



Consultation Statement

Submission Draft

Prepared by
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in conjunction with
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on behalf of
Bletchley & Fenny Stratford Town Council

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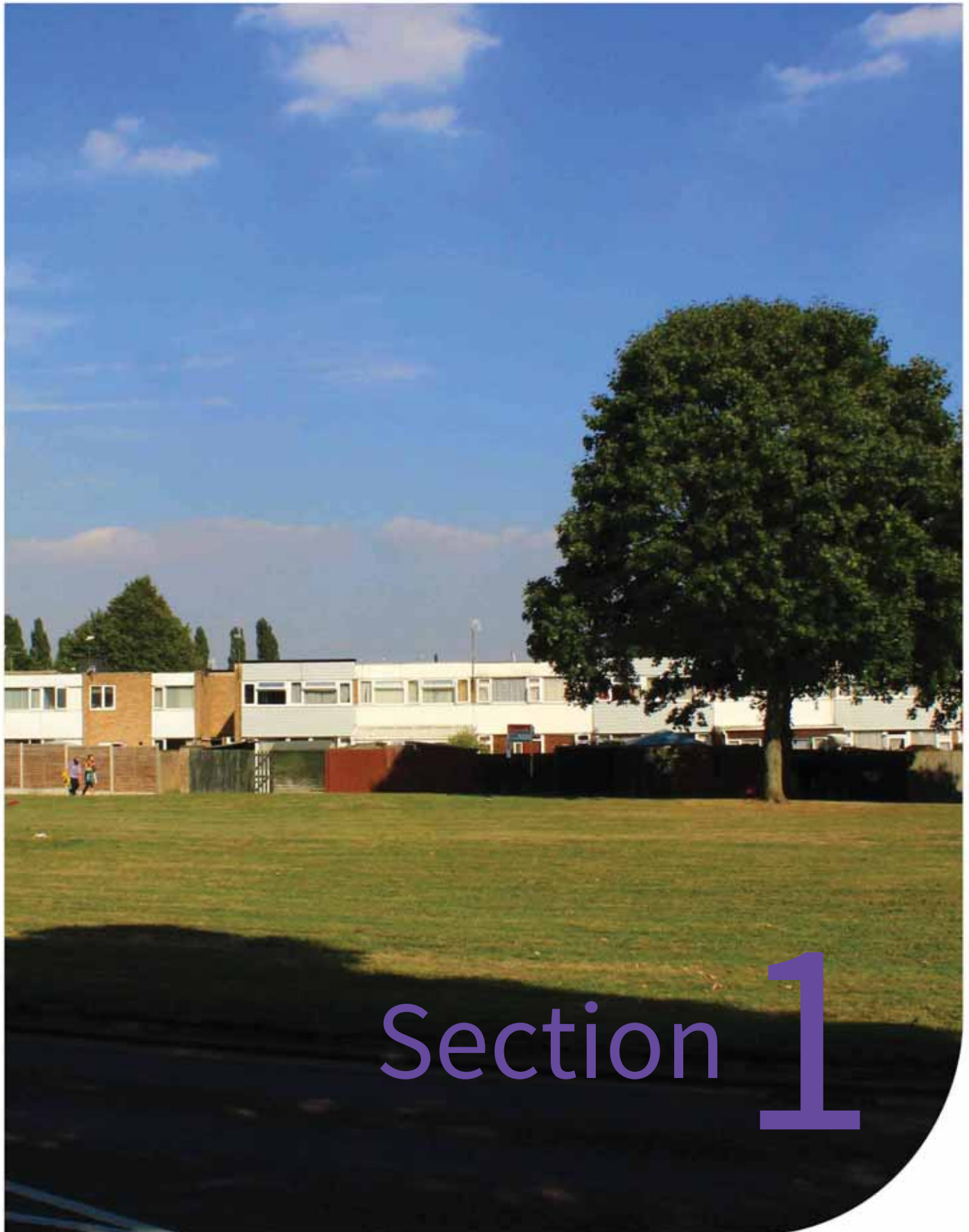
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01 Introduction

1.1 This Consultation Statement provides an overview of the consultation strategy that has underpinned the preparation of the Neighbourhood Development Plan. Section 15 (2), Part 5 of The Neighbourhood Planning (General) Regulations 2012 lists a number of criteria to be included within a Consultation Statement:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.2 Consultation was undertaken by Bletchley and Fenny Town Council, in partnership with its consultants David Lock Associates and in with input from Locality, during a number of stages within the neighbourhood planning process:

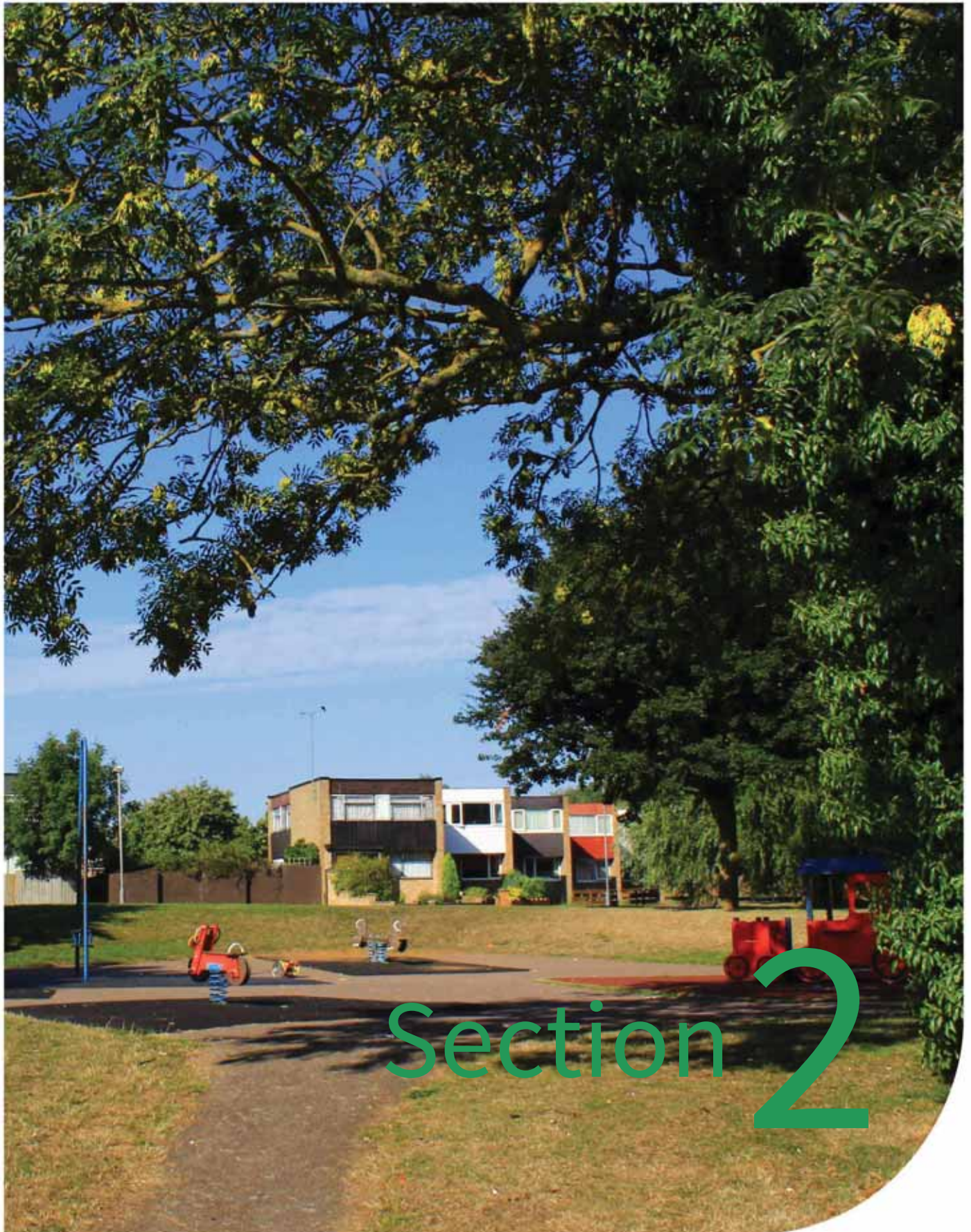
- Placecheck, 2007
- Your Future Your Choice , Summer 2012
- Residents Design Workshops, October 2012
- Big Ideas, Jan-April 2013
- Preferred Development Options, October 2013
- Statutory Consultation Stage (Regulation 14), 25 November 2013 - January 2014.

1.3 This statement provides a summary of each key consultation stage identified above and reports who was consulted and how; presents the key findings of each event; and demonstrates how any issues and concerns were addressed within the plan.

