; and • To promote sustainable development in the vicinity of any inland waterways for the benefit of the public. The Trust is interested in the proposed Neighbourhood Plan due to its impact on the Grand Union Canal which runs to the east of the Site. It is a pity that the red line of the plan boundary does not include the Canal itself, however I can find no record that we were consulted at the earlier stage of the plan preparation. The Plan does however recognise the importance of the canal and the benefits it can bring to the regeneration of the estate. It should be noted that the Canal & River Trust do not wish to see a blanket protection policy for the waterway as this would perhaps prevent suitable and sensitive development which could provide or fund improvements to the waterside. This may include habitat creation, improved transport links and public realm improvements. We are pleased to note the intention to open up views towards the canal and agree that a family friendly pub adjacent to the canal could be a welcome facility providing benefits to the estate and beyond which encouraging more active use of the canal side environment. We are therefore supportive of Policy CG1. We are also supportive of policies LEN P2 and LEN P3 and would welcome the opportunity to be further consulted at pre-application stage or at more detailed master planning stage to ensure that any new development, either as a result of CG1, DS2 or infilling policies correctly addresses the waterway and maximise the benefits it can bring. You may find the guidance provided by the Town and Country Planning Association document 'Inland Waterways; unlocking the Potential and Securing the Future of Inland Waterways through the Planning System' useful. This document gives guidance to Local Planning Authorities on the 'waterproofing' of policy documents, but is equally useful at NP level. The document also sets out the criteria by which a development proposal alongside a waterway should be considered. Our only concern is that some of the proposed layouts for new development in the vicinity of the canal show car parking adjacent to the canal edge. We consider this is a missed opportunity to maximise the benefits of the canal environment.</p> <p>http://www.tcpa.org.uk/data/files/InlandWaterways.pdf In addition, the Canal should be recognised as part of the Sustainable Transport Route and Green infrastructure asset for the neighbourhood. The plan should recognise and support the use of the towpath in this way and ensure that where additional usage of the towpath will occur as a result of a new development mitigation measures are put in place to ensure that the towpath is not degraded as a result. Improvements may be necessary in order to ensure the towpath is of a suitable standard to cope with the additional usage and it may be necessary to carry out additional maintenance as a result of this increased usage. The Neighbourhood Plan should include a policy to control any new development affecting the canal;. The following wording is based on a policy successfully used elsewhere in the Country and which now forms part of several adopted Core Strategies. It is equally applicable in this situation. Development adjacent to, or in the vicinity of the Grand Union Canal will be expected to: a. Be of a high quality design that integrates the canal into the development proposal in a way that treats the waterway as an area of usable space; b. Integrate the waterway, towing path and canal environment into the public realm in terms of the design and management of the development; c. Improve access to, along and from the waterway and improve the environmental quality of the waterway corridor; d. Optimise views of water and generate natural surveillance of water space through the siting, configuration and orientation of buildings as well as careful location of supporting facilities such as car parking, bin stores and delivery yards as well as recognising the importance of appropriate boundary treatments. e. Improve the amenity of the canal. Development that would have an adverse impact on the amenity of the canal by virtue of noise, odour or visual impact will not be supported. When improvements to the canal are required these will be delivered by the developer through the use of planning obligations or through the Community Infrastructure Levy. The Canal & River Trust would welcome the opportunity to be involved in the planning process in the future to ensure that the improvement of the Lakes Estates has a positive effect on the Canal in this location. Please do not hesitate to contact me to discuss this further. Yours Faithfully Jan Hennell Area Planner The Dock Office Commercial Road Gloucester GL1 2EB Tel 07747 897793</p>	1/6/2014 5:17 AM
---	---	------------------

The Lakes Estate Neighbourhood Plan Consultation Draft

3	This surveymonkey is badly planned and the presentation of the questions shows no regard for the people who live on the Estate, because it implies that they all have the detailed 83p. long document produced by Bletchley Council, whereas this has not been circulated to nay. It was not even shown in the various meetings/drop in sessions organised. How do you expect residents to fill this questionnaire? We now expect you to give a detailed feedback on how many people from the Estate filled this.	1/5/2014 3:53 PM
4	I like the fact that the policies have looked at development sensitively and not destroyed the character of the estate with huge blocks of flats.	11/27/2013 7:34 AM

Q5 Please use this space for any other comments you may have about the Lakes Estate Neighbourhood Plan

Answered: 4 Skipped: 2

#	Responses	Date
1	<p>Living in the south of the Lakes and not having kids, we rarely go "into" the main part of the estate - i.e. Serpentine Court. We come out of the house and turn left onto Drayton Road and keep going - or walk down to the canal and park with the dog. Talking to residents here, people live in clusters on the Lakes and I think the Plan should reflect this e.g. the south part seems to have been missed out on various initiatives like CESP, even though it was built first. The focus always seems to be on the middle part of the Estate. I think that the Plan should reflect that there are different parts to the Lakes (some are really nice and some even Lakes people consider no-go) and look to ways of giving some identity and input to people from the different areas. If the estate is to be renamed, perhaps it could be named to reflect the different "clusters". I think it is also important to recognise that it is not an island and that it is part of Bletchley and we should look at ways to make it meld into the wider community not just reinforce its separateness. Also, I am really interested in our local history and I think it would be good to be able to recognise the historic development of Water Eaton which a lot of people don't even know it exists or where it starts and stops and the road signs point to it, but don't tell you when you have arrived there.</p>	1/9/2014 6:41 AM

The Lakes Estate Neighbourhood Plan Consultation Draft

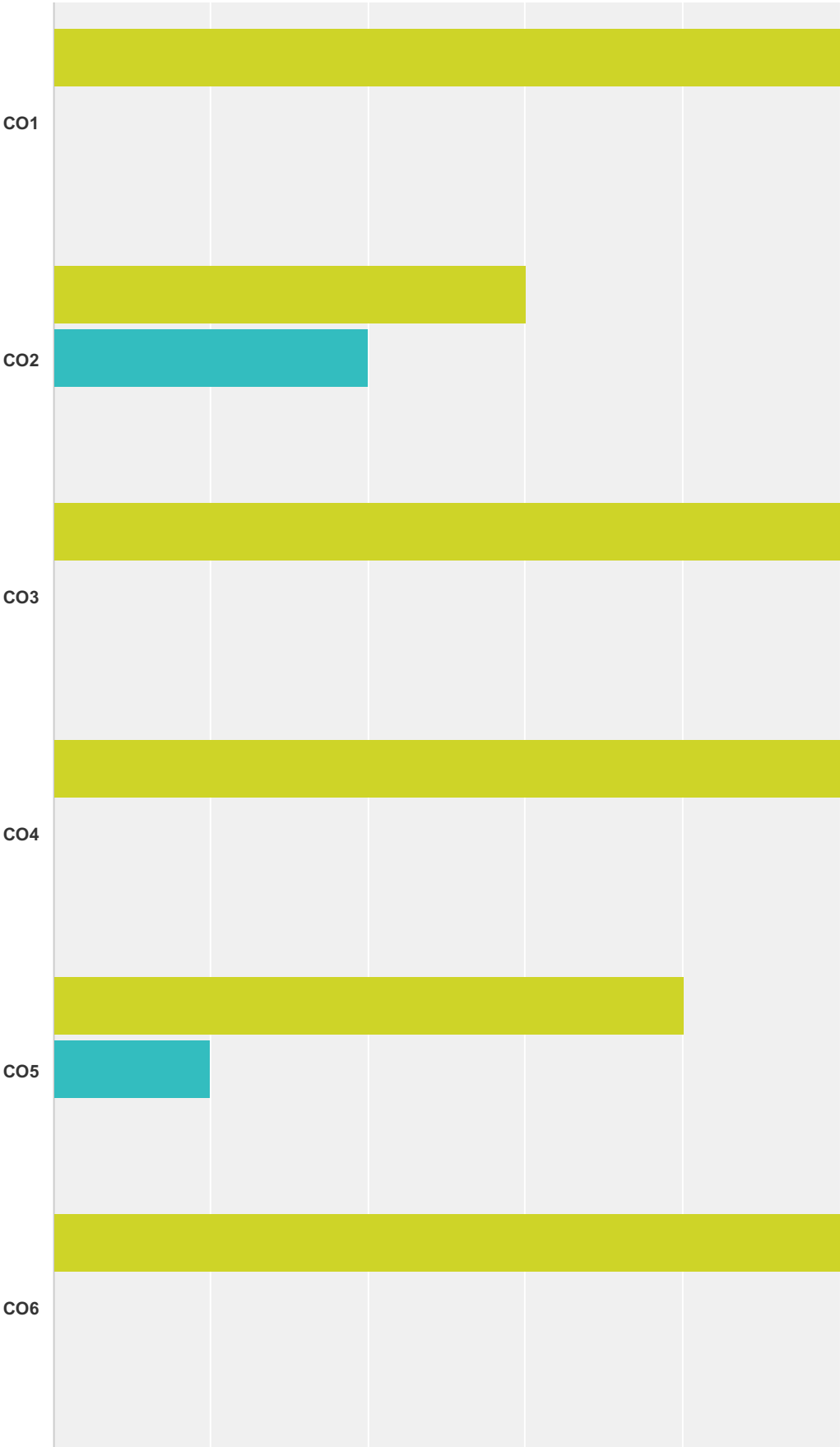
2	<p>Thank you for the opportunity to comment on the Lakes Estate Neighbourhood Plan. The Canal & River Trust (The Trust) is the new charity set up to care for England and Wales' wonderful legacy of 200-year-old waterways, holding them in trust for the nation forever. The Trust has responsibility for 2,000 miles of canals, rivers, docks and reservoirs, along with museums, archives and the country's third largest collection of protected historic buildings. The Trust has a range of charitable objectives including: • To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment; • To protect and conserve objects and buildings of heritage interest; • To further the conservation, protection and improvement of the natural environment of inland waterways; and • To promote sustainable development in the vicinity of any inland waterways for the benefit of the public. The Trust is interested in the proposed Neighbourhood Plan due to its impact on the Grand Union Canal which runs to the east of the Site. It is a pity that the red line of the plan boundary does not include the Canal itself, however I can find no record that we were consulted at the earlier stage of the plan preparation. The Plan does however recognise the importance of the canal and the benefits it can bring to the regeneration of the estate. It should be noted that the Canal & River Trust do not wish to see a blanket protection policy for the waterway as this would perhaps prevent suitable and sensitive development which could provide or fund improvements to the waterside. This may include habitat creation, improved transport links and public realm improvements. We are pleased to note the intention to open up views towards the canal and agree that a family friendly pub adjacent to the canal could be a welcome facility providing benefits to the estate and beyond which encouraging more active use of the canal side environment. We are therefore supportive of Policy CG1. We are also supportive of policies LEN P2 and LEN P3 and would welcome the opportunity to be further consulted at pre-application stage or at more detailed master planning stage to ensure that any new development, either as a result of CG1, DS2 or infilling policies correctly addresses the waterway and maximise the benefits it can bring. You may find the guidance provided by the Town and Country Planning Association document 'Inland Waterways; unlocking the Potential and Securing the Future of Inland Waterways through the Planning System' useful. This document gives guidance to Local Planning Authorities on the 'waterproofing' of policy documents, but is equally useful at NP level. The document also sets out the criteria by which a development proposal alongside a waterway should be considered. Our only concern is that some of the proposed layouts for new development in the vicinity of the canal show car parking adjacent to the canal edge. We consider this is a missed opportunity to maximise the benefits of the canal environment.</p> <p>http://www.tcpa.org.uk/data/files/InlandWaterways.pdf In addition, the Canal should be recognised as part of the Sustainable Transport Route and Green infrastructure asset for the neighbourhood. The plan should recognise and support the use of the towpath in this way and ensure that where additional usage of the towpath will occur as a result of a new development mitigation measures are put in place to ensure that the towpath is not degraded as a result. Improvements may be necessary in order to ensure the towpath is of a suitable standard to cope with the additional usage and it may be necessary to carry out additional maintenance as a result of this increased usage. The Neighbourhood Plan should include a policy to control any new development affecting the canal;. The following wording is based on a policy successfully used elsewhere in the Country and which now forms part of several adopted Core Strategies. It is equally applicable in this situation. Development adjacent to, or in the vicinity of the Grand Union Canal will be expected to: a. Be of a high quality design that integrates the canal into the development proposal in a way that treats the waterway as an area of usable space; b. Integrate the waterway, towing path and canal environment into the public realm in terms of the design and management of the development; c. Improve access to, along and from the waterway and improve the environmental quality of the waterway corridor; d. Optimise views of water and generate natural surveillance of water space through the siting, configuration and orientation of buildings as well as careful location of supporting facilities such as car parking, bin stores and delivery yards as well as recognising the importance of appropriate boundary treatments. e. Improve the amenity of the canal. Development that would have an adverse impact on the amenity of the canal by virtue of noise, odour or visual impact will not be supported. When improvements to the canal are required these will be delivered by the developer through the use of planning obligations or through the Community Infrastructure Levy. The Canal & River Trust would welcome the opportunity to be involved in the planning process in the future to ensure that the improvement of the Lakes Estates has a positive effect on the Canal in this location. Please do not hesitate to contact me to discuss this further. Yours Faithfully Jan Hennell Area Planner The Dock Office Commercial Road Gloucester GL1 2EB Tel 07747 897793</p>	1/6/2014 5:17 AM
---	---	------------------