1.4 The Consultation Statement has been prepared in accordance with Section 15 (2), Part 5 of The Neighbourhood Planning (General) Regulations 2012 set out in paragraph 1.1.







02 Placecheck 2007

Who was consulted

2.1 In 2007, Bletchley and Fenny Stratford Town Council ran a Placecheck, a method of community analysis, as the first stage in seeking feedback from the community about living and working on the Lakes Estate.

2.2 There are 2200 residential properties on the Lakes Estate and the residents of each property were invited to participate in the Placecheck.

Method of consultation

2.3 Each household received a simple questionnaire which asked their opinion of the Estate by posing three questions:

- What do you like?
- What do you dislike?
- What do you want to see improved?

2.4 A total of 427 questionnaires were returned, giving a response rate of 19.40%. A summary of the responses are provided at Appendix 2.1.

Summary of the main issues and concerns

2.5 Following analysis of the questionnaires, the ten most popular responses, in order of preference, are set out below.

What do you like?

1. Good neighbours, friendliness
2. Green areas, trees and parks
3. Not much/nothing
4. Friends and/ or family live close by
5. Good schools/ teachers
6. Nice houses/ bungalows
7. Mix of people
8. Shops (close by)
9. Quiet/ peaceful
10. Close to the Countryside

What do you dislike?

1. Fly tipping/ Rubbish
2. Lack of shops/ facilities
3. Fighting and abuse
4. Anti-social behaviour
5. Run down flats (Serpentine Court)
6. Not enough for the kids to do
7. Bushes/ Trees overgrown
8. Improve Shops
9. Don't feel safe in Serpentine Court
10. Graffiti

What do you want to see improved?

1. More activities for the children & young
2. Serpentine Court improve/ replace
3. Update/ improve play areas
4. Youth Club (buildings/ more times available)
5. Supermarket better cheaper/ Tesco etc.
6. Demolish Serpentine Court and rebuild
7. More visible police/ increase communication
8. Better/ increased maintenance of Estate
9. Increased rubbish collection
10. Better maintenance of houses and garages

How issues and concerns have been dealt with in the plan.

2.6 This preliminary stage of community engagement began to explore the residents' perceptions of their Estate. A number of key themes emerged from analysis of the questionnaires and these can be grouped by the following headings:

- **Strengths** - close to countryside, open space, parks and trees, close community
- **Weaknesses** - Lack of shops and community facilities, lack of maintenance of the Estate, lack of opportunities for children and poor provision of play areas
- **Opportunities** - Redevelop Serpentine Court, improve play areas, improve shops, new shops/ supermarket, encourage activities for children to include a provision of a new youth club, improve and enhance connections to the countryside
- **Threats** - Fear of crime, lack of surveillance of public realm, poor management and maintenance of the Estate.

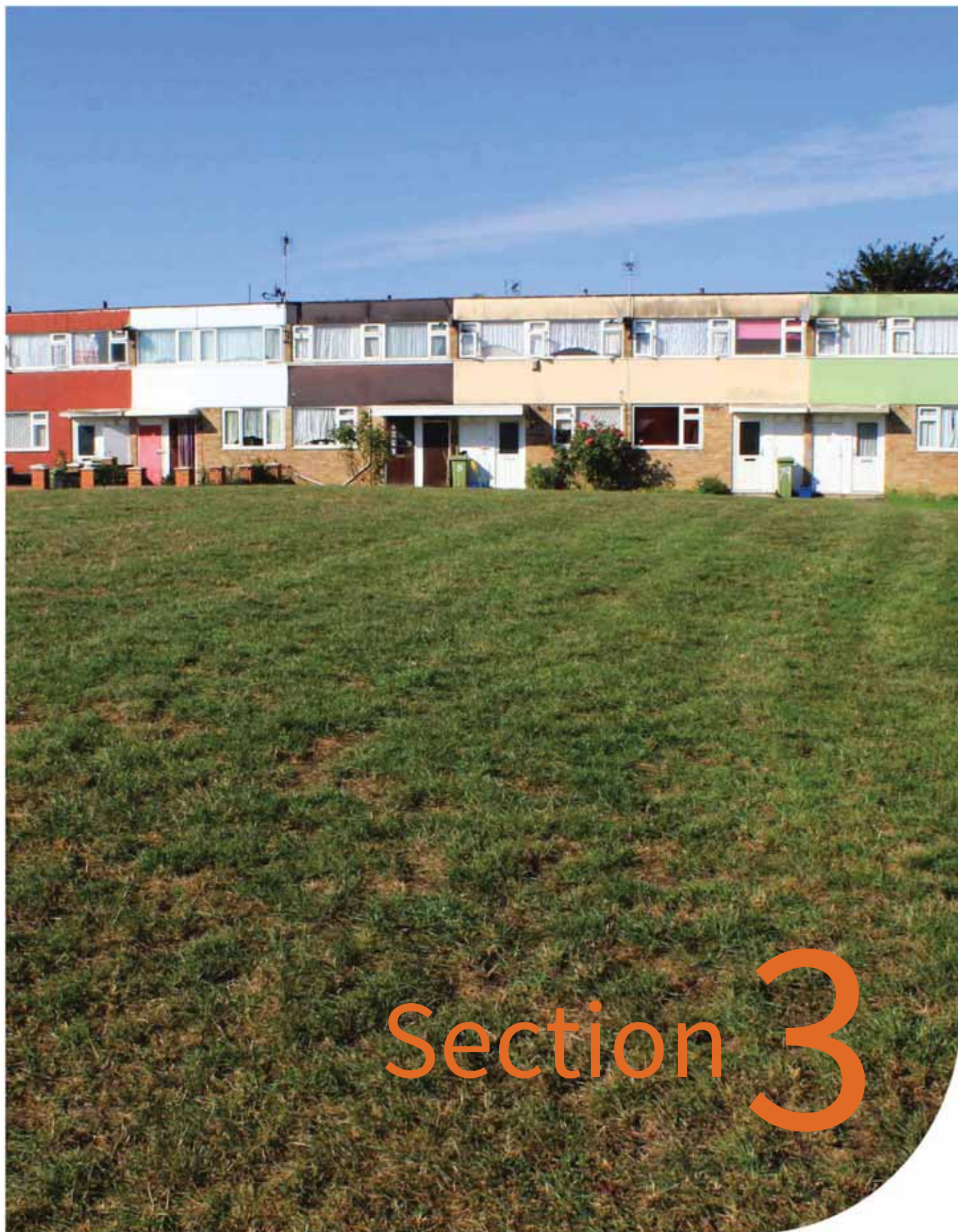
2.7 The response has informed the nature of the redevelopment proposed within the Plan and the opportunities for public realm improvements, specifically to:

- redevelop Serpentine Court;
- improve connections between Estate and surrounding areas and countryside;
- identify areas to improve childrens play;
- identify an opportunity for a new community youth facility;
- support local retail/ commercial opportunities;
- protect areas of important open space; and
- require the design of new development to enhance public realm, encourage active frontages and good surveillance.

2.8 A number of comments received, refer to issues that are not spatial in their nature and as such cannot be addressed within the Neighbourhood Development Plan. These comments are reported in Section 3 of the Plan and a proposed course of action to resolve issues identified is set out in Appendix 2 of the Plan.



Your Future Your Choice - Summer 2012



Section 3



03 Your Future Your Choice - Summer 2012

Who was consulted

3.1 An intensive period of Neighbourhood Development Plan consultation took place on the Lakes Estate between May 2012- September 2012. Events, workshops and other opportunities for residents to engage to shape the future of their community were arranged and advertised under the slogan “Your Future Your Choice”. Bletchley and Fenny Stratford Town Council were awarded direct support from Locality, to undertake Planning For Real workshops on the Lakes Estate.

Method of consultation

3.2 The “Localism Lorry” toured the Lakes Estate on the weekend of the 19th and 20th May to engage with residents and seek their views on the content of the emerging Neighbourhood Development Plan and advertise opportunities to engage in plan preparation and to input into the evidence base.

3.3 All Estate residents and businesses were invited to participate in Planning for Real events that took place in July 2012, of which over 120 participated. Publicity for the Planning for Real workshops is provided at Appendix 3.1. Residents placed flags identifying development areas, areas of improvement, community spaces, recreation spaces and open spaces onto plans of the Estate to build a picture of what should be included in the Plan and how the future development of the Estate should be shaped. Residents were also asked to suggest just one thing that they felt would improve the Estate. Pin boards asked questions about specific issues such as Serpentine Court, Open Space and Street Improvement.

3.4 Questionnaire surveys were conducted throughout the Estate from June-August 2012 and were issued to all residents on the Estate. Furthermore, the Planning for Real displays from the July events were taken to summer play schemes throughout August 2012 so responses would be fed back to the community.

Summary of the main issues and concerns

3.5 An analysis of each consultation is set out below, identifying the key outcomes. A summary report of the Planning for Real consultation responses and outcomes is provided at Appendix 3.2.

Questionnaires

3.6 Questionnaires that were issued to all residents of the Estate, the objective of which was to revisit the information gathered through the Placecheck exercise (see section 2) to explore if issues identified were still relevant 5 years later. Each household received a questionnaire posing the same three questions as provided in 2007.

- What do you like?
- What do you dislike?
- What do you want to see improved?

3.7 A total of 519 questionnaires were returned, giving a 23.90% response rate, 4% increase to that achieved in the Placecheck questionnaire. The results are provided at Appendix 3.3. The most popular response for what people liked about the Estate remained its good community atmosphere/ spirit; indeed the top 10 responses remained the same as identified through Placecheck, albeit with some changes to the ranking. Serpentine Court (as a whole) was the most popular response for what people least liked about the Estate, increased from 5th most popular response in 2007. The shops in Serpentine Court were also identified separately within the top 10 of least popular features of the Estate. A further two issues that were identified in the later survey, that were not mentioned previously were the unused/ boarded up garages and the Estate’s poor reputation. Estate improvements identified were similar to those identified in 2007; redevelop Serpentine Court, improve overall appearance of Estate, provide things for kids to do.



Change just one thing

3.8 As part of the Planning for Real events, residents were asked to suggest just one thing that they felt would improve the Estate. There were 101 responses in total, which are provided as Appendix 3.4.

3.9 Play and green space were the most important issues identified by the 'One thing' wall. With 22 (34%) of suggestions mentioning improved parks or play facilities. 7 of the 'One Thing' wall respondents said that more or improved shops would make the most difference to the estate and 5 (8%) of the respondents said safer streets would make the most difference within the estate.

3.10 10 suggestions were for additional railings within the estate, the majority of these at different points along Drayton Road; further responses referred to traffic calming and improved crossings. Improvements to housing were also frequently mentioned, with introduction of pitched roofs being a common suggestion.

Place shaping flags

3.11 A total of 855 flags were placed on the plan of the Estate, a list of each flag location and issues that are being identified is provided at Appendix 3.5.

New Development

3.12 25% of the flags placed were identifying sites for new development. Feedback from residents was positive in relation to opportunities that could be provided by additional community facilities and new jobs on the Estate and the change to the image of the Estate that may be brought about by sensitive improvements.

3.13 92 (11%) of the flags identified sites for shops. 41 of these were identifying a site for a supermarket, and the remainder were sites for shops in general or for branches of specific chains. 33 of the flags identified the central Estate area, currently occupied by Serpentine Court and Bramley Grange as being the best location for new shops. A further 11 flags identified the eastern edge of The Warren open space adjacent to Stoke Road as potential locations for new shops.

3.14 46 (5%) of the flags identified sites for housing, dispersed around the Estate, to include the following areas:

- Serpentine Court
- Bramley Grange
- Windermere/Cullen Place corner
- Park between Ruthven and Burnmoor Close
- Strangford Drive/ Drayton Road (railway side)
- Drayton Road/ rear of Garry Close
- Drayton Road/ Doon Way
- Sheelin Grove
- Stoke Road/ Buttermere Close
- Stoke Road
- Land at Water Hall

3.15 29 (3%) of the flags identified sites for a family pub/ restaurant. 7 flags suggested this should be off Stoke Road, either by the Warren green space or by the canal foot bridge, 6 suggested the Serpentine Court site. 28 (3%) were sites for a petrol station, 7 of these suggested the site near the roundabout where Stoke Road meets Lomond Drive. 15 (2%) were sites for a hotel, Stoke Road/Lomond Drive or Stoke Road/the Warren seemed to be the most favoured sites

3.16 15 (2%) were sites for employment or training facilities.

Environmental Improvements

3.17 The greatest proportion of flags placed on the Estate map were identifying areas for environmental improvement. 69 (8%) were improvements to the street scene and 56 (7%) identified improvements to parking. 19 flags suggested that parking bays should be designated, 27 identified improved parking bays. Responses demonstrated that parking problems were spread throughout the estate but Phase 1 and in particular the area round Tummel Way and Garry Close seem to report a higher number of parking issues than elsewhere on the Estate. Pavement parking was identified as an issue by a number of respondents.

3.18 9 flags suggested improvements relating to introduction of a home zone or play street, however no one area was identified for this treatment.



3.19 7 flags suggested new road links, some suggesting a link between Fern Grove and Windermere Drive and some suggesting a new road linking Doon Way and Tummel Way.

3.20 54 flags (6%) referred to new or improved play facilities, 35 (5%) for improved sports and fitness facilities. 21 flags called for new or improved play equipment. 7 specifically called for a skate park.

3.21 With regard to age-range of play provision, there were equal numbers identifying improved play for younger and older children. 16 of the flags identified improvements to the play space at the Warren open space. Other flags were more dispersed around the estate.

3.22 15 flags identified a requirement for space to play football and 14 for a fitness trail.

3.23 26 flags (3%) requested improvements to green space within the Estate including improved parks, community gardens, village greens and 're-landscaping'.

Community and Youth Facilities

3.24 42 flags (5%) called for new or improved facilities for young people in addition to the those referring to improved sport and play facilities as identified above. 17 of these chose the flag "activity club for children and teenagers" and 13 called for a "children and young people centre". The centre of the estate, either on the Serpentine Court site or the Warren open space was the preferred location for these indicated by 22 flags.

3.25 24 (3%) called for more general community facilities. 14 of these wanted a Healthy eating café. The Serpentine Court site was the most favoured location.

Other issues

3.26 32 flags (4%) referred to improvements to footpaths, and these were dispersed around the estate.

3.27 33 flags (4%) identified that parts of the estate felt unsafe at night and 17 flags (2%) that parts were unsafe during the day. 29 of the flags reporting lack of safety were in the Serpentine Court area; the remaining were distributed around the estate. 24 (3%) identified a need for improved lighting within the Estate.

3.28 20 flags (2%) identified accessibility issues, with 13 respondents requesting more dropped kerbs and a number requesting all facilities to be made fully accessible.

3.29 The remaining spatial issues identified by flags were improvements relating to way-finding (13), cycling facilities (11), existing housing (5), bins (4) and public transport (2).

Non-spatial issues

3.30 60 flags (7%) called for improved maintenance of housing and public space within the estate and 62 (7%) dealt with other non-spatial issues, of which 25 were requiring more police/PCSOs.

Pin Board Responses

3.31 Pin boards questioning residents about specific issues which included Serpentine Court, Open Space and Street Improvement, the responses are provided at Appendix 3E.

3.32 85 answers to the specific question on the pin board said that Serpentine Court should be demolished and rebuilt, with only 3 stating its retention. Post-it note comments cited the run-down appearance and feelings of a lack of safety.

3.33 In response to questions regarding the built form and character for a redeveloped centre, 43 respondents preferred a 'town square', 39 a 'high street' and 22 a 'precinct'.

3.34 58 out of 73 pin-board respondents identified that parking was an issue on their street and many identified a resultant need to improve play facilities and green space, due to the parking pressures on street.

3.35 4 respondents suggested that garages should be refurbished and 7 suggesting they be removed. There were various requests to improve garden boundaries and to re-surface roads. Many comments made referred to the street layout as impractical and dated resulting in people having to walk a long way to their cars and deliveries being awkward.



3.36 58 out of 93 respondents said they felt more outdoor play space for young children was needed, 76 respondents wanted more recreation space for older children, a large proportion of these respondents identified a need for better/more play equipment and facilities. 56 of 72 respondents felt that there were safety issues regarding open space.

3.37 Only 17 of 72 respondents felt they had a sense of ownership over the open spaces near their homes. Some post-it notes drew attention to the hilly nature of much of the green space which obscures sight-lines and makes them difficult to use.

How issues and concerns have been dealt with in the plan.

Approach to new development

3.38 The consultation events propose general support for the idea that by allowing some new development on the Estate, funds could be generated for improvements to other parts of the Estate, as identified by the community. New development proposals identified by the community include a new neighbourhood centre to replace Serpentine Court to include shops (perhaps including a small supermarket), community facilities, office/employment uses and perhaps some flats. Strategic commercial development such as a pub/restaurant, a hotel or a filling station and new housing likely to be developed through a number of infill sites.

3.39 The Neighbourhood Development Plan allocates land for a new mixed use centre for the Estate, through policy SSP7, that supports the redevelopment of Serpentine Court to include provision of residential, retail, commercial (to include start-up units) and community uses to deliver a new public realm in the form of a public square.