The Lakes Estate Neighbourhood Plan Consultation Draft

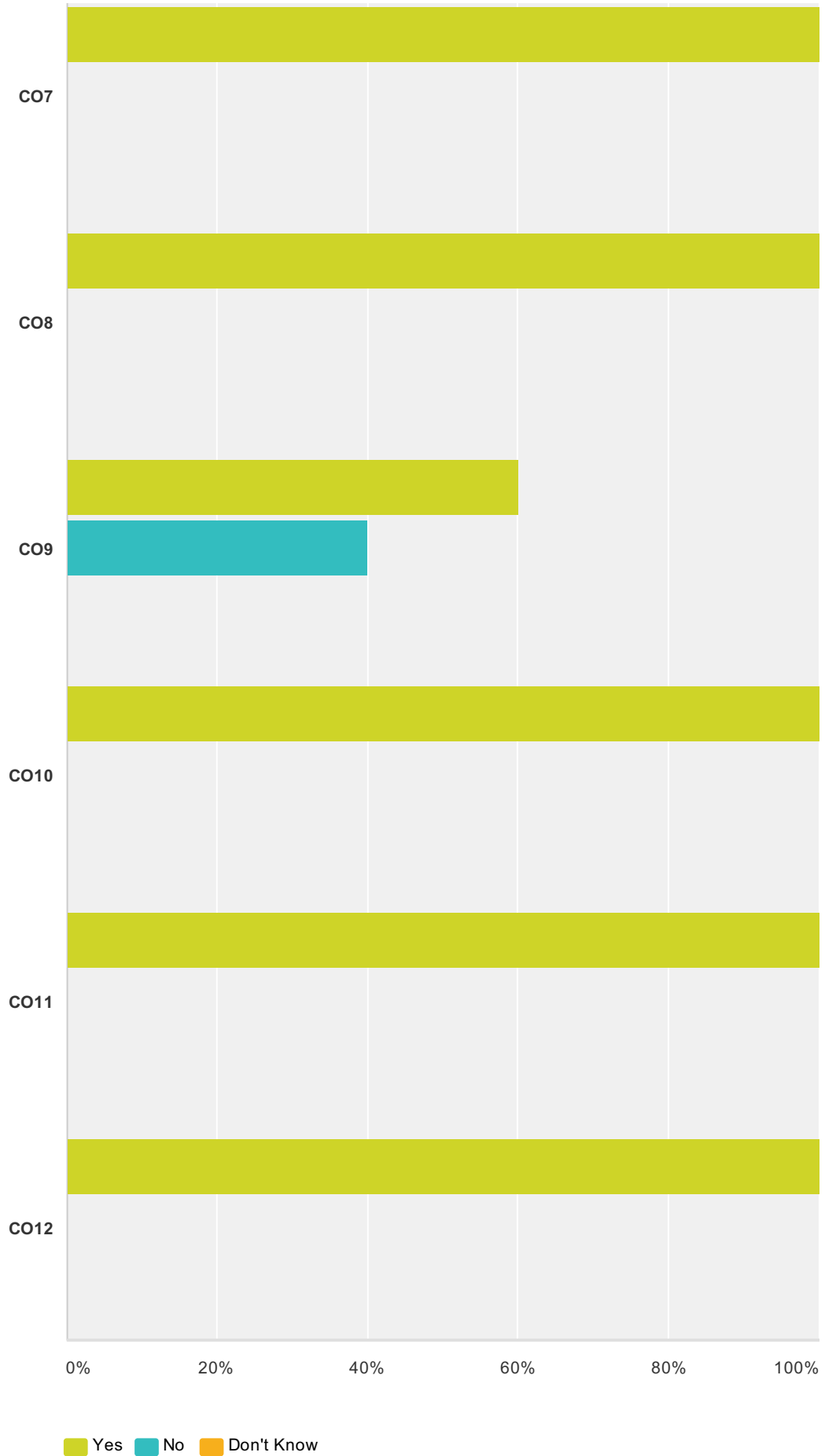
3	This surveymonkey is badly planned and the presentation of the questions shows no regard for the people who live on the Estate, because it implies that they all have the detailed 83p. long document produced by Bletchley Council, whereas this has not been circulated to nay. It was not even shown in the various meetings/drop in sessions organised. How do you expect residents to fill this questionnaire? We now expect you to give a detailed feedback on how many people from the Estate filled this.	1/5/2014 3:53 PM
4	I like the fact that the policies have looked at development sensitively and not destroyed the character of the estate with huge blocks of flats.	11/27/2013 7:34 AM

Q1 CORE OBJECTIVES – Do you agree with the Core Objectives?

Answered: 5 Skipped: 1



The Lakes Estate Neighbourhood Plan Consultation Draft



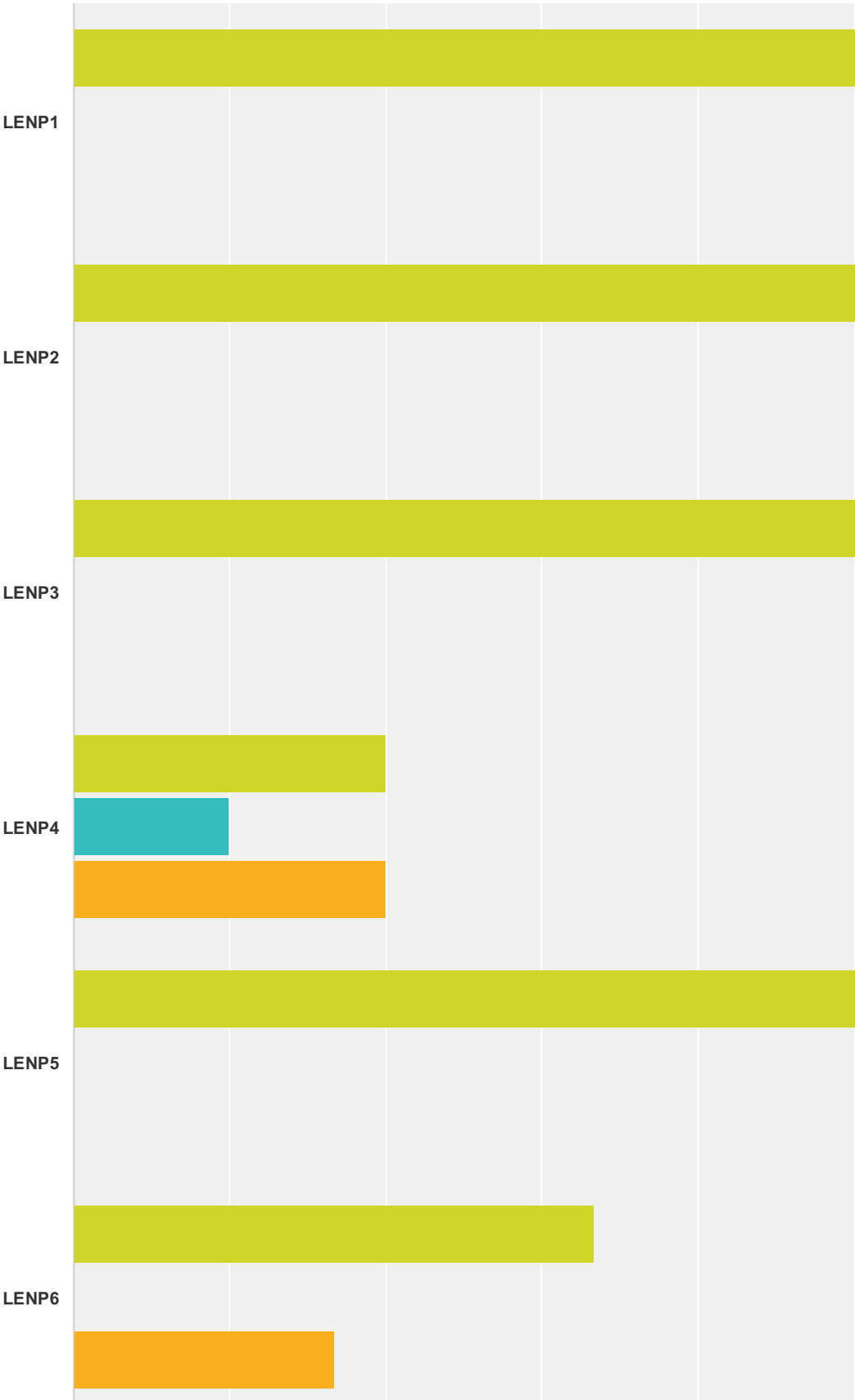
	Yes	No	Don't Know	Total
--	-----	----	------------	-------

The Lakes Estate Neighbourhood Plan Consultation Draft

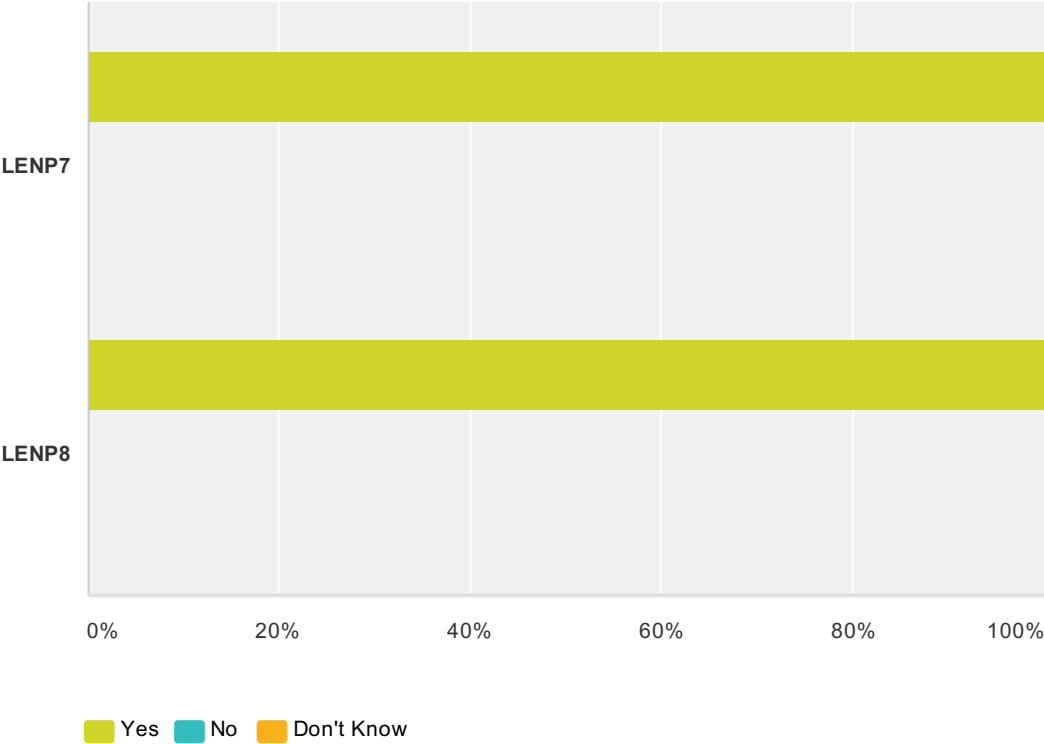
CO1	100% 5	0% 0	0% 0	5
CO2	60% 3	40% 2	0% 0	5
CO3	100% 5	0% 0	0% 0	5
CO4	100% 5	0% 0	0% 0	5
CO5	80% 4	20% 1	0% 0	5
CO6	100% 5	0% 0	0% 0	5
CO7	100% 5	0% 0	0% 0	5
CO8	100% 5	0% 0	0% 0	5
CO9	60% 3	40% 2	0% 0	5
CO10	100% 5	0% 0	0% 0	5
CO11	100% 5	0% 0	0% 0	5
CO12	100% 5	0% 0	0% 0	5

Q2 LAKES ESTATE NEIGHBOURHOOD
PLAN GENERAL POLICIES – Do you agree
with the General Policies?

Answered: 6 Skipped: 0



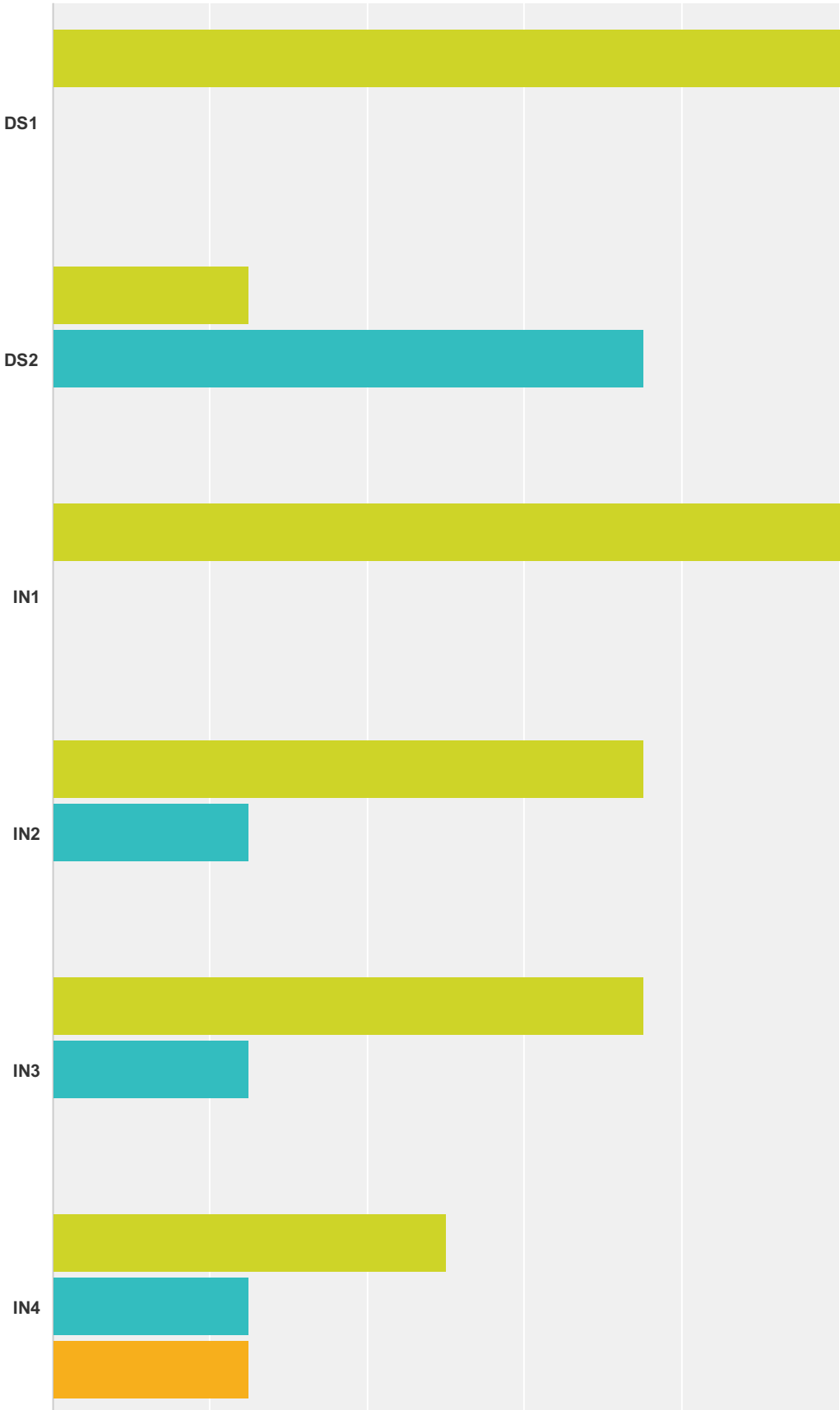
The Lakes Estate Neighbourhood Plan Consultation Draft