3.40 The Plan supports provision of a pub/restaurant adjacent to the canal, through policy SSP8. Consideration has been given to allocation of a site for a hotel use, however the location is not considered to offer viable market conditions. The presence of a major high pressure gas pipeline adjacent to Stoke Road/Lomond Road junction is a significant constraint for the location of a petrol station.

3.41 The Plan also allocates a number of housing sites as identified by the consultation events and referred to in paragraph 2.15. These include land at Serpentine Court, Bramley Grange and Windermere/Cullen Place corner (SSP7), park between Ruthven and Burnmoor Close (SSP6), Drayton Road/rear of Garry Close and Drayton Road/ Doon Way (SSP2), Stoke Road (SSP2 and SSP8) and Land at Water Hall (SSP1).

3.42 Some of the sites identified for housing have been not been allocated for housing following careful consideration of their appropriateness and potential for development. Strangford Drive/ Drayton Road (railway side) site provides a pleasant rural backdrop to the Estate that is heavily planted and provides an attractive buffer between the Estate and the railway. Land at Stoke Road/ Buttermere Close is also heavily planted and provides an important distinction between the interwar housing linear development along Stoke Road and the post-war housing on the Estate. Land at Sheelin Grove is difficult to access.

Street Layout and Parking

3.43 Issues have been identified with pedestrian safety along the Drayton Road, Stoke Road and Lomond Road. The Plan has responded to these concerns by identifying crossing points to serve the Nature Reserve (Blue Lagoon), the allotments at the southern end of Stoke Road, the Warren and canal and the new development at Phelps Road. New housing development along Drayton Road and Stoke Road addresses the street, which provides further traffic calming by helping to create a more residential street character.

3.44 The consultation responses revealed a general dissatisfaction with the layout of existing streets expressed through a number of different issues, parking being a central concern. The Plan supports policies that promote well designed parking in new housing areas that link with existing parts of the Estate to encourage a more attractive, safe, efficient and legible street scene throughout the estate and provide adequate parking close to homes (GP2, GP4).

3.45 There are opportunities to engage with residents at a more detailed level than can be secured by this Plan, to develop specific proposals for remodelling of parking areas to include demolition of garages and creation of formalised and accessible parking lay-bys in place of grass verges. The Plan seeks to identify options to rationalise and improve existing parking areas where appropriate (GP7).

Open Space and Recreation

3.46 Many residents have identified a need for more recreational space, notwithstanding the generous quantity of green space within the Estate. What is apparent is a need for usable, quality well maintained green space. The Plan identifies the central open space at the Warren as a central park for the Estate, that links to the canal and linear park beyond and is protected from development (GP6). Opportunities are also identified for improvements to the quality of play areas and variety of play equipment in a number of areas, including the Warren, Four Walls, Bala play area, Skene and at Gorman and Grasmere (GP7).

Community Facilities

3.47 It is understood that there is a real concerted campaign within the Estate to create a children and young people's centre, which responds to an Estate-wide concern that there is currently insufficient provision for young people. The Plan itself cannot deliver such a building, but it supports this aim through allocation of a site at The Warren. The redeveloped centre requires consideration of a community building as part of the central public square, where opportunities for co-location of community/ social uses should be considered (GP7).

3.48 Further work should be continued, identified through the Neighbourhood Action Plan, to produce an audit of youth and community provision to understand the capacity of existing community buildings within the Estate. If, following this exercise, a new community building is required, consideration should be given to the extent to which uses/groups could be co-located within the same building to share management and running costs. Furthermore, arrangement of a community trust to develop retail or other employment spaces may provide an income to support the community spaces.

Footpaths

3.49 A main concern for residents is the poor physical state and segregation of the footpaths within the Estate. A central part of this is the lack of maintenance, and the network of segregated routes that lack surveillance and create problems with safety of users. The Plan supports improvement and enhancement of footpath connections to include improvements to street lighting, resurfacing and surveillance (GP4).

3.50 Furthermore, the Plan requires new development to demonstrate safe, well connected, legible design and layout that maximises opportunities to improve the public realm and supports provision of sustainable transport modes (walking, cycling and public transport). Simple, high-quality design of the public realm will help to reduce the cost of maintenance in the future.

3.51 There are a number of issues identified as non-spatial in their nature, that should be considered by the Lakes Estate Steering Group to be resolved through the Neighbourhood Action Plan. However, such issues are inherently exacerbated by design defects, particularly arising from a Radburn layout upon which the Lakes Estate is modelled. Key examples of this are concerns regarding policing which illustrates the lack of overlooking on many routes through the estate and concerns regarding maintenance that illustrates the difficulties experienced in maintaining the current form of the estate.



04 Big Ideas – Winter 2012-Spring 2013

Who was consulted

4.1 Following the Summer “Your Future Your Choice” campaign, a number of design workshops and drop in sessions were arranged to progress the issues raised at the Planning for Real events. The whole estate population was invited to participate in the workshops, one of the workshops was arranged to include wider stakeholders, listed in appendix 4.1. Following the workshops, a number of drop in sessions were arranged over a four month period to provide further discussion on some of the issues raised at the workshops. The output of this work was the creation of a set of “Big Ideas” that were consulted on throughout May-July 2013.

Method of consultation

4.2 Two design workshops for residents and town Councillors took place on the 27th October 2012 and 25th January 2013, with a wider stakeholder workshop taking place on 22nd November 2012. The structure of the workshops was to present the key findings from the “Your Future Your Choice” events and feedback the results of the questionnaires and Planning for Real events. Participants were able to engage in discussions regarding prioritisation of the issues raised and begin to explore potential design of Serpentine Court replacement, streets, new developments, overall masterplan/connections and linkages and connections.

4.3 In addition to the workshops, a number of drop in sessions were arranged between January and April 2013 to provide further opportunities to feedback earlier consultation responses and facilitate discussion around the emerging key issues.

4.4 This exercise culminated in the production of the “Big Ideas”, which were exhibited at a number of events in April-June to include Easter Extravaganza (2-4th April), Love Bletchley Day (11th May 2013) and Midsummer Madness (23rd June). There was also a permanent display at Crosslinks.

Summary of the main issues and concerns

Design Workshops

4.5 The design workshops helped to confirm and prioritise key issues for the Estate. The output of the workshops was creation of a set “Big Ideas”. The “Big Ideas” are set out below and a summary of the comments related to these is provided at appendix 4.2.

- **Big Idea A - new centre**
Support proposals to replace Serpentine Court with a new development including shops, community facilities, office/studios and homes.
- **Big Idea B – commercial development**
Support proposals for a pub, a restaurant, a hotel and a petrol station with shop in agreed places.
- **Big Idea C – new housing**
On some small areas around the Lakes, new houses could be built; the new homes should link with the existing streets.
- **Big Idea D – Green Space**
Big ideas B and C involve building on green space, the remaining green space should be protected and improved, in particular the Warren and the green space alongside the four main diagonal paths through the Estate.
- **Big Idea E – Better Streets**
Streets and courtyards throughout the Lakes should be redesigned and refurbished to make them more attractive, safe, efficient and easy to find your way around. In many cases this will mean removing garages.
- **Big Idea F – Improved parking**
Existing parking areas should be improved and some new ones be created that are attractive, flat, surfaced with quality materials and planted with trees
- **Big Idea G – Rear parking**
Where it is possible, connections should be made to allow secure individual parking spaces within longer gardens.



• **Big Idea H – get rid of the “ring road”**

Currently Drayton Road, Lomond Drive and Stoke Road act like a “ring road” around the Lakes where cars travel at speed. The neighbourhood development plan will support ideas that change this, such as houses facing these streets, new roads connecting directly to them, and wide, safe surface pedestrian crossings.

Drop in sessions

4.6 The key questions posed to facilitate discussion at the drop in sessions are set out below and a summary of the discussions on each topic is reported below. The feedback reports are provided at Appendix 4.3.

Knock down Serpentine Court?

4.7 Of the residents that participated in the drop in sessions, there was a general consensus that Serpentine Court should be demolished, for a number of reasons that included poor structural quality and layout, lack of maintenance, fear of crime and intimidation. Some residents considered that maintenance be adequate, and others were concerned how a demolition process would work and that replacement would result in smaller units. There were also real concerns regarding displacement of residents, shops and community facilities.

A road through Serpentine Court?

4.8 This continues to be a polarising issue on the Estate and is central to decisions on the redesign of a new centre for the Lakes. The majority of residents do not wish to see a road through Serpentine Court for a number of reasons, most of which relate to concerns regarding safety of pedestrians, especially given the proximity of the two primary schools at either end of Serpentine Court. The centre of the Estate is pedestrian dominated and should remain as such. Arguments for a road connection to link the two halves of the Estate, tend to relate to improving journey times of public transport and cars, but also, to give more direct access to emergency vehicles.