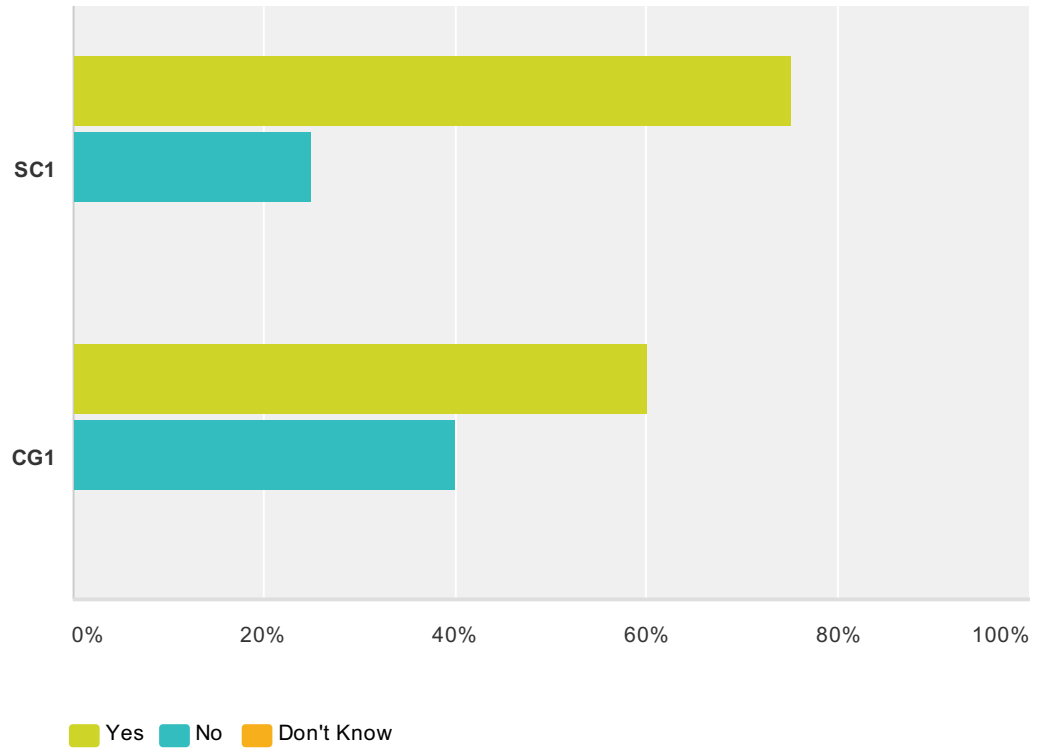
	Yes	No	Don't Know	Total
LEMP1	100% 5	0% 0	0% 0	5
LEMP2	100% 6	0% 0	0% 0	6
LEMP3	100% 6	0% 0	0% 0	6
LEMP4	40% 2	20% 1	40% 2	5
LEMP5	100% 5	0% 0	0% 0	5
LEMP6	66.67% 4	0% 0	33.33% 2	6
LEMP7	100% 4	0% 0	0% 0	4
LEMP8	100% 4	0% 0	0% 0	4

Q3 LAKES ESTATE NEIGHBOURHOOD
PLAN SITE ALLOCATIONS - Do you agree
with the site allocations?

Answered: 5 Skipped: 1



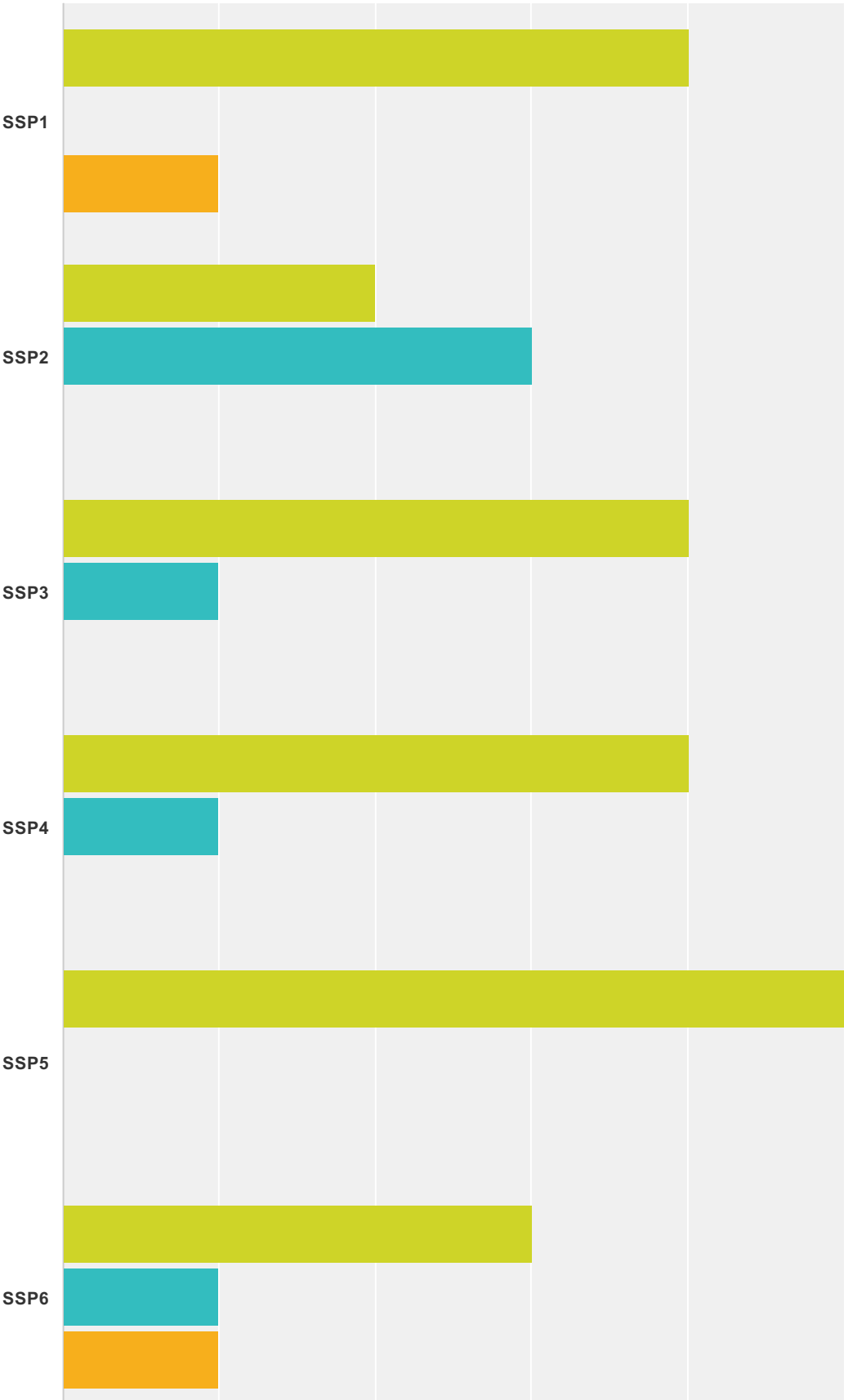
The Lakes Estate Neighbourhood Plan Consultation Draft



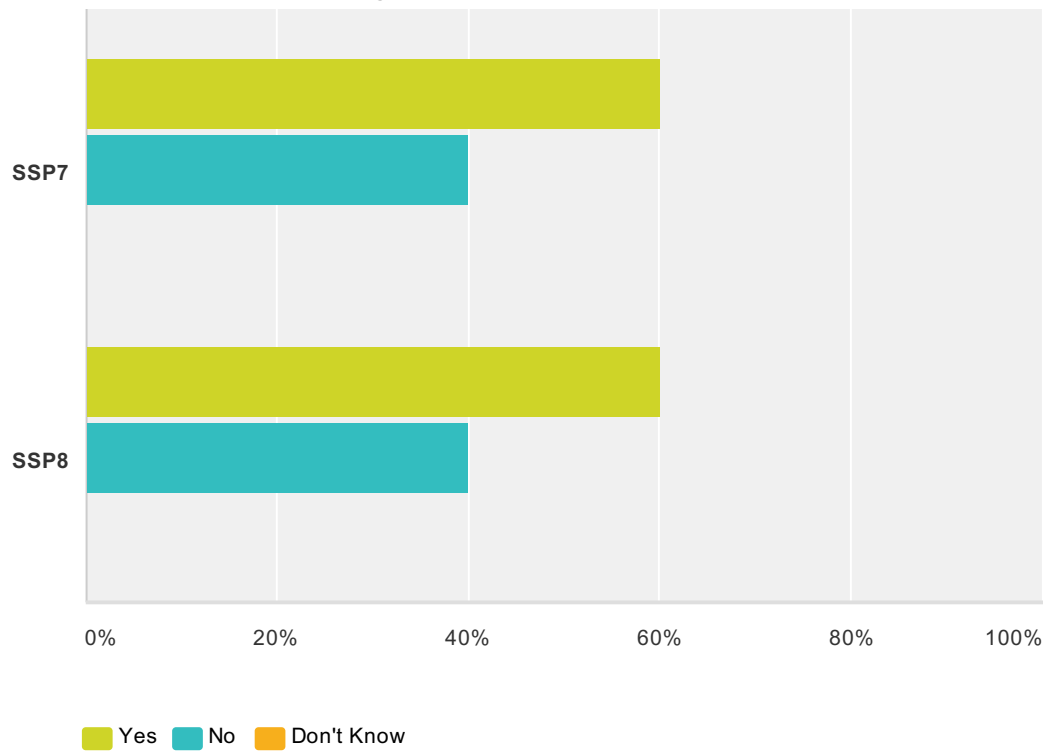
	Yes	No	Don't Know	Total
DS1	100% 4	0% 0	0% 0	4
DS2	25% 1	75% 3	0% 0	4
IN1	100% 4	0% 0	0% 0	4
IN2	75% 3	25% 1	0% 0	4
IN3	75% 3	25% 1	0% 0	4
IN4	50% 2	25% 1	25% 1	4
SC1	75% 3	25% 1	0% 0	4
CG1	60% 3	40% 2	0% 0	5

Q4 LAKES ESTATE NEIGHBOURHOOD
PLAN SITE SPECIFIC POLICIES - Do you
agree with the Site Specific Policies?

Answered: 5 Skipped: 1



The Lakes Estate Neighbourhood Plan Consultation Draft



	Yes	No	Don't Know	Total
SSP1	80% 4	0% 0	20% 1	5
SSP2	40% 2	60% 3	0% 0	5
SSP3	80% 4	20% 1	0% 0	5
SSP4	80% 4	20% 1	0% 0	5
SSP5	100% 5	0% 0	0% 0	5
SSP6	60% 3	20% 1	20% 1	5
SSP7	60% 3	40% 2	0% 0	5
SSP8	60% 3	40% 2	0% 0	5

**Q5 Please use this space for any other
comments you may have about the Lakes
Estate Neighbourhood Plan**

Answered: 4 Skipped: 2

Section 6 - Statutory Consultation

Appendix 6.5

Milton Keynes Council Response



Mrs Lisa Courtney,
Town Clerk,
Bletchley & Fenny Stratford Town Council,
74/76 Queensway,
Bletchley,
Milton Keynes
MK2, 2SA

David Hill
Chief Executive

Nick Fenwick
**Assistant Director Planning, Economy
and Development**

Our Ref:
MM/501

Your Ref:

Reply To: Michael Moore

Direct Line: 01908-252352

e-mail: michael.moore@milton-
keynes.gov.uk

3 January 2014

Dear Mrs Courtney,

**RE: MILTON KEYNES COUNCIL RESPONSE TO DRAFT LAKES ESTATE
NEIGHBOURHOOD PLAN.**

I am writing in response to the letter dated 25th November 2013 from Francesca Robinson of David Lock Associates regarding the consultation on the above plan. At a meeting held at the Council's Civic Offices on Tuesday 17th December 2013, the following delegated decision was made by Councillor David Hopkins, Cabinet Member for Economic Development and Enterprise, with responsibilities for Neighbourhood Planning:-

'That the comments set out in the report be approved as the Milton Keynes Council response to the Bletchley and Fenny Stratford Town Council consultation on the draft Lakes Estate Neighbourhood Plan.'

Please find attached to this letter a copy of the covering Officer report, plans and the Annex, which sets out not only the Milton Keynes Council's (MKC) response to this consultation but also that of the Milton Keynes Development Partnership (MKDP).

On behalf of the Council may I congratulate the Town Council on achieving this important milestone. When you have had an opportunity to consider and reflect on the Council's response. If you have any questions on those comments please do not hesitate to contact the Council.

I am sending a copy of this letter and enclosures to Francesca Robinson.

Yours sincerely,

:

Michael Moore - Senior Planning Officer, Development Plans

cc. Francesca Robinson, David Lock Associates

Wards Affected:

Eaton Manor and
Bletchley and Fenny
Stratford.

DELEGATED DECISION**17 DECEMBER 2013****MILTON KEYNES COUNCIL'S RESPONSE TO THE DRAFT LAKES ESTATE NEIGHBOURHOOD PLAN CONSULTATION.**

Decision Taker: Councillor Hopkins Cabinet member for Economic Development and Enterprise.

Author: Michael Moore, Senior Planning Officer, Tel: (01908) 252352

Executive Summary:

This report sets out Milton Keynes Council's response to the consultation draft of the Lakes Estate Neighbourhood Plan. The draft Plan has been prepared for Bletchley and Fenny Stratford Town Council by consultants David Lock Associates. The Plan is out for public consultation from 25 November 2013 to 6 January 2014. Milton Keynes Council is a statutory consultee on Neighbourhood plans.

1. Recommendation(s)

- 1.1 That the comments set out in Annex A to this report be approved as the Milton Keynes Council's response to the Bletchley and Fenny Stratford Town Council consultation on the draft Lakes Estate Neighbourhood Plan.

2. Issues

- 2.1 The draft Lakes Estate Neighbourhood plan is a Neighbourhood plan prepared under the Localism Act 2011 and subsequent regulations. The plan aims to physically regenerate the Lakes Estate, which has been the subject of many regeneration initiatives over the past decade. However, these initiatives have largely focused on economic, social and environmental aspects rather than the development or redevelopment of land and buildings.
- 2.2 A revised Neighbourhood plan area put forward by Bletchley and Fenny Stratford Town Council (BFSTC) for the Lakes Estate was designated by Milton Keynes Council following a delegated decision on Tuesday 22 January 2013.
- 2.3 BFSTC has published its draft Neighbourhood plan for a six week period of public consultation up until 6 January 2014. The plan has been prepared following months of consultation with local residents and businesses-including door to door consultation on a questionnaire for all residents on the estate, a Planning for Real exercise held in July and August 2012, and more recently a touring exhibition of proposals around the estate prepared by consultants David Lock Associates.

- 2.4 The Lakes Estate was constructed between 1968 and 1975 by the Greater London Council (GLC) and not by the Milton Keynes Development Corporation. It was the last London 'Overspill' estate to be built in Bletchley. The estate is unusual in that it was built on Radburn plan principles named after a pioneering design concept from New Jersey in the United States. This involved abandoning the traditional design of houses fronting on to streets with pavements either side in favour of houses fronting onto communal green spaces, linked by a footpath network with vehicular access to the rear of the dwellings.
- 2.5 There are around 2200 dwellings on the estate, predominantly terraced houses and bungalows. However, about 10% of dwellings on the estate are flats in places such as Serpentine Court. Around 48% of dwellings on the estate are Council properties and 40% of properties are owner occupied. The rest are rented privately, with a registered provider or shared ownership.
- 2.6 This consultation on the draft plan is the first formal stage of consultation on the Lakes Estate Neighbourhood Plan as required by the Neighbourhood Planning Regulations, 2012. The Neighbourhood plan process encompasses a number of stages -
- Consultation on the draft plan (the current stage) - a minimum of 6 weeks consultation led by the Town Council
 - Revision of the plan in line with consultation responses and submission of plan to MKC
 - When the plan is submitted to MKC it must include various other documents. A map or statement of the plan area, a consultation statement and statement of how the plan complies with the basic conditions.
 - Publication of the submitted plan by MKC for a further 6 weeks
 - Responses received during the publicity period are forwarded to an Examiner appointed to undertake a 'light touch' examination of the plan
 - Examination takes place and examiner decides if the plan should proceed to a referendum
 - Referendum - a referendum of residents on the electoral register-. It will be a single issue referendum (yes or no to accept the plan) and a simple majority of those voting in the referendum to approve the plan so if more than 50% of those voting in the referendum vote yes, the plan comes into force..
 - Once approved at a Referendum, the plan must be adopted by the Local Planning Authority and will be used as a material consideration when dealing with planning applications for the area.
- 2.7 At this consultation draft stage, the plan is the responsibility of Bletchley and Fenny Stratford Town Council. The Town Council has consulted widely with parishes across the Borough, neighbouring authorities in Buckinghamshire as well as a range of national and local organisations including Milton Keynes

Council, English Heritage, Natural England and the Environment Agency. Businesses and residents around the estate have also been consulted directly by the Town Council.

- 2.8 In preparing this report, officers have sought the comments of colleagues across the authority whose work areas would be affected by the Plan's proposals. Additionally, details of the consultation on the draft plan have been included in the Members' Weekly News and Tuesday Bulletin in order to bring the consultation to the attention of Members and Parishes across the Borough.

3. **Options**

- 3.1 Milton Keynes Council is being consulted on the draft Neighbourhood plan it has two options –either firstly, to comment and therefore influence the plan at this stage or secondly not to comment.

(a) Option 1 (Recommended) – make comments on the Lakes Estate Neighbourhood plan

- (i) Neighbourhood planning confers rights on communities to plan for their own area but the plan, if approved at referendum, will become part of the development plan and will function as a material consideration when the Council is considering planning applications and development proposals on the Lakes Estate.
- (ii) In view of the weight given to a successful Neighbourhood plan it is appropriate for the Council to take the opportunity to consider and comment on the emerging plan so as to ensure that the plan and its policies are deliverable and effective.
- (iii) When it comes to the examination into the policies and proposals of the plan, it will be helpful for the examiner to have a clear understanding of this Council's views on it.

(b) Option 2 (Not recommended) – not to make comments on the draft plan

- (i) An alternative view could be taken that as the plan is the community's plan, then the council should not interfere in its preparation. However, in view of the weight given to a successful plan it is considered that such a laissez-faire approach is not appropriate.

4. **Implications**

4.1 Policy

All Neighbourhood plans need to be in conformity with national planning policies such as the National Planning Policy Framework (NPPF) and MKC strategic planning policies – including but not limited to those set out in the Strategic policies chapter of the adopted Milton Keynes Local Plan (MKLP) and the Council's adopted Core Strategy.

Provided delivery of new dwellings occurs, new housing development on the Lakes Estate will, in the future, help contribute towards maintaining the

Council's five year land supply, reducing pressure for housing development elsewhere. It will also help contribute towards implementation of the Council's Neighbourhood Regeneration Strategy.

4.2 Resources and Risk

N	Capital	Y	Revenue	N	Accommodation
N	IT	Y	Medium Term Plan	Y	Asset Management

Staffing: Neighbourhood planning on the Lakes Estate is being supported by existing staff resources from the Milton Keynes Council's Development Plans and Regeneration teams together with input and support from other service areas depending on the issues under consideration.