What would a new centre look like?

4.9 The responses identified a central concern which was to ensure retention of a number of commercial premises within the Estate, these include Spotlight, Crosslinks, pharmacy, post office, bakery. Additional shops welcomed were a grocers and butchers. The majority of people were happy with a centre of the same size currently provided by Serpentine Court, considered sufficient to do “top-up” shopping, looking to Bletchley for their main shopping needs. Some responses preferred a larger centre, with more shops and a supermarket to attract outside business and ensure competitive pricing.

What development?

4.10 The responses demonstrate a general acceptance of new development, on the proviso that it will generate improvements for the local community. A family friendly pub was put forward by a number of people, not only to attract people to the Estate, but also to act as a community focus for the residents; feedback on location of a pub/restaurant was for a site on the edge of the Estate and not within the centre.

4.11 There were a number of concerns raised that new houses would be small and create bad living conditions and that more housing would put pressure on schools and doctors and would reduce green space and change the appearance of the Estate. There were also concerns raised regarding the idea of a new petrol station, particularly the late opening hours which were considered to have potential to attract anti-social behaviour.

New car parking areas?

4.12 The majority of discussions relating to parking were for improvements to parking to include new provision. It was thought that allocated parking would work in many areas, particularly those areas that are unmaintained, unlit and dangerous. There were concerns that additional parking could remove valued green areas. Many people felt that the garages served no purpose and should be removed to create additional parking space, this would improve the street scene and light to residents front windows. A number of comments referred to the importance of garages as additional storage space that was heavily valued.

Improvements to play areas and facilities for young people?

4.13 A number of responses considered that the parks of the Estate are not age appropriate, play areas are damaged and equipment is broken. It was also considered that better provision was needed for older children, a new building to help focus provision of training/ skills for younger people was considered necessary. Others considered that the Estate provided adequate space for play and there were current facilities that could be better used i.e. Warren Children's Centre and Community Centre and Warren Park.

Can we build on community spirit?

4.14 The majority of people responded that it was possible to improve a sense of community spirit. Central to this was retention of the existing community hubs, Spotlight and Crosslinks, building on residents' skills and interests, making places safer with development that provides good sized homes that are well maintained so that people are likely to stay on the Estate for longer, which will build community spirit. Others commented that simply, people are happy if promises are kept and action is seen.

How issues and concerns have been dealt with in the plan.

4.15 The Big Ideas consultation has confirmed the importance of a number of key issues, areas of improvement and areas for protection that the Plan should seek to address. Following the Planning for Real events, design workshops and Big Ideas, a number of key themes were identified and fed back to the local community through the Bletchley and Fenny Stratford and Lakes Estate Website and were included in Regeneration MK: June 2013 (Appendix 4.4) a publication, related to the regeneration of the Lakes Estate, delivered to every household on the Estate. The themes are listed below;

- No new development over 4 storeys high
- To retain the parks, green space and improve play facilities
- To look at opportunities to improve parking
- New housing must integrate with the housing already on the Lakes

- Community facilities, shops and businesses to be retained
- Possibility of a petrol station
- Possibility of a family pub/restaurant along the canal
- Possibility of a new children and young peoples centre
- Possibility of replacing Serpentine Court with a new heart to the Lakes Estate
- The possibility of joining streets with very limited development
- All development and infill sites will be subject to ongoing community engagement to agree the design details.

4.16 Many of these points have been raised in earlier consultation events particularly as part of the Your Future: Your Choice, therefore an explanation of how these issues and concerns have been addressed in the Plan is provided at section 3.

4.17 With regard to the key themes identified above, the Plan addresses these issues in the following way.

No new development over 4 storeys high

4.18 Site specific policies contained within the Neighbourhood Development Plan restrict development height. Policy SSP7 relates to the redevelopment of Serpentine Court and restricts the built form to 4 storeys. Development at the canal side is also restricted to 4 storeys by site specific policies SSP2, SSP7 and SSP8. Other site allocations are restricted to two storeys, and where demonstrated to be appropriate with regard to character, location and amenities of neighbouring residents, some three storey.

To retain the parks, green space and improve play facilities

4.19 Policies seek the retention and improvement of the parks to include improvements to play facilities (GP7) and protection of areas of important open space identified by the community as The Warren and the green space alongside the four main diagonal paths through the Estate (GP6)

To look at opportunities to improve parking

4.20 GP4 requires new development to ensure adequate provision of car parking and to demonstrate ways to improve and enhance areas of car parking within the Estate to include improvements to lighting, re-surfacing and surveillance. GP7 requires all new development within the Plan area to contribute towards environmental enhancement of the Estate. One of the enhancements identified is the rationalisation and improvement of existing car parking provision.

New housing must integrate with the housing already on the Lakes.

4.21 The residents appreciate the spatial benefits of the Estate's layout, Section 2 of the Plan acknowledges the challenges that are presented by a Radburn Layout, but also explains how many of its design features are valued by the local community. GP3 requires new development to demonstrate a contemporary approach to design that positively responds to the established character of the Estate and improve pedestrian and landscape connectivity. The policy explains that standardised house types are less likely to be considered to fit the local environment.

Community facilities, shops and businesses to be retained

4.22 SSP7 defines the key structuring elements and land uses proposed for the redevelopment of Serpentine Court and requires proposals to deliver a mix of community, retail, commercial and residential uses comprising a minimum of 220 units, this will ensure no net loss of units and no displacement of tenants. The policy also requires an implementation and phasing plan to be submitted with development proposals to demonstrate a redevelopment strategy that delivers an appropriate phased approach that retains established tenants and occupiers.

Possibility of a petrol station on the dual carriageway

4.23 The opportunity for a petrol station has been discarded due to utilities constraints.

Possibility of a family pub/restaurant along the canal

4.24 SSP8 identifies an opportunity 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 of the canal and Linear Park.

Possibility of a new children and young peoples centre

4.25 GP7 prioritises contributions to a new community facility for the youth of the Plan area as one of the community and recreational improvements to be prioritised. Figure 5.1 locates the building at the Warren.

Possibility of replacing Serpentine Court with a new heart to the Lakes Estate

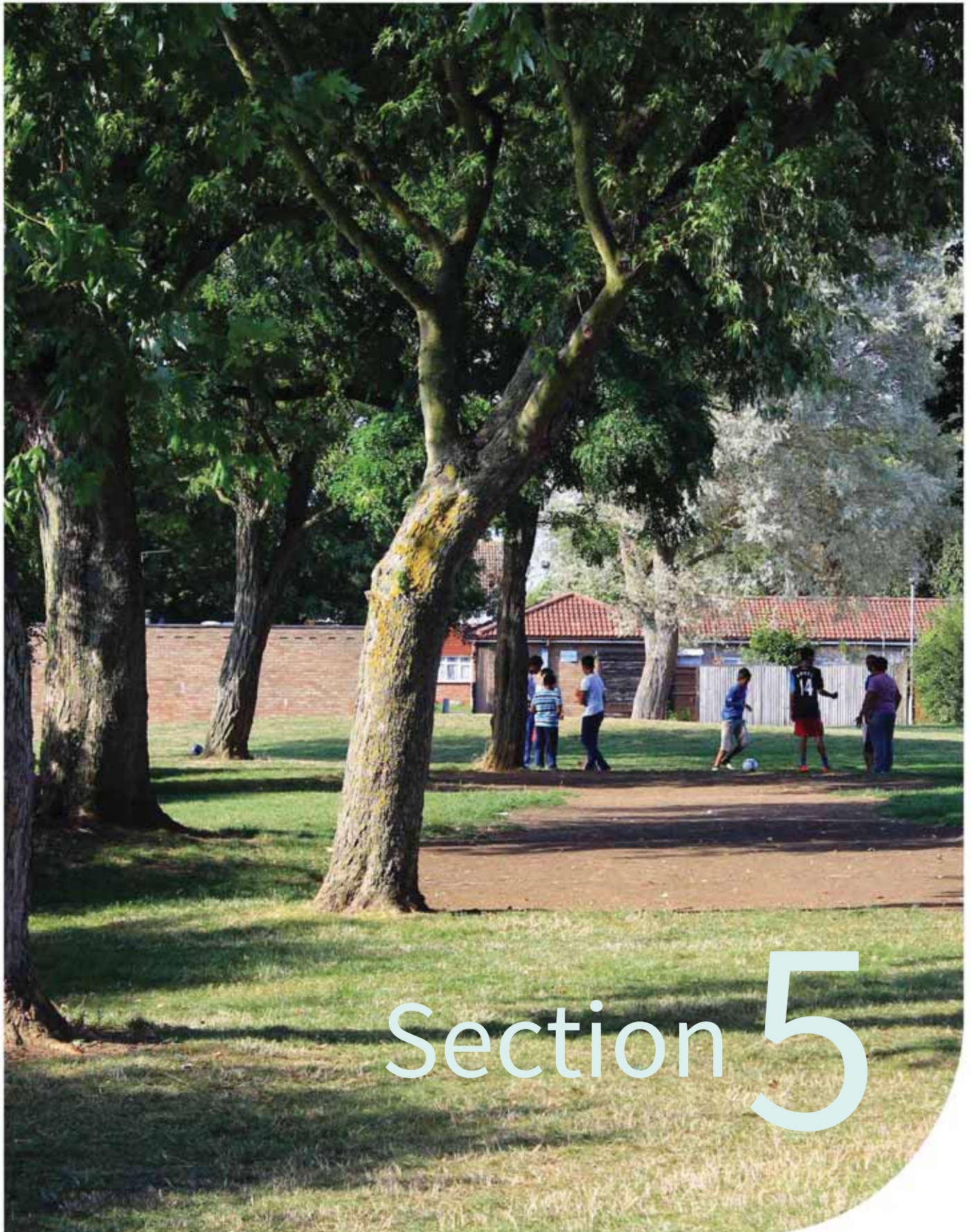
4.26 GP7 supports the redevelopment of Serpentine Court by allocating a new heart for the Lakes Estate to comprise a mix of land uses to include residents, retail, commercial and community.