Revenue: The Lakes Estate Neighbourhood plan does not incur costs on Milton Keynes Council (MKC) over that for which a budget already exists. The costs of undertaking the Neighbourhood plan for BFSTC have been significantly reduced as a result of successful multiple funding bids, by MKC officers working with Town Council officers. Financial and other in-kind support for this project has been obtained from Locality, one of the consultancy groups funded by the Department of Communities and Local Government (DCLG) to assist Neighbourhood Plan frontrunners.

As a frontrunner, the Lakes Estate Neighbourhood plan has benefitted from £20,000 of funding from the DCLG which has been passed over to the Town Council to support their work on this plan. Additional funding to support Neighbourhood planning across the Borough is included in the Planning and Transport Departmental budget for 2013/14. Government funding (currently £25,000) is available to meet the costs of arranging the examination and the referendum provided the plan is adopted.

Assets: The policies in the Neighbourhood plan identify a number of sites for specific land uses. The plan could therefore potentially impact on Council's aspirations for the use of its land assets and properties.

4.3 Carbon and Energy Management

The draft Neighbourhood plan does not specifically address this policy. However, new dwellings to be constructed on the estate are likely to be more energy efficient than those dating from the 1960s and 1970s.

4.4 Legal

In a fully parished Borough like Milton Keynes, responsibility for preparing a Neighbourhood plan rests with the relevant Town or Parish Council – in this case Bletchley and Fenny Stratford Town Council, which is the designated body. The Localism Act places a duty on Local Planning Authorities to support communities undertaking Neighbourhood planning but it is up to each Town or Parish Council to decide if they want to prepare a Neighbourhood plan. For some Council's, it may not be appropriate to do so. The Neighbourhood Planning (General) Regulations, 2012 lay down the process that must be

followed by the Town Council and the Local Planning Authority in the preparation of the Neighbourhood plan.

4.5 Other Implications

Relevant stakeholders have been made aware of this consultation. The author has consulted with colleagues in other service areas across the Council for whom the draft plan would have implications. An item in the Members' Weekly News and Tuesday Bulletin has drawn the attention of Members and other Parish and Town Councils to this consultation.

- 4.6 Sustainability: One of the basic conditions underlying a Neighbourhood plan is that it contributes to the achievement of sustainable development. The examiner will be considering if the plan does contribute to the achievement of sustainable development.

N	Equalities/Diversity	Y	Sustainability	N	Human Rights
N	E-Government	Y	Stakeholders	N	Crime and Disorder

Annex A: Consultation Responses

Annex B: Milton Keynes Development Partnership Plans

Background Papers:

Neighbourhood Planning (General) Regulations, 2012 (Statutory Instrument 2012 No.637). Available at :-

<http://www.legislation.gov.uk/ukxi/2012/637/introduction/made>

4.12.2013

REVISED MILTON KEYNES COUNCIL RESPONSE TO THE DRAFT LAKES ESTATE NEIGHBOURHOOD PLAN CONSULTATION.

Internal Milton Keynes Council comments received on the draft Lakes Estate Neighbourhood plan including late and revised comments received after the original deadline for this Annex are reproduced below. Comments received from the Milton Keynes Development Partnership (MKDP) are also attached.

1. Comments from the Council's Senior Archaeological Officer

There are 2 areas which will require archaeological field evaluation (trial trenching) prior to development. These are:

DS1 Land south of Water Hall School

IN4 Land at Skene Open Space

Both sites are close to a known archaeological site at Ruthven Close where a 1972 salvage excavation recovered 2nd-4th century Roman pottery from a ditch fill and occupation layer.

The necessary investigation may in both instances be secured via a planning condition, indeed the extant permission for site DS1 already includes such a condition.

2. Comments from the Council's Development Plans Team

The Plan reads well, is fairly concise, identifies the main issues and logically sets out how these could be dealt with. No major comments to make and the comments below only highlight sections of the plan which would benefit from some clarification.

1. Paragraph 1.8, (page 6)

Comment: In order to achieve a robust set of policies, the Plan has been prepared in close consultation with the higher authorities relevant to the Estate, particularly Bletchley and Fenny Stratford Town Council (BFSTC). The Lakes Estate Neighbourhood Plan (NP) steering group has been appointed by the Bletchley and Fenny Stratford Town Council to prepare the draft Neighbourhood Plan. However, formally BFSTC are responsible for the preparation of the plan so technically speaking they could not have been consulted on the plan. Maybe it would be better to rephrase this paragraph.

2. Paragraph 2.23 (page 18) last sentence.

Comment: Please clarify where the figure of 20% of people commuting to London comes from?

3. Policy LENP6, (page 40)

Comment: To avoid ambiguity policy LENP6 should clarify whether it replaces Local Plan policy L2 (Protection of Public Open Space) and Appendix L2 (Proposals for the Change of Use of Amenity Open Land) of the Local Plan 2001 – 2011.

4. Figure 5.2, (page 41)

Comment: This needs to be clearer e.g. include the legend identifying map's annotations. Clarify that the deep green annotation shows areas referred to in policy LENP6.

5. Paragraph 6.5, (page 46)

Comment: The Plan is supported by an Implementation Framework. This sets out a broad delivery strategy for each development opportunity area, including broad timescales over the LENP period, key stakeholders and potential funding sources and identification of any infrastructure requirements.

This Framework is not available. Either it should be made available with the draft Plan or the sentence should be changed to read e.g. the final Plan will be supported by an Implementation Framework.

6. DS2 Triangle Land south of Phelps Street adjacent to the canal (pages 50-51)

Comment: This should read Phelps Road not Street.

7. Policy SSP4 (page 54)

Comment: The intention of policy SSP4 is to promote small-scale infill residential development, to create frontage development onto Drayton Road that better addresses Windermere Drive and provides an active frontage onto Stoke Road and the open space at The Warren. The policy refers to Drayton Road but should only refer to Windermere Drive and the Warren.

8. Policy SSP8 (site CG1)

To avoid ambiguity policy SSP8 should clarify whether it replaces Local Plan policy D3 (Canalside Development).

9. Open Space

The draft Plan identifies areas of land that are proposed to be developed for residential development. Some of that land is allocated in the Local Plan as open space and in accordance with policy L2 of the Local Plan and para 74 of the National Planning Policy Framework should not be built on unless

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the need for which clearly outweighs the loss.

3. Comments from the Council's Urban Design Team.

1. Overall the plan, other than the development opportunity sites (which are constrained in their own way because of the imposed building height) is rather underwhelming (considering its length – 83 pages!) and does very little to address the issues pertaining to a Radburn layout. I do not see the proposals in the NP sufficiently helping regenerate the Lakes Estate or benefitting the Council in terms of reduced ongoing maintenance bills that are generally very high on Radburn layouts.
2. The NP generally proposes to respect the 'Radburn' layout. The Radburn layout is however flawed, inefficient and wasteful in many ways. It has been discredited in many quarters and is not in conformity with most of the design policy within the Local Plan as well as CS13 of the Core Strategy. It leads to increase in crime and anti-social behaviour and the way it turns its back on the surrounding area (through tatty rear garden fences) undermines the creation of a good image for the estate. Its protection will compromise potential design solutions. Ironically the NP talks about the problems of the Radburn layout but then doesn't propose anything to improve it! Paragraph 5.10 (Access and Parking) for example addresses the current problems of the Radburn layout but then makes very few proposals to improve it. I am not suggesting the entire Radburn principle is eradicated but in my view not enough is proposed that will address the inherent problems of the Radburn layout.

3. The photos included are very misleading and mask over all the issues facing the estate because of the Radburn layout.
4. The NP appears to avoid saying much about the existing fabric / quality /energy efficiency of the existing housing stock (other than Serpentine Court) and therefore there is no real policy about what to do about existing homes (other than Serpentine Court) yet this is a significant issue for both residents and MKC.
5. Figs 2.2 – 2.5 are strange plans and don't really provide much useful information – not sure why they are included particularly as full A4 pages. I am however surprised that an urban design analysis plan of the Lakes Estate is not included.
6. It is not clear what status the block layout plans have for each development opportunity site – if they are just illustrative then this should be included.
7. IN4 – has a quite bizarre layout – 6 little blocks of no more no 2 storey – if you compare the footprints to the existing adjacent footprints it suggest they might be pairs of semi's, so 12 houses in all? Not a very efficient use of land!
8. The layout for IN1 is poor – the street should be to the front, not where it is currently located along back boundaries of existing properties.
9. Waterhall site and other sites being limited to 2 stories – is this going to provide the viability needed to regenerate the estate. It appears rather short sighted.
10. Water Hall School site – limit of 2 storeys on the most viable site is very short sighted. For a good example of how poor this is look at IN1 – the site drops away and could easily accommodate a range of storey heights and create a very different aspect to this part of the estate.
11. Policy LENP6 talks about the importance of the 4 diagonal routes of open space yet in order to improve them, no proposal are made to any of the housing that in places backs onto these diagonal open space corridors, or the removal of houses to make more continuous open space corridors.
12. Serpentine Court –I would also question whether 195 numbers of residential units is achievable when the majority of houses must only be 2 storeys in height with a maximum of 4 storeys!

13. Serpentine Court - I don't think the proposed town square will work because no development fronts it on 3 sides. Even if the plan is purely illustrative it should show more enclosure.
14. Serpentine Court – in my view, I think there should be a vehicular link connecting Fern Grove to Windermere Drive (with contradictory views expressed in section 3) but more importantly this should be a direct link – in the location of the town square, rather than follow a 'kinked' route as currently shown which reduces legibility.
15. Appendix 2: The Lakes Estate Community Action Plan (no 1, 2, 3) are very difficult to deliver because of the Radburn layout while no 16 (Houses too expensive to maintain suggests that more radical solutions are needed!

4. Comments from the Council's Regeneration Team.

General Comments

- Overall the plan is well written and gives a good direction of travel. We would have preferred to have seen a more ambitious plan (as we have some concerns that in its current format it may hinder regeneration opportunities, i.e. around the height restrictions).
- We would have preferred to have seen some more development sites to deliver the housing needed and to deliver a new retail offer.
- It is hard to ascertain how deliverable the plan will actually be as there is no financial modelling or cost benefit analysis.
- The Plan rightly sets out specific policies for Serpentine Court which recognises the importance of this part of the estate both in terms of its residential opportunities and its retail offer. We welcome the proposal to create a new "heart" for the Lakes Estate that will animate the built form and generate activity in the public realm. We support the Plan's statement that the design will be critical to the success of the redeveloped centre and the proposals for a design-led, master planned approach to ensure development of a high quality centre.
- We note the desire to preserve the Radburn layout. Our understanding of this type of layout however is that it can lead to an increase in crime and anti-social behaviour and the way it turns its back on the surrounding area. Our colleagues in Urban Design would be better placed to comment on the main problems with this. Perhaps this section could be re-worded along the lines of

preserving the best features of the Radburn layout whilst bringing it up to date with modern design principles?

- The proposed master plan for Serpentine Court will need to ensure that there is a Unique Selling Proposition (USP) for this part of the estate (particularly with regards to the proposed commercial offer). It is not clear from the Plan what the USP is going to be although we accept that this is probably more a matter for the forthcoming master plan.
- We would appreciate some clarity on the area of land in the south west corner of the estate (bounded by the railway line to the west and Drayton Road to the east). Is this to be retained as open space/green space?

Comments on the Core Objectives

- CO1 The aspiration of the plan appears to conflict with the Radburn layout, e.g. defensible space, curtilage, and parking as outlined previously.
- CO2 The demographics outlined in the plan deal with the need for housing based on how the estate is currently situated. In the future, once the Plan has been put into place and rolled out there could be demand from people who want to move into the area. However the plan does not seem to make any allowances for this. One possible solution to this would be around being flexible around storey heights to increase densities.
- CO3 We support this although it is not clear how or where this could be delivered/located.
- CO4 Agree with this objective
- CO5 Agree with this objective
- CO6 This objective appears conflicts with CO1 (see previous comments on Radburn layout)
- CO7 Care is needed to ensure that this objective doesn't conflict with objectives CO1-CO6 (as the Radburn layout appears to be more car focused)
- CO8 Broadly happy, services and facilities need further definition.
- CO9 We support this objective but think mention needs to be made of making the retail/commercial offer attractive to a wider catchment/wider area

- CO10 Agree with this objective
- CO11 Agree with this objective
- CO12 Need to add 'is attractive to the wider population'.

Comments on Lakes Estate Policies

- LENP3: We feel that the plan is a little ambiguous and needs some clarity.
- LENP6: We welcome the clarity that this policy gives and the balance that it aims to achieve between the preservation of much-valued green/open space. In particular, the guidance given in the Explanatory Text, namely that "Other areas are considered to be less important and the community is willing to see loss of these areas in order to deliver wider gains". In our opinion it would help the deliverability of the Plan if these areas could be identified.

Site Specific Policies

1. DS1: This is a prime development site and its importance is quite rightly acknowledged in the Plan. We would query whether it needs to be prescriptive on height restriction, particularly across the entire site and would a wording that allows for some flexibility with this (i.e. "3 storey elements in appropriate places may be acceptable"). Care will need to be taken to ensure that any development meets the aims of Objective CO6.
2. DS2: The wording of the current policy in SSP2 almost seems to preclude residential use. A better wording may be "Preference would be for a mixed-use scheme that incorporates a public house/family restaurant. A solely residential scheme would be acceptable if it can be demonstrated that there is no market interest in the site being wholly or in part, for a mixed use"
3. IN1: We would prefer to see the height restriction modified to allow for some three storey elements.
4. IN2: Parking seems at odds with the policy guidance.
5. IN3: Parking seems at odds with the policy guidance.
6. IN4: No comment.
7. SC1: We note that the Plan recognises the issues around Serpentine Court and that it is the priority site for regeneration within the Lakes Estate. We

support the emphasis on bringing forward a design-led master plan as the best way to take this forward.

5. Comments from Development Management (Highways)

Development Management (Highways) had previously been asked to respond to the proposal to realign part of Stoke Road to enable the development parcel CG1- Canal Gateway to be included in the plan. Those comments appear below. I have also provided comment on other parts of the LENP where appropriate.

Core Objectives

CO4 – I am fully supportive of this objective and would add that all new connections to the existing pedestrian network are safe and secure.

CO5 – I agree that all roads should be accompanied by well-connected pedestrian routes but that the provision of level access streets (shared streets) should be in accordance with the MK Residential Design Guide.

CO6 – I agree with this objective but the provision of convenient car parking will be part of the normal Pre-application discussions for development proposals.

CO7 – This is best responded to by colleagues in Passenger Transport but the identification of opportunities for public transport to better serve the needs can be discussed.

General Policies

Policy LENP4

The views given in the 'Rationale' on page 38 are understandable and I agree in terms of the level of car parking provision provided within the Radburn development. As stated car ownership has increased from what it was at the time the area was planned. That said there is no justification why car parking provision for any new development for the Lakes Estate should have a different set of criteria to those laid down in the car parking standards document that serves the rest of Milton Keynes. Equally for non-residential development, the parking provision should take reference from the Milton Keynes Car Parking standards document current at the time any new development is submitted for planning approval.

At this stage I cannot see why car parking should need to be the subject of a Unilateral Undertaking.

I agree that cycle parking should receive sufficient surveillance but normally these facilities are conditioned under planning to be provided within sheltered and secure structures.

Neighbourhood Plan Site Specific Policies

I do not intend to comment in detail on each specific proposal as I feel this is not appropriate at this juncture however, I had previously been asked to comment on CG 1 (Canal Gateway) and those comments appear in more detail below.

For other specific policies, I would at this point say that some of them will not be acceptable from the highway perspective/need amendment to make them acceptable.

CG 1 Canal Gateway

It is clear from available traffic count data that Stoke Road provides a significant entry/exit point from the Water Eaton/Fenny Stratford/South Bletchley area with the Annual Average Daily Traffic (AADT) circa 6500 vehicles. This alone provides a concern in terms of any proposal that tries to divert traffic away from this route as any significant shift in traffic would have to be countered by an increase elsewhere and given its present use this would lead to longer and less sustainable journeys on routes that that may be more congested. It is likely therefore that any initial shift of traffic away from Stoke Road will ultimately find its way back there and Stoke Road will continue to act as a southern distributor road for those areas previously mentioned. However, that traffic will then be travelling on a road that is less capable of carrying and dealing with the same volume and the obvious concerns in that scenario are safety and convenience.

Another immediate concern of this is the need of those residents living in the CG1 area to make journeys on foot and cycle across the realigned Stoke Road to access the facilities the Lakes Estate area offers such as schools and local shops etc. A dedicated crossing facility would likely be required and whilst the existing crossing to the north of Phelps Road could serve the development it is not ideally placed. Add to this the aspiration within the NP for opening up the Canal as a leisure destination for its residents and the safety concerns for residents and visitors' alike crossing Stoke Road become exacerbated.

The realignment of Stoke Road would need to take into account necessary forward visibility requirements for traffic travelling in both directions but especially for those travelling in a southerly direction and the built development would need to respect this requirement.

Access to the development of this parcel would need careful placement. I would not be in favour of access to individual dwellings being taken directly off Stoke Road.

The length of Stoke Road currently accommodates two bus stops that would need retention.

The proposal to divert this length of Stoke Road would present some interesting engineering challenges as there are significant level differences between Stoke Road and the rest of the built development to the west. Any diversion would also need to take heed of the need to divert existing public utility services which won't be without significant cost.

As currently shown the proposed realignment of Stoke Road appears too abrupt and any proposal would need detailed prior discussion with MK Highways.

6. Comments from Milton Keynes Development Partnership (MKDP).

MKDP only has one site (comprising two adjoining assets, see attached asset plans) within the LENP area, which adjoins Stoke Road & Phelps Road on the eastern fringe alongside the Grand Union Canal. The draft LENP contains two alternative site-specific policies (SSP2 & SSP8) proposing the development of the MKDP land for predominantly residential purposes, which are broadly welcomed.

The smaller or shorter-term proposal (Policy SSP2) is generally welcomed as it would help to facilitate the early and straightforward development of the site, with the basic design parameters proposed being able to feed into a development briefing process – MKDP will need to prepare a brief as part of any disposal process. Several points however should be noted:

1. The illustrative plan shows built development within part of the adopted highway, in between the western edge of the MKDP land and the Stoke Road carriageway (see appended, in pink on plan) – has the deliverability of this element been ascertained?
2. The aspiration to include a public house/restaurant within the development is queried as this could be difficult to achieve in planning/development and commercial terms; MKDP is aware that many 'wet leisure' uses are struggling in the current climate, and would query whether it is realistic or commercially viable to propose such uses in this location; also
3. This may well give rise to conflicts with existing and proposed residents – thus being contrary to Policy LENP5. This is not a large site and it is difficult to see how a contemporary pub/restaurant business (together with the necessary parking etc.) could be accommodated here, especially if sharing the site with

residential uses. It is suggested that either this element is deleted, or that more thought is given to demonstrating how these two potentially disparate elements could be accommodated in close proximity to each other.