The possibility of joining streets with very limited development

4.27 SSP3 promotes small-scale residential development to the front of Drayton Road, creating a new access and residential street that will improve the access to existing properties and parking courts.

All development and infill sites will be subject to ongoing community engagement to agree the design details.

4.28 It is imperative that development proposals that come forward and are later implemented within the Plan area, are planned in such a way that reinforces the characteristics of the Estate that the community treasure. Policy GP8 requires proposals to be supported by Design and Access Statements and Statements of Community Involvement that demonstrate how applicants have positively engaged with local stakeholders and have demonstrated compliance with the Core Objectives of the Plan.



Section 5

05 Exhibition of Preferred Options - October 2013

Who was consulted

5.1 Following identification of key themes, development locations and exploration of key design criteria, the residents were all invited to review the emerging preferred development area options and the key design approaches. The consultation events were advertised on both the Bletchley and Fenny Stratford Council and the Lakes Estates websites; posters were placed at schools, shops and community halls and an advert was placed in the MK Citizen Newspaper (Appendix 5.1). The events included a bespoke session at Leon Academy, to discuss play provision and a new centre for the Estate and an event for residents and retailers at Serpentine Court. 114 people and 2 businesses attended the events and provided feedback on the development options exhibited. A total of 58 additional questionnaires were completed.

Method of consultation

5.2 Five consultation events during 1st and 2nd October and 7th and 8th October, to include a separate event for the residents and tenants of Serpentine Court, were arranged to engage with local residents regarding the allocation of development sites and overarching approach to development and design in the Neighbourhood Development Plan. The exhibition boards illustrated indicative development proposals for seven areas identified by previous consultation events as potential development areas. The development options consulted on are set out below:

- **Option 1A** - Residential development along Drayton Way
- **Option 1B** - Residential development at Northern Windermere Drive
- **Option 1C** - Residential development at Southern Windermere Drive
- **Option 2A** - Residential development to the rear of Water Hall School
- **Option 2B** - Residential development of Skene Open Space
- **Option 3A** - Residential development adjacent to the canal
- **Option 3B** - Pub/restaurant development adjacent to the canal
- **Option 4** - Redevelopment of Serpentine Court
- **Option 5** - Example of Parking Options

5.3 The exhibition material and feedback form is provided at appendix 5.2. Participants were invited to review the exhibition boards and then give their feedback. Feedback was provided through the use of questionnaires, post-it notes and a traffic light voting system.

Summary of the main issues and concerns

Feedback forms

5.4 All development areas identified had majority support. The site that received the most support was Option 2A, the development site to the rear of Water Hall School with 97% of responses recorded in favour of this allocation. Serpentine Court redevelopment, Option 4 received 83% support. The lowest percentage of support recorded was 70% for option 1B the land at northern Windermere Drive, Option 3B the pub/restaurant canal side development. Full analysis of the feedback forms is presented at Appendix 5.3.

5.5 Comments received for the development provided an important reference when assessed against the yes/no vote ratio. The most important design feedback for Option 4 - Serpentine Court, was the removal of the vehicular roads to link Fern Grove and Windermere Drive. Some people considered that an access could be provided for emergency vehicles but others felt that this wouldn't be enforced and it would end up being used constantly by the public. Feedback was very positive for the design of the redeveloped centre. In order to help illustrate the block proposals, a detailed illustrative drawing was produced as an example of how Serpentine Court, and all 220 units within it, could be laid out as blocks of 2 storey housing with parking at the front and gardens to the rear. A hub was shown opposite Leon School, access off Fern Grove, providing shops with flats above, fronting onto a public square and a community building.

5.6 Residents wanted complete retention of the existing tree-lined central Estate footpath between Water Hall School and Drayton Park School. Other comments were that the public square should be in the middle of the Estate so that facilities are accessible.



5.7 Residents commented that there is a desire line through the field behind Water Hall School Option 2A, and many people currently used this route to walk to school and the centre of the Estate and they wanted to be able to still use this route.

5.8 Although there was majority support for development on land at the Northern Windermere Drive, adjacent to Gairloch Close, Option 1B, this was at a lower percentage (70%) compared with other development sites, registering 80-90% support. Comments received in relation to this development site expressed concern at the amount of development within the main area of open space at the Warren. It was considered that development may set a precedent for terraces of houses encroaching into the Warren Open Space.

5.9 Comments relating to the canal gateway site were generally well received to bring about a new identity for the Estate. Many considered that realigning the Stoke Road may slow down cars which would be of benefit to pedestrians and move away from the idea of the “ring-road”. A number raised concern that increasing access to the canal may create a drowning hazard for children. The majority of respondents considered that housing was a good idea next to the canal, but there should be an opportunity for a pub/restaurant aswell.

5.10 In respect of design approaches to housing, there was agreement that new houses should:

- Respect the existing character of the Estate
- Overlook paths and areas of open space/parking
- Provide for more family accommodation
- Provide for more bungalows
- Maximise sunlight

5.11 In respect of design approaches to parking, there was agreement that:

- New roads could be provided to allow residents to park closer to their homes
- Some open space could be lost to provide more parking, where identified to be acceptable
- Garages could be removed

5.12 In respect of design approaches to footpaths, there was agreement that:

- Where footpaths cross roads, level and safe crossings should be provided to prioritise pedestrian movement and slow cars/buses down
- Lighting, surveillance and landscaping of the main diagonal footpaths should be provided.

5.13 In respect of design approaches to open space and landscaping, there was agreement that:

- Development should look at ways to improve quality of open space
- Some trees could be removed to improve light into homes
- Open space at the Warren could be improved by introducing more seating areas, more children’s play, sports pitches, a multi-use games area
- A new building for the children and youth
- A new footpath to link the Estate with the canal.

5.14 In respect of design approaches to a new heart for the Estate, there was agreement that:

- Development should be no higher than 4 storeys
- Well-designed flats should be accommodated on the corner of blocks
- A new public square
- A new community building and garden
- New well designed roads with safe crossing points
- Retention of existing central tree lined footpath



5.15 In respect of design approaches to a gateway to the canal, there was agreement that:

- New development should create an improved entrance to the Estate from Stoke Road
- Potential to realign Stoke Road to create development opportunity site adjacent to the canal and linear park
- The hedge along the canal could be removed in part, to open up views of the canal.

Post-it notes- traffic light voting

5.16 Participants also used post-it notes to record more detailed comments. A number of key issues were reported through this. Mobility issues with the current layout and built form of Serpentine Court were highlighted and residents were keen that new proposals should support level access and be accessible and inclusive. Better provision for formal play pitches was identified, at the Warren and at Bala Way. Children's play equipment was also reported to be deficient across the Estate. Residents felt that street lighting was poor throughout the Estate and footpaths were dangerous and needed resurfacing. The new connection to Blue Lagoon was well received and considered to help improve connections to the surrounding countryside.

5.17 Whilst the indicative design of Serpentine Court was well supported by participants in the exhibition, there was a general consensus that there should be no vehicular roads through the centre.

How issues and concerns have been dealt with in the plan.

5.18 The retention of a pedestrian route through the centre of the Estate and absence of vehicular crossings has been accommodated within the Plan. The structuring elements identified for new development at Serpentine Court are articulated through SSP7. This seeks, amongst other elements, 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. Figure 6.15, the Illustrative Plan, shows that roads serving the development parcels within the centre, are accessed off Fern Grove and Windermere Drive separately, with no vehicular connections through the centre of the Estate.