4. The more ambitious proposal for the wider development area (Policy SSP8) extending from the MKDP land southwards alongside the canal offers potential for a more exciting development, but it is not clear how the re-alignment of Stoke Road would be achieved or funded, i.e. would this be partially or wholly funded from any increase in the development value of the 'released' development sites? If so, has the impact upon development viability been fully considered? Also:
5. In its current form the draft plan seems to propose two alternative developments with mutually-exclusive building footprints being indicated; it may be preferable for them to be promoted as two phases of the same development, so that if the smaller site is developed in the short term then it could form the initial phase of a larger development, if the re-alignment of the Stoke Road can subsequently be achieved.
6. This larger potential development site may then offer greater opportunity to successfully accommodate both residential and pub/restaurant developments (subject to commercial viability), as sufficient space could be provided to incorporate separate parking, access and separation/amenity space.

16.12.2013 Amended



Category B - MKB-87j-2. Land at Stoke Road, south of Phelps Road, Bletchley.
Pink shading indicates highways maintainable at the public expense.



Scale 1: 1,250

21/11/2012

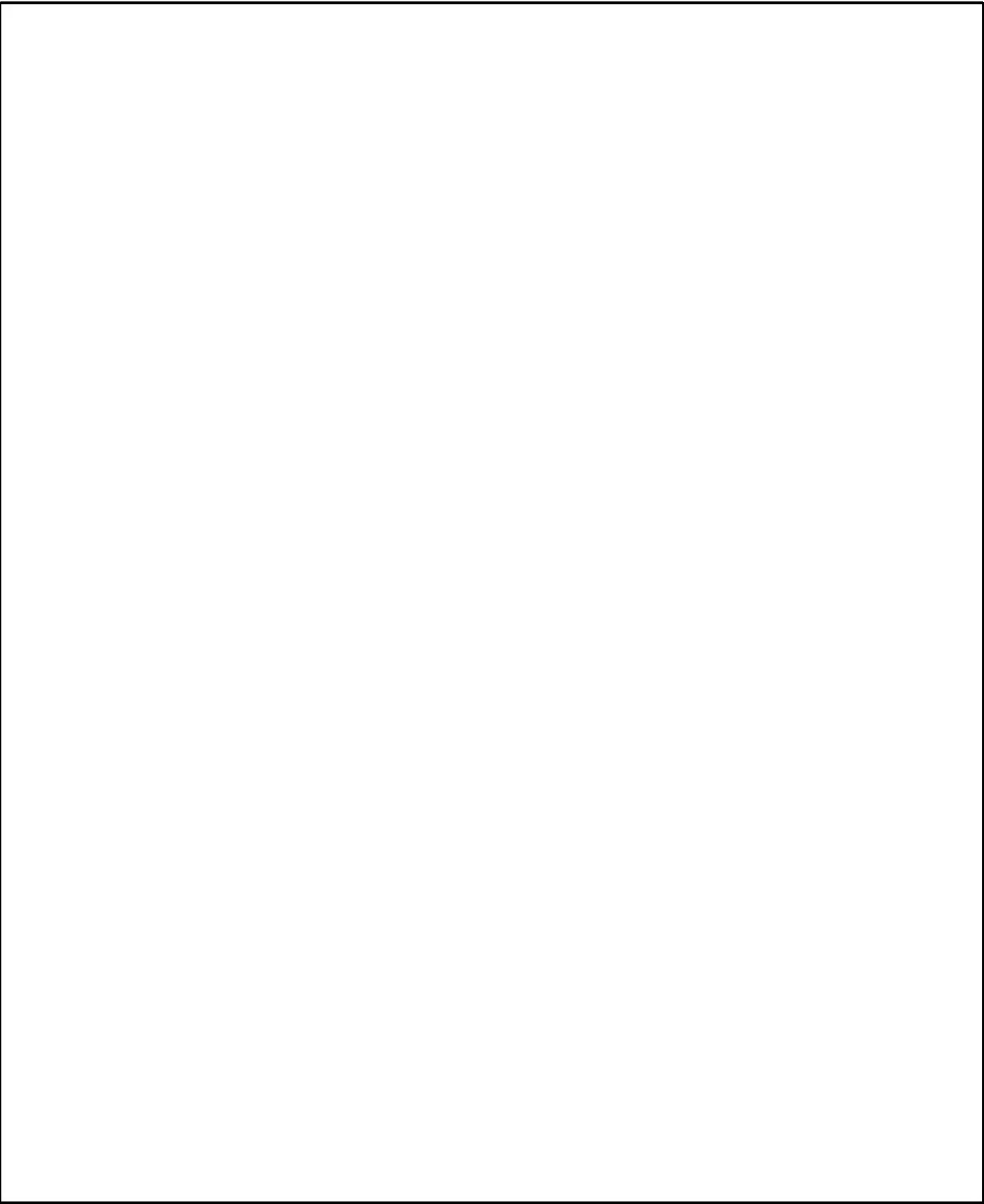
Ref.

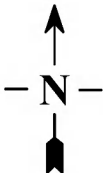


Highways and Transportation Group

Plan by Peter Biswell

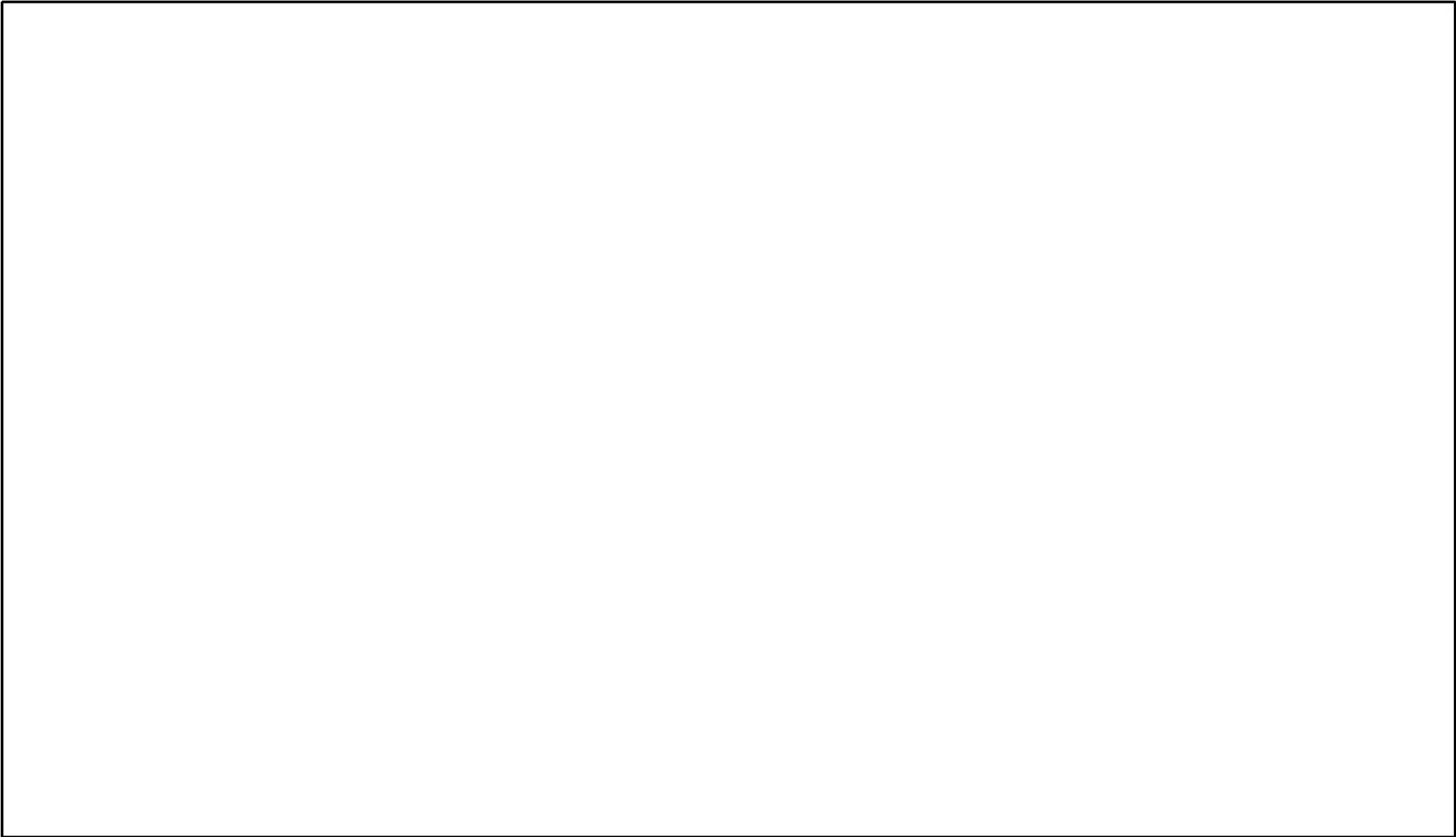



Crown copyright. All rights reserved Milton Keynes Council - 100019593 - 2012



TITLE					 Homes & Communities Agency  Spatial Intelligence Tel: 0300 1234500 Email - spatialintelligence@hca.gsx.gov.uk www.homesandcommunities.co.uk
DRG NO.	DATE	SCALE	SIZE A4		

Information shown is correct to the best of Spatial Intelligence Department's knowledge at date of issue.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Homes and Communities Agency GD 100024383



TITLE			<div>Information shown is correct to the best of Spatial Intelligence Department's knowledge at date of issue. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Homes and Communities Agency GD 100024393</div>	<div></div>	<div><div>Homes & Communities Agency</div></div> <div>Spatial Intelligence</div> <div>Tel: 0300 1234500 Email - spatialintelligence@hca.gsx.gov.uk www.homesandcommunities.co.uk</div>
DRG NO.	DATE	SCALE			

SIZE
A4