5.19 Development area at Northern Windermere Drive has been reduced in size to limit encroachment of development onto the open space at the Warren.

5.20 Two development options are identified in the Plan to respond to opportunities for canal side development that are deliverable in the short-term, where land can be accessed from the existing road network (SSP4). A second development option provides a longer term development option, achieved through the realignment of Stoke Road to create a larger land parcel adjacent to the canal where development can be maximised (SSP8). Both housing and pub/ restaurant options received support at the consultation events, with housing option receiving 10% greater support than the restaurant/pub option. Comments from the residents who attended the exhibition events suggested that people understood that the canal site is a higher value development site and that a residential use would yield most value. On the larger development site CG1, the opportunity identified for a pub/restaurant is supported within the Plan, however, taking into consideration concerns regarding low market demand for "wet leisure" uses, a fall back position is provided for proposals that come forward for solely residential use, provided that proposals demonstrate there is no market interest for the site being used for public house/ restaurant use.

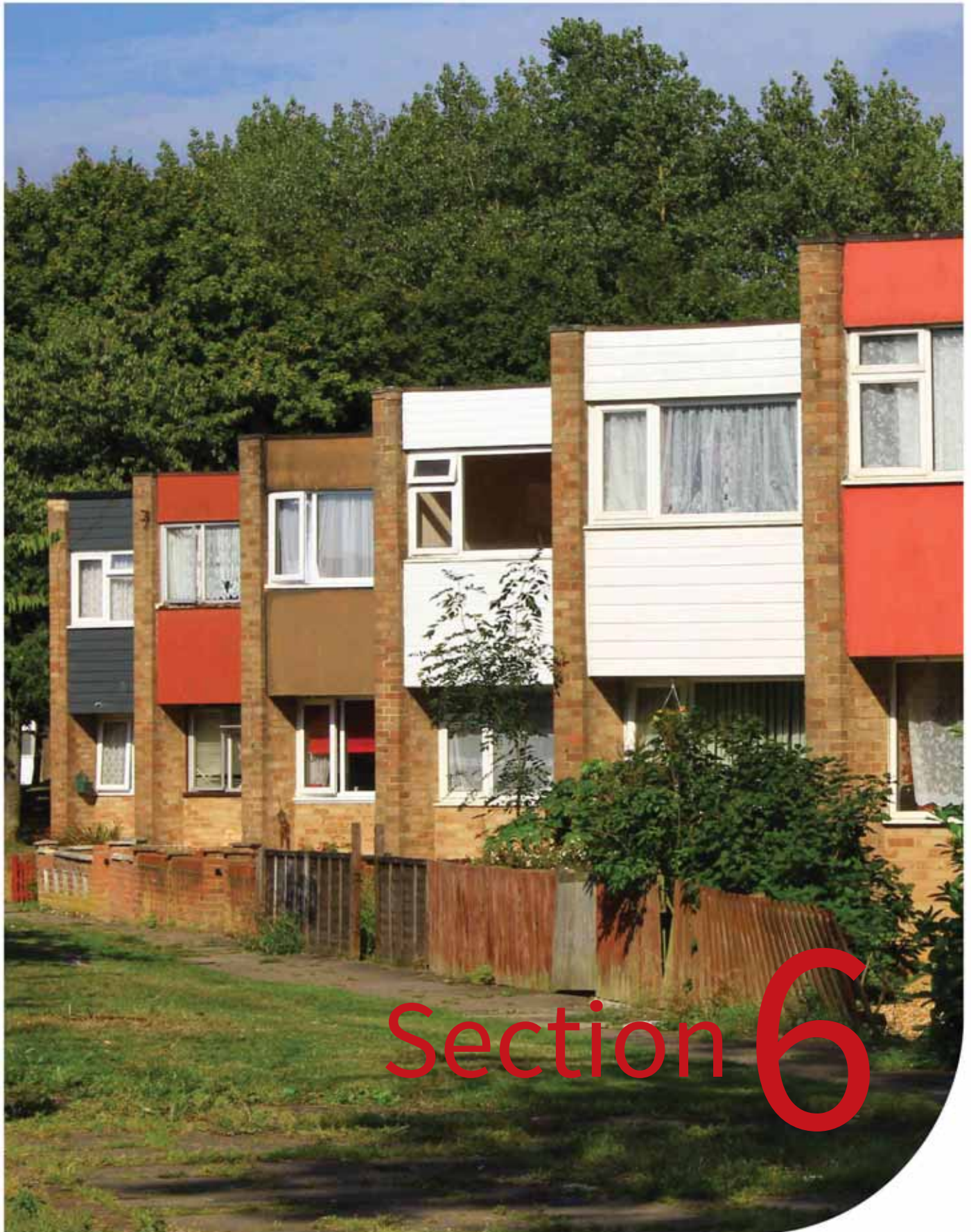
5.21 The idea for the creation of a pond feature at the Warren has not been carried forward into the Plan. The open space at the Warren is the largest area of open space within the Estate and has most potential to accommodate formal sports pitches, and improvements in play equipment for a range of ages. These are items that have been regularly identified as part of the list of improvements for the Estate and should therefore be given priority over less popular features. Furthermore, the Estate already benefits from proximity to water bodies for leisure uses, with Blue Lagoon Nature Reserve to the west and Grand Union Canal to the east. Improvements to pedestrian connections to both of these valued resources are supported in the Plan (GP4 and Figure 5.1, Green Space and Movement Strategy).

5.22 Residents wished to see retention of the desire line through the land to the rear of Water Hall School. SSP1 requires new development to 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.

5.23 The agreed design approaches to housing, parking, footpaths, open space and landscaping, new heart for the Estate and canal gateway opportunities have informed the key design criteria for the general and site specific policies within the Plan and will be used to consider the appropriateness of development proposals that come forward for land identified by the Plan and for land within the Lakes Estate Plan area.



Statutory Consultation Stage
(Regulation 14) Nov 2013-Jan 2014



06 Statutory Consultation Stage (Reg 14) Nov 2013-Jan 2014

Who was consulted

6.1 The draft Lakes Estate Neighbourhood Development Plan was prepared following seven years of community consultation associated with regeneration of the Lakes Estate and 18 months of focused Neighbourhood Plan consultation through a variety of public events, design workshops, exhibitions, questionnaires, drop-in sessions and wider stakeholder events.

6.2 The whole estate population was consulted on the draft Plan, including residents and owners and tenants of the commercial units, schools and local service providers and wider stakeholders. The 6 week formal consultation period of the draft Plan took place between 25th November 2013 - 6th January 2014. The Consultation Draft Plan (Nov 2013) is provided at appendix 6.1.

Method of consultation

6.3 Alongside the publication of the draft Plan for community consultation, drop-in sessions were arranged to provide opportunities for people to discuss particular issues and topics within the Plan. Five events were arranged over two weeks between the 2nd December 2013 and 14th December 2013. A wider stakeholder event was arranged for statutory consultees, local service providers and businesses within the Estate, a list of the wider stakeholder invites is provided at appendix 6.2.

6.4 The publication of the draft Plan was widely advertised through a number of different media, to include Bletchley and Fenny Stratford Town Council website, Lakes Estate website, posters, newspaper advertisements. The consultation events were also advertised in Regeneration MK: Winter 2013, a leaflet delivered to every household on the Estate. Copies of the advertisements are provided at appendix 6.3.

6.5 The Plan and response forms were made available online on the Town Council's and Lakes Estates website and hard copies were provided at the Town Council offices, Crosslinks and Spotlight office in Serpentine Court and at the drop in sessions. Responses were gathered from the feedback forms, online at "survey monkey", email and written comments to the Town Council. Feedback was also provided verbally at the drop-in sessions through informal discussions with business occupiers, residents and local service providers.

Summary of the main issues and concerns

6.6 The feedback on the draft Plan confirmed majority support for the site opportunities, general plan policies, and the site specific policies, copies of feedback received and an analysis is provided at appendix 6.4.

6.7 The development opportunity sites within the Plan are those identified and explored through previous community consultation and engagement exercises, and were confirmed as the preferred development options following the October exhibitions. Residents generally used the consultation as an opportunity to provide more detailed feedback on certain areas of the Plan. Comments received welcomed the attempt to consider development at the edge of the Estate, rather than to just focus on the central core. Many people hoped that the proposals would help improve the identity of the Estate and help reflect more positively on the image of the Estate.

6.8 There was a concern identified that the Plan stated too great an importance on development needing to respond, or imitate, the existing Radburn layout and focus should be on development integrating well with the Estate and should support a contemporary approach to design and construction.

6.9 A number of people raised concerns regarding the provision of affordable housing, where it would be located and how much would be provided.

6.10 A central issue was how parking improvements could be better supported in the Plan. The draft Plan, through policy GP4 provided a mechanism to seek adequate provision and appropriate locations for parking to serve new development. However, there was a concern that the Plan did not identify how improvements to existing parking could be achieved.

6.11 Improvements to connections with the surrounding natural features such as the canal and Blue Lagoon and to neighbouring communities in Water Eaton and Newton Leys were welcomed to help integrate the development within the wider community.

6.12 A number of comments required further understanding of how the Plan could be delivered and whether the development identified in the Plan could fund the redevelopment of Serpentine Court and provide other environmental enhancements and improvements to community and recreation facilities.

Statutory Consultees

Canal & River Trust

6.13 With regard to canalside development The Canal and Riverside Trust endorsed the approach of the Plan's recognition of the importance of the canal and the benefits it brings to the regeneration of the Estate and support policy SSP8, development of the canal gateway. The trust confirmed that they did not wish to see a blanked protection policy for the waterway, as this would prevent sensitive and suitable development that could provide opportunities to fund improvements to the waterside. The Trust approve of the approach to open up views of the canal and agree that a family friendly pub adjacent to the canal would be a welcome facility providing benefits to the community and encourage more active use of the canal.

Police

6.14 Representatives from the Police, who work on the Estate, attended the wider stakeholder event. Discussions related to the nature and scale of anti-social behaviour, vandalism and crime on the Estate and highlighted areas where crime was particularly prevalent, confirming support for the redevelopment of Serpentine Court and improvements to children's play and community facilities. General design principles set out in the draft Plan that require development to demonstrate a safe, suitable, well-connected legible design and require improvements to street lighting and surveillance of the public realm would help to deter crime and reduce fear of crime.

6.15 In accordance with the consultation feedback received throughout the events identified within this statement, SSP7, redevelopment of Serpentine Court, does not support the creation of vehicular connections through the centre of the Estate. Previous consultation events have explored the possibility of provided emergency access only through the Estate. It was reported at the wider stakeholder event that a lack of direct access through the centre of the Estate was not considered to be problematic for emergency service providers as emergency teams were local to the area and understand the Estate layout, accessing the Estate via the two east west link roads depending on which side of the Estate they are responding to.

Milton Keynes Council

6.16 Milton Keynes Council own the majority of the land allocated for development through the Plan, with the exception of the triangle land south of Phelps Road adjacent to the canal which is owned by Milton Keynes Development Partnership. (MKDP) A number of comments were received from various departments within the Council; comments were also received from Milton Keynes Development Partnership. A summary of the comments are set out below, with the full response provided at appendix 6.5.

- **MKC Archeology** – development areas DS1 land at Water Hall School and IN4 Land at Skene Open Space, that will require archaeological field evaluation prior to development. The necessary investigation is likely to be secured via a planning condition.
- **MKC Development Plans** – Clarification on how the Plan has been prepared, confirmation of whether protection of local green Space policy GP6 replaces Local Plan policies L2 and Appendix L2. Clarification as to whether SSP8 replaces Local Plan Policy D3 (Canalside Development).
- **MKC Urban Design** – Development sites are constrained by the imposed building height, Radburn layout is flawed and inefficient in many ways and comprises design elements that are not in accordance with design policies of the local plan, nor CS13 of the Core Strategy. The Plan requires more Urban Design analysis, development at IN4 is limited to small blocks, not an efficient use of land; development at IN1 should encourage a street at the development frontage, design of Serpentine Court should provide more enclosure, and should include a vehicular link to connect Fen Grove and Winderemere Drive.
- **MKC Regeneration Team** – The Plan provides a good direction of travel, there are concerns that proposals in their current form could hinder regeneration opportunities i.e. around the height restrictions. We would have preferred to see more development site. There is no cost benefit analysis, or financial modelling. Support for design principles of the new “heart” of the estate. Intention to preserve Radburn layout is noted, but Plan

should make clear that only the best features of Radburn are to be preserved. Policy LENP3 is a little ambiguous and requires further clarification.

- **MKC Highways** – General support for the Core Objectives. Some redrafting is required in relation to policy wording of LENP4: Access and Parking. There is concern that the realignment of Stoke Road could divert traffic onto other routes, increasing traffic on other routes. A convenient crossing point should be identified adjacent to the Warren/ canal gateway. Access to the development parcel along Stoke Road would need careful placement, individual accesses off Stoke Road would not be supported. Bus stops along Stoke Road would need retention.
- **MKDP** – Can development be delivered on land that comprises highway land, the aspiration of a public house/restaurant may be difficult to achieve, is this realistic or commercially viable? DS2 is not a large site and therefore it would be difficult to accommodate residential and commercial use. The larger development site offers most potential to accommodate both uses. The more ambitious gateway opportunity (CG1) is welcomed. How would the funding of the realignment be secured, has the impact on viability been considered? It may be preferable for the DS2 and CG1 to be promoted as two phases of the same development.

How issues and concerns have been dealt with in the plan.

Design Approach

6.17 Policy GP3 promotes a contemporary approach to the design of new development that is sensitive to the existing character of the Estate, but doesn't require new development to conform to a Radburn layout. Policy GP1 supports innovative and contemporary buildings and the provision of a range of energy efficient buildings that offer flexible accommodation.

6.18 The illustrative plan of Serpentine Court (SC1) has been amended to demonstrate a design approach where development fronts the public square on all three sides. The illustrative plan has also been amended for site IN4, to show built form as a block of development to better illustrate the development potential of the site. The illustrative plan has also been amended for site IN1, to show the road along the development frontage.

Urban Design Analysis

6.19 Section 2 of the Plan has been expanded to include analysis of the Urban Form and a discussion of Radburn layout, drawing out the challenging issues presented by a Radburn layout, particularly in relation to management and maintenance of public/ communal spaces. Radburn features that are well-liked by the residents are also identified. A plan to analyse the character of the Estate and consider development opportunities has also been included (Fig 2.6).

Development Densities

6.20 The issues of development density has been reconsidered in relation to comments received from MKC. The key message from consultation events was that development should not exceed 4 storeys and this principle remains supported in the Plan. There has been an amendment to the policy wording in relation to height restrictions for development sites DS1, IN1, IN2 and IN3 where it is considered that although built form should generally be two storeys in height, three storeys may be acceptable when defining key corners or edges of development and where it can be demonstrated that such a design response is appropriate to the context of the surrounding area and respects the amenities of the neighbouring properties. Furthermore, many of the houses on the Estate are three storey and the topography of some sites allows for this approach.

Affordable housing

6.21 Policy GP3 requires new residential development to incorporate affordable housing in accordance with the relevant criteria set out in Milton Keynes development plan policies.

Alleviation of existing parking pressures

6.22 It is clear that there is no estate-wide approach that can be adopted to improve parking at the Lakes Estate and therefore such improvements need to be considered at a detailed scale. There have been discussions regarding the demolition of garage blocks to create parking bays to serve the front of dwellings and to provide improvements in the street scene. As discussed, there can be no blanket policy on the approach to the redevelopment of garages. However, the explanatory text of policy GP4 has been expanded to direct new development to, where possible, replace garage blocks with dedicated parking, and is supported by Figure 5.2 which illustrates how such an improvement could be achieved. Furthermore, policy GP 7 has been reworded to include “Rationalisation and improvement of existing car parking provision” within the list of priorities that developer contributions should contribute towards.

6.23 The wording of policy GP4 relating to access and parking has been amended in response to MKC highways comments.

Ensuring appropriate canal side development

6.24 The Trust provide some helpful policy wording to ensure appropriate canal side development. This has helped inform policies SSP2 and SSP8.

6.25 MKC raised concern regarding lack of demand for wet leisure uses that could stifle other appropriate development opportunities from coming forward. DS2 is a contained site that is easily accessed and deliverable in the short-term and could generate funding from early on in the development programme. Therefore sole residential schemes are supported at the smaller site DS2 and the public/ restaurant opportunity is identified as part of the wider canal gateway opportunity (CG1).

Financial modelling

6.26 The Plan is supported by a Delivery Strategy and High Level Viability Assessment which provides an overview of an approach to delivery, the financial viability of the development proposed and potential funding sources. This has been prepared following meetings between Bletchley and Fenny Stratford Town Council, officers and members, the elected Cabinet Portfolio Holder for Regeneration – Councillor Edith Bald, officers and members from Milton Keynes Council’s housing, regeneration and planning teams and David Lock Associates.

6.27 The costings take into account works required to realign Stoke Road and to demolish Serpentine Court. Indicative financial appraisals are available to support the figures suggested, however these are commercially sensitive and confidential as they could influence the outcome of the development partner procurement process.



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